



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

City Council

Monday, February 26, 2024

1:30 PM

Council Chambers

REGULAR MEETING

1. **1:30 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding Noise Regulations

Discussion Regarding Accessible Parking

Discussion Regarding the February 26, 2024 Consent Agenda Items

3. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

Seek Advice of City Attorney Regarding SB 1145

Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Land Acquisition for Future Development

- C. **Personnel Matters Pursuant to Section 551.074**
- D. **Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-27

Economic Development Project #23-17

- 4. **6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
- 5. **INVOCATION**
- 6. **PLEDGE OF ALLEGIANCE**
- 7. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

- 8. **CITIZEN COMMENTS**

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the entrance of the Council Chambers. Please present the card to the Assistant City Secretary prior to the start of the meeting.

- 9. **COUNCIL ANNOUNCEMENTS**

10. SUB-COMMITTEE REPORTS

[24-5875](#) Minutes - Approval of the February 12, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Presenters: Susana Marin

Attachments: [2-12-24 DRAFT Minutes](#)

[24-5881](#) Minutes - Approval of the February 12, 2024 Annual Audit Committee Meeting Minutes (Evans (Chair), Tonore, and Broseh)

Presenters: Susana Marin

Attachments: [2-12-24 DRAFT Minutes](#)

11. STAFF COMMENTS

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

Veterans Memorial Update

Presentation of the Fiscal Year 2023 Annual Comprehensive Financial Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**13. CONSENT AGENDA**

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[24-5854](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Section 92.10 "Fee Schedule Adopted by Reference" and Subsection "Public Swimming Pool/Spa" of Chapter 92 "Health and Sanitation" of Title IX "General Regulations," of the Code of Mansfield, Texas; Revising Compliance Standards for Pools/Spas and Interactive Water Features; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violations Hereof; Providing a Savings Clause; Providing for Publication in the Official Newspaper; and Providing an Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline](#)

[24-5855](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Chapter 94 "Food Establishment Regulations" of Title IX "General Regulations" of the Code of Mansfield, Texas by Revising Definitions; Permits and Inspections; Competency of Inspectors; Food Protection Managers; Physical Facilities; and Mobile Food Vendors; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violations Hereof; Providing for Publication in the Official Newspaper as Required by Law; and Providing an Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline](#)

[24-5856](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Sections 110.25 Through 110.33 of Subchapter Entitled "Child Care Facilities" of Chapter 110, "General Provisions," of Title XI "Business Regulations" of the Code of Mansfield, Texas by Revising State Code References; Update Health and Fire Permit Requirements; Revise Minimum Requirements for Permit; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violations Hereof; Providing for Publication in the Official Newspaper; and Providing an Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline](#)

[24-5883](#)

Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Accepting Certification of Unopposed Candidates for the Offices of Council Member, Place Three (3), Council Member, Place Four (4), and Council Member, Place Five (5) as Elected; Declaring that the May 4, 2024, General Election is Canceled and the Unopposed Candidates Elected to Office; Providing a Severability Clause; Providing for Posting of Notice; and Providing an Effective Date

Presenters: Susana Marin

Attachments: [Ordinance](#)

[Certification of Unopposed Candidates](#)

[Order of Cancellation](#)

[24-5876](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing an Updated Interlocal Cooperation Contract between the Texas Department of Public Safety and the City of Mansfield, Texas for Implementation of the Failure to Appear Program; Authorizing the City

Manager, or Designee, to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)
[FTA \(OMNI\) Contract](#)

[24-5877](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing an Interlocal Cooperation Contract between the City of Mansfield and Mansfield Independent School District for Implementation of the Purchase of Motor Fuel; Authorizing the City Manager, or Designee, to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)
[Contract](#)

[24-5859](#)

Minutes - Approval of the January 31 - February 3, 2024 City Council Strategic Visioning Workshop Minutes

Presenters: Susana Marin

Attachments: [1-31-24 DRAFT Minutes](#)

[24-5874](#)

Minutes - Approval of the February 12, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [2-12-24 DRAFT Minutes](#)

END OF CONSENT AGENDA

14. PUBLIC HEARING AND RESOLUTION

[24-5880](#)

Resolution - Public Hearing and Resolution Approving and Endorsing the 2024 (50th year) Community Development Block Grant Project for Downtown Neighborhood Sidewalks (Southwest Quadrant)

Presenters: Raymond Coffman

Attachments: [Resolution](#)
[Project Exhibit](#)

15. PUBLIC HEARING AND FIRST READING

[24-5879](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for Attached Single-Family Residential

(Rowhouse) Uses on Approximately 2.794 Acres out of the Henry McGehee Survey, Abstract No. 989, Tarrant County, TX, located at 1225 E Debbie Ln. 5E Real Estate, Developer (ZC#23-026)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-D](#)

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[24-5851](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a mixed lot single-family residential development on 32.352 acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, located at 1970 N Main. Kinney Family Living Trust, owner, Arcadia Realty Corp., Developer (ZC#23-018)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-C](#)

[Exhibit D](#)

[Letter Requesting to Table](#)

17. NEW BUSINESS

[24-5878](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Approving a Development Agreement with Aligned Data Centers, Regarding the Development of Approximately 26.897 Acres Generally Located at the Northeast Corner of Heritage Parkway South and Britton Road; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Development Agreement](#)

[Exhibits A - G](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 26, 2024 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, February 22, 2024 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE CELL PHONES WHILE THE CITY COUNCIL MEETING IS IN SESSION.