



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 22, 2024

2:00 PM

Council Chambers

REGULAR MEETING

1. **2:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding the April 22, 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 the Procedural Rules of Council

Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Rules and Regulations

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

302 E Broad St.

C. **Personnel Matters Pursuant to Section 551.074**

Quarterly Update from the City Manager

Board Appointments

- 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 #16-05

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-14

Economic Development Project #22-27

Economic Development Project #23-17

Economic Development Project #24-04

- 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. RECOGNITION**

Mansfield Youth Council

- 9. PROCLAMATION**

[24-5979](#) Historic Preservation Month

Attachments: [Proclamation](#)

10. 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.

11. COUNCIL ANNOUNCEMENTS**12. 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

B. Communications and Outreach Department Report

[24-5982](#) Departmental Quarterly Reports

Attachments: [Quarter 2 FY 2024 Mansfield Quarterly](#)

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**14. 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

[24-5972](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Development Agreement with Realty Capital; 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: Matt Jones

Attachments: [Resolution](#)

- [24-5975](#) Resolution - A Resolution Authorizing a Contract with Freese & Nichols to Evaluate the Inflow & Infiltration of the Wastewater Collection System Through Flow Monitoring and Micro-Metering in an Amount Not to Exceed \$189,400.00 (Utility Fund)

Presenters: Alex Whiteway

Attachments: [Resolution](#)

[Exhibit A](#)

- [24-5967](#) Minutes - Approval of the April 8, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [DRAFT 4-8-24 Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST AND FINAL READING

- [24-5977](#) Ordinance - Public Hearing and First and Final Reading to Consider Proposed Amendments of Title XV of the Mansfield, Texas Code of Ordinances, Entitled "Land Usage", relating to Accessible Parking Regulations of Section 155.091, Entitled "Off-Street Parking and Loading Standards"; by Amending the Regulations of Subsection (D)(9), Entitled "Identification" of Section 155.091; Providing for the Repeal of all Ordinances in Conflict; Providing for a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date (OA#24-004)

Presenters: Jason Alexander

Attachments: [Ordinance \(Clean\)](#)

[Ordinance \(Redlines\)](#)

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

- [24-5948](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and SF-12/22 Single-Family Residential District to PD, Planned Development District for Single-Family Residential with Commercial/Mixed-Use Overlay Uses on Approximately 318.38 acres Out of the M. Rockerfellow Survey, Abstract Number 1267, Tarrant County, TX, Located at 1669, 1671, 1791, and 1821 Newt Patterson Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits](#)

[Proposed PD, Planned Development District Standards](#)

[Letters of Protest](#)

17. NEW BUSINESS

[24-5955](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Approving a Development Plan with SETBACK PARTNERS, LTD., Regarding the Development of Approximately 42.983 Acres Generally Located at the Northwest Corner of FM 917 and Klein Tools Boulevard and East and South of South Second Avenue; 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](#)

[Proposed Development Plan](#)

[Exhibit A - Legal Description](#)

[Exhibits B and C - Concept Plan and Phasing Plan](#)

[24-5973](#)

Ordinance - An Ordinance of the City of Mansfield, Texas Amending Title V "Public Works" of the Code of Mansfield, Texas by Repealing Chapter 54 "Water Demand Management and Drought Contingency Plan" in its Entirety; by Re-Adopting a New Chapter 54 "Water Demand Management and Drought Contingency Plan," Setting Forth Updated Regulations for Water Conservation and Drought Contingency Measures as the Official City Policy; Providing a Repealing Clause; Providing a Severability Clause; Providing for a Penalty of Fine not to Exceed The Sum of Two Thousand Dollars (\$2000.00) for Each Offense; Providing for Publication; Providing a Savings Clause; and Providing an Effective Date

Presenters: Jeff Price

Attachments: [Ordinance](#)

[Addendum A - Water Conservation Plan](#)

[Addendum B - Drought Contingency Plan](#)

[24-5981](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII "Traffic Code" of the Code of Mansfield, Texas, by Adding Section 72.24 "Designating Parking Spaces for Disabled Persons"; Providing That This Ordinance is Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

[24-5893](#)

Resolution - A Resolution of the City Council of the City of Mansfield,

Texas, Authorizing and Creating the City of Mansfield Public Improvement District No. 2 in the City of Mansfield Pursuant to Chapter 372, Local Government Code; Providing for Related Matters; and Providing an Effective Date

Presenters: Matt Jones

Attachments: [Resolution](#)

[Exhibit A](#)

[24-5983](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Accepting the Preliminary Service and Assessment Plan for Mansfield Public Improvement District No. 2; Setting a Date for a Public Hearing on the Proposed Levy of Assessments; Authorizing the Publication of Notice and Mailing of Notice; and Enacting Other Provisions Relating Thereto.

Presenters: Matt Jones

Attachments: [Resolution](#)

[Exhibit A](#)

[Exhibit B](#)

[24-5984](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize and Execute a Development Agreement with Kinney Park, LLC; 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: Matt Jones

Attachments: [Resolution](#)

[24-5969](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Construction Manager at Risk Delivery Method for the Harvest Point Infrastructure Project; Delegating Authority to the City Manager; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 22, 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, April 18, 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.