



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 13, 2021

3:00 PM

Council Chambers

REGULAR MEETING

1. **3:00 P.M. - CALL MEETING TO ORDER**

2. **WORKSESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Multigenerational Center Feasibility Study Update

Joint Worksession with the Planning and Zoning Commission to Discuss the Downtown District and Downtown Rezoning

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. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. DC-20-16161

Seek Advice of City Attorney Regarding the Implementation of HB 1925

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

Land Acquisition for Future Development

Economic Development Project #21-30

C. Personnel Matters Pursuant to Section 551.074

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 #21-09

4. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
5. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
6. **INVOCATION**
7. **PLEDGE OF ALLEGIANCE**
8. **TEXAS PLEDGE**

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

9. **PROCLAMATION**

[21-4289](#) Constitution Week 2021

Attachments: [Proclamation](#)

10. **RECOGNITION**

City Communications Awards - TAMIO / TACVB / 3CMA

11. **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.

12. COUNCIL ANNOUNCEMENTS**13. SUB-COMMITTEE REPORTS**

[21-4244](#) Minutes - Approval of the August 24, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

Presenters: Susana Marin

Attachments: [8-24-21 DRAFT Meeting Minutes](#)

[21-4245](#) Minutes - Approval of the September 1, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

Presenters: Susana Marin

Attachments: [9-1-21 DRAFT Meeting Minutes](#)

[21-4246](#) Minutes - Approval of the August 23, 2021 TIF Reinvestment Zone Number One Board of Directors Meeting (vote will be only by the members of the sub-committee: Broseh, Evans, Tonore, Leyman)

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

[21-4247](#) Minutes - Approval of the August 23, 2021 TIF Reinvestment Zone Number Two Board of Directors Meeting (vote will be only by the members of the sub-committee: Short, Lewis, Bounds, Evans)

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

[21-4248](#) Minutes - Approval of the August 23, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Evans, and Lewis)

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

14. 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

Historic Downtown Mansfield Website Update - Nicolette Allen

Drainage Utility Bond Rating Affirmation - Troy Lestina

Republic Services Extraordinary Recycling Rate Decrease - Troy Lestina and Joe Smolinski

Bond Election Steering Committee Update - Shelly Lanners

Park Land Dedication Ordinance Update - Matt Young

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. 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

[21-4284](#) Ordinance - Consideration and Approval of an Ordinance Designating the City Manager as a Non-voting Ex-officio Member to All City Boards and Commissions

Presenters: Joe Smolinski

Attachments: [Ordinance](#)

[21-4235](#) Resolution - A Resolution Authorizing the Purchase of Property Located at 400 W. Oak Street

Presenters: Matt Young and Shelly Lanners

Attachments: [Resolution](#)

[400 W. Oak Street Map](#)

[21-4254](#) Resolution - A Resolution of the City of Mansfield, Texas, Initiating Annexation Proceedings, Setting Public Hearing Dates and Providing for the Preparation of a Service Plan for 58.628 acres situated in Johnson County, Texas and being a tract of land situated in the M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas, generally located approximately 270 feet north of Jessica Drive and approximately 1,210 feet south of Retta Road; City of Mansfield, owner (ZC#21-016)

Presenters: Jason Alexander and Art Wright

Attachments: [Resolution](#)

[Exhibit A](#)

[Petition for Voluntary Annexation](#)

[Draft Service Plan](#)

[21-4243](#) Minutes - Approval of the August 23, 2021 Regular City Council Meeting

Minutes

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**17. PUBLIC HEARING**[21-4232](#)

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for an Eating Place with Drive-Through Service on 0.99 acres out of the Samuel West Survey, Abstract No. 1648, Tarrant County, TX, generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive; Mazidji Group, engineer; DFL Properties One, LLC, developer; Mansfield Corridor LLC, owner (SUP#21-002)

Presenters: Jason Alexander and Shirley Emerson

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B - E](#)

[21-4251](#)

Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Joe Smolinski and Troy Lestina

[21-4252](#)

Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.6900 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Presenters: Joe Smolinski and Troy Lestina

[21-4285](#)

Public Hearing - Public Hearing and Consideration of a Request for a Variance to Allow the Sale of Alcoholic Beverages for Off-Premise Consumption at a Proposed 7-Eleven to be Located at 1195 W. Debbie Ln., Within 300 feet of the Property Line of Frontier STEM Academy and Ben Barber Innovation Academy; Brad White of Vaquero Ventures

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Letter from Applicant](#)

[Site Plan](#)

[Separation Exhibit](#)

18. PUBLIC HEARING AND RESOLUTION

[21-4291](#) Resolution - Public Hearing on a Resolution Approving the Fiscal Year 2021/2022 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and Providing an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)
[Budget 2022-2026](#)

19. **PUBLIC HEARING AND FIRST READING**

[21-4233](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning From PD Planned Development District to PD Planned Development District for Eating Place with Drive-through Service Uses on Approximately 0.71 Acres Known as Lot 2, Block 1 of Broad Street Marketplace, Located at 3121 E Broad St.; Hailey Vaugan of Plaza Street Partners, LLC (Developer), on Behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Ordinance](#)
[Maps and Supporting Information](#)
[Exhibit A - Property Description](#)
[Exhibit B - Development Plan](#)
[Exhibit C - Floor Plan, Elevations, and Perspectives](#)
[Exhibit D - Landscape Plan](#)
[Exhibit E - Sign Plan](#)

20. **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[21-4230](#) Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance to Consider a Proposed Amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances Regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)
[Exhibit A Tobacco Products Store Table F](#)
[Exhibit B Staff and P&Z Recommended Amendment to Draft Ordinance](#)

21. **NEW BUSINESS**

[21-4265](#) Ordinance - Consideration and Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and Making Appropriations for Each Fund and Department

Presenters: Joe Smolinski and Troy Lestina

Attachments: [Ordinance](#)

[21-4266](#) Ordinance - Consideration and Approval of an Ordinance on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.69000 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together with Penalties and Interest

Presenters: Joe Smolinski and Troy Lestina

Attachments: [Ordinance](#)

[21-4286](#) Discussion and Possible Action Considering the Approval of the Amended Community Activation Grant Application

Presenters: Nicolette Allen

Attachments: [Amended Community Activation Grant](#)

[21-4290](#) Discussion and Possible Action to Reverse Back-in Parking on Main St. in Downtown

Presenters: Larry Broseh, Todd Tonore, Julie Short, Tamera Bounds and Casey Lewis

[21-4249](#) Board Appointments: Mansfield Economic Development Corporation

Presenters: City Council

[21-4256](#) Board Appointments: Mansfield Park Facilities Development Corporation

Presenters: City Council

[21-4257](#) Board Appointments: Planning and Zoning Commission

Presenters: City Council

[21-4258](#) Board Appointments: Zoning Board of Adjustment

Presenters: City Council

[21-4259](#) Board Appointments: Historic Landmark Commission

Presenters: City Council

[21-4260](#) Board Appointments: Historic Preservation Advisory Board

Presenters: City Council

[21-4261](#) Board Appointments: Library Advisory Board

Presenters: City Council

[21-4262](#) Board Appointments: Keep Mansfield Beautiful Commission

Presenters: City Council

[21-4263](#)

Board Appointments: Mansfield Commission for the Arts

Presenters: City Council

[21-4264](#)

Board Appointments: Construction Code Board of Adjustment and Appeals

Presenters: City Council

22. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 13, 2021 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 September 9, 2021 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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 ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.