



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 11, 2021

3:30 PM

Council Chambers

REGULAR MEETING

1. **3:30 P.M. - CALL MEETING TO ORDER**

2. **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 American Rescue Plan

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

City Manager Evaluation

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

Economic Development Project #21-25

Economic Development Project #21-28

Economic Development Project #21-29

Economic Development Project #21-31

Economic Development Project #21-35

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

4. **7:00 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. **PROCLAMATION**

[21-4339](#) Community Planning Month

Attachments: [Community Planning Month](#)

9. **RECOGNITION**

Scenic City Gold Certification

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

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

[21-4342](#)

Ordinance - An Ordinance of The City Of Mansfield, Texas Replacing Chapter 111 "Peddlers and Solicitors" of The City Of Mansfield, Texas, Code Of Ordinances in its Entirety

Presenters: Tracy Aaron

Attachments: [Ordinance](#)

[21-4296](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the Mansfield Economic Development Corporation, and Carlos Coll; Authorizing the MEDC President to Execute Said Agreement; and Providing an Effective Date

Presenters: Richard Nevins

Attachments: [Resolution](#)

[Coll ED Agreement](#)

[Coll Spec Letter](#)

[Coll Spec Property Aerial](#)

[Coll Spec Heritage Site Plan & Rendering](#)

[21-4297](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the Mansfield Economic Development Corporation, and Goodman Food Products Texas, Inc; Authorizing the MEDC President to Execute Said Agreement; and Providing an Effective Date

Presenters: Richard Nevins

Attachments: [Resolution](#)

[Don Lee Farms ED Agreement](#)

[Request for Financial Assistance Letter](#)

[21-4323](#) Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Board Members for Tarrant County's Appraisal District for Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Resolution](#)

[TAD Letter - Nomination for Board of Directors](#)

[21-4337](#) Resolution - A Resolution Authorizing a Contract with Garver, LLC for Engineering Services Related to the Rehabilitation of Turner Way Wastewater Lift Station for an Amount Not to Exceed \$251,600 (Utility Operations Fund)

Presenters: Alex Whiteway

Attachments: [Resolution](#)

[21-4338](#) Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the Fire Chief to Act as the City's Representative in all Matters Relating to the Mutual Aid Agreement with the Tarrant County Emergency Services District No. 1

Presenters: Jeff Smith

Attachments: [Resolution](#)

[Tarrant County Mutual Aid Agreement FY2022](#)

[21-4340](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Execute a Contract with Lew Oliver, Inc. for Professional Architectural Services for an Architectural Pattern Book

Presenters: Jason Alexander

Attachments: [Resolution](#)

[Lew Oliver Biography](#)

[21-4336](#) Minutes - Approval of the September 27, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [9-27-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST READING

[21-4300](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from SF-7.5/12, Single-Family Residential and C-1, Neighborhood Business Districts to PD, Planned Development District for a Church and Other Church-Related Facilities, a Pre-School, Day Care,

Education, Coffee Shop, Eating Place without Drive-Through Service and Other OP Uses as Allowed on Approximately 10.97 Acres, Being Lot 1R1, Block 1, Bethlehem Baptist Church Addition and a 0.1 Acre Tract Situated in the T.J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant Co. TX, Addressed at 1188 W. Broad Street; Shank Architects, architect and Bethlehem Baptist Church, owner (ZC#21-013)

Presenters: Jason Alexander and Art Wright

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B through E](#)

[Maps and Supporting Information](#)

16. **PUBLIC HEARING AND FIRST AND FINAL READING**

[21-4335](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance to Consider the Annexation of City of Mansfield Property, Being Approximately 58.628 Acres 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

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

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

[21-4294](#)

Ordinance - Public Hearing and Second and Final Reading of an Ordinance to Consider a Zoning Change from Various Districts to D, Downtown District and Amending the Mansfield Code of Ordinances by Amending Special Purpose District Regulations and Creating a New Section 155.071 "Form-Based Code Districts" and Section 155.072 "D, Downtown District". The Amendments Necessary also Including Amending Certain Sections Necessary to Enable the D, Downtown District and Repealing C-4 Downtown District and All References Related Thereto

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Map, Existing Zoning](#)

[21-4309](#) Ordinance - Public Hearing and Second and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 55.899 Acres out of the A. Bedford Survey, Abstract No. 60, Johnson County, TX, located at 2695 Howell Dr.; Sam Satterwhite of Engineering Concepts & Design, L.P. (engineer) and Terrance Jobe of Alluvium Development (developer) on behalf of William Troy and Brenda Sells Revocable Trust (owner) (ZC#21-010)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Development Standards](#)

[Exhibit C - Development Plan](#)

[Exhibit D - Open Space, Trail, and Screening Plan](#)

[Exhibit E - Enhanced Entryway Plan](#)

[Exhibit F - Building Elevations](#)

18. **NEW BUSINESS**

[21-4341](#) Ordinance - Consideration and Approval of an Ordinance to Adopt a Proposed Modification to Title XV "Land Usage" of the Mansfield Code of Ordinances to Create a New Chapter 158, "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes and Sections Therein

Presenters: Jason Alexander and Cliff Griffin

Attachments: [Ordinance](#)

19. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 11, 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 Thursday, October 7, 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.