



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 13, 2021

7:00 PM

Council Chambers

REGULAR MEETING

1. **7:00 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**

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

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**

3. **RECONVENE INTO REGULAR BUSINESS SESSION**

4. **INVOCATION**

5. **PLEDGE OF ALLEGIANCE**

6. **TEXAS PLEDGE**

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

7. **PROCLAMATION**

[21-4435](#)

Methodist Mansfield Medical Center 15th Anniversary

Attachments: [Methodist Mansfield Medical Center 15th Anniversary](#)

8. PRESENTATION

Bond Election Steering Committee Presentation

9. 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.

10. COUNCIL ANNOUNCEMENTS

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

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. PUBLIC HEARING

[21-4433](#)

Ordinance - Public Hearing and Consideration of an Ordinance Prohibiting the Use of and Contact with Groundwater from Beneath Certain Property and Facilitating Certification of a Municipal Setting Designation by the Texas Commission on Environmental Quality

Presenters: Jeff Price

Attachments: [Ordinance](#)

[Exhibit A](#)

[Draft Well Owner Letter Notification](#)

14. PUBLIC HEARING AND FIRST READING

[21-4417](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving

a Zoning Change from SF-7.5/12 to D, Downtown District, D-3 Urban Center Zone on Approximately 0.398 Acres Located at 601 and 605 S. Main Street; Joseph Jenkins, owner (ZC#21-021)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[21-4425](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Changed from C-2 Community Business District with Freeway Overlay District to PD, Planned Development District for all uses in C-2 Community Business District Plus Drive Through or To-Go Food Services Without Walk-in Restaurant with Freeway Overlay District on Approximately 0.656 Acres being Lot 2-R-B-1, Block No. 1, of Replat of 2-R-B-1 and 2-R-B-2, Block 1, Mansfield Hospital Add Located at 1780 FM 157 (ZC#21-013)

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Maps and Supporting Information](#)

15. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[21-4381](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the 1894 Post Office Building at 130 N. Main Street; Jeff Delavega Investments LLC, owner

Presenters: Jason Alexander and Art Wright

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[Photograph of Building](#)

16. NEW BUSINESS

[21-4391](#)

Ordinance - Consideration of an Ordinance of the City of Mansfield, Texas Repealing Chapter 94 "Food Establishments and Food Handlers" and Replacing that Chapter with New Chapter 94 "Food Establishment Regulations"

Presenters: Cliff Griffin

Attachments: [Ordinance](#)

[Exhibit A](#)

[21-4426](#)

Review and Consideration of a Detailed Site Plan for an Eating Place Without Drive-Through Service on 1.47 Acres known as Lot 3, Block 2, Jacob Back Addition and a Portion of Lot 1R, Block 1, Mansfield ISD Athletic Complex, Located at 1101 N. Holland Rd. and 3700 E. Broad St.; Christian J. Conners of Graham Associates, Inc. (Engineer) and Aron Fogiel of H.B. Restaurants, Inc. (Developer) on Behalf of Chad DuBose of Holland Crossing, L.P. and Jeff Brogden of Mansfield ISD (Owners) (DS#21-009)

Presenters: Jason Alexander

Attachments: [Location Map](#)

[Exhibit E - Sign Plan](#)

[Exhibit A - Property Description](#)

[Exhibit B - Detailed Site Plan](#)

[Exhibit C - Elevations and Perspectives](#)

[Exhibit D - Landscape Plan](#)

[Approved PD](#)

[21-4431](#)

Resolution - A Resolution by the City Council of the City of Mansfield, Texas Affirming the Casting of Votes for Candidates to Serve on the Board of Directors for the Tarrant Appraisal District for the Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Resolution](#)

[21-4432](#)

Resolution - A Resolution by the City Council of the City of Mansfield, Texas Affirming the Casting of Votes for Candidates to Serve on the Board of Directors for the Johnson County Appraisal District for the Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Resolution](#)

[21-4439](#)

Resolution - A Resolution by the City Council of the City of Mansfield, Texas Affirming the Casting of Votes for Candidates to Serve on the Board of Directors for the Ellis County Appraisal District for the Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Resolution](#)

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the 7:00 p.m. December 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 Thursday, December 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.