



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 23, 2022

3:30 PM

Council Chambers

REGULAR MEETING

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

2. **WORK SESSION**

Discussion Regarding Residential Solid Waste

Multifamily/Townhome/Neighborhood Park Development Discussion Located at Debbie Lane and Matlock Road Intersection - JPI/Ashton Woods

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 the Allocation of Hotel/Motel Tax Dollars

Seek Advice of City Attorney Regarding the Regulation of on-Street and Off-Street Parking in Residential Neighborhoods

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 #22-19

Economic Development Project #21-09

Economic Development Project #21-26

Economic Development Project #21-28

Economic Development Project #21-35

Economic Development Project #21-37

Economic Development Project #22-14

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

[22-4688](#) National Foster Care Month

Attachments: [National Foster Care Month 2022](#)

10. RECOGNITION

Recognition of Texas Municipal League Leadership Fellows: Tamera Bounds, Troy Lestina, Shelley Everhart, Jason Alexander

11. OATH OF OFFICE

Michael Evans

Tamera Bounds

12. ELECTION OF MAYOR PRO TEM**13. 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.

14. COUNCIL ANNOUNCEMENTS**15. 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

Update Regarding Bond Issuance

16. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**17. 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

[22-4683](#)

Resolution - Authorization of Funding in an Amount Not to Exceed

\$523,800.00 and Approval of a Contract with Halff Associates Inc. for Engineering Design Services to Prepare the North Main Street (US Business Hwy 287) to FM 157 Connector Roadway for Public Bidding and Construction (Street Bond Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Location Map](#)

[Connector Road Exhibit](#)

[22-4686](#)

Resolution - A Resolution to Consider Approving a Proposal With Ad Giants Ventures, LLC, of Dallas, Texas in an Amount Not to Exceed \$185,000 for an Economic Development Production and Advertising Campaign

Presenters: Jason Moore

Attachments: [Resolution](#)

[2022 Economic Development Campaign Proposal](#)

[22-4687](#)

Resolution - A Resolution to Consider Support for a Hazard Mitigation Grant Program Application to the Texas Department of Emergency Management for Watson Branch Channel Improvements

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[22-4689](#)

Resolution - A Resolution of the City of Mansfield, Texas Suspending the June 17, 2022 Effective Date of Oncor Electric Delivery Company's Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates

Presenters: Jeff Price

Attachments: [Resolution](#)

[22-4685](#)

Minutes - Approval of the May 9, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [5-9-22 DRAFT Meeting Minutes](#)

[22-4690](#)

Minutes - Approval of the May 17, 2022 Special City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [5-17-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

18. PUBLIC HEARING AND FIRST READING

[22-4581](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD,

Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, owner/developer (ZC#20-021)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Property Description](#)

[Exhibit B1 - Development Plan](#)

[Exhibit C1 - Elevations and Perspectives](#)

[Exhibit D1 - Landscape Plan](#)

[Maps and Supporting Information](#)

19. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[22-4659](#)

Ordinance - Public Hearing Continuation 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 60.92 Acres out of the PB George Survey, Abstract #299, Johnson County, Texas, on Property Located at 1400 Flying L Lane; First Texas Homes, Owner/Developer and JBI Partners, Inc., Engineer (ZC#21-011)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Revised Exhibit B](#)

[Revised Exhibit C](#)

[Exhibit D](#)

[Maps and Supporting Information](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 23, 2022 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, May 19, 2022 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.