



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, July 11, 2022

3:00 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

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

**2. WORK SESSION**

Cultural Arts Master Plan Update

FY '23 Budget Work Session

**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 Rough Proportionality and Impact Fees

Seek Advice of City Attorney Regarding Legal Duties, Responsibilities, and Authority of Elected Officials

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**

City Manager's Quarterly Update

**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 #15-02 (Addendum to Agenda)

Economic Development Project #21-27

Economic Development Project #22-23

**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. RECOGNITION**

Recognition of the Mansfield Veterans Memorial and Tribute Foundation

**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. Please refrain from "personal criticisms."*

*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. SUB-COMMITTEE REPORTS**

Update - TIF Reinvestment Zone Number One Board of Directors (Chair - Larry Broseh)

**13. 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

Special Event Policy Update

**B. Business Services Department Report**

[22-4763](#) Presentation of the Monthly Financial Report for the Period Ending May 31, 2022

**Presenters:** Troy Lestina

**Attachments:** [Monthly Financials - May 2022](#)

**14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****15. 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**

[22-4740](#) Ordinance - Consideration and Approval of an Ordinance to Adopt a Proposed Modification to Title XV "Land Usage" of the Mansfield Code of Ordinances Chapter 158.013 "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes" Regarding Inspections

**Presenters:** Nicolette Ricciuti

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[22-4761](#) Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

**Presenters:** Troy Lestina

**Attachments:** [Resolution](#)

[Tarrant County Tax Office Contract 2022-2024](#)

[22-4762](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$153,510 and Approval of a Contract for Design Services with Halff Associates, Inc. for Glen Abbey Drainage Analysis and Improvements (Drainage Fund)

**Presenters:** Bart VanAmburgh

**Attachments:** [Resolution](#)

[Map](#)

[22-4766](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$886,715 and Approval of Contracts, Including Design, Survey and Easement Acquisition Services with LJA Engineering, to Prepare the Tributary to Mountain Creek Sewer Interceptor for Public Bidding and Construction (Utility Fund)

**Presenters:** Bart VanAmburgh

**Attachments:** [Resolution](#)

[Map](#)

[22-4772](#)

Resolution - A Resolution Repealing Resolution No. RE-3855-22; and Providing an Effective Date

**Presenters:** Troy Lestina

**Attachments:** [Resolution](#)

[22-4764](#)

Minutes - Approval of the June 27, 2022 Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [6-27-22 DRAFT Meeting Minutes](#)

[22-4765](#)

Minutes - Approval of the June 30, 2022 Special City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [6-30-22 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

## **16. PUBLIC HEARING**

[22-4729](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Section 155.072(B) of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit (OA#22-005)

**Presenters:** Jason Alexander

**Attachments:** [Ordinance](#)

[22-4757](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155, "Zoning" of the Code of Ordinances of the City of Mansfield, Texas, to Revise the Landscaping and Screening Standards in Section 155.092 (OA#22-006)

**Presenters:** Jason Alexander

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[22-4725](#)

Resolution - Public Hearing on a Resolution of the City of Mansfield, Texas Approving a Policy Statement for Tax Abatement

**Presenters:** Richard Nevins

**Attachments:** [Resolution](#)

[2022 Tax Abatement Policy](#)

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

[22-4717](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones on Approximately 54.393 Acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, Generally Located at the Northeast Corner of South U.S. 287 and Lone Star Road; City of Mansfield, Applicant; Chisholm Flats, LLC, Owner (ZC 28-008)

**Presenters:** Jason Alexander

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[22-4730](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Front Gable Bungalow, c. 1925, Located at 205 North Street; The Wilson Revocable Trust, Owner (HLC#22-006)

**Presenters:** Art Wright

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[Photograph of 205 North St](#)

**18. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 11, 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 Friday, July 8, 2022 prior to 3:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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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.