



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, November 14, 2022

7:00 PM

Council Chambers

REGULAR MEETING

7:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 8:28 p.m.

Absent 1 - Mike Leyman

Present 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

RECESS INTO EXECUTIVE SESSION

The City Council did not recess into executive session.

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

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

Personnel Matters Pursuant to Section 551.074

**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**

INVOCATION

Council Member Short gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tonore led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Broseh led the Texas Pledge.

PROCLAMATION

[22-5035](#)

Small Business Saturday Proclamation

Mayor Evans read and presented the proclamation to Erin Powell.

[22-5063](#)

Get United Day Proclamation

Mayor Evans read and presented the proclamation to Dr. Faye Beaulieu with United Way.

RECOGNITION

Recognition of the My Mansfield Muni-Versity - Class 3

Mayor Evans and the City Council recognized the My Mansfield Muni-Versity Class 3 students.

Recognition of Veterans Day Parade Award Winners

Mayor Evans and City Council recognized the Veterans Day Parade award winners.

CITIZEN COMMENTS

Michelle Cosby, 2411 Bent Trail - Ms. Cosby spoke on the Mansfield Philharmonic Orchestra and their upcoming concert.

COUNCIL ANNOUNCEMENTS

Council Member Lewis spoke on the My Mansfield Muni-Versity program, thanked staff for putting the program together, and thanked the students for participating.

There were no other Council announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

WFAA 2022 North Texas Holiday Guide - Bernadette McCranie

Director of Communications and Outreach Bernadette McCranie commented on the

City's holiday events being featured in the WFAA North Texas Holiday Guide.

Hometown Holidays Update

Bernadette McCranie gave an update on the Hometown Holidays event happening next month.

Historic Downtown Mansfield Update - Rachel Bagley

MEDC Director of Innovation & Marketing Rachel Bagley provided an update on Historic Downtown Mansfield.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

PUBLIC HEARING

22-5056

Ordinance - Public Hearing and First and Final Reading of an Ordinance Adopting Updated Land Use Assumptions, Roadway Capital Improvement Plans, and Revised Roadway Impact Fees

Assistant Director of Public Works - Transportation David Boski presented the item and introduced Jeff Whitaker with Kimley-Horn, who also gave a presentation on the item. Executive Director of Economic Development Jason Moore, Assistant City Manager Matt Jones, Director of Public Works Bart VanAmburgh, and City Manager Joe Smolinski spoke and answered Council questions.

Mayor Evans opened the public hearing at 9:38 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:38 p.m.

A motion was made by Council Member Lewis to approve the following ordinance with the current fee structure and revisit in March 2023:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 153 OF THE MANSFIELD CODE OF ORDINANCES BY ADOPTING AMENDMENTS TO ROADWAY IMPACT FEES; ADOPTING UPDATED LAND USE ASSUMPTIONS AND UPDATED ROADWAY CAPITAL IMPROVEMENTS PLAN; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Mike Leyman

Abstain: 0

Enactment No: OR-2280-22

[22-5057](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance for Proposed City-Wide Amendments to the Master Thoroughfare Plan

David Boski and Jeff Whitaker presented on the item.

Mayor Evans opened the public hearing at 9:38 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:38 p.m.

A motion was made by Council Member Lewis to approve the following ordinance with the existing thoroughfare plan and revisit the item in March 2023:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE MASTER THOROUGHFARE PLAN OF THE CITY OF MANSFIELD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Mike Leyman

Abstain: 0

Enactment No: OR-2281-22

[22-5044](#)

Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on approx. 10.034 ac being a tract of land in the Elizabeth McAnier Survey, abstract no. 1005, City of Mansfield in Tarrant County Texas, located at 240 N Mitchell (Generally located to the southwest of the East Broad Street and Reserve Way intersection) (SUP#22-004)

Jason Alexander presented the item and answered Council questions.

Mayor Evans opened the public hearing at 9:52 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:53 p.m.

A motion was made by Council Member Lewis to table the item until the issues brought up regarding design have been addressed with staff. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Mike Leyman

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

22-5031

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from I-1, Light Industrial District to S, South Mansfield Form-based Development District on Approximately 27.091 Acres in the William C. Price Survey, Abstract No. 1240, Tarrant County, TX, Being Lot 2R2 and Lot 3, Block 47, Hillcrest Addition, Located at 203 S. Wisteria St. and 1304 E. Broad St.; Foedus Triad LLC, Owner and BV LANDCO LLC, Developer (ZC#22-016)

Jason Alexander presented the item.

Mayor Evans continued the public hearing at 9:54 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:55 p.m.

A motion was made by Council Member Short to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamara Bounds

Nay: 0

Absent: 1 - Mike Leyman

Abstain: 0

Enactment No: OR-2282-22

22-5043

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

No action was taken as this item was tabled to the December 12, 2022 City Council meeting.

NEW BUSINESS

[22-5064](#)

Discussion and Possible Action Regarding the Selection of a Consultant for the Future Land Use Plan and Authorizing the City Manager to Negotiate an Agreement for Professional Services with the Selected Consultant

Jason Alexander presented the item.

A motion was made by Council Member Short to select Freese and Nichols and authorize the City Manager to negotiate a contract that will come back to Council for final approval. If the City Manager is unable to reach an acceptable agreement with Freese and Nichols, Council authorizes him to negotiate a contract with Olsson Studio. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Mike Leyman

Abstain: 0

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 9:57 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Mike Leyman

Abstain: 0

ATTEST: Michael Evans, Mayor

Keera Seiger, Assistant City Secretary