



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council - Housing Market Growth Strategy Sub-Committee

Friday, May 12, 2023

10:30 AM

City Hall

CALL TO ORDER

Chair Lewis called the meeting to order at 10:35 a.m.

Staff present: City Manager Joe Smolinski, Deputy City Manager Troy Lestina, Assistant City Manager Matt Jones, Assistant City Manager Vanessa Ramirez, Executive Director of Planning and Development Services Jason Alexander, Assistant Director of Planning Arty Wheaton-Rodriguez, Assistant City Secretary Keera Seiger

Present 3 - Casey Lewis; Julie Short and Tamera Bounds

CITIZEN COMMENTS

There were no citizen comments.

NEW BUSINESS

Discussion and Possible Action Regarding Legislative Priorities and Pending Legislation

Assistant City Manager Matt Jones spoke on the Texas legislation process and specifically on the currently proposed Senate Bill 1412 relating to the regulation of accessory dwelling units by political subdivisions. Executive Director of Planning and Development Services Jason Alexander commented on the text of the bill and presented various concerns staff identified which do not align with the city's vision. The concerns presented included parking requirements, drainage, impervious coverage, setbacks, property values, neighborhood character, the building of an accessory dwelling unit before the primary structure, and that the term "primary structure" is not properly defined in the bill. There was also discussion regarding the possibility of requiring property owners with an accessory dwelling unit to register with the city's Regulatory Compliance department, and contextual regulatory ability on the design of the accessory dwelling units.

The sub-committee believes that local governments should be allowed reasonable regulatory authority to meet the needs of local communities, which is the regulation of accessory dwelling units in this case. City staff is and will continue to monitor the progress of Senate Bill 1412, and members of the sub-committee will travel to the Texas Capitol to testify when the bill is placed on the calendar for public comments.

Other bills presented to the sub-committee for review were House Bill 3135 relating to the review, adoption, and modification of land development regulations, House Bill 2970 relating to the municipal regulation of HUD-code manufactured homes, and House Bill 3921 relating to residential lot size and density requirements for residential lots in certain municipalities.

ADJOURNMENT

Chair Lewis adjourned the meeting at 11:42 a.m.

ATTEST: Casey Lewis, Chair

Susana Marin, City Secretary