



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council - Housing Market Growth Strategy Sub-Committee

Thursday, January 23, 2020

10:00 AM

City Hall - Council Conference Room

1. CALL TO ORDER

Chairman Casey Lewis called the meeting to order at 10:02 a.m.

Present 3 - Casey Lewis; Terry Moore and Julie Short

2. CITIZEN COMMENTS

There were no citizen comments.

3. DISCUSSION REGARDING THE FOLLOWING:

a) Master Land Use Plan

Chairman Lewis asked about the Master Land Use Plan and if it needed a complete overhaul or a modification, how long would it take and the cost. Deputy City Manager, Joe Smolinski gave a brief update on the process. Director of Planning and Development, Matt Jones pointed out what is needed. The timeframe for a Master Land Use Plan overhaul is generally six months to a year costing \$80,000 to \$300,000. The last time it was updated was 2012. Sub-Committee Member Short asked about balance between commercial and residential regarding ad valorem taxes. Joe Smolinski explained the percentages for single-family versus multi-family versus commercial.

b) Downtown Study

Assistant Director of Planning, Lisa Sudbury stated that Halff & Associates will give a presentation regarding the market analysis at the February 20, 2020 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting. It is staff's intent to present to the Council in April or May. Sub-Committee Member Moore asked for information on the potential of the four acres located in downtown and possibly expanding it. Chairman Lewis stated that surrounding property owners are willing to sell some property to combine with the four acres once a project is determined.

c) Housing Inventory

- i) Multi-Family
- ii) Single Family

Chairman Lewis asked about building for single young adults that are college age and aging adults that are over 65. Joe Smolinski explained building for all stages of life in Mansfield. Sub-Committee Member Short stated that there is existing and affordable

homes in the older neighborhoods. City Manager, Clayton Chandler and Director of Public Works, Bart VanAmburgh discussed the importance of occupying older neighborhoods and maintaining infrastructure. Joe Smolinski handed out an Inventory of Approved Multi-Family Residential Developments.

d) Future Housing Needs

Sub-Committee Member Moore stated he would like to see more homes for young families and college age residents. Citizen, Mike Leyman asked for a definition of affordable housing. Sub-Committee Member Short stated she would like to see ranch style homes on large acreage. Highway 360 is a gateway to the metroplex with immediate access.

e) Historic Downtown Mansfield

Chairman Lewis asked about the zoning overlay and what the obstacles and benefits were. Joe Smolinski stated the Downtown Master Plan will help. Staff advised they are working on updating the development fees and the downtown development process.

f) Tree Preservation

Discussion was held regarding tree preservation versus clear cutting. Landscape Administrator, Stevon Smith explained the current policy for protecting trees. Matt Jones stated that the current tree preservation ordinance and stated changes would be coming before the Council.

g) Overhead Utilities

Chairman Lewis requested legal options regarding overhead utilities. City Attorney, Allen Taylor stated that the city can require utility lines to be buried; but they would have to pay for all associated cost. Regulations can be updated to include the requirement for future developers to meet those regulations at their cost. Sub-Committee Member Moore asked questions about cell towers and their placement. Clayton Chandler and Allen Taylor advised that cell towers are regulated by State and Federal regulations.

h) Park Master Plan

Chairman Lewis combined Park Master Plan, Parks in Southern Mansfield and Expansion of the Trail System discussions. Director of Parks and Recreation, Matt Young explained the city currently has a Trails Master Plan which is considered with each new development to allow connectability. Chairman Lewis would like to see more land dedication for pocket parks that the city maintains versus open space provided by HOAs. Bart VanAmburgh stated most open areas are adjacent to flood plains which is a good use for the space. Matt Jones explained the current open space policy and discussed the changes that need to be made.

i) Parks in Southern Mansfield

j) Expansion of the Trail System

k) Plan of Action

Chairman Lewis and Sub-Committee Member Moore stated the presentations given at Council are not always what is received in the packet. Joe Smolinski addressed Council presentations. Chairman Lewis stated he will update Council at the January 27, 2020 Regular City Council Meeting. Would like the handouts given at this meeting to be provided to the remainder of Council and would like for a zoning overlay to be prepared for the next meeting in March. The parks discussion should be moved to full Council for discussion. Matt Young stated the Park Master Plan will be taken to the Mansfield Park Facilities Development Corporation and the Planning and Zoning Commission in May. It will go before the Council in June starting with worksessions to finalize a draft.

4. **ADJOURNMENT**

Chairman Lewis adjourned the meeting at 12:24 p.m.

_____ Casey Lewis, Chairman

ATTEST:

_____ Susana Marin, City Secretary