



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

---

Tuesday, August 3, 2021

8:00 AM

---

**This is an educational community tour of the Council regarding neo-traditional urbanism development principles and implementation strategies.**

**No discussion of specific Mansfield projects will be had and no decisions will be made.**

**The City Council traveled to St. Charles, Missouri, and Prospect, Kentucky for the purpose of receiving educational briefings and viewing existing neo-traditional urbanism developments that are examples of new urban planning techniques. These tours were educational to the Council and provided information for the purpose of considering changes to the City's development regulations and zoning ordinance.**

*Staff present: City Manager Joe Smolinski; Deputy City Manager Shelly Lanners; Assistant City Manager Matt Jones; Director of Finance Troy Lestina; Director of Budgeting/Purchasing Gary Cardinale; Director of Planning Jason Alexander; City Secretary Susana Marin*

**Present** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

#### **Tuesday, August 3, 2021**

1:00 p.m. - Tour of New Town Development  
3312 Rue Royale, St Charles, MO 63301

*City Council and staff toured the New Town at St. Charles Development located in St. Charles, Missouri.*

*New Town at St. Charles Architect Tim Busse explained how the development originated and how it was developed. He touched on the various types of uses and lot sizes as well as the architecture of the homes and businesses in the development. St. Charles Council Member Mike Galba discussed the pros and cons of the development. St. Charles Director of Community Development Bruce Evans explained the extent of the City's involvement in the project.*

#### **Wednesday, August 4, 2021**

Day of Travel from Missouri to Kentucky

*City Council and staff traveled from St. Charles, Missouri to Louisville, Kentucky.*

**Thursday, August 5, 2021**

11:30 a.m. - Tour of Norton Commons Development  
10712 Meeting St., Prospect, KY 40059

*City Council and staff toured the Norton Commons Development located in Prospect, Kentucky.*

*Managing Director of Traditional Town Development Charles Osborn introduced the founder of the Norton Commons Development David Tomes and the Norton Commons Operations Manager Ashley Porter. David Tomes provided a brief overview of the Norton Commons Community and touched on the master planned zones, mixed use zones and general zones of the development. He discussed design principles and the architecture of the buildings. David Tomes and Charles Osborn answered Council and staff questions regarding zoning and architecture.*

\_\_\_\_\_  
ATTEST: Michael Evans, Mayor

\_\_\_\_\_  
Susana Marin, City Secretary