



**City Council - Special Meeting Minutes
February 5, 2026 - 5:30 PM
Final**

The Grandview at Sellmark
2201 Heritage Parkway, Suite 107, Mansfield, TX 76063

**JOINT MEETING WITH THE PLANNING AND ZONING COMMISSION, MANSFIELD
ECONOMIC DEVELOPMENT CORPORATION, AND MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION**

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 5:30 p.m.

Present: Michael Evans, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Absent: Todd Tonore

2. INVOCATION

Council Member Bounds gave the Invocation.

3. PLEDGE OF ALLEGIANCE

Council Member Simmons led the Pledge of Allegiance.

4. TEXAS PLEDGE

Council Member Fresquez led the Texas Pledge.

5. CITIZEN COMMENTS

Citizens wishing to address the Council on 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.** All comments are limited to five (5) minutes. In order to be recognized during Citizen Comments, please complete a comment card located at the entrance of the room. Please present the card to the City Secretary by 5:20 p.m., ten minutes before the start of the 5:30 p.m. meeting.

Joan Cain, 1942 Newt Patterson Road - Ms. Cain complimented the City Council, Mansfield Park Facilities Development Corporation, and city staff on the inclusive updates made to Katherine Rose Memorial Park. Ms. Cain also remarked on the Enabling Movement Foundation she cofounded and their desire to assist in future endeavors to support further inclusivity.

Kevin Robedee, 1209 Rosa Lane - Dr. Robedee spoke on the infrastructure and traffic surrounding the new Costco development.

6. OPENING REMARKS

City Manager Joe Smolinski made opening remarks and spoke on the meeting's agenda, the City's updated vision and mission statements, and recognized Jason Moore, Executive Director of Economic Development, for his service to the City.

7. MAYOR AND COUNCIL DISCUSSION OF COLLECTIVE VISION FOR BOARDS AND COMMISSIONS

There was no discussion.

8. SPOTLIGHT ON PLANNING AND ZONING COMMISSION

Presentation from Urban3 Regarding Fiscal Sustainability and Land Use Planning

Joe Minicozzi, founder and principal of Urban3, gave the presentation. Mr. Minicozzi spoke on land production, taxable values, tax systems, the general fund budget, and the findings of a case study of the City of Mansfield including market value per acre and productivity. He touched on spatializing tax breaks, land use types including residential, commercial, and mixed use, scale and use comparison, land value per acre, land use, sales tax analysis, annexation history, fiscal audit analysis, and return on investment. Mr. Minicozzi provided numerous comparison examples with different cities in the DFW metroplex, spoke on main takeaways, and answered questions.

Presentation and Discussion Regarding the Active Transportation and Safety Plan

Monica Lucia, Transportation Planning Associate at Kimley-Horn, presented the Active Transportation and Safety Plan. She spoke on the project timeline, community engagement, draft plan structure, pedestrian system master plan, bicycle system master plan, bicycle and pedestrian priority focus areas selection, high injury network, road safety audit corridors, ADA transition plan, city owned facility review - sidewalk corridors, project prioritization, and action matrix structure. Ms. Lucia touched on the next steps and answered questions.

Presentation and Discussion Regarding the Mansfield 2040 Comprehensive Plan

Clayton Comstock, Executive Director of Planning and Development, spoke on the Mansfield 2040 public dashboard, development process improvements, Tyler Enterprise Permitting and Licensing implementation, the Development Review Committee Process Sub-Committee work-to-date, core process direction, and upcoming code updates and projects.

Mayor Evans recessed the meeting into a break at 7:08 p.m. and reconvened the meeting at 7:16 p.m.

9. SPOTLIGHT ON MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Strategic Plan

Jason Moore, Assistant Director of Economic Development Rachel Bagley, Business Retention and Expansion Manager Natalie Phelps, and Economic Development Specialist II Alexis Orosco spoke on the Mansfield Economic Development Corporation strategy and goals. They touched on growing targeted industries, revitalizing historic downtown, expanding tourism and amenities, supporting small businesses and entrepreneurship, and investing in infrastructure and development capacity.

Presentation Regarding Current Projects

Jason spoke on the Staybolt Street development, Rachel spoke on communications, the Economic Development Corporation website, the Linq, and Historic Downtown, Natalie spoke

on business expansion and retention strategies, and Alexis spoke on economic development data analytics. Jason next spoke on MEDC focus areas for the next year and answered questions.

10. SPOTLIGHT ON MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Master Plan

Matt Young, Executive Director of Community Services, spoke on the Master Plan five-year update which included key outcomes, improving park distribution throughout the City, the trail master plan, action items, projects, the park impact report, the economic impact of parks, park usage trends, and community bonds.

Presentation Regarding Current Projects

Matt spoke on capital projects recently completed including Katherine Rose Memorial Park, Mans Best Field Dog Park, and Moody Park. He next spoke on capital projects currently under construction including playground shade structures, the Man House Museum kitchen, Walnut Creek Linear Trail 3B, and Julian Feild Park. Finally, Matt spoke on upcoming capital projects, including Julian Feild Park Phase 2, Rose Park Phase 2, Robert and Ann Smith Park, Walnut Creek Linear Trail Phase 4, Forest Brook Linear Trail, and Geyer Commons.

11. CLOSING REMARKS

Joe Smolinski gave closing remarks.

12. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 8:12 p.m. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary