



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 13, 2017

5:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION TO BE HELD IN MULTI-PURPOSE ROOM**

Parks Projects Update

3. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

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

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding the Disposition of Property

Seek Advice of City Attorney Regarding Possible Annexations

Seek Advice of City Attorney Regarding the Shops at Broad Development Agreement

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

C. Personnel Matters Pursuant to Section 551.074

D. 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

Discussion Regarding Project #17-20

Staff Update and Council Discussion Regarding MEDC-Owned Property on Easy Drive

4. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
5. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
6. **INVOCATION**
7. **PLEDGE OF ALLEGIANCE**
8. **TEXAS PLEDGE**

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

9. **PROCLAMATION**

[17-2563](#) Small Business Saturday

Attachments: [Small Business Saturday 2017](#)

10. **CITIZEN COMMENTS**

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.

11. **COUNCIL ANNOUNCEMENTS**

12. **STAFF COMMENTS**

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. **City Manager Report or Authorized Representative**

Current/Future Agenda Items

13. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

14. **CONSENT AGENDA**

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

- [17-2556](#) Resolution - A Resolution by the City of Mansfield, Texas Affirming the Casting of Votes in the 2018-2019 Election of the Board of Directors for the Central Appraisal District of Tarrant County
Sponsors: Peter Phillis
Attachments: [Resolution](#)
- [17-2557](#) Resolution - A Resolution by the City of Mansfield, Texas Affirming the Casting of Votes in the 2018-2019 Election of the Board of Directors for the Central Appraisal District of Johnson County
Sponsors: Peter Phillis
Attachments: [Resolution](#)
- [17-2558](#) Resolution - A Resolution by the City of Mansfield, Texas Affirming the Casting of Votes in the 2018-2019 Election of the Board of Directors for the Central Appraisal District of Ellis County
Sponsors: Peter Phillis
Attachments: [Resolution](#)
- [17-2561](#) Resolution - A Resolution Authorizing Funding in an Amount not to Exceed \$140,000.00 and Approval of a Contract, Including Half Associates, Inc. for Preliminary Engineering Design Services for the Major Collector Roadway Between N. Main Street (US Business Hwy 287) and FM 157 (Street Bond Fund)
Sponsors: Joe Smolinski and Bart VanAmburgh
Attachments: [Resolution](#)
[Exhibit](#)
- [17-2548](#) Minutes - Approval of the October 23, 2017 Regular City Council Meeting Minutes
Sponsors: Shelly Lanners and Jeanne Heard
Attachments: [10-23-17 DRAFT Meeting Minutes](#)
- [17-2549](#) Request for Special Event Permit: Miles for Meredith
Sponsors: Joe Smolinski and The Applicant
Attachments: [Miles for Meredith](#)
[Approval & Comments](#)
- [17-2550](#) Request for Special Event Permit: Hometown Holidays & Parade

Sponsors: Joe Smolinski and Matt Young

Attachments: [Hometown Holidays & Parade](#)

[Approval & Comments](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING CONTINUATION AND SECOND READING

[17-2541](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Change of Zoning from 2F Two Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.316 Acres Being a Portion of Block 31, Original Town of Mansfield, Tarrant Co., TX, Located at 300 S. 2nd Ave; Jacqueline Hughes (ZC#17-017)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

[17-2542](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Specific Use Permit for Auto Repair Garage on Approximately 1.629 Acres Known as Lot 8, Block 1 of Walnut Creek Village, Phase 2, Tarrant Co., TX, Generally Located at 1501 N. U.S. 287; Bruce Moore, Service Pro (ZC#17-019)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Letter from Applicant dated 11-6-17](#)

[17-2543](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Change of Zoning from C-2 Community Business District to PD Planned Development District for Eating Place Without Drive-Through Service on Approximately 2.069 Acres Located at 1768 & 1770 N. US 287; Daniel Smith of Foremark, on behalf of Robert Mahoney of TYL Energy, LTD (ZC#17-021)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ZC#17-021 - ORDINANCE](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

[Letter from Applicant dated 11-7-17](#)

16. NEW BUSINESS

[17-2553](#) Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 25, 2017 to December 11, 2017

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [Procedural Rules of Council](#)

[17-2554](#) Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for The Center for the Performing Arts PD (ZC#10-012A)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ZC#10-12 Previously Approved Development Plan](#)

[MISD Sign Proposal](#)

[Center Sign final](#)

[17-2560](#) Review and Consideration of a Detailed Site Plan for Zoe's Kitchen and Retail at --Broad Street Marketplace-Pad D, on Approximately 1 acre, Generally Located West of Cannon Drive and North of E. Broad Street; LG Broad Cannon, LLC (DS#17-004)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Exhibit A - D](#)

[Previously Approved Development Plan](#)

[17-2559](#) Board Appointments: Construction Code Board of Adjustments and Appeals

Sponsors: Joe Smolinski

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 13, 2017 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Friday, November 10, 2017 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Jeanne Heard, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm
DATE TAKEN DOWN: _____ TIME: _____ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.