



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, November 11, 2019

5:00 PM

Council Chambers

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#### REGULAR MEETING

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

**2. 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**

A1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

A2. Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC

A3. Seek Advice of City Attorney Regarding Zoning Changes by the City

**B. Discussion Regarding Possible Purchases, 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**

D1. Economic Development Project #19-02

**3. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

**4. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

**5. INVOCATION****6. PLEDGE OF ALLEGIANCE****7. TEXAS PLEDGE**

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

**8. PROCLAMATION**

[19-3357](#) Small Business Saturday

Attachments: [Small Business Saturday 2019](#)

**9. PRESENTATION**

Citizen's Meritorious Act Award to Gabriel Vivoni

**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. 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 UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.*

*In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the Assistant City Secretary's seating place. Please present the card 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. SUB-COMMITTEE REPORTS**

[19-3344](#) Minutes - Approval of the October 30, 2019 Public Memorial Sub-Committee Meeting (vote will be only by the members of the

sub-committee)

Presenters: Shelly Lanners and Susana Marin

Attachments: [10-30-19 Public Memorials Sub-Committee Minutes](#)

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

**15. 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**

**19-3298**

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning From SF-7.5/12 Single-Family Residential District and OP, Office Park District to PD, Planned Development District for Medical Office Uses on Approximately 0.516 Acres Known as a Portion of Lot 1, Block 16, Original Town of Mansfield, Generally Located at 501 E. Broad Street and 104 N. Waxahachie Street; Chris Jackson of Mansfield, Texas MOB, LP (ZC#19-015)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Maps and Supporting Information](#)

**19-3325**

Ordinance - Second Reading of an Ordinance of the City of Mansfield, Texas Amending Chapter 52, Stormwater Quality Protection, of the Code of Ordinances, Mansfield, Texas; Amending the Regulations Related to the Performance Standards to Control Stormwater Quality; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Penalty Clause for Violations; Providing a Severability Clause; Providing a Savings Clause; Providing for Publication; and Providing an Effective Date

Presenters: Joe Smolinski and Howard Redfearn

Attachments: [Ordinance](#)

[Chapter 52 Update Summary](#)

**19-3329**

Ordinance - Second Reading of an Ordinance Approving the Conveyance of Certain Real Property in Fee Simple as a Metering Station Site and the Assignment of a Certain Utility Easement and Access Easement to the Trinity River Authority for the Maintenance and Operation of Regional Wastewater Facilities

Presenters: Joe Smolinski and Jeff Price

Attachments: [Ordinance](#)  
[Exhibit A - 0.057 ac Meter Station](#)  
[Exhibit B - 0.613 ac Utility Easement](#)  
[Exhibit C - 1.154 ac Access Easement](#)

[19-3348](#) Resolution - A Resolution to Consider Naming the New Off-Leash Dog Park at 610 W. Broad Street as "Mans Best Field"

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[19-3349](#) Resolution - A Resolution by the City of Mansfield, Texas Affirming the Casting of Votes in the 2020-2021 Election of the Board of Directors for the Central Appraisal District of Tarrant County

Presenters: Peter Phllis

Attachments: [Resolution](#)

[Tarrant County Ballot - TAD Board of Directors](#)

[19-3351](#) Resolution - A Resolution Awarding A Contract For Street Sweeping Services For FY 20 to Sweeping Services of Texas - Operating L.P. for an Amount Not To Exceed \$137,500 (Drainage Utility Fund)

Presenters: Joe Smolinski, Bart VanAmburgh and Howard Redfearn

Attachments: [Resolution](#)

[Street Sweeping Bid Tab 2020](#)

[19-3352](#) Resolution - A Resolution by the City of Mansfield, Texas Affirming the Casting of Votes in the 2020-2021 Election of the Board of Directors for the Central Appraisal District of Johnson County

Presenters: Peter Phllis

Attachments: [Resolution](#)

[Johnson County Appraisal District Ballot](#)

[19-3353](#) Resolution - A Resolution by the City of Mansfield, Texas Affirming the Casting of Votes in the 2020-2021 Election of the Board of Directors for the Central Appraisal District of Ellis County

Presenters: Peter Phllis

Attachments: [Resolution](#)

[Ellis County 2020-2021 Letter to Presiding Officer](#)

[Ellis County 2020-2021 Candidate Information](#)

[2020-2021 EAD BOD Ballot - City of Mansfield](#)

[19-3354](#) Resolution - A Resolution Awarding a Contract for Construction of Magnolia Street Improvements (East Broad St. to Wisteria St.) to Texas Materials Group, Inc. and Authorizing Funding for an Amount Not to Exceed \$1,603,506.00 (Street Bond Fund and Utility Bond Fund)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Magnolia Improvements](#)

[Magnolia-Bid Tabulation](#)

[19-3356](#)

Resolution - A Resolution Approving a Preservation Agreement between the City of Mansfield and Manuel and Elva Hernandez, owners of 301 W. Broad St., for a Historic Mansfield Preservation Grant Not to Exceed \$4,400.00 (HLC#19-009)

Presenters: Joe Smolinski, Matt Jones and Art Wright

Attachments: [Resolution with Exhibit A](#)

[Maps and supporting information](#)

[Window est](#)

[19-3338](#)

Minutes - Approval of the October 28, 2019 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [10-28-19 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**16. OLD BUSINESS**

[19-3323](#)

Ordinance - Second Reading of an Ordinance of the City of Mansfield, Texas Amending Chapter 50, Solid Waste Management, of the Code of Ordinances, Mansfield, Texas; Amending the Regulations Related to the Collection of Garbage, Trash and Recyclable Materials in Certain Circumstances; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Penalty Clause for Violations; Providing a Severability Clause; Providing a Savings Clause; Providing for Publication; and Providing an Effective Date

Presenters: Joe Smolinski and Howard Redfearn

Attachments: [Ordinance](#)

[Chapter 50 Ordinance Update Summary](#)

**17. PUBLIC HEARING AND RESOLUTION**

[19-3347](#)

Resolution - A Resolution to Consider Support for a Grant Application to the Texas Parks and Wildlife Department for Matching Fund Assistance for Development Gertie Barrett Park

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[TPWD Resolution - Gertie Barrett Park Grant Application](#)

**18. PUBLIC HEARING AND FIRST READING**

[19-3343](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 30.001 Acres Out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX, and Abstract No. 593, Johnson County, TX, Located at 890 & 932 S. Mitchell Rd.; John Arnold of Skorburg Company on Behalf of Bobby F. & Mary A. Havens (ZC#19-012)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Maps and Supporting Information](#)

[Request to Table to 11-25-19](#)

[19-3350](#) Ordinance - Public Hearing and First Reading of an Ordinance Changing the Speed Limits and the School Zone on Main Street from North of Pleasant Ridge Drive to Heritage Parkway (FM 917)

Presenters: Joe Smolinski and Bart VanAmpburgh

Attachments: [Ordinance](#)

[Exhibit A](#)

[Main Street Speed Limit Change Map](#)

**19. PUBLIC HEARING CONTINUATION AND SECOND READING**

[19-3328](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from 2F, Two-Family Residential District and SF-7.5/12, Single-Family Residential District to PD Planned Development District for Two-Family Residential Uses on Approximately 0.25 Acres Being a Portion of Block 26, Original Town of Mansfield, Located at 203 W. Kimball Street; Sheri Bumgardner of SSB Designs on behalf of David Cook of Altar Holdings, LLC (ZC#19-016)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B - C](#)

[Maps and Supporting Information](#)

**20. NEW BUSINESS**

[19-3342](#) Discussion Regarding Establishment of a Corridor Within the City of Mansfield Where Electric Delivery Lines are Required to be Buried by the Developer if Oncor Electric Delivery Will Not

**Presenters:** Brent Newsom, Julie Short, Casey Lewis, Mike Leyman, Larry Broseh and Terry Moore

[19-3345](#) Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 23, 2019 to December 9, 2019

**Presenters:** Shelly Lanners and Susana Marin

**Attachments:** [Procedural Rules of Council](#)

[19-3360](#) Discussion and Possible Action Regarding a Minor Modification of the South Pointe Planned Development

**Presenters:** Joe Smolinski

**Attachments:** [Site Plan](#)

**21. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the NOVEMBER 11, 2019 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 THURSDAY NOVEMBER 7, 2019 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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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.