



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 11, 2017

7:00 PM

Council Chambers

REGULAR MEETING

1. **7:00 P.M. - CALL MEETING TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

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

5. **PRESENTATION**

Salvation Army/Mayoral Red Kettle Challenge Kick-off Presentation - December 16, 2017

6. **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.

7. **COUNCIL ANNOUNCEMENTS**

8. **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

Hometown Holidays Event Update - Matt Young

9. OLD BUSINESS

[17-2365](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD for Grocery Store, Office and Retail, on Approximately 11.01 Acres, Generally Located at 3000 E Broad Street, 1075 Feet East of Miller Road and South of E Broad Street, OSK Investments, LP (ZC#17-006)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ZC#17-006 Request to Table Letter](#)

[ZC#17-006 Revisions](#)

[9-25-17 Request to Table](#)

[10-23-17 request to table](#)

[ORDINANCE](#)

[MAPS AND SUPPORTING](#)

[Exhibit A - Metes & Bounds](#)

[Exhibit B – Development Standards and Regulations - 20170804](#)

[Exhibits C -E - Development Plan](#)

10. PUBLIC HEARING CONTINUATION AND SECOND READING

[17-2571](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Office, Retail, Artist Studio, and Live-Work Unit Uses and Retaining the Existing Historic Landmark Overlay District on Approximately 0.3 Acres Located at 303 E. Broad Street; Felix Wong (ZC#17-020)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-C](#)

11. NEW BUSINESS

[17-2580](#)

Review and Consideration of a Detailed Site Plan for a 17,844 sq. ft. Two-story Medical Office Building on 1.159 Acres Located at 2925 E. Broad Street; Jeremy Pearce of Environments for Health Architecture on Behalf of Jeff Brockette of TRA Mansfield/Texas Retina (DS#17-003)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Exhibit A](#)

[Maps and Supporting Information](#)

[Exhibits B - E](#)

[17-2582](#)

Board Appointment: Appoint Chairman and members of the Board of

Directors of the Tax Increment Reinvestment Zone Number One (The Reserve)

Sponsors: Joe Smolinski

[17-2583](#)

Board Appointment: Appoint Chairman and members of the Board of Directors of the Tax Increment Reinvestment Zone Number Two (Historic Mansfield)

Sponsors: Joe Smolinski

[17-2585](#)

Ordinance - First Reading of an Ordinance Authorizing the City Manager to Execute a Contract of Sale to the Trinity Habitat for Humanity, Inc. to Construct a New Affordable Single Family House at 229 Cotton Drive

Sponsors: Joe Smolinski

Attachments: [Ordinance](#)

[Letter of Interest from Trinity Habitat](#)

[Sale Contract 229 Cotton](#)

[17-2586](#)

Ordinance - An Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018, in the Aggregate Principal Amount of Not to Exceed \$17,000,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Awarding the Sale of the Certificates; Approving the Official Statement; Approving an Engagement Letter; and Enacting Other Provisions Relating Thereto (Note: City Council will Postpone Consideration of this Ordinance to the January 22, 2018, Regular City Council Meeting)

Sponsors: Peter Phillis

12. 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**
- 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**

13. **RECONVENE INTO REGULAR BUSINESS SESSION**
14. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**
15. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 11, 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, December 8, 2017 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, Acting 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.