



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Tuesday, May 29, 2018

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**

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

Receive a Briefing from the City Attorney on Land Use Regulatory Procedures

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

Land Acquisition for Future Development

**C. Personnel Matters Pursuant to Section 551.074**

Discussion Regarding Board Appointments

**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**

Staff Update and Council Discussion Regarding Project #18-02

Staff Update and Council Discussion Regarding Project #18-05

Staff Update and Council Discussion Regarding Project #18-08

Staff Update and Council Discussion Regarding Project #18-09

Staff Update and Council Discussion Regarding Project #18-10

**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. PRESENTATION**

Mansfield Volunteer Program (MVP) - City of Mansfield Employee Organization, Lake Ridge High School Football Team, and Mansfield High School Football Team

**9. 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.*

**10. COUNCIL ANNOUNCEMENTS**

**11. 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

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

**13. 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**[18-2747](#)

Resolution - A Resolution Authorizing of Funding in an Amount Not to Exceed \$175,000.00 and Approval of a Contract with Freese and Nichols, Inc. for Engineering Design Services to Prepare Seeton Road Roadway and Embankment Improvements at Joe Pool Lake for Public Bidding and Construction (Street Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Resolution](#)

[Seeton Rd Location Map](#)

[18-2748](#)

Minutes - Approval of the May 14, 2018 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Tracy Norr

**Attachments:** [5-14-18 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA****14. OLD BUSINESS**[18-2704](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community Business District, to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or Some Intermediate Zoning Classification on Approximately 714.5 Acres, Generally Located East of FM 917, Approximately 1,200 Feet West of South Main Street, Approximately 350 Feet North of English Trail, West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Drive, and East of Jessica Drive; Hanover Property Company (ZC#18-004)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Ordinance](#)

[Maps and supporting information](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibits C-1 through G](#)

[M3 Ranch Bulk Standards Tables](#)

[Redlined Exhibit B for 5-14-18](#)

[Revised Exhibit C-1 for 5-14-18](#)

[Revised Exhibit C-3 for 5-14-18](#)

[Letter of Request for Postponement](#)

**15. PUBLIC HEARING AND FIRST READING**

[18-2743](#)

Ordinance - Public Hearing and First Reading of an Ordinance to Consider a Change of Zoning from PR Pre-Development District and C-2 Community Business District to PD Planned Development District for Single-Family Residential Uses on Approximately 52.1225 Acres Situated in the Esquire Hendricks Survey, Abstract #659 & the William H. Herrall Survey, Abstract #724 and Approximately 10.4597 Acres Situated in the Esquire Hendricks Survey, Abstract #659, Altogether Totaling Approximately 62.7195 Acres Generally Located on the West Side of Callender Road, North of the MISD Center for the Performing Arts, and Southeast of the Woodland Estates subdivision; Charles F. Dibrell III of Terra Associates on Behalf of Dolce Vita Development Group, LLC (developer) and ACCP, LP, Michael Balloun, and Urban Contractors (owners) (ZC#17-022)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Aerial Exhibit](#)

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

[18-2728](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 68.543 Acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, Texas, Generally Located West of Gertie Barrett Road and North of Linda Jobe Middle School, on Property Addressed at 2789 Gertie Barrett Road; Felix Wong (ZC#18-010)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A through F](#)

[Letter regarding Traffic Signals on Turner Warnell](#)

[Aerial Exhibit of Roadway Locations](#)

[Revised Exhibit B](#)

[Revised Exhibit E](#)[18-2730](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from C-2 Community Business District to PD Planned Development District for C-2 Uses on Approximately 11.867 Acres Located at 1200 FM 157; Pete Shopp, Mouser Electronics (ZC#18-009)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - C](#)

**17. NEW BUSINESS**

[18-2744](#)

Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Pioneer Place PD (ZC#16-026A)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Previously approved plan](#)

[Applicant Letter & Pictures](#)

[Adjacent property owner letter of consent](#)

[18-2745](#)

Request for Special Event Permit: Meat, Mugs & Music

**Sponsors:** Joe Smolinski and The Applicant

**Attachments:** [Meat Mugs & Music Application](#)

[Insurance Copy](#)

[18-2746](#)

Ordinance - First Reading of an Ordinance Approving a Request to Abandon a Portion of a Utility Easement Along North Main Street at 715 North Main Street to Main Street Lofts, L.P.

**Sponsors:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Ordinance](#)

[Location Map-MSL Easement Abandonment](#)

[Exhibits A&B](#)

[Exhibits C&D](#)

[Quitclaim Easement Abandonment Mainstreet Mansfield Lofts LLC](#)

[Quitclaim Exhibits A&B Mainstreet Mansfield Lofts LLC](#)

[Quitclaim Easement Abandonment Main St Lofts LP](#)

[Quitclaim Exhibits A&B Main St Lofts LP](#)

[18-2750](#)

Request for Special Event Permit: Eubanks Snow Cones

**Sponsors:** Joe Smolinski and The Applicant

**Attachments:** [Eubanks Snow Cones SE App](#)

[Letter from Applicant](#)

[Approval & Comments](#)

**18. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 29, 2018 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, May 25, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Tracy Norr, 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.