



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, February 25, 2019

3:00 PM

Council Chambers

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#### REGULAR MEETING

1. **3:00 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

Seek Advice of City Attorney Regarding Matters Related to Human Resource Management

Seek Advice of City Attorney Regarding 2020 Census - Complete Count Committee

Seek Advice of City Attorney Regarding ZC#17-022

Seek Advice of City Attorney Regarding the Development Agreement for the View at the Reserve

**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**

**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**

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**

[19-3040](#) America and Military Saves Week

**Attachments:** [America-Military Saves Week 2019](#)

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. **SUB-COMMITTEE REPORTS**

[19-3052](#) Discussion and Possible Action Regarding Selecting Julian Feild Park as the Location for the Veteran's Memorial

**Presenters:** Public Memorials Sub-Committee

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**

- [19-3044](#) Minutes - Approval of the January 31, 2019 Special City Council Meeting Minutes  
**Presenters:** Shelly Lanners and Susana Marin  
**Attachments:** [1-31-19 DRAFT Meeting Minutes](#)
- [19-3045](#) Minutes - Approval of the February 11, 2019 Regular City Council Meeting Minutes  
**Presenters:** Shelly Lanners and Susana Marin  
**Attachments:** [2-11-19 DRAFT Meeting Minutes](#)
- [19-3049](#) Request for Special Event Permit: Pickle Parade & Run  
**Presenters:** The Applicant  
**Attachments:** [SE Pickle Parade Application and Map](#)  
[Approval and Comments](#)

**END OF CONSENT AGENDA****15. OLD BUSINESS**

- [18-2987](#) Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from C-2 Community Business District to PD Planned Development District for C-2 Uses with Additional Use for Campground or Recreational Vehicle Park on Approximately 12.938 Acres Known as Lot 1-R, Block 1, Eaton Estates Campground, Located at 1961 Lone Star Road; Craig Turner of Via Bayou, Inc. d.b.a. Texan RV Resort (ZC#18-028)  
**Presenters:** Joe Smolinski and Lisa Sudbury  
**Attachments:** [Ordinance](#)  
[Maps and Supporting Information](#)  
[Letter from Applicant 11-28-18](#)  
[Previously Approved SUP](#)  
[Texan RV Ranch Timeline](#)  
[Request to Table to 1-28-19](#)  
[Request to Table to 2-11-19](#)  
[Exhibit A](#)

[Exhibit B](#)**16. PUBLIC HEARING AND FIRST READING**[19-3038](#)

Ordinance - Public Hearing and First Reading of an Ordinance to Consider the Voluntary Annexation of Approximately 25.02 Acres in Johnson County, Texas and Being a Tract of Land out of the M.D. Dickey Survey, Abstract #195, Generally Located on the East Side of Lillian Road Approximately 1,500 Feet South of W. Broad Street; Micah and Bryan Adkinson (ZC#18-031)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Location Map](#)

[Exhibit A](#)

[Exhibit B](#)

[19-3039](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential and Commercial Uses on Approximately 91.7 Acres out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County, and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, TX, Generally Located at the Southeast Corner of the Intersection of W. Broad Street and Lillian Road and South of the Intersection of Retta Road and W. Broad Street; BBCP Acquisitions (ZC#18-031)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B through E](#)

[19-3046](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 27.86 Acres Situated in the A. N. Curry Survey, Abstract No. 332 & the Henry Brandenburg Survey, Abstract No. 129, Generally Located on the West Side of Day Miar Road and the South Side of Grand Meadow Boulevard; Noah Flabiano of Skorborg Company on behalf of Sunset Crossing SF, Ltd. and James & Yvonne Slack (ZC#18-030)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

[Previously Approved PD](#)

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

[19-3028](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Setting Forth the Standards of Care for the Recreation Department's Kids Zone Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care; Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program; Providing for Facility Standards; Providing for a Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

**Presenters:** Shelly Lanners and Matt Young

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

[Kids Zone Program 2019](#)

[19-3048](#)

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 with Additional Use for Campground or Recreational Vehicle Park on Approximately 2.177 Acres Being a Portion of Lot 1-R, Block 1, Eaton Estates Campground, Located at 1961 Lone Star Road; Craig Turner of Via Bayou, Inc. d.b.a. Texan RV Resort (ZC#18-028A)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - C](#)

**18. NEW BUSINESS**

[19-3047](#)

Review and Consideration of a Detailed Site Plan for a 2,798 sq. ft. Restaurant with Drive-thru on 0.79 Acres Located at 3151 E. Broad St.; Everett Fields of PM Design Group on behalf of Will Tolliver of Leon Capital Group (DS#19-001)

**Presenters:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

**19. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 25, 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, February 21, 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.