



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 27, 2017

5:00 PM

Council Chambers

REGULAR MEETING

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

2. **WORK SESSION TO BE HELD IN THE 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 Possible Annexations

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 Methodist Mansfield Incentives

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. **PRESENTATION**

Progress Update on Methodist Mansfield Health Systems - John Phillips

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

Hometown Holidays Event Update - Angie Henley

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

[17-2541](#) Ordinance - Third and Final 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 - Third and Final 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](#)

[17-2555](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas to Join and Participate in the PACE Purchasing Cooperative Being Organized and Administered by the Education Service Center, Region 20

Sponsors: Peter Phillis and Gary Cardinale

Attachments: [Resolution](#)

[17-2573](#) Resolution - A Resolution to Consider Awarding a Construction Contract to Klütz Construction, Inc. in the Amount of \$2,370,988.27 for Construction of the North Main Street Trail

Sponsors: Matt Young and Shelly Lanners

Attachments: [Resolution](#)

[17-2569](#) Minutes - Approval of the November 13, 2017 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [11-13-17 DRAFT Meeting Minutes](#)

[17-2572](#) Request for Special Event Permit: Lifetime Fitness 5k

Sponsors: Joe Smolinski and The Applicant

Attachments: [Lifetime 5k SE App](#)

[Approval & Comments](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST READING

[17-2571](#)

Ordinance - Public Hearing and First 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](#)

16. OLD BUSINESS

[17-2543](#)

Ordinance - Third and Final 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: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

[Applicant Response Letter with Attachments - Dated 11-17-17](#)

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

[Photometric Plan](#)

17. NEW BUSINESS

[17-2578](#)

Resolution - A Resolution Approving the Extension of an Economic Development Program Agreement (Chapter 380 Agreement) Made and Entered into by and Between the City of Mansfield, a Municipal Corporation, Organized Under and Existing Pursuant to the Constitution and Laws of the State of Texas, and Pavilion Properties, a Texas Non-Profit Corporation Organized and Existing Pursuant to the Laws of the State of Texas; Pavilion Properties is Affiliated with Methodist Mansfield

Medical Center

Sponsors: Clayton Chandler

Attachments: [Resolution](#)

18. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 27, 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 Tuesday, November, 21, 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.