



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, July 10, 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**

Street Construction and Capital Improvement Project Follow-Up

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 Board Adjustments and Appeals

Seek Advice of City Attorney Regarding Proposed Scrap Tire Facility Located on CR 510 West of HWY 157 in Johnson County

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

Discuss Property Management and Disposition

Project #15-02 - Briefing and Update

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**

Project #15-02 - Briefing and Update

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. **PROCLAMATION**

[17-2363](#)

Watch Your Car Month

Attachments: [Watch Your Car Month 2017](#)

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

Rockin' 4th Update - Angie Henley

Lucretia Mills Gazebo Dedication - Arianne Shipley

Quarterly Reports - Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning & Zoning Commission, Public Works, Code Enforcement, Development Services, Communications & Marketing, Library

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

[17-2293](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Request to Abandon a Portion of the Former South 2nd Avenue Right-of-Way (5.847Acres) as Described in Abstract No. 311, Mansfield, Johnson County, as Being a Portion of the Former ROW area for FM Highway 917 (South 2nd Avenue) to Set Back Partners and to Johnson County Electric Cooperative (the abutting property owners) and Reserving a Permanent Utility Easement and Permanent Drainage Easement in such Vacated and Abandoned Property

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)

[2nd Ave. Locate Map](#)

[Quitclaim Setback](#)

[Quitclaim Johnson Electric](#)

[17-2362](#)

Minutes - Approval of the June 26, 2017 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [6-26-17 DRAFT Meeting Minutes](#)

[17-2370](#)

Request for Special Event Permit: Music Alley

Sponsors: Joe Smolinski and The Applicant

Attachments: [Music Alley SE & Tent Apps](#)

[Approval & Comments](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING

[17-2369](#)

Public Hearing and Consideration of a Request for an Alternate Location for a Roof-mounted Solar Panel System under Section 7800.B.37.H of the Zoning Ordinance to Allow Solar Panels on the Front Roof Slope of

the House Facing a Public Street at 5005 Havenside Way; Elias Nkerbu (SP#17-002)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and supporting information](#)
[Letter of Request](#)

16. **PUBLIC HEARING AND FIRST READING**

[17-2364](#)

Ordinance - Public Hearing and First Reading on an Ordinance approving a zoning change from C-2, Community Business District to PD, Planned Development District for eating place with drive-through service and retail on approximately 2.063 acres out of the Jacob Back Survey, Tarrant Co., TX, generally located at the southwest corner of Holland Road and E Broad Street plus the removal of a specific use permit for eating place with drive-through service at Lot 2, Block 1, Jacob Back Addition located at 3550 E Broad Street; GP Holland Xing, LLC (ZC#17-004)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [MAPS AND SUPPORTING INFORMATION](#)
[ORDINANCE](#)
[Exhibit A and Exhibit B](#)
[EXHIBIT C.1](#)
[EXH-C.3-MISD-15036.03](#)
[EXHIBIT D.1](#)
[EXHIBIT D.3](#)
[EXHIBIT E.1](#)

[17-2365](#)

Ordinance - Public Hearing and First 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, 1,075 feet east of Miller Road and south of E. Broad Street; OSK Investments, LP (ZC#17-006)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ORDINANCE](#)
[MAPS AND SUPPORTING](#)
[Exhibit A - Metes & Bounds](#)
[Exhibit B – Development Standards and Regulations - 20170630](#)
[Exhibit C - Development Exhibit](#)
[Exhibit D - Color Elevation](#)
[Exhibit D - Dumpster Detail](#)
[Exhibit E - Sign Exhibit](#)

17. PUBLIC HEARING CONTINUATION AND SECOND READING[17-2354](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance approving a zoning change from PD, Planned Development District to PD, Planned Development District for Single-Family Residential Attached Townhomes on approximately 16.13 acres out of the T.J. Hanks Survey, Abstract #644, Tarrant County, TX, generally located east of S. Main Street and Airport Drive; Skorburg Company (ZC#17-005)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ORDINANCE](#)

[EXHIBIT A - Metes & Bounds](#)

[MAPS & SUPPORTING INFO](#)

[EXHIBIT B DEV PLAN](#)

[EXHIBIT C Landscape 2017-06-12](#)

[Exhibit D.1-D.6 \(1\)](#)

[Exhibit D.7-D.8 \(1\)](#)

[Exhibit D.9-D.10 \(1\)](#)

[Exhibit D.11-D.12 \(1\)](#)

[Exhibit D.13 \(COLOR\)](#)

[EXH-C](#)

[EXH-C DETAILS](#)

[EXHIBIT E Main Street TH Village HOA Declaration](#)

[17-2355](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance approving a zoning change from PD, Planned Development District to PD, Planned Development District for Retail on approximately 5.307 acres out of the James Grimsley Survey, Abstract #578, Tarrant County, TX, generally located south of E. Debbie Lane and approximately 1,300 feet east of Matlock Road; Kimley Horn (ZC#17-007)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ORDINANCE](#)

[MAPS & SUPPORTING](#)

[Exhibit A - Metes & Bounds](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Color Elevation](#)

[Exhibit E - Sign Exhibit](#)

18. NEW BUSINESS[17-2366](#)

Consideration of a Request to Revise the Development Standards for the 404 E. Broad Street Planned Development to add the use of Family Viewings and Visitation for the Deceased on Property Generally Located at the Southwest Corner of E. Broad Street and Waxahachie Street; Prestige Mortuary, LLC (ZC#02-008A)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ZC#02-008A Exhibit A](#)

[Applicant's letter of request](#)

[17-2367](#)

Appointments to the Board of Directors of the Tax Increment Financing Reinvestment Zone No. 1 and Appointment of the Chair of the Board of Directors

Sponsors: Joe Smolinski and Jeanne Heard

Attachments: [TIRZ # 1 Bylaws](#)

[17-2368](#)

Appointments to the Board of Directors of the Tax Increment Financing Reinvestment Zone No. 2 and Appointment of the Chair of the Board of Directors

Sponsors: Joe Smolinski and Jeanne Heard

Attachments: [TIRZ #2 Bylaws](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 10, 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, July 7, 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.