



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 9, 2017

5:00 PM

Council Chambers

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

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 153-289454-16

Seek Advice of City Attorney Regarding Amendments to the Shops at Broad Development Agreement

Seek Advice of City Attorney Regarding ZC#16-006

Seek Advice of City Attorney Regarding Project #17-17

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

Discussion Regarding Project #17-18

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**

[17-2517](#) Day of the Girl

9. **PRESENTATIONS**

State of Texas Festival & Event Association Awards - Angie Henley & Theresa Cohagen

State of Texas Association of Convention and Visitors Bureau Awards - Theresa Cohagen

TML Municipal Excellence Award - Tracy Aaron; Daniel Sherwin; Scott Reinhart

Salvation Army Red Kettle Amazing Race Award - Public Safety

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

Music Alley Event Update and Artscapes Event Update - Angie Henley and Theresa Cohagen

Quarterly Reports: Mansfield Economic Development Corporation; Mansfield Park Facilities Development Corporation; Planning and Zoning; Public Works; Code Enforcement; 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[17-2504](#)

Ordinance - Second Reading of an Ordinance of the City Council of the City of Mansfield, Texas approving the Annual Plan of Service and Budget of the South Pointe Public Improvement District

Sponsors: Peter Phillis

Attachments: [Ordinance](#)

[FY2018 PID Budget](#)

[South Pointe PID Map](#)

[17-2521](#)

Resolution - A Resolution Authorizing the Fire Chief to Enter into a Mutual Aid Agreement with the Tarrant County Emergency Services District No. One

Sponsors: Clayton Chandler and Barry Bondurant

Attachments: [Resolution](#)

[17-2523](#)

Resolution - A Resolution Awarding a Contract for the Construction of Regency Parkway Extension (Existing Terminus of Regency Pkwy. to Heritage Pkwy.) to JLB Contracting, LLC., and Authorizing Funding for an Amount Not to Exceed \$1,171,951.58 (MEDC and Utility Bond Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabulation](#)

[Regency Map](#)

[17-2525](#)

Resolution - A Resolution Awarding Contracts for the Construction of East Broad Street Improvements (US 287 to Cannon Dr.) to JLB Contracting, LLC., for Construction, to Britain and Crawford, LLC., for Surveying and to Fugro Consultants, Inc, for Material Testing and Authorizing Funding for an

Amount Not to Exceed \$6,433,438.45 (MEDC, Street Bond Fund and Utility Bond Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabs](#)

[East Broad Street Map](#)

[17-2528](#)

Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Nominees for an Appointment to Tarrant County's Appraisal District Board for Calendar Years 2018 and 2019

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[TAD Letter](#)

[17-2529](#)

Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Board Members for Johnson County Appraisal District for Calendar Years 2018 and 2019

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[Johnson County Letter](#)

[17-2530](#)

Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Board Members for Ellis County Appraisal District for Calendar Years 2018 and 2019

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[Ellis County Letter](#)

[17-2514](#)

Request for Special Event Permit: Veteran's Day Parade

Sponsors: Joe Smolinski and The Applicant

Attachments: [Veterans Day Parade SE App](#)

[Approval & Comments](#)

[17-2519](#)

Request for Special Event Permit: Rand Out Hunger

Sponsors: Joe Smolinski and The Applicant

Attachments: [Rand Out Hunger App](#)

[Rand Out Hunger Insurance](#)

[Approval s & Comments](#)

[17-2520](#)

Request for Special Event Permit: 1st Annual Mansfield Witches Ride

Sponsors: Joe Smolinski and The Applicant

Attachments: [1st Annual Witches Ride App](#)

[Insurance](#)

[Approval & Comments](#)[17-2515](#)

Minutes - Approval of the September 25, 2017 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [9-25-17 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. OLD BUSINESS

[17-2471](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from 2F, Two Family-Residential to PD, Planned Development District for Single-Family Residential Uses on Lot 4, Block 30, Original Town of Mansfield, Located at 204 S. Second Avenue; Mansfield Custom Homes (ZC#17-011)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and supporting](#)

[CC1 Packet](#)

[Exhibit B, Page 1 of 2](#)

[17-2472](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from 2F, Two-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Lot G, Block 27, Original Town of Mansfield Located at 207 S. Second Avenue; Mansfield Custom Homes (ZC#17-012)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and supporting](#)

[CC1 packet](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

[17-2488](#)

Ordinance - Public Hearing Continuation and Second Reading on Proposed Amendments of Section 7200.B of the Zoning Ordinance Related to the Parking of Vehicles Such as Boats, Motor Homes, Recreational Vehicles, Campers, Trailers, and Other Vehicles on Properties with a Single-Family Dwelling, Two-Family Dwelling or Townhouse, and to Provide an Exemption to Such Parking Restrictions Applicable to Certain Vehicles in Existence Before March 2006; (OA#16-002)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Redlined Amendments](#)

[17-2492](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Amending Sections 7100, 7100.C.2, 7100.D.2 "Temporary Signs Table", and 7100.K of the Zoning Ordinance Revising Certain Sign Definitions, Revising the Regulations for Promotional Signage Displays as to Quantity and Placement of Such Signs, and Revising the Regulations for Real Estate Signs (OA#17-004)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Examples of Inflatable Signs](#)

[Redlined Ordinance](#)

[17-2491](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Specific Use Permit for Liquid Waste Processing on Approximately 2.498 Acres Known as Lot 2R1, Block 2 of Mansfield Industrial Park, Generally Located at 525 S. 6th Avenue; SouthWaste Disposal (ZC#17-013)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting](#)

[Exhibits A-C](#)

[Compliance History Report](#)

[17-2499](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District and PR, Pre-Development District to SF-7.5/18 Single-Family Residential District on Approximately 30.09 Acres Generally Located on the West Side of S. Main Street, Approximately 1,086 Feet South of FM 917 on Property Located at 1200 S. Main Street; Crystal Lake Development, LLC (ZC#17-014)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Info.](#)

[17-2502](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from 2F Two Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.505 Acres Known as Lots 11 & 12 and a Portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, TX, Generally Located at 305 & 307 W. Kimball Sreet. and 304 S. Second Avenue; Mansfield Custom Homes (ZC#17-015)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A & B](#)

[17-2503](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD Planned Development District for Commercial Uses, with Additional Use for Campground or Recreational Vehicle Park, on Approximately 15.115 Acres Known as Lot 1-R, Block 1 of Eaton Estates Campground, Generally Located at 1961 Lone Star Road; Texas RV Ranch (ZC#17-016)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A and B](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 9, 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, October 6, 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.