



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 23, 2017

4:45 PM

Council Chambers

REGULAR MEETING

1. **4:45 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 Amendments to the Shops at Broad Development Agreement

Seek Advice of City Attorney Regarding Annexation

Seek Advice of City Attorney Regarding Proposed Scrap Tire Facility Located on CR510 West of Highway 157 in Johnson County

Seek Advice of City Attorney Regarding Update on Stars Development Agreement

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. **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.

9. **COUNCIL ANNOUNCEMENTS**

10. **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

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

12. **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 - Third and Final 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](#)

17-2491

Ordinance - Third and Final 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 - Third and Final 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.](#)

17-2545

Resolution - A Resolution Awarding a Contract for Street Sweeping Services for FY 2018 to Sweeping Services of Texas - Operating L.P. for an Amount Not to Exceed \$113,319.40 (Drainage Utility Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Attachment A 2018](#)

[Attachment B 2018](#)

[Mansfield Sweeping Renewal FY18 Attachment I](#)

17-2546

Resolution - A Resolution Relating to the Giving of Notice of Intention to Issue City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation; Declaring Intent to Reimburse Certain Prior Capital Costs and Approving Other Matters Related Thereto

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[FY 2018 Capital Program](#)

[17-2527](#) Request for Special Event Permit: MISD Toys for Tots

Sponsors: Joe Smolinski and The Applicant

Attachments: [MISD Toys for Tots](#)

[Approval & Comments](#)

[17-2538](#) Minutes - Approval of the October 9, 2017 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [10-9-17 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

13. OLD BUSINESS

[17-2365](#) Ordinance - Third and Final 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, 1075 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 & Supporting Info.](#)

[Exhibit A - Metes & Bounds](#)

[ZC#17-006 Request to Table Letter](#)

[ZC#17-006 Revisions](#)

[9-25-17 Request to Table](#)

[10-23-17 request to table](#)

[17-2502](#) 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 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 Street and 304 S. Second Avenue; Mansfield Custom Homes (ZC#17-015)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ZC#17-015 - ORDINANCE](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

[17-2488](#) Ordinance -Third and Final 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 - Third and Final 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](#)

14. PUBLIC HEARING AND FIRST READING

[17-2541](#)

Ordinance - Public Hearing and First 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. (ZC#17-017)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

[17-2542](#)

Ordinance - Public Hearing and First 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 (ZC#17-019)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[17-2543](#)

Ordinance - Public Hearing and First 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. U.S. 287
(ZC#17-021)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ZC#17-021 - ORDINANCE](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

15. **NEW BUSINESS**

[17-2540](#)

Review and Consideration of a Request to Approve a Minor Modification
of the Development Plan for The Backyard PD (ZC#16-003A)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Previously Approved Development Plan](#)

[Backyard Proposed Sign Amendments](#)

[17-2547](#)

Discussion and Possible Action Regarding Amendments to Shops at
Broad Development Agreement

Sponsors: Clayton Chandler

16. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 23, 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 20, 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.

