



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 9, 2018

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 Project #17-22

Seek Advice of City Attorney Regarding Partial Assignment of Amended and Restated Development Agreement with Shops at Broad

Seek Advice of City Attorney Regarding HEB Zoning Case #18-008

Seek Advice of City Attorney Regarding Zoning Case #16-001

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

Right-of-way at 1420 and 1424 North Main Street for the Main Street/FM157 Connector Project

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. **PROCLAMATIONS**

[18-2693](#) National Library Week

Attachments: [National Library Week 2018](#)

[18-2694](#) National Library Worker's Day

Attachments: [National Library Workers 2018](#)

[18-2695](#) Public Safety Telecommunicators Week

Attachments: [Public Safety Telecommunicators Week 2018](#)

[18-2697](#) St. Paddy's Pickle Parade & Palooza

Attachments: [Pickle Parade and Palooza 2018](#)

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. **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

Development Updates

Quarterly Reports: Mansfield Economic Development Corporation; Mansfield Park Facilities Development Corporation; Planning and Zoning; Public Works; Code Enforcement; Communications & Marketing; Library; Mansfields Convention and Visitors Bureau

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**13. 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

[18-2681](#) Resolution - A Resolution of the City of Mansfield, Texas, Providing for the Appointment of Tracy B. Norr as Local Registrar of Births and Deaths for the City of Mansfield, Texas

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [Resolution](#)

[18-2682](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 5, 2018 General Election; and Providing and Effective Date

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [Resolution](#)

[Joint Contract with Tarrant County](#)

[18-2683](#) A Resolution of the City of Mansfield Authorizing the City Manager to Enter into an Interlocal Agreement with Tarrant County for the Reconstruction of S. 5th Avenue from S. 4th Avenue to a Location Approximately 2,100 Feet South for a Cost Not to Exceed \$200,000.00 (Street Bond Fund).

Sponsors: Joe Smolinski and Raymond Coffman

Attachments: [S. 5th Ave Reconstruction Council Map](#)

[RES](#)

[18-2678](#) Minutes - Approval of the March 26, 2018 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [3-26-18 DRAFT Meeting Minutes](#)

[18-2699](#) Request for Special Event Permit: Mansfield HS Tiger Band Vendor Fair

Sponsors: Joe Smolinski and The Applicant

Attachments: [Mansfield HS Band SE App](#)

[Approval and Comments](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[18-2643](#) 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 on Approximately 1.252 Acres Located at 2000 FM 157; Christopher Tran, 2000 Walnut Plaza LLC (ZC#18-002)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Letter from Applicant 2-2-18](#)

[Letter from Applicant 3-9-18](#)

[Maps and Supporting Information](#)

[ZC#18-002 - ORDINANCE](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Irrigation Quote](#)

[Photos](#)

[18-2689](#) Discussion and Possible Action Regarding an Acknowledgment, Consent and Agreement between MEDC, City of Mansfield, Shops at Broad, LLC, and Mansfield NLA, LLC, to Approve a Partial Assignment Under the Second Amended and Restated Development and 380 Agreement Between MEDC, City of Mansfield and Shops at Broad, LLC.

Sponsors: Joe Smolinski

[18-2696](#) Consideration of a Request by the Property Owner to Remove Item #16-2113 from the Table and Withdraw the Application Related to a Zoning Change from PR, Pre-Development to SF-7.5/18, SF-9.6/20 and SF-12/22, Single-Family Residential Districts on Approximately 187.85 Acres, Generally Located West of Gertie Barrett Road and the End of Cancun Drive, North of Country Meadow Drive and Chimney Hill Circle; Bisbee Ranch, LLC (ZC#16-001)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Location Maps.pdf](#)

[Property Owner Request to Withdraw 04-09-18.pdf](#)

15. PUBLIC HEARING AND FIRST READING[18-2679](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Single-Family Residence Use on Approximately 0.41 Acres Being a Portion of Block 36A, Original Town of Mansfield, Located at 508 W. Kimball Street; Ben Hartman (ZC#18-006)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and supporting information](#)

[ORDINANCE](#)

[Exhibits A and B](#)

[Deviation Table.pdf](#)

[18-2680](#)

Ordinance - Public Hearing and First Reading on an Ordinance approving a change of zoning from PD, Planned Development District to PD, Planned Development District for retail and commercial uses for property known as Lot 1, Galloway Addition and approximately 30.7586 acres out of the H. Odele Survey, Abstract #1196 and John Robertson Survey, Abstract #1317, Tarrant County, TX, totaling approximately 33.7616 acres generally located at the southeast corner of US 287 and E. Broad Street and the west side of N. Mitchell Road; Randall P. Pogue of Westwood on behalf of Broad Street US 287 and HEB Grocery Co. (ZC#18-008)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and Supporting Information](#)

[Previously Approved PD \(ZC#16-006\)](#)

[Exhibit A](#)

[Exhibits B - E](#)

[ZC#18-008 - ORDINANCE](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING[18-2661](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD, Planned Development for Single-Family Residential Uses on Approximately 0.61 Acres Located 211 W. Dallas Street ; Felix Wong (ZC#18-003)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps & Supporting Documents](#)

[Exhibit C-D](#)

17. NEW BUSINESS[18-2677](#)

Resolution - A Resolution Authorizing the City Manager to Execute a Chapter 380 Development Agreement Between the City of Mansfield and Bethlehem's Pioneer Place, LP

Sponsors: Clayton Chandler and Joe Smolinski

Attachments: [Pioneer Place 380 Agreement](#)

[Exhibit A](#)

[Resolution_Pioneer Place_380 Agreement](#)

[18-2686](#)

Review and Consideration of a Detailed Site Plan for a 3,477 sq. ft. restaurant with drive-thru on 0.86 acres located at 3131 E. Broad Street; Michael Martin, Bannister Engineering, LLC on behalf of Marc Semmelmann of CV Mansfield, LLC (DS#18-002)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 9, 2018 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, April 6, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Tracy Norr, 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.