



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 14, 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

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

Land Acquisition for Future Development

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**

Staff Update and Council Discussion Regarding Request to Have Mayor Sign a Targeted Employment Area Designation Letter

Staff Update and Council Discussion Regarding Proposed Development Services Contract with United Properties Southwest

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. CANVASS ELECTION RETURNS

[18-2736](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Canvassing the Returns of the General Election Held in the City of Mansfield, Texas on May 5, 2018, for the Purpose of Electing a Council Member, Place 3; Council Member, Place 4; and a Council Member, Place 5

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [Resolution - Canvass May 2018](#)

[City of Mansfield 2018 Election Unofficial Results](#)

9. ACKNOWLEDGEMENT OF SERVICE

Stephen Lindsey

Darryl W. Haynes

Cory Hoffman

10. OATH OF OFFICE: MIKE LEYMAN, CASEY LEWIS AND JULIE SHORT**11. ELECTION OF MAYOR PRO TEM****12. PROCLAMATION**

[18-2725](#) National Police Week

Attachments: [National Police Week](#)

[18-2726](#) Emergency Medical Services Week

Attachments: [EMS Week 2018](#)

13. PRESENTATIONS

Watermark Award – From Water Street to Water Legacy: 100 Years of Water in Mansfield

14. 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.

15. COUNCIL ANNOUNCEMENTS**16. 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

B. Business Services Department Report

[18-2707](#) Presentation of Monthly Financial Report for the Period Ending March 31, 2018

Sponsors: Peter Phillis

Attachments: [March 2018 Financials](#)

17. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**18. 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

[18-2729](#) Resolution - A Resolution Rescinding Funding and Approval of Contract for Development Services with United Properties Southwest

Sponsors: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)

[18-2733](#) Resolution - A Resolution of the City of Mansfield, Texas Finding that Oncor Electric Delivery Company Llc's Application for Approval of a

Distribution Cost Recovery Factor Pursuant to 16 Tex. Admin. Code § 25.243 to Increase Distribution Rates Within the City Should be Denied; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel

Sponsors: Joe Smolinski and Jeff Price

Attachments: [Resolution](#)

[18-2737](#)

Resolution - A Resolution Awarding a Contract for the Construction of Walnut Creek Drive Right Turn Lane Paving and Signal Improvements (Walnut Creek Drive at Pleasant Ridge Drive) to JLB Contracting, LLC and Authorizing Funding for an Amount Not to Exceed \$235,000.00 (Street Bond Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Map](#)

[Bid Tab](#)

[18-2722](#)

Minutes - Approval of the April 23, 2018 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [4-23-18 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

19. OLD BUSINESS

[18-2680](#)

Ordinance - Third and Final Reading of 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, Totalling 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: [Ordinance](#)

[Maps and Supporting Information](#)

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

[Exhibit A](#)

[Exhibits B - E](#)

20. PUBLIC HEARING

[18-2727](#) Public Hearing and Review of a Concept Plan for a Change of Zoning from C-2 Community Business District to PD, Planned Development District for Single-family Detached and Attached Residential on Approximately 23.5 Acres out of the S Callender, Abstract 359, Addition, Tarrant Co., TX, Generally Located West of FM 157, 786 Feet North of House Road at 1300 FM 157 by Nexmetro Communities(ZC#18-012)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and supporting information](#)

[Avilla Legacy Concept Plan Resubmittal](#)

21. PUBLIC HEARING AND FIRST READING

[18-2728](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 68.543 Acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, Texas, Generally Located West of Gertie Barrett Road and North of Linda Jobe Middle School, on Property Addressed at 2789 Gertie Barrett Road; Felix Wong (ZC18-010)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A through F](#)

[Letter regarding Traffic Signals on Turner Warnell](#)

[Aerial Exhibit of Roadway Locations](#)

[18-2730](#) Ordinance - Public Hearing and First 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 11.867 Acres Located at 1200 FM 157; Pete Shopp, Mouser Electronics (ZC#18-009)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - C](#)

22. PUBLIC HEARING CONTINUATION AND SECOND READING

[18-2704](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community

Business District, to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or Some Intermediate Zoning Classification on Approximately 714.5 Acres, Generally Located East of FM 917, Approximately 1,200 Feet West of South Main Street, Approximately 350 Feet North of English Trail, West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Drive, and East of Jessica Drive; Hanover Property Company (ZC#18-004)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and supporting information](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibits C-1 through G](#)

[M3 Ranch Bulk Standards Tables](#)

[Redlined Exhibit B for 5-14-18](#)

[Revised Exhibit C-1 for 5-14-18](#)

[Revised Exhibit C-3 for 5-14-18](#)

23. **NEW BUSINESS**

[18-2731](#)

Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Dolce Living Mansfield South (now called "Regalia Mansfield") Located at 300-350 N State Highway 360; Steve Thurber of Pace Realty Corporation on Behalf of Regalia South LLC (ZC#12-015A)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Previously Approved PD](#)

[Letter from Applicant](#)

[Aerial of Sign Locations](#)

[Photos of Existing Conditions](#)

[Rendering for New Sign](#)

24. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 14, 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, May 11, 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.