



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 25, 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 M3 Ranch Development

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**

3. **WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Discussion Regarding Service Waste Contract

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. **PRESENTATION**

Back the Blue - Mansfield Independent School District Presentation of the Back the Blue Support Plaque

10. **PROCLAMATION**

[18-2778](#) National Park and Recreation Month

Attachments: [National Park and Recreation Month 2018](#)

11. **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.

12. **COUNCIL ANNOUNCEMENTS**

13. **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

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

15. **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

[18-2746](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Request to Abandon a Portion of a Utility Easement Along North Main Street at 715 North Main Street to Main Street Lofts, L.P.

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)

[Location Map-MSL Easement Abandonment](#)

[Exhibits A&B](#)

[Exhibits C&D](#)

[Quitclaim Easement Abandonment Mainstreet Mansfield Lofts LLC](#)

[Quitclaim Exhibits A&B Mainstreet Mansfield Lofts LLC](#)

[Quitclaim Easement Abandonment Main St Lofts LP](#)

[Quitclaim Exhibits A&B Main St Lofts LP](#)

[18-2771](#)

Resolution - A Resolution Approving an Amendment to the Contract for Design Services with CK Group, Inc. for Turner Warnell Rd. Improvements for an Amount not to Exceed \$49,031.00 (Street Bond Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Location Map](#)

[18-2772](#)

Resolution - A Resolution Awarding the Reyes Group Ltd. as the Low Bidder for Miscellaneous City Wide Asphalt Repairs (Street Department Maintenance Budget - General Fund)

Sponsors: Bart VanAmburgh and Joe Smolinski

Attachments: [Resolution](#)

[Bid Tab](#)

[18-2774](#)

Resolution - A Resolution to Consider Approving Change Order #1 to the Construction Contract With Muckleroy & Falls in the Amount of \$81,635 for Additional Construction Items Related to the Parks and Recreation Administration Building

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Change Order #1](#)

[18-2768](#)

Minutes - Approval of the June 11, 2018 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [6-11-18 DRAFT Meeting Minutes](#)

[18-2775](#)

Minutes - Approval of the June 6, 2018 Special City Council Meeting Minutes

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [6-6-18 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. OLD BUSINESS

[18-2728](#)

Ordinance -Third and Final 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 (ZC#18-010)

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](#)

[Revised Exhibit B](#)

[Revised Exhibit E](#)

[Revised Exhibit B for June 11 2018](#)

[Section 4600.D.15](#)

17. PUBLIC HEARING AND FIRST READING

[18-2767](#)

Ordinance - Public Hearing and First reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Attached Townhomes on Approximately 3.56 Acres Situated in the James Grimsley Survey, Abstract #578, Generally Located at 1802 Mansfield Webb Road; James Johnston of Black Ocean Dev Holdings, LLC (ZC#18-013)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibits B - D](#)

[Letter from North Side Church of Christ](#)

18. PUBLIC HEARING CONTINUATION AND SECOND READING

[18-2758](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 15.08 Acres Situated in the A. N. Curry Survey, Abstract No. 332 & the Henry Brandenburg Survey, Abstract No. 129, Generally Located on the West Side of Day Miar Road and the South Side of Grand Meadow Boulevard.; Noah Flabiano of Skorburg Company on behalf of Patricia A. Albright and Johnson Collins (ZC#18-014)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [+Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Slack Property - Agreement to Dedicate ROW](#)

[Exhibits B - E](#)

19. NEW BUSINESS

[18-2769](#) Consideration of a Request for a Modification of the Approved Planned Development District Standards to Revise the Provisions Related to Accessory Buildings on Property Located at 307 W. Kimball Drive; Felix Wong (ZC#17-015A)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Location Map](#)

[Letter of Request](#)

[Pool cabana layout and elevations](#)

[Revised Exhibit B](#)

[18-2770](#) Review and Consideration of the Detailed Site Plan for Texas Health Resources Hospital at SouthPointe by Texas Health Resources on Approximately 38.236 Acres, Generally Located East of U.S. Hwy 287 and South of Lone Star Road by Beck Architects (DS#18-003)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and Supporting Info.](#)

[Exhibits A - D1](#)

[18-2779](#) Discussion of Potential Zoning Ordinance Change to Section 4600 Community Guideline Standards Paragraph D Section 15

Sponsors: Casey Lewis, Terry Moore and Mike Leyman

Attachments: [Request to Schedule Item for City Council Discussion/Action](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 25, 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, June 22, 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.