



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, July 23, 2018

4:00 PM

Council Chambers

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#### REGULAR MEETING

1. **4:00 P.M. - CALL MEETING TO ORDER**

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

Discussion Regarding Man House

Discussion Regarding Dog Park

3. **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**

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**

Discussion Regarding Project #18-11 - Existing Industry Expansion

Discussion Regarding Project #18-13 - Existing Industry Expansion

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. **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

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**

[18-2795](#)

Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax

Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

**Presenters:** Peter Phillis and Troy Lestina

**Attachments:** [Resolution](#)

[18-2796](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas authorizing a contract between the City of Mansfield, Texas and Tarrant County and the County's Assessor/Collector for the Collection of the South Pointe Public Improvement District Assessment/Collection Services

**Presenters:** Peter Phillis and Troy Lestina

**Attachments:** [Resolution](#)

[18-2797](#)

Minutes - Approval of the July 9, 2018 Regular City Council Meeting Minutes

**Presenters:** Shelly Lanners and Tracy Norr

**Attachments:** [7-9-18 Draft Meeting Minutes](#)

[18-2798](#)

Minutes - Approval of the July 11, 2018 Special City Council Meeting Minutes

**Presenters:** Shelly Lanners and Tracy Norr

**Attachments:** [7-11-2018 Draft Meeting Minutes](#)

[18-2804](#)

Request for Special Event Permit: Mansfield ISD Back to School Bash

**Presenters:** Joe Smolinski and The Applicant

**Attachments:** [MISD Back to School Bash SE App](#)  
[Approval & Comments](#)

**END OF CONSENT AGENDA**

**14. OLD BUSINESS**

[18-2767](#)

Ordinance -Third and Final 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)

**Presenters:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Ordinance](#)  
[Maps and Supporting Information](#)  
[Exhibit A - Property Description](#)  
[Letter from North Side Church of Christ](#)  
[Exhibits B - D](#)

**15. PUBLIC HEARING AND FIRST READING**[18-2788](#)

Ordinance - Public Hearing and First Reading of an Ordinance Amending the Code of Ordinances for Designated Truck/Commercial Delivery Routes by Removing a Section of US Business Hwy 287 (Main Street) from the Truck Route and Designating it as a Commercial Delivery Route, Adding W. Debbie Lane and FM 157 as a Truck Route and Adding Mouser Way as a Commercial Delivery Route

**Presenters:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Ordinance](#)  
[Route Map](#)

**16. PUBLIC HEARING CONTINUATION AND SECOND READING**[18-2679](#)

Ordinance - Public Hearing Continuation and Second 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)

**Presenters:** Shelly Lanners and Art Wright

**Attachments:** [Ordinance](#)  
[Maps and supporting information](#)  
[Exhibits A and B](#)  
[Deviation Table](#)  
[Letter of Request](#)  
[Letter Requesting Withdrawal](#)

[18-2786](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from I-1 Light Industrial District to PD Planned Development District for Office and Mini-Warehouse Uses on Approximately 4.36 Acres Situated in the Samuel C. Neill Survey, Abstract No. 1159, Generally Located at 4101 Britton Road; Steven R. Homeyer of Homeyer Engineering, Inc. on Behalf of Kevin Butler of Butler & Butler Construction, LLC (ZC#18-016)

**Presenters:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Ordinance](#)  
[Maps and Supporting Information](#)  
[Exhibit A](#)  
[Exhibits B - D](#)  
[Perspectives of Development from Britton Road - Phases I & II](#)

**17. NEW BUSINESS**[18-2793](#)

Resolution - A Resolution of the City of Mansfield, Texas Approving a Policy Statement for Tax Abatement

Attachments: [Resolution](#)

[2016 Tax Abatement Policy](#)

**18. ADJOURN****CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 23, 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 Thursday, July 19, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Tracy Norr, City Secretary

Approved as to form:

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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.