



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, November 12, 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 ZC #18-021

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**

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

Seek Advice from City Attorney for Property Located at 102 N. Main Street

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 ZC #18-021

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. PROCLAMATIONS**

[18-2957](#) America Recycles Day

*Attachments:* [America Recycles Day 2018](#)

[18-2958](#) Small Business Saturday

*Attachments:* [Small Business Saturday 2018](#)

**10. PRESENTATIONS**

Veterans Day Parade Winners

TML Municipal Award of Excellence

**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

Hometown Holidays/Parade Update - Ann Beck

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**

[18-2908](#)

Ordinance - Third Reading and Consideration of an Ordinance Amending Chapter 130 of the Mansfield Code of Ordinances to Regulate Residential Outdoor Lighting (OA#18-004)

***Presenters:*** Joe Smolinski and Lisa Sudbury

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

[Exhibit A](#)

[18-2915](#)

Ordinance - Third and Final Reading of an Ordinance Granting An Oncor Electric Easement In, Upon and Across City Owned Property as described in Vol. 13582 PG. 221 D.R.T.C.T. (918 Magnolia St.), in the City of Mansfield, Tarrant County, Texas

***Presenters:*** Joe Smolinski and Bart VanAmburgh

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

[Exhibit A - Legal Description](#)

[Easement and Right of Way](#)

[Map](#)

[18-2951](#)

Resolution - A Resolution Determining the Construction Manager-at-Risk Method as Providing the Best Value for the Restoration of the Ralph S. Man Homestead and Barn at 604 West Broad Street

***Presenters:*** Shelly Lanners and Lisa Sudbury

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

[18-2952](#)

Resolution - A Resolution Establishing the Fiscal Year 2018-2019 State Asset Forfeiture Budget for the Mansfield Police Department for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Department has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Police Department

***Presenters:*** Clayton Chandler and Tracy Aaron

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

[Budget](#)

[18-2953](#) Resolution - A Resolution Establishing the Fiscal Year 2018-2019 State Asset Forfeiture Budget for the Tri-County Auto Burglary and Theft Prevention Task Force, a Grant Funded Entity, for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Task Force has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Grant Managing Agency (City of Mansfield) and the Board of Governors of the Tri-County Auto Burglary and Theft Prevention Task Force

***Presenters:*** Clayton Chandler and Tracy Aaron

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

[Budget](#)

[18-2956](#) Resolution - A Resolution Authorizing a Contract With Freese & Nichols, Inc. for the Bud Ervin Water Treatment Plant Monthly Support Meetings and On-Call Services for an Amount not to Exceed \$50,000.00 (Utility Fund)

***Presenters:*** Joe Smolinski and Jeff Price

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

[18-2959](#) Resolution- A Resolution of the City of Mansfield, Texas, Awarding a Contract for Architectural Services for the New Fire Station Number 5

***Presenters:*** Shelly Lanners, Barry Bondurant and James Fish

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

[18-2960](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Competitive Sealed Proposal Delivery Method for the Construction of the Fire Station 5; Delegating Authority to the City Manager; and Providing an Effective Date

***Presenters:*** Shelly Lanners, Barry Bondurant and James Fish

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

[18-2961](#) Resolution - A Resolution of the City of Mansfield Authorizing the City Manager to Enter into an Interlocal Agreement with Tarrant County for the Reconstruction of Breckenridge Road, a Portion of Gertie Barrett Road, Bonner Drive and a Mill and Overlay of Speers Drive for a Cost Not to Exceed \$725,000.00 (Street Bond Fund and Street Operations General Fund)

***Presenters:*** Joe Smolinski and Bart VanAmburgh

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

[Map](#)

[18-2968](#) Resolution - A Resolution Awarding a Contract for Street Sweeping Services for FY 19 to Sweeping Services of Texas - Operating L.P. for an

Amount not to Exceed \$123,788.46 (Drainage Utility Fund)

**Presenters:** Joe Smolinski and Bart VanAmburgh

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

[Street Sweeping Agreement 2018-2019](#)

[Sweeping Attachment A 2019](#)

[Sweeping Attachment B 2019](#)

[18-2967](#)

Resolution - A Resolution Awarding a Contract for Construction of Kimberly Court Drainage Improvements to Iron T Construction, and Authorizing Funding for an Amount Not to Exceed \$76,150.00 (Drainage Utility Fund)

**Presenters:** Joe Smolinski and Bart VanAmburgh

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

[Kimberly Court Bid Tab](#)

[Kimberly Ct Exhibit](#)

[18-2954](#)

Request for Special Event Permit: Hometown Holidays & Parade

**Presenters:** Matt Young and Angie Henley

**Attachments:** [Hometown Holidays & Parade SE & Tent](#)

[Approval & Comments](#)

[18-2955](#)

Request for Special Event Permit: Run with Heart

**Presenters:** Joe Smolinski and The Applicant

**Attachments:** [2019 Run with Heart SE App](#)

[Approval & Comments](#)

[18-2972](#)

Request for Special Event Permit: M4M

**Presenters:** Joe Smolinski and The Applicant

**Attachments:** [M4M Special Event App](#)

[Approval & Comments](#)

[M4M Insurance](#)

[18-2945](#)

Minutes - Approval of the October 22, 2018 Regular City Council Meeting Minutes

**Presenters:** Shelly Lanners and Tracy Norr

**Attachments:** [10-22-18 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

## 16. **PUBLIC HEARING**

[18-2950](#)

Public Hearing - Public Hearing and Review of a Concept Plan for a Proposed Change of Zoning from PR, Pre-Development District to PD for Single-Family Residential and Commercial Uses on Approximately 91.69

Acres Out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County, and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, TX, Generally Located at the Southeast Corner of the Intersection of W. Broad Street and Lillian Road and South of the Intersection of Retta Road and W. Broad Street; BBCP Acquisitions (ZC#18-025)

**Presenters:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Maps and supporting information](#)

[Silver Oak Concept Plan 102318](#)

[Primary Entrance Plan](#)

[Alternate Entry Plan](#)

## 17. **PUBLIC HEARING AND FIRST READING**

### [18-2946](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial Uses on Approximately 155.223 Acres Out of the J. Wheeler Survey, Abstract No. 571, Johnson Co, TX, Generally Located at the Southeast Corner of Easy Dr. & 7th Ave. and 14.395 Acres Out of the W. Styles Survey, Abstract No. 791, Johnson Co, TX, Generally Located at the Northwest Corner of Hanks Drive & 7th Avenue, Altogether Totaling Approximately 169.618 Acres; Richard Nevins of the Mansfield Economic Development Corporation (ZC#17-010)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Conceptual Site Plan](#)

[Exhibit A](#)

[Exhibit B](#)

### [18-2947](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for Single-Family Residential Uses on Approximately 185.644 Acres Out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the P. George Survey, Abstract No. 299, Johnson Co., TX, Generally Located at 1601 & 1651 Bedford St. and 1621 Lone Star Rd.; Clayton Snodgrass of BBCP Acquisitions, LLC on behalf of Brian Dalton of Dalton's Best Maid Products, Inc. (ZC#18-020)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

[18-2948](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 1.3 Acres Being a Portion of Lot 5, Block 3 of the Original Town of Britton, Generally Located at 913 Cope St.; Jordan Riness of Riness Holdings LLC (ZC#18-022)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

[18-2949](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.28 Acres Known as Lot 18, Block 5 of the Hillcrest Addition, Generally Located at 801 Stell Avenue; City of Mansfield (ZC#18-023)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

**18. PUBLIC HEARING CONTINUATION AND SECOND READING**

[18-2861](#) 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 OP Office Park District uses on Approximately 0.647 Acres out of the Joab Watson Survey, Abstract No. 1632, Located at 4451 E. Broad Street; Bob Blackwelder of HCC Contracting, Inc. on Behalf of Smart & Stella Ajayi of Harplet Marketing, LLC (ZC#18-019)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibits B - E](#)

[Tax Benefits](#)

[Email on behalf of Bankston Meadows HOA 11-6-18](#)

[18-2928](#) Ordinance - Public Hearing Continuation and Second Reading of an

Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement Within the City of Mansfield, Texas; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Repealer Clause; and Providing for an Immediate Effective Date

***Presenters:*** Clayton Chandler and Richard Nevins

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

[18-2929](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement Within the City of Mansfield, Texas; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Repealer Clause; and Providing for an Immediate Effective Date

***Presenters:*** Clayton Chandler and Richard Nevins

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

[18-2934](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for I-1, Light Industrial Uses on Approximately 241.69 Acres, Generally Located at the Northwest Corner of Lone Star Road and S. Miller Road; the Northeast Corner of Britton Road and S. Miller Road; and South of Lone Star Road and Britton Road Approximately 660 Feet East of SH 360 and Approximately 1500 Feet West of S. Holland Road; Logistics Property Company (ZC#18-021)

***Presenters:*** Joe Smolinski and Lisa Sudbury

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

[Exhibit A - Legal Descriptions - Copy](#)

[Exhibits B - E](#)

[Maps and Supporting Information](#)

[LPC - Park 360 South - CC#1 Outline - 10.17.18 DRAFT](#)

[LPC - Park 360 South - CC#1 Presentation - 10.17.18 DRAFT](#)

## 19. **NEW BUSINESS**

[18-2944](#)

Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 24, 2018 to December 10, 2018

***Presenters:*** Shelly Lanners and Tracy Norr

***Attachments:*** [Procedural Rules of Council](#)

## 20. **ADJOURN**



**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 12, 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, November 8, 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.