



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 26, 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 Potential Partnership with Mansfield Area Tennis Association

Seek Advice of City Attorney Regarding Approved Subleases with DSE Hockey Centers, L.P.

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

Seek Advice of City Attorney Regarding 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

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. **PRESENTATION**

Texas Downtown Association - Best Public Improvement Award

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

[18-2734](#) Ordinance - Second Reading and Consideration of Final Passage of an Ordinance Renewing a Franchise to Construct, Maintain, and Operate Pipelines and Equipment in the City of Mansfield, Tarrant County Texas, granted to Atmos Energy Corporation, a Texas and Virginia Corporation, its Successors and Assigns, for the Transportation, Delivery, Sale and Distribution of Gas in , out of, and Through Said City; Providing for the Payment of a Fee or Charge for the Use of the Public Right-of-Way; and Providing that Such Fee Shall be in Lieu of Certain Other Fees and Charges

Presenters: Joe Smolinski and Jeff Price

Attachments: [Ordinance](#)

[18-2976](#) Resolution - A Resolution Authorizing a Contract with Freese & Nichols INC. for Engineering Services Related to the Rehabilitation of the S. H. 360 Wastewater Lift Station for an amount not to exceed \$181,206 (Utility Operations Fund)

Presenters: Joe Smolinski and Alex Whiteway

Attachments: [Resolution](#)

[18-2981](#) Resolution - A Resolution to Consider Awarding a Construction Contract to Ratliff Hardscape of Lewisville, TX in the Amount of \$2,135,002.96 for Construction of Phase 2B of the Walnut Creek Linear Park Trail

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Bid Tab](#)

[18-2982](#) Resolution - A Resolution to Consider Approving a BuyBoard Contract with iOffice of Decatur, TX in an Amount Not to Exceed \$89,500 for the Purchase and Installation of Furniture for the Parks Administration Building

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[18-2983](#) Resolution - A Resolution to Consider Approving a BuyBoard Contract with Ponder Company, Inc. of Dallas, TX in the Amount of \$75,710 for Replacement of the Gymnasium Floor at the Mansfield Activities Center

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Ponder Flooring Quote](#)

[18-2973](#) Minutes - Approval of the November 12, 2018 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Tracy Norr

Attachments: [11-12-18 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**14. OLD BUSINESS**[18-2861](#)

Ordinance - Third and Final 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](#)

[Tax Benefits](#)

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

[Exhibits B - E](#)

[18-2934](#)

Ordinance - Third and Final 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](#)

[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](#)

[Exhibit A - Legal Descriptions](#)

[Exhibit B - Planned Development Regulations](#)

[Exhibit C - Development Plan](#)

[Exhibit D - Elevation](#)

[Exhibit E - Site Plan](#)

15. PUBLIC HEARING[18-2974](#)

Ordinance - Public Hearing and Consideration of a Specific Use Permit for a Gasoline Service Station on Approximately 1.209 Acres Known as Lot 1, Block 48, Somerset Addition, Generally Located at the Southeast Corner of US 287 & Barrington Way; Sherrelle Russell of The Dimension Group,

on Behalf of Ben Leudtke of Hanover Properties, Inc. (ZC#18-024)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and Supporting Information](#)

[Previously Approved PD](#)

[Exhibit A](#)

[Exhibits B - E](#)

16. **PUBLIC HEARING AND FIRST READING**

[18-2975](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for a Church and Associated Uses on Approximately 7.59 Acres Known as Lot 6R, Block 4, Hillcrest West Addition and Approximately 4.74 Acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, Totalling Approximately 12.33 Acres Located at 500 & 600 E. Dallas St., 310 Graves St., and 303 & 305 S. Waxahachie St.; Justin S. Gilmore of Level 5 Design Group, on behalf of Pastor Thu Nguyen of St. Jude Catholic Church (ZC#18-026)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Previously Approved PD](#)

[Project Narrative](#)

[Exhibit A](#)

[Exhibits B - D](#)

[18-2977](#)

Ordinance - Public Hearing and First Reading of an Ordinance Amending Section 4500.B of the Zoning Ordinance to Increase the Minimum Floor Area for Houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 Zoning Districts (OA#18-002A)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance with Exhibit A](#)

[Redlined Exhibit A](#)

[18-2978](#)

Ordinance - Public Hearing and First Reading of an Ordinance Amending Section 4600.D.15 of the Zoning Ordinance to Revise the Regulations on Reduced Size Lots (OA#18-002B)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Redlined Amendment](#)

[18-2979](#)

Ordinance - Public Hearing and First Reading of an Ordinance Amending Section 6300.E.6 of the Zoning Ordinance to Revise the Criteria for a Special Exception to Allow an Increase in the Maximum Allowable Area or

Height, or a Reduction of the Minimum Setback Requirements for Accessory Buildings or Structures on Lots of 12,000 Square Feet or Larger (OA#18-003)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)
[Redlined Amendment](#)

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

[18-2946](#)

Ordinance - Public Hearing Continuation and Second 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 Continuation and Second 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 and C-2 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 BBCEP 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](#)
[Plan Comparison](#)
[1st Public Hearing Response Letter 11-16-18](#)

[18-2948](#)

Ordinance - Public Hearing Continuation and Second 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 Continuation and Second 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 AND THIRD AND FINAL READING

[18-2928](#)

Ordinance - Public Hearing and Third and Final 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 to be Known as Reinvestment Zone 43; 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 and Third and Final 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, to be Known as Reinvestment Zone 44; 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](#)

19. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 26, 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 Wednesday, November 21, 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.