



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 10, 2018

7:00 PM

Council Chambers

REGULAR MEETING

1. **7:00 P.M. - CALL MEETING TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

5. **PROCLAMATION**

[18-2992](#) IT'S TIME TEXAS Community Challenge

Attachments: [It's Time Texas Community Challenge 2018](#)

6. **PRESENTATION**

Texas Municipal League - Municipal Excellence Award to the City of Mansfield for Mansfield Volunteer Program

Farmers Insurance Thank America's Teachers Grant - Award Winner Tarver-Rendon Elementary School

7. **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.

8. **COUNCIL ANNOUNCEMENTS**

9. SUB-COMMITTEE REPORTS**10. 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

Veterans Day Parade Video

11. OLD BUSINESS

[18-2947](#)

Ordinance - Third and Final 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 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](#)

[Plan Comparison](#)

[1st Public Hearing Response Letter 11-16-18](#)

[Exhibits B - E](#)

[2nd Public Hearing Response Letter 11-29-18](#)

12. PUBLIC HEARING

[18-2988](#)

Public Hearing and Consideration of a Request for a Specific Use Permit for an Auto Repair Garage on Approximately 1.86 Acres Known as Lots 5R1 & 5R2, Block 1, Golden Acres Addition, Located at 130 W. Debbie Lane and 1821 Towne Crossing Blvd.; Sidney Stratton of Manhard Consulting, Ltd., on behalf of William L. Dismuke, Trustee, of Mansfield Lane, Ltd. and Britt Lane, Manager of Bobby & Leona Cox, LLC, General Partner of BDC Family Limited Partnership (ZC#18-029)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

13. **PUBLIC HEARING AND FIRST READING**

[18-2986](#) 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 Bar, Eating Place, and Outdoor Entertainment Uses on Approximately 0.297 Acres Located at 101 E. Kimball Street.; Debi and Billy McGill of Crescent Moon Drink Café (ZC#18-027)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Project Narrative](#)

[Exhibit A](#)

[Exhibits B - D](#)

[18-2987](#) 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 with Additional Use for Campground or Recreational Vehicle Park on Approximately 15.115 Acres Known as Lot 1-R, Block 1, Eaton Estates Campground, Located at 1961 Lone Star Road; Craig Turner of Via Bayou, Inc. d.b.a. Texan RV Resort (ZC#18-028)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - C](#)

[Letter from Applicant 11-28-18](#)

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

[18-2975](#) Ordinance - Public Hearing Continuation and Second 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, Totaling 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 Continuation and Second 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 Continuation and Second 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](#)

[Revised Ordinance](#)

[Revised Redlined Amendment](#)

[18-2979](#) Ordinance - Public Hearing Continuation and Second 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](#)

15. **NEW BUSINESS**

[18-2969](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Terms and Conditions of a Tax Abatement Agreement by and Between the City of Mansfield, Texas and Mouser Electronics, Inc.; Establishing and Providing a Tax Abatement and Authorizing its Execution by the Mayor; and Providing an Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)

[Tax Abatement Agreement](#)

[18-2970](#) Resolution - A Resolution of the City Council of the City of Mansfield,

Texas, Approving Terms and Conditions of a Tax Abatement Agreement by and Between the City of Mansfield, Texas and Mouser Electronics, Inc.; Establishing and Providing a Tax Abatement and Authorizing its Execution by the Mayor; and Providing an Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)

[Tax Abatement Agreement](#)

[18-2994](#)

Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2019; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Approving Execution and Delivery of a Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Peter Phillis

Attachments: [Ordinance](#)

[Preliminary Official Statement](#)

[Paying Agent Registrar Agreement](#)

[Engagement Letter](#)

16. 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**
- 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**

17. IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

18. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 10, 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, December 6, 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.