



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 14, 2019

4:00 PM

Council Chambers

REGULAR MEETING

1. 4:00 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 Pending Litigation - Cause No. 97471

Seek Advice of City Attorney Regarding Current Litigation Updates

Seek Advice of City Attorney Regarding the Legality of Fee Abatements

Seek Advice of City Attorney Regarding the Voluntary Annexation Process

Seek Advice of City Attorney Regarding Franchise Utility Relocations

Seek Advice of City Attorney Regarding Matters Related to Human Resource Management

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

Seek Advice of City Attorney Regarding the Disposition of City Property on Stell Avenue and McKown Drive

Land Acquisition for Future Development

C. Personnel Matters Pursuant to Section 551.074

Discussion Regarding Appointments

Board Appointments

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 #18-04

Discussion Regarding Project #18-19

Discussion Regarding Project #18-20

Possible Revision of Economic Development Agreements with Klein Tools

Economic Development Projects Update

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. PROCLAMATION

[19-3017](#) School Board Recognition Month

Attachments: [School Board Recognition Month 2019](#)

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. SUB-COMMITTEE REPORTS

12. 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

Quarterly Reports - Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Public Works, Code Enforcement, Communications and Marketing, Library Mansfield Convention and Visitors Bureau

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. 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

[18-2975](#)

Ordinance - Third and Final 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 - Third and Final 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 - Third and Final 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 - Third and Final 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](#)

[19-3008](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or His Designee to Negotiate and Execute an Electric Supply Agreement with a Retail Electric Provider or Broker for Deliveries of Electricity Effective January 1, 2027

Presenters: Joe Smolinski and Jeff Price

Attachments: [Resolution](#)

[19-3009](#) Resolution - A Resolution Awarding a Contract for Construction of the FY2017 & FY2018 Community Development Block Grant Project for North Street Paving, Drainage and Utility Improvements to Jackson Construction for Construction, and Authorizing Funding for an Amount Not to Exceed \$1,421,578.90 (Street Bond Fund, Utility Bond Fund and FY2017 & FY2018 Community Development Block Grant Program)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)
[North Street Aerial1](#)
[Bid Tab](#)

[18-3001](#) Minutes - Approval of the December 10, 2018 - 6:00 p.m. Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [12-10-18 - 6 p.m. DRAFT Meeting Minutes](#)

[18-3002](#) Minutes - Approval of the December 10, 2018 - 7:00 p.m. Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [12-10-18 - 7 p.m. DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST READING

[19-3005](#) 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 Single-Family Residential Uses on Approximately 0.393 Acres, Generally Located at the Southeast Corner of the Intersection of North Street and Van Worth Street, on Property Addressed at 111 Van Worth Street; Daryle and Melisa Perez (ZC#18-033)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and supporting information](#)

[Exhibit A](#)

[Exhibit B](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

[18-2986](#) Ordinance - Public Hearing Continuation and Second 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](#)

[Revision Description 01-04-19](#)

[18-2987](#)

Ordinance - Public Hearing Continuation and Second 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](#)

[Previously Approved SUP](#)

[Texan RV Ranch Timeline](#)

[Request to Table to 1-28-19](#)

17. **NEW BUSINESS**

[18-3004](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and QRS Realty Investments, LLC and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Attachments: [Resolution](#)

[QRS Building and Site Plan](#)

[19-3006](#)

Consideration of a Request to Revise the Planned Development District Standards and Exhibits for M3 Ranch to Eliminate Certain Alleys Within the Development and to Install Slip Streets to Serve Single-Family Residential Lots on Property with Approximately 714.5 Acres, Generally Located East of FM 917, Approximately 1,200 Feet West of South Main Street, Approximately 350 Feet North of English Tr., West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Dr., and East of Jessica Dr.; Hanover Property Company (ZC#18-004A)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Location Map](#)

[Letter of Request](#)

[Revised Exhibit B](#)

[Redlined Development Plan Exhibits](#)

[Revised Exhibits C-1 through G](#)[19-3007](#)

Consideration of a Request to Revise the Development Standards for Mill Valley to Replace the 20-foot Front Build-To Line with a 20-foot Minimum Front Yard Setback for Property Generally Located Between S. Matlock Road and SH 360, and South of Harmon Road; Jabez Development (ZC#16-010B)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Location Map](#)

[Letter of Request](#)

[Example of Build-To Line Encroachments](#)

[Redlined Residential Product Table](#)

18. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 14, 2019 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, January 10, 2019 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, 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.