



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 25, 2019

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

- A1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14
- A2. Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC
- A3. Seek Advice of City Attorney Regarding Bids for North Main Bridge LED Lighting
- A4. Seek Advice of City Attorney Regarding Development in Extraterritorial Jurisdiction
- A5. Seek Advice from City Attorney Regarding Legal Interpretation of Zoning Ordinance Related to Parking Regulations
- A6. Seek Advice from City Attorney Regarding Development Agreement Tax Increment Reinvestment Zone No 1
- A7. Seek Advice of City Attorney Regarding Current Litigation Updates

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

D1. Economic Development Project #19-02

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

Presentation of Awards to Veterans Day Parade Winners

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. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the Assistant City Secretary's seating place. Please present the card 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

Hometown Holidays/Parade Update - Ann Beck

Main Street Update - Bart VanAmburgh

12. SUB-COMMITTEE REPORTS

[19-3364](#)

Minutes - Approval of the November 12, 2019 Public Memorial Sub-Committee Meeting (vote will be only by members of the sub-committee)

Presenters: Shelly Lanners and Susana Marin

Attachments: [11-12-19 Public Memorials Sub-Committee Minutes](#)

[19-3370](#)

Discussion and Possible Action Regarding Hotel/Motel Allocations to Mansfield International Film Festival

Presenters: Julie Short, David Cook and Brent Newsom

Attachments: [Mansfield International Film Festival Request Letter](#)

[19-3373](#)

Discussion and Possible Action Regarding Agenda Items From the November 25, 2019, Meeting of Tax Increment Reinvestment Zone Number 1 Board

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

[19-3323](#)

Ordinance - Third and Final Reading of an Ordinance of the City of Mansfield, Texas Amending Chapter 50, Solid Waste Management, of the Code of Ordinances, Mansfield, Texas; Amending the Regulations Related to the Collection of Garbage, Trash and Recyclable Materials in Certain Circumstances; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Penalty Clause for Violations; Providing a Severability Clause; Providing a Savings Clause; Providing for Publication; and Providing an Effective Date

Presenters: Joe Smolinski and Howard Redfearn

Attachments: [Ordinance](#)

[Chapter 50 Ordinance Update Summary](#)[19-3325](#)

Ordinance - Third and Final Reading of an Ordinance of the City of Mansfield, Texas Amending Chapter 52, Stormwater Quality Protection, of the Code of Ordinances, Mansfield, Texas; Amending the Regulations Related to the Performance Standards to Control Stormwater Quality; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Penalty Clause for Violations; Providing a Severability Clause; Providing a Savings Clause; Providing for Publication; and Providing an Effective Date

Presenters: Joe Smolinski and Howard Redfearn

Attachments: [Ordinance](#)

[Chapter 52 Update Summary](#)[19-3329](#)

Ordinance - Third and Final Reading of an Ordinance Approving the Conveyance of Certain Real Property in Fee Simple as a Metering Station Site and the Assignment of a Certain Utility Easement and Access Easement to the Trinity River Authority for the Maintenance and Operation of Regional Wastewater Facilities

Presenters: Joe Smolinski and Jeff Price

Attachments: [Ordinance](#)

[Exhibit A - 0.057 ac Meter Station](#)

[Exhibit B - 0.613 ac Utility Easement](#)

[Exhibit C - 1.154 ac Access Easement](#)

[19-3372](#)

Resolution - A Resolution Authorizing the Chair of Tax Increment Reinvestment Zone Number One and the City Manager to Execute the First Amended Development Agreement With Sowell Reserve Associates, L.P., for Public Improvements to Property Within Tax Increment Reinvestment Zone Number One

Presenters: Joe Smolinski

Attachments: [Resolution](#)

[First Amended Development Agreement with Sowell in TIRZ No.1](#)

[Exhibit C to First Amended Development Agreement with Sowell in TIRZ No.1](#)

[Exhibit D to First Amended Development Agreement with Sowell in TIRZ No.1](#)

[19-3367](#)

Request for Special Event Permit: Hometown Holidays

Presenters: Joe Smolinski and The Applicant

Attachments: [Hometown Holidays](#)

[19-3365](#)

Minutes - Approval of the November 11, 2019 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [11-11-19 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**15. OLD BUSINESS**[19-3328](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from 2F, Two-Family Residential District and SF-7.5/12, Single-Family Residential District to PD Planned Development District for Two-Family Residential Uses on Approximately 0.25 Acres Being a Portion of Block 26, Original Town of Mansfield, Located at 203 W. Kimball Street; Sheri Bumgardner of SSB Designs on behalf of David Cook of Altar Holdings, LLC (ZC#19-016)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B - C](#)

[Maps and Supporting Information](#)

16. PUBLIC HEARING AND FIRST READING[19-3343](#)

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 Single-Family Residential Uses on Approximately 30.001 Acres Out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX, and Abstract No. 593, Johnson County, TX, Located at 890 & 932 S. Mitchell Rd.; John Arnold of Skorburg Company on Behalf of Bobby F. & Mary A. Havens (ZC#19-012)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Maps and Supporting Information](#)

[Roadway Alignment Study](#)

[Request to Table to 11-25-19](#)

[19-3369](#)

Ordinance - Public Hearing and First Reading of an Ordinance approving a Zonning Change from PR to PD, Planned Development for a Single-Family Residence with an Accessory Dwelling on approximately 1.02 acres located at 1505 Long and Winding Road; Dr. Jason and April Lowry (ZC#19-019)

Presenters: Joe Smolinski, Matt Jones and Shirley Emerson

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B-D](#)

[Maps and Supporting Documents](#)

[Section 7800.B.35](#)

17. PUBLIC HEARING CONTINUATION AND SECOND READING

[19-3350](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Changing the Speed Limits and the School Zone on Main Street from North of Pleasant Ridge Drive to Heritage Parkway (FM 917)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)

[Exhibit A](#)

[Main Street Speed Limit Change Map](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 25, 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, November 21, 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.