



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, October 26, 2020

5:00 PM

Council Chambers

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#### REGULAR MEETING

**THIS MEETING WILL BE HELD BY VIDEO CONFERENCING. To participate, please register at**

**[https://mansfieldtexas.zoom.us/webinar/register/WN\\_q9ChEz\\_FRzGpCxOy7ZOF2w](https://mansfieldtexas.zoom.us/webinar/register/WN_q9ChEz_FRzGpCxOy7ZOF2w) by 7:00 p.m. on Monday, October 26, 2020 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:**

**Webinar ID: 982-7603-8697**

**Passcode: 1234567**

**Citizen comments and public hearing comments may also be submitted through the city's website [www.mansfieldtexas.gov](http://www.mansfieldtexas.gov) or by sending an email to [susana.marin@mansfieldtexas.gov](mailto:susana.marin@mansfieldtexas.gov). All comments must be submitted by 5:00 p.m. Monday, October 26, 2020. Comments received will be read into the record by the Mayor or the City Secretary.**

**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 Pending Litigation - Cause No. 3:20-CV-2061

Seek Advice of City Attorney Regarding Zoning Case ZC#16-008

Seek Advice of City Attorney Regarding Assignment of Developer Agreement

Seek Advice of City Attorney Regarding Reciprocal Easement Agreements

Seek Advice of City Attorney Regarding Potential Annexation and Deannexation

Seek Advice of City Attorney Regarding Human Resource Issue

**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**

Board Appointments - Historic Preservation Advisory Board

**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**

**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**

Arbor Day

**9. PRESENTATIONS**

Tree City USA Recognition

Presentation of the American Association of Code Enforcement 2020 Community Service Award to City Council

Presentation of the American Association of Code Enforcement 2020 Program of the Year Award to City Council

**10. 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.*

**11. COUNCIL ANNOUNCEMENTS**

**12. SUB-COMMITTEE REPORTS**

Revitalization of Historic Downtown Mansfield Sub-Committee Meeting of October 19, 2020 Report (Brent Newsom, Chair; David Cook; Casey Lewis)

[20-3836](#)

Minutes - Approval of the October 19, 2020 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by the members of the sub-committee) (Newsom, Cook, Lewis)

**Presenters:** Shelly Lanners and Susana Marin

**Attachments:** [10-19-20 DRAFT Meeting Minutes](#)

Public Memorials Sub-Committee Meeting of October 20, 2020 Report (Terry Moore, Chair; Mike Leyman; Larry Broseh)

[20-3837](#)

Minutes - Approval of the October 20, 2020 Public Memorials Sub-Committee Meeting Minutes (vote will be only by the members of the sub-committee) (Moore, Leyman, Broseh)

**Presenters:** Shelly Lanners and Susana Marin

**Attachments:** [10-20-20 DRAFT Meeting Minutes](#)

**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

Music Alley Event Update

Salute to Mansfield Veterans Update

Hometown Holidays Event Update

Citizen Satisfaction Survey Update

**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**

**[20-3768](#)**

Ordinance - Third and Final 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 and Accessory Dwelling Uses on Approximately 0.258 Acres Known as a Portion of Lot 1, Block 29, Original Town of Mansfield, Located at 106 S. 2nd Ave.; Sheri Bumgardner of SSB Designs, Inc. on behalf of Janell Pendergast and Brian Clettenberg (ZC#20-012)

**Presenters:** Joe Smolinski, Matt Jones and Andrew Bogda

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - C](#)

**[20-3777](#)**

Ordinance - Third and Final Reading of an Ordinance Amending Sections 2200B, 4400.B Table G and 7800.B.38 of the Zoning Ordinance to Create a Body Art & Piercing Studio Use; to Permit Such Use in the I-1 and I-2 Zoning Districts; to Require a Specific Use Permit in C-2 and C-3 Zoning Districts; and to Establish Separation Criteria from Such Use from Certain Other Land Uses (OA#20-001)

**Presenters:** Joe Smolinski, Matt Jones and Lisa Sudbury

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

[Revised Exhibit A](#)

**[20-3778](#)**

Ordinance - Third and Final Reading of an Ordinance Amending Sections 5100.E.7, 5100.F.19, 6100.D.8 and 6400.D.8 of the Zoning Ordinance to Revise the Submittal Requirements for Applications for Concept Plans,

Planned Developments, Specific Use Permits and Industrial Use Permits  
(OA#20-002)

**Presenters:** Joe Smolinski, Matt Jones and Lisa Sudbury

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

[20-3780](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Request to Abandon Certain Utility Easements and Drainage Easements Relating to the M3 Ranch Addition

**Presenters:** Joe Smolinski and Bart VanAmburgh

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

[Easement Map](#)

[Exhibit A-Phase 1 Utility Easement Abandonment Exhibit](#)

[20-3797](#)

Ordinance - Third and Final Reading of an Ordinance of the City of Mansfield, Texas Amending Chapter 111 "Peddlers and Solicitors" of the City of Mansfield, Texas, Code of Ordinances by; Amending Section 111.22 "Time Restrictions"

**Presenters:** Allen Taylor

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

[20-3801](#)

Ordinance - Second Reading of an Ordinance Amending Title XV of the Mansfield Code of Ordinances, "Land Usage" to provide regulations for Vacant Buildings and Properties (OA#20-003)

**Presenters:** Joe Smolinski, Matt Jones and Lisa Sudbury

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

[Exhibit A](#)

[Exhibit B TIRZ Map](#)

[20-3802](#)

Ordinance - Second Reading of an Ordinance Amending Title VII of the Mansfield Code of Ordinances, "Traffic Code" to Provide Regulations for Historic Downtown No Parking Zones (OA#20-004)

**Presenters:** Joe Smolinski and Tracy Aaron

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

[20-3824](#)

Minutes - Approval of the October 12, 2020 Regular City Council Meeting Minutes

**Presenters:** Shelly Lanners and Susana Marin

**Attachments:** [10-12-20 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**16. OLD BUSINESS**

[20-3775](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12, Single-Family Residential District to PD, Planned

Development District for Multi-family Residential Uses on Approximately 0.535 Acres Located at 505 W. Kimball Street; Ben Hartman, Owner/Developer (ZC#20-013)

**Presenters:** Joe Smolinski, Matt Jones and Shirley Emerson

**Attachments:** [Map and Supporting Documents](#)

[Ordinance](#)

[Exhibit A](#)

[Exhibit B-E](#)

[Revised Exhibits B-E](#)

[20-3834](#)

Resolution - A Resolution to Adopt the 2020 Parks, Recreation, Open Space and Trails Master Plan

**Presenters:** Matt Young and Shelly Lanners

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

[Park Master Plan Final Draft](#)

**17. PUBLIC HEARING AND RESOLUTION**

[20-3826](#)

Resolution - Public Hearing on a Resolution Approving the Fiscal Year 2020/2021 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and Providing an Effective Date

**Presenters:** Peter Phillis and Gary Cardinale

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

[PID Budget](#)

**18. PUBLIC HEARING AND FIRST READING**

[20-3767](#)

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 Attached Townhome Uses on Approximately 12.638 Acres out of the M. Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, Located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on Behalf of Adlai Pennington of MKP Associates, Inc. (Developer) and Randy Hague of Valdar Properties #4, LLC (Owner) (ZC#20-009)

**Presenters:** Joe Smolinski, Matt Jones and Andrew Bogda

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

**19. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 26, 2020 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, October 22, 2020 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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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.