



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, April 23, 2018

5:00 PM

Council Chambers

REGULAR MEETING

5:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 5:10 p.m.

Absent 2 - Stephen Lindsey and Terry Moore

Present 5 - David Cook; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM

Mayor Cook turned the work session over to City Manager Clayton Chandler. Mr. Chandler advised that the last full meeting for Council Members not seeking re-election will be on Monday, May 14, 2018. He advised the swearing in ceremony would take place on Tuesday, May 29, 2018.

Absent 1 - Terry Moore

Present 6 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Dog Park Conceptual Plan - Parks and Recreation Director, Matt Young

Director of Parks and Recreation Matt Young gave a presentation on the Dog Park Conceptual Plan. There was discussion between Council and staff regarding the concept plan.

Man House Restoration Master Plan - Planner II, Art Wright

Deputy City Manager Shelly Lanners made brief comments and turned it over to Senior Planner Art Wright. Art made a brief presentation and introduced TMA-CHA Architects representative Fred Cauble. Mr. Cauble presented various options the city has in restoring the Man House. Council requested Mr. Cauble to review educational experience options for the Man House.

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 6:30 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 6:34 p.m. Council Member Lindsey left during executive session. Mayor Cook adjourned executive session at 7:28 p.m.

Absent 2 - Stephen Lindsey and Terry Moore

Present 5 - David Cook; Cory Hoffman; Larry Brose; Darryl Haynes and Brent Newsom

**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 STORE Master Funding VIII, LLC Water Park Ground Lease Agreement

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

Land Acquisition for Future Development

Personnel Matters Pursuant to Section 551.074

New Board Appointments

**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**

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE
INTO REGULAR BUSINESS SESSION**

Mayor Cook reconvened into regular business session at 7:33 p.m.

INVOCATION

Walnut Ridge Baptist Church representative Jaron Barrington gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Newsom led the Pledge of Allegiance.

TEXAS PLEDGE

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

Mayor Pro Tem Hoffman led the Texas Pledge.

PROCLAMATION

[18-2710](#)

National Day of Prayer

Mayor Cook proclaimed May 3, 2018 as National Day of Prayer and presented the proclamation to Community Pastors . Mayor Cook invited everyone to attend the Mansfield National Day of Prayer event to be held on May 3, 2018 starting at 8:00 a.m. at City Hall and the Mansfield Public Safety Building with prayer every 30 minutes around the flag pole and ending with a prayer service at the Center for Performing Arts at 6:30 p.m.

[18-2711](#)

Motorcycle Safety and Awareness Month

Mayor Cook proclaimed May 2018 as Motorcycle Safety Awareness Month and presented a proclamation to the Phoenix Motorcycle Club.

[18-2720](#)

National Correctional Officers and Employees Week

Mayor Cook proclaimed May 6-12, 2018 as National Correctional Officers and Employees Week and presented a proclamation to Mansfield Law Enforcement staff. Police Chief Tracy Aaron made brief comments.

PRESENTATION

TMLDA Achievement of Library Excellence Award - TMLDA, Kerry McGeath

TMLDA representative Kerry McGeath presented the Achievement of Library Excellence Award to the Mansfield Public Library staff; Library Advisory Board Members; and Friends of the Library.

CITIZEN COMMENTS

Stoney Short - 5 Calloway Court - Mr. Short spoke about the Homes for our Troops program.

Mayor Cook recognized the following non-speaker in support of agenda item 18-2718:

Dave Goodwin - 904 Dayton Road

COUNCIL ANNOUNCEMENTS

Council Member Lindsey was absent.

Mayor Pro Tem Hoffman stated early voting had started for the local election and encouraged citizens to get out and vote.

Council Member Haynes had no announcements.

Council Member Moore was absent.

Council Member Newsom had no announcements.

Council Member Broseh had no announcements.

Mayor Cook had no announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

City Manager Clayton Chandler advised the City of Mansfield was listed as number 12 on the Most Livable Small Cities in the U.S. according to Smart Assets

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken by the Council.

CONSENT AGENDA

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[18-2661](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD, Planned Development for Single-Family Residential Uses on Approximately 0.61 Acres Located 211 W. Dallas Street ; Felix Wong (ZC#18-003)

City Secretary Tracy Norr read the caption into the record.

A motion was made by Mayor Pro Tem Hoffman to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY LAND USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 5 - David Cook; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

Enactment No: OR-2084-18

[18-2718](#)

Resolution - A Resolution to Consider an Annual Contract for Drainageway Mowing Services for FY2018 to CP Landscape for an Amount Not to Exceed \$53,000.00 (Drainage Utility Fund)

A motion was made by Mayor Pro Tem Hoffman to approve the following resolution:

RESOLUTION TO CONSIDER AN ANNUAL CONTRACT FOR DRAINAGE WAY MOWING SERVICES FOR FY18 TO CP LANDSCAPE FOR AN AMOUNT NOT TO EXCEED OF \$53,000

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion **CARRIED** by the following vote:

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

Enactment No: RE-3465-18

[18-2719](#)

Resolution - A Resolution Amending the Bylaws of the Keep Mansfield Beautiful Commission

A motion was made by Mayor Pro Tem Hoffman to approve the following resolution:

A RESOLUTION AMENDING THE BYLAWS FOR THE KEEP MANSFIELD BEAUTIFUL COMMISSION

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion **CARRIED** by the following vote:

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

Enactment No: RE-3466-18

[18-2700](#)

Request for Special Event Permit: Lake Ridge Band Boosters Carnival

A motion was made by Mayor Pro Tem Hoffman to approve the request for special event permit. Seconded by Council Member Newsom. The motion **CARRIED** by the following vote:

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

[18-2708](#)

Request for Special Event Permit: Mansfield Farmers Market

A motion was made by Mayor Pro Tem Hoffman to approve the request for special event permit. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

[18-2705](#)

Minutes - Approval of the April 9, 2018 Regular City Council Meeting Minutes

A motion was made by Mayor Pro Tem Hoffman to approve the minutes of the April 9, 2018 Regular City Council Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

END OF CONSENT AGENDA

OLD BUSINESS

[18-2692](#)

Staff Update and Council Discussion Regarding MEDC-Owned Property on Easy Drive

No action was taken by the Council.

PUBLIC HEARING CONTINUATION AND SECOND READING

[18-2679](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Single-Family Residence Use on Approximately 0.41 Acres Being a Portion of Block 36A, Original Town of Mansfield, Located at 508 W. Kimball Street; Ben Hartman (ZC#18-006)

Planner II Art Wright stated the applicant requested this item be tabled.

A motion was made by Council Member Newsom to table this agenda item for

90 days. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 5 - David Cook; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

18-2680

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 Retail and Commercial Uses for Property Known as Lot 1, Galloway Addition and Approximately 30.7586 Acres Out of the H. Odele Survey, Abstract #1196 and John Robertson Survey, Abstract #1317, Tarrant County, TX, Totaling Approximately 33.7616 Acres Generally Located at the Southeast Corner of US 287 and E. Broad Street and the West Side of N. Mitchell Road; Randall P. Pogue of Westwood on behalf of Broad Street US 287 and HEB Grocery Co. (ZC#18-008)

HEB Grocery Co. representative John Rose gave a brief power point presentation and answered Council questions. Mayor Cook continued the public hearing at 8:05 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 8:06 p.m.

A motion was made by Mayor Pro Tem Hoffman to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR RETAIL AND COMMERCIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 5 - David Cook; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

NEW BUSINESS

18-2698

Resolution - A Resolution Approving a Consent to Sublease of Waterpark Ground Lease and Operating Agreement by and between STORE Master Funding VIII, LLC, PPW Mansfield, LLC, and the City of Mansfield

Deputy City Manager Shelly Lanners made brief comments and answered Council questions.

A motion was made by Council Member Broseh to approve the following resolution:

**RESOLUTION APPROVING A CONSENT TO SUBLEASE OF WATERPARK
GROUND LEASE AND OPERATING AGREEMENT BY AND BETWEEN STORE
MASTER FUNDING VIII, LLC, PPW MANSFIELD, LLC AND THE CITY OF
MANSFIELD**

(Resolution in its entirety located in the City Secretary's Office)

**Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following
vote:**

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

Enactment No: RE-3467-18

[18-2713](#)

Consideration of a Request to Revise the Development Plan for The Lofts
Planned Development to Increase the Number of Units in Phase 2 from 236 to
266 Units for the 21-Acre Development Generally located South of Newt
Patterson Road and West of North Main Street; Realty Capital (ZC#14-013A)

*Realty Capital Management representative Darren Cain gave a power point
presentation and answered Council questions.*

**A motion was made by Mayor Pro Tem Hoffman to approve the request to
revise the development plan for The Lofts. Seconded by Council Member
Broseh. The motion CARRIED by the following vote:**

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

[18-2717](#)

Consideration and Possible Action to Suspend the Procedural Rules of
Council and Reschedule the Regularly Scheduled City Council Meeting of May
28, 2018 to May 29, 2018

**A motion was made by Mayor Cook to suspend the procedural rules of Council
to reschedule the May 28, 2018 meeting to May 29, 2018. Seconded by Council
Member Newsom. The motion CARRIED by the following vote:**

Aye: 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

[18-2721](#)

New Board Appointments: Construction Code Board of Adjustments and
Appeals

A motion was made by Council Member Newsom to appoint Robert P. Morris, Jr. to the Construction Code Board of Adjustments and Appeals. Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:

Aye: 5 - David Cook; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

PUBLIC HEARING AND FIRST READING

18-2704

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community Business District, to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or Some Intermediate Zoning Classification on 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 Trail, West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Drive, and East of Jessica Drive; Hanover Property Company (ZC#18-004)

Tracy Norr read the caption into the record. Hanover Property Company representative Ben Luedtke made brief comments. Mesa Design Group representative Aaron Duncan gave a power point presentation and answered Council questions. Mayor Cook opened the public hearing at 9:18 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 9:18 p.m. The Council requested the applicant provide a density calculation per acre removing everything from the calculation except homes and townhomes.

A motion was made by Council Member Newsom to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL, TOWNHOUSE, AND COMMERCIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:

Aye: 5 - David Cook; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

ADJOURN

A motion was made by Mayor Pro Tem Hoffman to adjourn the meeting at 9:19 p.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 5 - David Cook; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Absent: 2 - Stephen Lindsey and Terry Moore

Abstain: 0

ATTEST: David L. Cook, Mayor

Tracy Norr, City Secretary