



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, December 9, 2019

7:00 PM

Council Chambers

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#### REGULAR MEETING

#### 7:00 P.M. - CALL MEETING TO ORDER

*Mayor Cook called the meeting to order at 7:27 p.m.*

**Present** 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

#### RECESS INTO EXECUTIVE SESSION

*The Council did not recess into executive session.*

**Pending or Contemplated Litigation or to Seek the Advice of the City Attorney  
Pursuant to Section 551.071**

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

**Personnel Matters Pursuant to Section 551.074**

**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**

#### INVOCATION

*Council Member Broseh 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"

*Council Member Moore led the Texas Pledge.*

## **PROCLAMATION**

[19-3389](#)

### **IT'S TIME TEXAS Community Challenge**

*Mayor Cook pledged the Council's participation in the 2020 IT'S TIME TEXAS Community Challenge and encouraged all residents to join the Council in participating in the challenge. He presented a proclamation to President of the Mansfield Area Chamber of Commerce Lori Williams. Ms. Williams made brief comments.*

## **PRESENTATION**

Salvation Army/Mayoral Red Kettle Challenge Kick-off Presentation - December 14, 2019

*Salvation Army Lieutenant Timothy Israel gave an update on the Salvation Army Red Kettle Mayoral Challenge to be held on Saturday, December 14, 2019. Mayor Cook announced the locations where donations would be accepted and encouraged everyone to donate.*

## **CITIZEN COMMENTS**

*Demetria Bivens - 802 Sterling Trace Drive - Ms. Bivens spoke about the need for the city to be diverse and inclusive of minority women owned businesses. She asked that the city consider implementing a Minority and Women Business Enterprise program.*

## **COUNCIL ANNOUNCEMENTS**

*There were no Council announcements.*

## **STAFF COMMENTS**

### **City Manager Report or Authorized Representative**

Current/Future Agenda Items

Stormwater Annual Report - Howard Redfearn

*Stormwater Manager Howard Redfearn gave a brief power point presentation and answered Council questions.*

## **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**No action was taken by the Council.**

## **OLD BUSINESS**

[19-3380](#)

**Ordinance - Third and Final Reading of an Ordinance Approving a Zoning**

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)

*City Secretary Susana Marin read the caption into the record.*

**A motion was made by Council Member Leyman 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 A SINGLE-FAMILY RESIDENCE WITH AN ACCESSORY DWELLING, 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 Broseh. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2159-19

## **PUBLIC HEARING**

### **19-3378**

Public Hearing and Consideration of a Request for a Specific Use Permit for Auto Parts or Accessory Sales (indoor) on Approximately 1.013 Acres out of the W. Howard Survey, Abstract No. 690, Tarrant County, TX, Located at 3190 E. Broad St.; Carl Helton of AutoZone Parts, Inc. (developer) and Wesley Berlin of Spartan Engineering Solutions, LLC (engineer), on Behalf of Robert Spencer of Cann-Mansfield, Ltd. (owner) (ZC#19-017)

*Planner Andrew Bogda gave a brief presentation and answered Council questions. Director of Public Works Bart VanAmburgh answered Council questions. Spartan Engineering Solutions representative Wesley Berlin made brief comments and answered Council questions. Mayor Cook opened the public hearing at 8:06 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 8:06 p.m.*

**A motion was made by Council Member Broseh to approve this agenda item. Seconded by Mayor Pro Tem Short. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 1 - Brent Newsom

Abstain: 0

### **PUBLIC HEARING CONTINUATION AND SECOND READING**

[19-3343](#)

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 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)

**A motion was made by Council Member Moore to table this agenda item to the next meeting. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

Abstain: 0

### **NEW BUSINESS**

[19-3381](#)

Resolution - A Resolution to Consider Awarding a Construction Contract to NEMA 3 Electric, Inc. of Midlothian, Texas in the Amount of \$377,006 for Installation of LED lighting on the North Main Street Bridge

*Director of Parks and Recreation Matt Young made brief comments and answered Council questions.*

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

**RESOLUTION TO CONSIDER AWARDING A CONSTRUCTION CONTRACT TO NEMA 3 ELECTRIC, INC. OF MIDLOTHIAN, TEXAS IN THE AMOUNT OF \$377,006 FOR INSTALLATION OF LED LIGHTING ON THE NORTH MAIN STREET BRIDGE**

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

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

**Aye:** 6 - David Cook; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 1 - Larry Broseh

Abstain: 0

Enactment No: RE-3613-19

[19-3382](#)

Discussion and Possible Action to Modify the Fee Schedule for Planned Development Zoning Changes

*Council Member Lewis discussed the fee schedule provided and requested by a resident and developer at the last meeting. Matt Jones answered questions regarding the current fee schedule and the zoning change process. There was Council consensus to direct staff to move forward with the review of the possible modification of the fee schedule for planned development zoning cases as suggested by a developer and as discussed by Council Member Lewis.*

**ADJOURN**

**A motion was made by Council Member Broseh to adjourn the meeting at 8:21 p.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Abstain:** 0

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ATTEST: David L. Cook, Mayor

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Susana Marin, City Secretary