CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, November 26, 2018 | **5:00 PM** | **Council Chambers**

REGULAR MEETING

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

Mayor Cook called the meeting to order at 5:05 p.m.

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

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:07 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:15 p.m. Mayor Cook adjourned executive session at 6:47 p.m.

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 Potential Partnership with Mansfield Area Tennis Association

Seek Advice of City Attorney Regarding Approved Subleases with DSE Hockey Centers, L.P.

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

Seek Advice of City Attorney Regarding Property Located at 102 N. Main Street

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

Discussion Regarding ZC #18-021

6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

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

Mayor Cook reconvened into regular business session at 7:00 p.m.

INVOCATION

St. Jude Catholic Church Father Thu Nguyen gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem 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 Short led the Texas Pledge.

PRESENTATION

Texas Downtown Association - Best Public Improvement Award

Interim Director of Economic Development Richard Nevins presented the Texas Downtown Association Best Public Improvement Award to Director of Parks and Recreation and members of the Discover Historic Mansfield Association. The award was received for the Pond Branch Linear Trail project.

CITIZEN COMMENTS

Adam Stanley - 4102 Nicklaus Avenue - Mr. Stanley spoke in opposition of agenda item 18-2934.

Tamera J. Bounds - 1009 Meriwether Street - Mrs. Bounds spoke in opposition of agenda item 18-2934.

Lynda Pressley - 1419 Cowtown - Ms. Pressley spoke about the roundabout on Matlock Road by the hospital. She stated she would like to see it gone.

Shelia Favor - 503 Titleist - Ms. Favor spoke in opposition of agenda item 18-2934.

Larry Davis - 1013 Walnut Falls Circle - Mr. Davis spoke is support of agenda item 18-2934.

Alec Coughlin - 4200 Carnation Lane - Mr. Coughlin spoke in opposition of agenda item 18-2934.

J.D. Serrano - 7 Monticello Court - Mr. Serrano spoke in opposition of agenda item 18-2934.

Casey Coon - 4904 Sunflower Drive - Mr. Coon spoke in opposition of agenda item 18-2934.

Keysha Chester - 9 Addison Court - Ms. Chester spoke in opposition of agenda item 18-2934.

Jeremy Mylett - 4206 Carnation Lane - Mr. Mylett spoke in opposition of agenda item 18-2934.

Thomas J. McCracken - 5 Addison Court - Mr. McCracken spoke in opposition of agenda item 18-2934.

Bonnie McClory-Finn - 4601 Periwinkle Drive - Ms. McClory-Finn spoke in opposition of agenda item 18-2934.

John Cox - 4307 Spring Lake Parkway - Mr. Cox spoke in opposition of agenda item 18-2934.

John Powell - 701 Tee Box Court - Mr. Powell spoke in opposition of agenda item 18-2934.

Jimmie M. Wagnon - 600 Six Flags Dr., Arlington - Mr. Wagnon spoke in opposition of agenda item 18-2934.

Dan Massey - 4000 Britton Road - Mr. Massey spoke in opposition of agenda item 18-2934.

Debbie Hardesty - 307 Adobe Lily Court - Ms. Hardesty spoke in opposition of agenda item 18-2934.

Shola Morohunfola - 4225 Palmer Drive - Mr. Morohunfola spoke in opposition of agenda item 18-2934.

Mayor Cook recognized the following non-speakers in opposition of agenda item 18-2934:

Alexandria Valles - 1 Mystic Court
Airam Guerra - 2 Addison Court
Joanna Bonet - 2 Addison Court
Joseph Ngai - 521 Titleist Drive
Montrell Hill - 4206 Stonebriar Trail
Allison and Daniel Lopez - 4202 Stonebriar Trail
Tiffany Hill - 4206 Stonebriar Trail
Cathy Bartle - 704 Tee Box Court
Dallas McClendon - 4207 Jasmine Lane
Mikayla Sjolin - 4611 Sailboat Drive
Ann Lopez - 3911 Calloway Drive
Robert Nguyen - 4307 Eagle Drive

Brenda Ruth - 514 Carnation Lane
Barry Ruth - 514 Carnation Lane
Ryan C. Grace - 4312 Garden Path Lane
Maria Cesario - 3809 Calloway Drive
Shannon Landry - 4207 Jasmine Lane
Art Dominguez - 500 Periwinkle Drive
Tommy Favor - 503 Titleist Drive
Dwayne Dean - 301 Adobe Lily Court
Lawrence E. Hopkins - 10 Monticello Court
Richard Stradinger - 5 Monticello Court
Terry Chester - 9 Addison Court
Andre Fortune - 203 Pinnacle Drive
Norberto Pacheco - 4806 Winterview Drive
Fernando Leal - 4215 Gleneagles Drive
Zac Chaffin - 4613 Fox Meadows Lane
Kyla T. Chaffin - 4613 Fox Meadows Lane
Morgan McBride - 4432 Britton Road
Alex Favor - 503 Titleist Drive
Tammy Dean - 301 Adobe Lily Court
Hassan Mohseni - 4313 Gleneagles Drive
Chakavak Sheidaei - 4313 Gleneagles Drive
Wymeko Williams - 305 Garden Path Lane
Leatrice S. Williams - 305 Garden Path Lane
Sharon Sullivan - 3820 Calloway Drive
Tri Dang - 4309 Gleneagles Drive
Thomas Tran - 4213 Gleneagles Drive
Milly McKenzie - 3913 Calloway Drive
Alad D. McKenzie - 3913 Calloway Drive
Duncan Otieno - 4605 Sunflower Drive
Michael Ogoyi - 4507 Sunflower Drive
Ann Tucker - 1123 Brook Arbor Drive
Dean Tucker - 1123 Brook Arbor Drive
Maid Hajdarovic - 4700 Gladiola Court
Meaz Hajdarovic - 4700 Gladiola Court
Tiffany Mylett - 4206 Carnation Lane
Alberto Valles - 1 Mystic Court
Marsha Cox - 4307 Spring Lake Parkway
Penny Howse - 900 Cutting Horse Drive
James M. Hwuse - 4107 Ping Drive
Raymond Lee - 704 Dickerson Lane
Brittany Lee - 704 Dickerson Lane
Gene Howse - 900 Cutting Horse Drive
Eric Boyd - 4902 Sunflower Drive
Kelly Overby - 2 Briarwood Court
Eric Boyd, Jr. - 4902 Sunflower Drive
Harriet Boyd - 4902 Sunflower Drive
Lynda Richardson - 4200 Mystic Trail
Jennifer Hensley - 4605 Periwinkle Drive
Christopher Hensley - 4605 Periwinkle Drive
Nathan Levenson - 4501 Periwinkle Drive
Dorey Thompson - 4009 Birdie Drive
Bradford Peters - 504 Periwinkle Drive
Bryan Taylor - 12 Monticello Court
Mary Ryan - 4314 Poppy Drive

LaTasha Hampton - 4310 Cobblestone Circle
Lauren Hill - 1213 Stonewall Drive
Hal Morton - 4206 Nicklaus Avenue
Jenny Alexander - 8 Briarwood Court
Neil Alexander - 8 Briarwood Court
Carolyn Stradinger - 5 Monticello Court
Robert Hampton, Jr. - 4310 Cobblestone Circle
Christy Coon - 4904 Sunflower Drive
Tamel Parrish - 4603 Paladium Drive

Mayor Cook recognized the following non-speakers in support of agenda item 18-2934:

Kelly Priest - 2316 Castle Creek Drive
Rob Miller - 15455 Dallas Pkwy, Addison
Richard Bomer - 2004 Royalwood
Robert Putman - 941 McCampbell Road
Joe Rudd - 777 Main St.
Jordan Fanning - 8124 Oak Mont Drive
Angie Fanning - 8124 Oak Mont Drive
LuAnn Ballard - 3892 Britton Road
Joe Ballard - 3892 Britton Road
Myrna and Lee Abrams - 2315 Meadow Drive
Jim and Judy Phillips
David Keal - 210 W. Main Street
Ross Curtis - 790 Andrews Avenue
Kevin Butler - 4101 Britton Road
Reginal and Rhonda Hunter
Jim Maibach - 1703 N. Peyco Drive

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Council Member Short had no announcements.

Council Member Lewis had no announcements.

Council Member Moore reminded everyone of the Hometown Holiday's Event taking place on Friday, November 30, 2018 at City Hall from 5:00 p.m. to 9:00 p.m. and the parade on Saturday, December 1, 2018 at 2:00 p.m.

Mayor Pro Tem Newsom gave an overview of the Mansfield Independent School District's upcoming football games.

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 echoed Council Member Moore's comments.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action taken by the Council.

CONSENT AGENDA

18-2976 Resolution - A Resolution Authorizing a Contract with Freese & Nichols INC. for Engineering Services Related to the Rehabilitation of the S. H. 360 Wastewater Lift Station for an amount not to exceed $181,206 (Utility Operations Fund)

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

A RESOLUTION AUTHORIZING A CONTRACT WITH FREESE & NICHOLS, INC. FOR ENGINEERING SERVICES RELATED TO THE REHABILITATION OF THE S.H. 360 WASTEWATER LIFT STATION FOR AN AMOUNT NOT TO EXCEED $181,206.00 (UTILITY OPERATING FUND)

(Resolution 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: RE-3528-18

18-2983 Resolution - A Resolution to Consider Approving a BuyBoard Contract with Ponder Company, Inc. of Dallas, TX in the Amount of $75,710 for Replacement of the Gymnasium Floor at the Mansfield Activities Center

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

RESOLUTION TO CONSIDER APPROVING A BUYBOARD CONTRACT WITH PONDER COMPANY, INC. OF DALLAS, TEXAS IN THE AMOUNT OF $75,710 FOR REPLACEMENT OF THE GYMNASIUM FLOOR AT THE MANSFIELD ACTIVITY CENTER

(Resolution 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: RE-3529-18

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

18-2734 Ordinance - Second Reading and Consideration of Final Passage of an Ordinance Renewing a Franchise to Construct, Maintain, and Operate Pipelines and Equipment in the City of Mansfield, Tarrant County Texas, granted to Atmos Energy Corporation, a Texs and Virginia Corporation, its Successors and Assigns, for the Transportation, Delivery, Sale and Distribution of Gas in , out of, and Through Said City; Providing for the Payment of a Fee or Charge for the Use of the Public Right-of-Way; and Providing that Such Fee Shall be in Lieu of Certain Other Fees and Charges

Council Member Moore removed this item from the consent agenda. City Secretary Tracy Norr read the caption into the record. Director of Utilities Jeff Price answered Council questions.

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

AN ORDINANCE RENEWING A FRANCHISE TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF MANSFIELD, TARRANT COUNTY TEXAS, GRANTED TO ATMOS ENERGY CORPORATION, A TEXAS AND VIRGINIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE TRANSPORTATION, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH SAID CITY; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE PUBLIC RIGHTS-OF-WAY; AND PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF CERTAIN OTHER FEES AND CHARGES

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

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

Aye: 6 - David Cook;Larry Broseh;Brent Newsom;Julie Short;Mike Leyman and Casey Lewis

Nay: 1 - Terry Moore

Abstain: 0

Enactment No: OR-2103-18

18-2982 Resolution - A Resolution to Consider Approving a BuyBoard Contract with iOffice of Decatur, TX in an Amount Not to Exceed $89,500 for the Purchase and Installation of Furniture for the Parks Administration Building

Council Member Leyman removed this item from the consent agenda. Director of Parks and Recreation Matt Young answered Council questions.

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

RESOLUTION TO CONSIDER APPROVING A BUYBOARD CONTRACT WITH IOFFICE OF DECATUR, TEXAS IN AN AMOUNT NOT TO EXCEED $89,500 FOR THE PURCHASE AND INSTALLATION OF FURNITURE FOR THE PARKS ADMINISTRATION BUILDING

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

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

Aye: 6 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short and Mike Leyman

Nay: 1 - Casey Lewis

Abstain: 0

Enactment No: RE-3530-18

18-2973 Minutes - Approval of the November 12, 2018 Regular City Council Meeting Minutes

Council Member Leyman removed this item from the consent agenda. He stated revisions had been made by the City Secretary's Office.

A motion was made by Council Member Leyman to approve the minutes of the November 12, 2018 Regular City Council Meeting changing the wording under item 18-2951 to read "Council Member Leyman removed this item from the consent agenda and asked for clarification that this agenda item is not related to the dog park. Deputy City Manager Shelly Lanners stated the item before the Council for approval was for the restoration of the Man house and the barn on the property not the dog park." Seconded by Council Member Moore. 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

END OF CONSENT AGENDA

OLD BUSINESS

18-2861 Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for OP Office Park District uses on Approximately 0.647 Acres out of the Joab Watson Survey, Abstract No. 1632, Located at 4451 E. Broad Street; Bob Blackwelder of HCC Contracting, Inc. on Behalf of Smart & Stella Ajayi of Harplet Marketing, LLC (ZC#18-019)

Tracy Norr read the caption into the record. Deputy City Manager Joe Smolinski made brief comments and answered Council questions. HCC Contracting, Inc. representative Bob Blackwelder answered Council questions.

A motion was made by Council Member Broseh 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 OP OFFICE PARK DISTRICT 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 Short. The motion CARRIED by the following vote:

Aye: 4 - David Cook;Larry Broseh;Julie Short and Mike Leyman

Nay: 3 - Brent Newsom;Terry Moore and Casey Lewis

Abstain: 0

Enactment No: OR-2104-18

18-2934 Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for I-1, Light Industrial Uses on Approximately 241.69 Acres, Generally Located at the Northwest Corner of Lone Star Road and S. Miller Road; the Northeast Corner of Britton Road and S. Miller Road; and South of Lone Star Road and Britton Road Approximately 660 Feet East of SH 360 and Approximately 1500 Feet West of S. Holland Road; Logistics Property Company (ZC#18-021)

Tracy Norr read the caption into the record. Joe Smolinski made brief comments. Logistics Property Company representative Kent Newsom made brief comments.

A motion was made by Council Member Lewis to deny this agenda item. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 6 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short and Casey Lewis

Nay: 1 - Mike Leyman

Abstain: 0

PUBLIC HEARING

18-2974 Ordinance - Public Hearing and Consideration of a Specific Use Permit for a

Gasoline Service Station on Approximately 1.209 Acres Known as Lot 1, Block 48, Somerset Addition, Generally Located at the Southeast Corner of US 287 & Barrington Way; Sherrelle Russell of The Dimension Group, on Behalf of Ben Leudtke of Hanover Properties, Inc. (ZC#18-024)

Joe Smolinski made brief comments. The Dimension Group representative Sherrelle Russell; Hanover Property Company representative John Carter; and 7-Eleven representative Ben Camillo answered Council questions. Mayor Cook opened the public hearing at 8:46 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 8:46 p.m.

A motion was made by Council Member Broseh to approve this agenda item. 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

PUBLIC HEARING AND FIRST READING

18-2975 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 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, Totaling 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)

Tracy Norr read the caption into the record. Joe Smolinski made brief comments. Level 5 Design Group representative Justin Gilmore made brief comments. Interim Director of Planning Lisa Sudbury answered Council questions. Mayor Cook opened the public hearing at 8:52 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 8:52 p.m.

A motion was made by Council Member Leyman 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 A CHURCH AND ASSOCIATED 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 Moore. 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

PUBLIC HEARING CONTINUATION AND SECOND READING

18-2947 Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for Single-Family Residential and C-2 Uses on Approximately 185.644 Acres Out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the P. George Survey, Abstract No. 299, Johnson Co., TX, Generally Located at 1601 & 1651 Bedford St. and 1621 Lone Star Rd.; Clayton Snodgrass of BBCP Acquisitions, LLC on behalf of Brian Dalton of Dalton's Best Maid Products, Inc. (ZC#18-020)

BBCP Acquisitions, LLC representative Clayton Snodgrass gave a brief presentation and answered Council questions. Lisa Sudbury answered Council questions. Mayor Cook continued the public hearing through second reading at 9:14 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 9:14 p.m.

A motion was made by Council Member Short 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 SINGLE-FAMILY RESIDENTIAL AND C-2 COMMUNITY BUSINESS 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," with the following modifications: that all perimeter fencing be maintained by the HOA; adding curve lineature in the streets on the west side of the development; and that the 20 foot front setback on the J swing garages be all 20 percent of the development not just on types two and three. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 5 - David Cook;Brent Newsom;Terry Moore;Julie Short and Casey Lewis

Nay: 2 - Larry Broseh and Mike Leyman

Abstain: 0

18-2948 Ordinance - Public Hearing Continuation and Second 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 Uses on Approximately 1.3 Acres Being a Portion of Lot 5, Block 3 of the Original Town of Britton, Generally Located at 913 Cope St.; Jordan Riness of Riness Holdings LLC (ZC#18-022)

Riness Holdings, LLC representative Jordan Riness made brief comments. Mayor Cook continued the public hearing through second reading at 9:20 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 9:20 p.m.

A motion was made by Council Member Moore 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 SINGLE-FAMILY RESIDENTIAL 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 Lewis. 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

Mayor Cook recessed the meeting at 9:20 p.m. for a break. Mayor Cook reconvened the meeting into regular business session at 9:35 p.m.

PUBLIC HEARING AND FIRST READING

18-2977 Ordinance - Public Hearing and First 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)

Tracy Norr read the caption into the record. Senior Planner Art Wright made brief comments and answered council questions. Mayor Cook opened the public hearing at 9:42 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 9:42 p.m.

A motion was made by Council Member Moore to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AS HERETOFORE AMENDED BY AMENDING SECTION 4500.B, "AREA AND HEIGHT REGULATIONS," TABLE 1, "RESIDENTIAL DISTRICTS" OF SAID ORDINANCE TO INCREASE THE MINIMUM FLOOR AREA FOR HOUSES IN THE SF-12/22, SF-9.6/20, AND SF-8.4/18, SINGLE FAMILY RESIDENTIAL DISTRICTS; 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: 6 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short and Mike Leyman

Nay: 1 - Casey Lewis

Abstain: 0

18-2978 Ordinance - Public Hearing and First Reading of an Ordinance Amending Section 4600.D.15 of the Zoning Ordinance to Revise the Regulations on

Reduced Size Lots (OA#18-002B)

Tracy Norr read the caption into the record. Art Wright made brief comments and answered Council questions. Mayor Cook opened the public hearing at 9:56 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 9:56 p.m.

A motion was made by Council Member Lewis to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AS HERETOFORE AMENDED BY AMENDING SECTION 4600.D.15 OF SAID ORDINANCE TO REVISE THE REGULATIONS RELATED TO REDUCED SIZE LOTS; 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 Moore. 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

18-2979 Ordinance - Public Hearing and First 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)

Tracy Norr read the caption into the record. Art Wright made brief comments. Mayor Cook opened the public hearing at 10:06 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 10:07 p.m.

A motion was made by Council Member Short to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AS HERETOFORE AMENDED BY AMENDING SECTION 6300.E.6 OF SAID 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; 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 Lewis. 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

PUBLIC HEARING CONTINUATION AND SECOND READING

18-2946 Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial Uses on Approximately 155.223 Acres Out of the J. Wheeler Survey, Abstract No. 571, Johnson Co, TX, Generally Located at the Southeast Corner of Easy Dr. & 7th Ave. and 14.395 Acres Out of the W. Styles Survey, Abstract No. 791, Johnson Co, TX, Generally Located at the Northwest Corner of Hanks Drive & 7th Avenue, Altogether Totaling Approximately 169.618 Acres; Richard Nevins of the Mansfield Economic Development Corporation (ZC#17-010)

Richard Nevins made brief comments and answered Council questions. Mayor Cook continued the public hearing through second reading at 10:09 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 10:09 p.m.

A motion was made by Council Member Moore 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 I-1 LIGHT INDUSTRIAL 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: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

PUBLIC HEARING AND THIRD AND FINAL READING

18-2928 Ordinance - Public Hearing and Third and Final Reading of an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement Within the City of Mansfield, Texas to be Known as Reinvestment Zone 43; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Repealer Clause; and Providing for an Immediate Effective Date

Tracy Norr read the caption into the record. Richard Nevins made brief comments and answered Council questions. Mayor Cook continued the public hearing through third and final reading at 10:10 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 10:10 p.m.

A motion was made by Council Member Moore to approve the following ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING A CERTAIN AREA AS A TAX ABATEMENT REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT WITHIN THE CITY OF MANSFIELD, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

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

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

Aye: 6 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short and Mike Leyman

Nay: 1 - Casey Lewis

Abstain: 0

Enactment No: OR-2105-18

18-2929 Ordinance - Public Hearing and Third and Final Reading of an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement Within the City of Mansfield, Texas, to be Known as Reinvestment Zone 44; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Repealer Clause; and Providing for an Immediate Effective Date

Tracy Norr read the caption into the record. Richard Nevins made brief comments and answered Council questions. Mayor Cook continued the public hearing through third and final reading at 10:15 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 10:15 p.m.

A motion was made by Council Member Short to approve the following ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING A CERTAIN AREA AS A TAX ABATEMENT REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT WITHIN THE CITY OF MANSFIELD, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN IMMEDIATE 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: 6 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short and Mike Leyman

Nay: 1 - Casey Lewis

Abstain: 0

Enactment No: OR-2106-18

PUBLIC HEARING CONTINUATION AND SECOND READING

18-2949 Ordinance - Public Hearing Continuation and Second 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 Uses on Approximately 0.28 Acres Known as Lot 18, Block 5 of the Hillcrest Addition, Generally Located at 801 Stell Avenue; City of Mansfield (ZC#18-023)

Lisa Sudbury made brief comments. Mayor Cook continued the public hearing through second reading at 10:17 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 10:17 p.m.

A motion was made by Council Member Moore 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 SINGLE-FAMILY RESIDENTIAL 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 Short. 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

CONSENT AGENDA

18-2981 Resolution - A Resolution to Consider Awarding a Construction Contract to Ratliff Hardscape of Lewisville, TX in the Amount of $2,135,002.96 for Construction of Phase 2B of the Walnut Creek Linear Park Trail

Council Member Lewis removed this item from the consent agenda. Matt Young answered Council questions.

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

RESOLUTION TO CONSIDER AWARDING A CONSTRUCTION CONTRACT TO RATLIFF HARDSCAPE OF LEWISVILLE, TEXAS IN THE AMOUNT OF $2,135,002.96 FOR CONSTRUCTION OF PHASE 2B OF THE WALNUT CREEK LINEAR PARK TRAIL

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

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

Aye: 6 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short and Mike Leyman

Nay: 1 - Casey Lewis

Abstain: 0

Enactment No: RE-3531-18

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 10:23 p.m. 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

_____ David L. Cook, Mayor

ATTEST:

_____ Tracy Norr, City Secretary