



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

---

Monday, November 12, 2018

4:00 PM

Council Chambers

---

#### REGULAR MEETING

#### 4:00 P.M. - CALL MEETING TO ORDER

*Mayor Pro Tem Newsom called the meeting to order at 4:09 p.m.*

**Absent** 1 - David Cook

**Present** 6 - 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 Pro Tem Newsom recessed the meeting into executive session at 4:11 p.m. Mayor Pro Tem Newsom called the executive session to order in the Council Conference Room at 4:12 p.m. Mayor Cook arrived at 4:25 p.m. Mayor Cook recessed executive session at 4:57 p.m.*

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

#### **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**

Seek Advice from City Attorney for 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

**WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Discussion Regarding ZC #18-021

*Mayor Cook called the work session to order at 5:06 p.m.*

*Deputy City Manager Joe Smolinski reviewed the progression of the application for the Park 360 project. He said the staff is prepared to answer questions about density, trail dedication/parks, and the traffic impact analysis.*

*Senior Planner Art Wright reviewed the definitions for density and the methods used to calculate density. He reviewed a density comparison table for recent subdivisions in Mansfield and answered council questions about density requirements. It was noted that density is a council decision, not a staff decision.*

*Director of Parks Matt Young discussed the potential for developing and connecting trails in the Park 360 area. Discussion was held about building bike lanes. He said the MPFDC is in favor of accepting the area that will be donated.*

*Director of Public Works Bart VanAmburgh said the traffic impact analysis presented by the developer was represented fairly. Discussion about the truck route and preferred routes was held. Mr. VanAmburgh said the concerns about these trucks using Heritage Parkway will likely resolve themselves when the area is fully developed. Future traffic signals and traffic patterns were discussed. Drive access for the buildings was also discussed. The developer presented a simulation of the traffic impact during the peak hours. It was noted that traffic will increase as other developments in the area are completed whether or not this is an industrial area.*

*Deputy City Manager Peter Phillis presented projections for the economic impact of residential, industrial, and mixed use for the property. He compared values and revenues for each type of use for ten, twenty, and thirty years. He included potential jobs and estimated payrolls.*

*Surrounding zoning and distances to residences were reviewed.*

**RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 6:48 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 6:53 p.m. Mayor Cook recessed executive session at 7:20 p.m.*

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

*Mayor Cook reconvened the meeting into regular business session at 7:24 p.m.*

**INVOCATION**

*Council Member Broseh gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Moore 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 Lewis led the Texas Pledge.*

**PROCLAMATIONS**

[18-2957](#)

America Recycles Day

*Mayor Cook proclaimed November 15, 2018 as America Recycles Day in Mansfield and presented a proclamation to Stormwater Manager Howard Redfearn. Howard made brief comments.*

[18-2958](#)

Small Business Saturday

*Mayor Cook proclaimed November 24, 2018 as Small Business Saturday in Mansfield and presented a proclamation to small business owners in Mansfield.*

**PRESENTATIONS**

Veterans Day Parade Winners

*Mayor Cook thanked and recognized Veterans present during the meeting. Mansfield High School JROTC Sergeant Daniel Kinnel and American Legion Post 624 representative Bill Ray presented trophies to the following:*

*Floats:*

- First Place - Care of Excellence*
- Second Place - American Legion Post 624*
- Third Place - Mansfield Sand and Select*

*JROTC Units:*

- First Place - Legacy High School JROTC*
- Second Place - Lakeridge High School JROTC*
- Third Place - Mansfield High School JROTC*

*Active Duty Units:*

- First Place - Mansfield Army Recruiting*
- Second Place - University of Arlington*
- Third Place - Texas National Guard*

**CITIZEN COMMENTS**

*Mayor Cook recognized the following non-speakers in support of agenda item 18-2908:*

Dayle Sangwin - 705 McGill Court  
Bonnie Sangwin - 705 McGill Court  
Anthony Dotson - 2108 Kingsbury Road  
Karen Dotson - 2108 Kingsbury Road  
Jalei Blankenship - 701 McGill Court

### **COUNCIL ANNOUNCEMENTS**

*Council Member Leyman complimented everyone involved in making the Veterans Parade and Salute an excellent event to attend.*

*Council Member Short echoed Council Member Leyman's comments and stated how proud she was of the city of Mansfield.*

*Council Member Lewis had no announcements.*

*Council Member Moore thanked everyone who worked on the Veterans Day Parade Committee for their hard work.*

*Mayor Pro Tem Newsom thanked everyone who attended the Veterans Day Parade event. He thanked everyone involved in making the parade happen.*

*Council Member Broseh had no announcements.*

*Mayor Cook echoed Council announcements regarding the Veterans Day Parade and Salute. He recognized Assistant City Secretary Susana Marin for her Texas Municipal Clerks Certification. Mayor Cook recognized the Mansfield Independent School District Football Teams and asked residents to support local school teams.*

### **STAFF COMMENTS**

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

Current/Future Agenda Items

Hometown Holidays/Parade Update - Ann Beck

*Parks and Recreation Marketing and Communications Manager Ann Beck gave a brief update of the Hometown Holidays and Parade Event to be held on Friday, November 30, 2018 from 5-9 p.m. at City Hall and Saturday, December 1, 2018 at 2:00 p.m.*

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

**No action taken by the Council.**

### **CONSENT AGENDA**

[18-2908](#)

Ordinance - Third Reading and Consideration of an Ordinance Amending Chapter 130 of the Mansfield Code of Ordinances to Regulate Residential Outdoor Lighting (OA#18-004)

*City Secretary Tracy Norr read the caption into the record.*

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 130 OF THE MANSFIELD CODE OF ORDINANCES, "GENERAL OFFENSES," BY ADDING A NEW SUBCHAPTER "RESIDENTIAL OUTDOOR LIGHTING," SECTIONS 130.60 THROUGH 130.67, TO ESTABLISH REGULATIONS RELATED TO OUTDOOR LIGHTING ON RESIDENTIAL PROPERTIES; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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-2101-18

[18-2915](#)

Ordinance - Third and Final Reading of an Ordinance Granting An Oncor Electric Easement In, Upon and Across City Owned Property as described in Vol. 13582 PG. 221 D.R.T.C.T. (918 Magnolia St.), in the City of Mansfield, Tarrant County, Texas

*Tracy Norr read the caption into the record.*

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

**AN ORDINANCE GRANTING A PERMANENT ONCOR ELECTRIC EASEMENT IN, UPON AND ACROSS CITY OWNED PROPERTY AS DESCRIBED IN VOL. 13582 PG. 221 D.R.T.C.T. (918 MAGNOLIA ST.), IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS; AUTHORIZING THE MAYOR OF THE CITY OF MANSFIELD TO EXECUTE THE EASEMENT DOCUMENT; PROVIDING A SEVERABILITY CLAUSE; 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-2102-18

[18-2952](#)

Resolution - A Resolution Establishing the Fiscal Year 2018-2019 State Asset Forfeiture Budget for the Mansfield Police Department for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Department has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Police Department

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

**A RESOLUTION ESTABLISHING THE 2018-2019 FISCAL YEAR STATE ASSET FORFEITURE BUDGET FOR THE MANSFIELD POLICE DEPARTMENT FOR FUNDS RECEIVED FROM THE SALE OF ASSETS SEIZED AND CASH SEIZED IN CERTAIN LAW ENFORCEMENT ACTIVITIES IN WHICH THE DEPARTMENT HAS ASSISTED STATE LAW ENFORCEMENT AGENCIES AND WHICH A BUDGET IS NOW REQUIRED BY CHAPTER 59 OF THE TEXAS CODE OF CRIMINAL PROCEDURE TO BE ADOPTED BY THE GOVERNING BODY OF THE POLICE DEPARTMENT**

**(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-3519-18

[18-2953](#)

Resolution - A Resolution Establishing the Fiscal Year 2018-2019 State Asset Forfeiture Budget for the Tri-County Auto Burglary and Theft Prevention Task Force, a Grant Funded Entity, for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Task Force has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Grant Managing Agency (City of Mansfield) and the Board of Governors of the Tri-County Auto Burglary and Theft Prevention Task Force

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

**A RESOLUTION ESTABLISHING THE FISCAL YEAR 2018-2019 STATE ASSET FORFEITURE BUDGET FOR THE TRI-COUNTY AUTO BURGLARY AND THEFT PREVENTION TASK FORCE, A GRANT FUNDED ENTITY, FOR FUNDS RECEIVED FROM THE SALE OF ASSETS SEIZED AND CASH SEIZED IN CERTAIN LAW ENFORCEMENT ACTIVITIES IN WHICH THE TASK FORCE HAS PARTICIPATED SOLELY OR ASSISTED STATE LAW ENFORCEMENT AGENCIES AND WHICH A BUDGET IS NOW REQUIRED BY CHAPTER 59 OF THE TEXAS CODE OF**

**CRIMINAL PROCEDURE TO BE ADOPTED BY THE GOVERNING BODY OF THE GRANT MANAGING AGENCY (CITY OF MANSFIELD) AND THE BOARD OF GOVERNORS OF THE TRI-COUNTY AUTO BURGLARY AND THEFT PREVENTION TASK FORCE**

(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-3520-18

[18-2956](#)

Resolution - A Resolution Authorizing a Contract With Freese & Nichols, Inc. for the Bud Ervin Water Treatment Plant Monthly Support Meetings and On-Call Services for an Amount not to Exceed \$50,000.00 (Utility Fund)

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

**A RESOLUTION AUTHORIZING A CONTRACT WITH FREESE & NICHOLS, INC. FOR THE BUD ERVIN WATER TREATMENT PLANT MONTHLY SUPPORT MEETINGS AND ON-CALL SERVICES FOR AN AMOUNT NOT TO EXCEED \$50,000 (UTILITY 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-3521-18

[18-2959](#)

Resolution- A Resolution of the City of Mansfield, Texas, Awarding a Contract for Architectural Services for the New Fire Station Number 5

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AWARDING A CONTRACT FOR ARCHITECTURAL SERVICES FOR THE NEW FIRE STATION 5**

(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-3522-18

[18-2960](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Competitive Sealed Proposal Delivery Method for the Construction of the Fire Station 5; Delegating Authority to the City Manager; and Providing an Effective Date

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING AND AUTHORIZING THE USE OF THE COMPETITIVE SEALED PROPOSAL DELIVERY METHOD FOR THE CONSTRUCTION OF FIRE STATION 5; DELEGATING AUTHORITY TO THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE**

**(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-3523-18

[18-2968](#)

Resolution - A Resolution Awarding a Contract for Street Sweeping Services for FY 19 to Sweeping Services of Texas - Operating L.P. for an Amount not to Exceed \$123,788.46 (Drainage Utility Fund)

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

**A RESOLUTION AWARDING A CONTRACT FOR STREET SWEEPING SERVICES FOR FY2019 TO SWEEPING SERVICES OF TEXAS - OPERATING L.P.; APPROPRIATING FUNDS; AND DIRECTING AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS**

**(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-3524-18

[18-2967](#)

Resolution - A Resolution Awarding a Contract for Construction of Kimberly Court Drainage Improvements to Iron T Construction, and Authorizing Funding for an Amount Not to Exceed \$76,150.00 (Drainage Utility Fund)

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

**A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION OF KIMBERLY COURT DRAINAGE IMPROVEMENTS TO IRON T CONSTRUCTION, APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS**

**(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-3525-18

[18-2954](#)

Request for Special Event Permit: Hometown Holidays & Parade

**A motion was made by Council Member Moore to approve the request for special event permit. 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

[18-2955](#)

Request for Special Event Permit: Run with Heart

**A motion was made by Council Member Moore to approve the request for special event permit. 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

[18-2972](#)

Request for Special Event Permit: M4M

**A motion was made by Council Member Moore to approve the request for special event permit. 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

[18-2945](#)

Minutes - Approval of the October 22, 2018 Regular City Council Meeting Minutes

**A motion was made by Council Member Moore to approve the minutes of the October 22, 2018 Regular City Council Meeting as presented. 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

### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[18-2951](#)

Resolution - A Resolution Determining the Construction Manager-at-Risk Method as Providing the Best Value for the Restoration of the Ralph S. Man Homestead and Barn at 604 West Broad Street

*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.*

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS ADOPTING AND AUTHORIZING THE USE OF THE CONSTRUCTION MANAGER-AT-RISK DELIVERY METHOD FOR CONSTRUCTION OF THE RALPH S. MAN HOMESTEAD AND BARN AT 604 W. BROAD STREET; DELEGATING AUTHORITY TO THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE**

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

**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

Enactment No: RE-3526-18

[18-2961](#)

Resolution - A Resolution of the City of Mansfield Authorizing the City Manager to Enter into an Interlocal Agreement with Tarrant County for the Reconstruction of Breckenridge Road, a Portion of Gertie Barrett Road, Bonner Drive and a Mill and Overlay of Speers Drive for a Cost Not to Exceed \$725,000.00 (Street Bond Fund and Street Operations General Fund)

*Council Member Lewis removed this item from the consent agenda. Assistant Director of Public Works David Boski answered Council questions.*

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$725,000.00 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO INTERLOCAL AGREEMENTS WITH TARRANT COUNTY FOR THE ASPHALT RECONSTRUCTION OF BRECKENRIDGE ROAD, GERTIE BARRETT ROAD FROM TURNER WARNELL ROAD TO CAGLE CROW ROAD, BONNER DRIVE AND AN ASPHALT MILL AND OVERLAY OF SPEERS DRIVE**

**(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-3527-18

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

[18-2950](#)

Public Hearing - Public Hearing and Review of a Concept Plan for a Proposed Change of Zoning from PR, Pre-Development District to PD for Single-Family Residential and Commercial Uses on Approximately 91.69 Acres Out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County, and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, TX, Generally Located at the Southeast Corner of the Intersection of W. Broad Street and Lillian Road and South of the Intersection of Retta Road and W. Broad Street; BBCP Acquisitions (ZC#18-025)

*Joe Smolinski made brief comments. Bluebonnet Capital Partners representative Clatyon Snodgrass gave a brief presentation and answered Council questions. Interim*

*Director of Planning Lisa Sudbury and City Attorney Allen Taylor answered Council questions. Mayor Cook opened the public hearing at 8:19 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 8:19 p.m.*

## **PUBLIC HEARING AND FIRST READING**

### **18-2946**

Ordinance - Public Hearing and First 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)

*Interim Director of Economic Development Richard Nevins gave a brief presentation and answered Council questions. Lisa Sudbury answered Council questions. Mayor Cook opened the public hearing at 8:28 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 8:28 p.m.*

**A main 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 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 Short.**

**A motion to amend the main motion was made by Council Member Broseh to require concrete on all storage areas. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Ayes: David Cook, Brent Newsom, Julie Short, Casey Lewis, Terry Moore, and Larry Broseh**

**Nays: Mike Leyman**

**The main 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**

### **18-2947**

Ordinance - Public Hearing and First 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 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)

*Joe Smolinski made brief comments. JBI Partners representative Jerry Sylo made brief comments and answered Council questions. Bluebonnet Captial Partners representative Clayton Snodgrass made brief comments and answered Council questions. Director of Public Works Bart VanAmburgh answered Council questions. Mayor Cook opened the public hearing at 9:21 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 9:21 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, 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." 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

*Mayor Cook recessed the meeting at 9:22 p.m. Mayor Cook reconvened into regular business session at 9:31 p.m.*

[18-2948](#)

Ordinance - Public Hearing and First 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)

*Joe Smolinski made brief comments. Riness Holding LLC representative Jordan Riness gave a brief presentation and answered Council questions. Mayor Cook opened the public hearing at 9:40 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 9:40 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, 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 Mayor Cook. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

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

### **18-2934**

Ordinance - Public Hearing Continuation and Second 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)

*Joe Smolinski made brief comments. Logistics Property Company representative Kent Newsom and Pacheco Koch representative Clayton Strolle gave a brief presentation and answered Council questions. Lisa Sudbury and Art Wright answered Council questions. Peter Phillis answered Council questions. Mayor Cook continued the public hearing at 10:48 p.m. The following people spoke:*

*Houston Mitchell - 605 St. Eric Drive - Opposed  
Dan Massey - 4000 Britton Road - Opposed  
Toby Goodman - 1 Hidden Lake Court - Opposed  
Jim Wagman - 600 Six Flags Drive, Arlington - Opposed  
William Rhodes - 3210 Penny Lane - Support  
Wayne Lee - 3 Manor Dale Court - Opposed  
Rob Miller - 15455 Dallas Parkway, Addison - Support  
Robbie Mayse - 8271 CR 206, Grandview - Support  
Larry Davis - 1013 Walnut Falls Circle - Support  
Shelia Favor - 503 Titleist Drive - Opposed  
Jim Maibach - 1703 North Peyco Drive - Support  
Richard Bonner - 2004 Royalwood - Support*

*Mayor Cook recognized the following non-speakers in support of this agenda item:*

*Jordan Fanning - 8124 Oakmount Drive  
Larry Fabian - 1106 Fairway Court  
Roger Richardson - 880 N. Miller Road  
Kelly Priest - 2316 Castle Creek Drive  
Joe Ballard - 3892 Britton Road  
LuAnn Ballard - 3892 Britton Road  
Robert Putman - 941 McCampbell Road  
Rhonda Hunter - 911 Cook Street  
Reginald Hunter - 911 Cook Street  
Ross Curtis - 790 Andrews Avenue, Delray Beach  
Johnny Campbell - 3015 New York Avenue, Arlington  
David Keal - 210 West Main Street, Arlington*

Kevin Butler - 4101 Britton Road  
Jim and Judy Phillips

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

Hal Morton - 4206 Nicklaus Avenue  
Casey Coon - 4904 Sunflower Drive  
Tommy Favor - 503 Titleist Drive  
Greg Isaacs - 4707 Paladium Drive  
Michael Mainer - 4901 Havenside Way  
Morgan McBride - 4432 Britton Road

With no others wishing to speak, Mayor Cook closed the public hearing at 11:38 p.m.

**A motion was made by Council Member Leyman 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 Short. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 2 - Larry Broseh and Brent Newsom

**Abstain:** 0

[18-2861](#)

Ordinance - Public Hearing Continuation and Second 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)

*HCC Contracting, Inc. representative Bob Blackwelder gave a brief presentation and answered Council questions. Property owner Smart Ajayi made brief comments and answered Council questions. Mayor Cook continued the public hearing through second reading at 12:19 a.m. The following person spoke:*

*Brian Leddy - 1218 Bankston Meadows - Opposed*

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

Theresa Ellington - 4509 Ann Court  
Joseph George - 1402 Genesis Drive  
Joseph Green - 1415 Judy Lane  
Sheral Green - 1415 Judy Lane  
Shelly Reed - 1201 Genesis Drive  
Scot Reed - 1201 Genesis Drive

Ramon Hodges - 1210 Genesis Drive  
Quan Powe - 4509 Karen Drive

*With no others wishing to speak, Mayor Cook closed the public hearing at 12:25 a.m.*

**A motion was made by Mayor Cook 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 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," limiting the following uses: no uses in section E and F; only the following uses in section G: advertising agencies, banking offices or facilities excluding drive-in services, computer and/or data processing services, mailing, reproduction, commercial art, photo or steno services, medical or dental laboratories, office for physicians, dentist or other health practitioners, office for professional or administration, and personel supply service. Seconded by Council Member Leyman. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook; Larry Broseh; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 2 - Brent Newsom and Terry Moore

**Abstain:** 0

## **PUBLIC HEARING AND FIRST READING**

### **[18-2949](#)**

Ordinance - Public Hearing and First 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 opened the public hearing at 12:31 a.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 12:31 a.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, 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 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 CONTINUATION AND SECOND 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

*Richard Nevins made brief comments. Mayor Cook continued the public hearing at 12:32 a.m. With no one wishing to speak, Mayor Cook closed the public hearing at 12:32 a.m.*

**A motion was made by Council Member Broseh to approve the second 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; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE." Seconded by Council Member Leyman. 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

#### **18-2929**

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

*Richard Nevins made brief comments. Mayor Cook continued the public hearing at 12:34 a.m. With no one wishing to speak, Mayor Cook closed the public hearing at 12:34 a.m.*

**A motion was made by Council Member Newsom to approve the second 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; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN IMMEDIATE 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

**NEW BUSINESS**

[18-2944](#)

Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 24, 2018 to December 10, 2018

**A motion was made by Mayor Cook 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

**ADJOURN**

**A motion was made by Council Member Newsom to adjourn the meeting at 12:34 a.m. 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

\_\_\_\_\_  
ATTEST: David L. Cook, Mayor

\_\_\_\_\_  
Tracy Norr, City Secretary