



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, April 27, 2020

5:00 PM

Council Chambers

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#### REGULAR MEETING

**THIS MEETING WILL BE HELD BY VIDEO CONFERENCING. To participate, please register at [https://zoom.us/webinar/register/WN\\_JDB5BubZQRenB3ysNNqaxw](https://zoom.us/webinar/register/WN_JDB5BubZQRenB3ysNNqaxw) by 7:00 p.m. on Monday, April 27, 2020 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:**

**Webinar ID: 987-4686-3264**

**Password: 1234567**

**Citizen comments and public hearing comments may also be submitted through the city's website [www.mansfieldtexas.gov](http://www.mansfieldtexas.gov) or by sending an email to [susana.marin@mansfieldtexas.gov](mailto:susana.marin@mansfieldtexas.gov). All comments must be submitted by 7:00 p.m. Monday, April 27, 2020. Comments received will be read into the record by the Mayor or the City Secretary.**

**1. 5:00 P.M. - CALL MEETING TO ORDER**

**2. RECESS INTO EXECUTIVE SESSION**

*Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.*

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

- A1. Seek Advice of City Attorney Regarding Options for Use of Hotel/Motel Occupancy Funds
- A2. Seek Advice of City Attorney Regarding Wholesale Water Contract - Mountain Peak Special Utility District
- A3. Seek Advice of City Attorney Regarding Shops at Broad Development

- A4. Seek Advice of City Attorney Regarding Legal Issues Related to Executive Session Documents and Materials
- A5. Seek Advice of City Attorney Regarding Hawaiian Falls 2020 Improvement Project, Bidding, and Existing and Future Contracts
- B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**
- C. Personnel Matters Pursuant to Section 551.074**
- D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

**3. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

**4. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

**5. INVOCATION**

**6. PLEDGE OF ALLEGIANCE**

**7. TEXAS PLEDGE**

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

**8. CITIZEN COMMENTS**

*Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.*

*In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.*

**9. COUNCIL ANNOUNCEMENTS**

**10. SUB-COMMITTEE REPORTS****11. STAFF COMMENTS**

*In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.*

**A. City Manager Report or Authorized Representative**

Current/Future Agenda Items

**12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****13. CONSENT AGENDA**

*All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.*

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA****[20-3472](#)**

Ordinance - Third and Final Reading of an Ordinance Approving an Agricultural Lease with Mathis Farm, LLC; Authorizing the City Manager to Execute the Same and All Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

**Presenters:** Shelly Lanners

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

**[20-3500](#)**

Ordinance - Third and Final Reading of an Ordinance Approving the Conveyance of an Easement and Right of Way to Oncor Electric Delivery Company Llc for the Construction Maintenance and Operation of Electric Supply and Communications Facilities

**Presenters:** Joe Smolinski

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

[Exhibit A](#)

**[20-3483](#)**

Ordinance - Third and Final Reading of an Ordinance Approving a Historic Landmark Overlay District Classification for the Ralph S. Man Homestead Located at 604 W. Broad Street; Art Wright, City Historic Preservation Officer, on Behalf of the City of Mansfield, Property Owner (ZC#20-002)

**Presenters:** Joe Smolinski, Matt Jones and Art Wright

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Master Plan Map](#)

[Photographs of Man Homestead](#)

- [20-3543](#) Resolution - A Resolution Selecting Sandler's Gold Medal Pools as Contractor for the Hawaiian Falls Water Park Mansfield 2020 Expansion Project; Delegating Authority to the City Manager or his Designee to Negotiate and Enter Into a Contract With Sandler's Gold Medal Pools; and Providing an Effective Date

**Presenters:** Shelly Lanners

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

- [20-3546](#) Resolution - A Resolution to Approve the City Manager or his Designee to Execute a 3rd Amendment to the Chapter 380 Economic Development Agreement for the Shops at Broad, LLC

**Presenters:** Joe Smolinski

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

- [20-3540](#) Minutes - Approval of the April 13, 2020 Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [4-13-20 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**14. PUBLIC HEARING CONTINUATION AND SECOND READING**

- [20-3513](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning From SF-8.4/16, Single-Family Residential District to PD, Planned Development District for Professional and Medical Office Uses, Botique Retail Shops and Artist Studio Uses on Approximately 0.376 Acres Known as a Portion of Block 10, Original Town of Mansfield, Located at 310 East Broad Street; Ernst Realty Investment (ZC#20-003)

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

**Attachments:** [Maps and Supporting Information](#)

[Exhibit A](#)

[Applicant Presentation to City Council 4-13-20](#)

[Staff Presentation to City Council 4-13-20](#)

[Exhibit B \(updated\)](#)

[ZC#20-003 - ORDINANCE \(updated\)](#)

[4-27-20-Staff Presentation to City Council](#)

[4-27-20- Applicant Presentation to City Council](#)

**15. NEW BUSINESS**

- [20-3544](#) Resolution - A Resolution Agreeing to Meet All Match Contribution



Requirements for the Expenditures under the Tarrant County HOME  
Investment Partnerships Program for Program Year 2020

**Presenters:** Joe Smolinski

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

[2020 Home Application Packet Tarrant County](#)

[Tarrant County HOME Presentation](#)

[20-3545](#)

Discussion and Possible Action Regarding the Burial of Overhead Electric  
Utilities

**Presenters:** Joe Smolinski

**16. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 27, 2020 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, April 23, 2020 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Susana Marin, City Secretary

Approved as to form:

\_\_\_\_\_  
City Attorney

DATE OF POSTING: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

DATE TAKEN DOWN: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3472

**Agenda Date:** 4/27/2020

**Version:** 3

**Status:** Third and Final Reading

**In Control:** City Council

**File Type:** Ordinance

### Title

Ordinance - Third and Final Reading of an Ordinance Approving an Agricultural Lease with Mathis Farm, LLC; Authorizing the City Manager to Execute the Same and All Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

### Requested Action

Consider Approving Ordinance

### Recommendation

Approve Ordinance

### Description/History

In January of 2019, the City of Mansfield, Texas City Council approved the purchase of approximately 137.84 acres of undeveloped land for future park development. The City closed on the sale of the property on April 23, 2019.

### Justification

The acquisition of this land will allow for future community park development in the southwest quadrant of Mansfield. However, the development of the park will be in the future, and Mathis Farm, LLC has farmed this land for the previous owners for several years. Mr. Mathis would like to continue leasing and farming the land until the City is ready to develop it into a park. By allowing Mr. Mathis to continue to the farm the land, it will help the City maintain the property without the City spending the money to man and maintain it.

### Funding Source

N/A

### Prepared By

Bernadette McCranie, Special Projects Manager  
bernadette.mccranie@mansfieldtexas.gov  
817-276-4266

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AN AGRICULTURAL LEASE WITH MATHIS FARM, LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME AND ALL OTHER DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Mansfield is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City has agreed to lease the Premises (as defined in the attached Agricultural Lease, hereafter the "Lease Agreement") to Mathis Farm, LLC on the terms and conditions set forth in the attached Lease Agreement; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:**

**SECTION 1**

The City approves the Lease Agreement, attached hereto as Exhibit A.

**SECTION 2**

Pursuant to Section 3.13 of the City's Charter, the City authorizes the lease of the Premises in accordance with the Lease Agreement.

**SECTION 3**

The City Manager or designee of the City of Mansfield, Texas, is hereby authorized and empowered to execute the Lease Agreement and all other documents necessary to complete the transaction.

**SECTION 4**

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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**David L. Cook, Mayor**

ATTEST:

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**Susana Marin, City Secretary**

APPROVED AS TO FORM AND LEGALITY

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**E. Allen Taylor, Jr., City Attorney**



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3500

**Agenda Date:** 4/27/2020

**Version:** 3

**Status:** Third and Final Reading

**In Control:** City Council

**File Type:** Ordinance

### Title

Ordinance - Third and Final Reading of an Ordinance Approving the Conveyance of an Easement and Right of Way to Oncor Electric Delivery Company Llc for the Construction Maintenance and Operation of Electric Supply and Communications Facilities

### Requested Action

Consider the ordinance authorizing the conveyance of an easement and right of way to Oncor Electric Delivery Company for operation and maintenance.

### Recommendation

Utility Staff recommends approval of the ordinance.

### Description/History

The City is in the process of constructing the Clearwell #4 and Lower Pressure Plane Improvements project at the Bud Ervin Water Treatment Plant. This project includes the rehabilitation of the lower pressure plane mechanical and controls equipment along with the addition of a 500 horsepower water pump. This project necessitates an upgrade from a 750 - 2000 KVA transformer.

### Justification

This ordinance dedicates the necessary easement as described in Exhibit A to Oncor Electric Company for the new transformer and transmission line required for the project.

### Funding Source

Funds are incorporated in the Clearwell #4 project as bid item #8 awarded to Felix Construction Company in June of 2019.

### Prepared By

Jeff Price, Director of Utilities  
817-728-3602

**ORDINANCE NO \_\_\_\_\_**

**AN ORDINANCE APPROVING THE CONVEYANCE AN EASEMENT  
AND RIGHT OF WAY TO ONCOR ELECTRICT DELIVERY COMPANY  
LLC FOR THE CONSTRUCTION MAINTENANCE AND OPERATION  
OF ELECTRIC SUPPLY AND COMMUNICATIONS FACILITIES.**

**WHEREAS**, the City of Mansfield (“City”) is the owner of certain real property interests, including fee simple title to that certain 0.063 acre tract of property described in Exhibit A (collectively, the “Property”); and

**WHEREAS**, the Property is a portion of the property where the City operates the Bud Irving Water Treatment Plant; and

**WHEREAS**, the City needs to increase the electric capacity to the Lower Pressure Plane Pump System at the water treatment plant; and

**WHEREAS**, the City Council desires to convey an easement and right of way to Oncor Electric Delivery Company LLC for the use of the Property for the construction, maintenance and operation of electric supply and communications facilities to serve the water treatment plant.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF MANSFIELD, TEXAS THAT:**

**SECTION 1.**

The City, pursuant to Section 3.13 of the City’s Charter, authorizes the conveyance of an easement and right of way as described in Exhibit A to Oncor Electric Delivery Company LLC.

**SECTION 2.**

The City Manager of the City of Mansfield, Texas, is hereby authorized and empowered to execute all documents necessary to complete the conveyance of the Property.

**SECTION 3.**

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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David L. Cook, Mayor

ATTEST:

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Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY

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Allen Taylor, City Attorney

**LEGAL DESCRIPTION  
ONCOR ELECTRIC DELIVERY COMPANY EASEMENT**

BEING 0.063 acre of land located in the F.B. WADDELL SURVEY, Abstract No. 1658, Mansfield, Tarrant County, Texas, and being a portion of the tracts of land conveyed to the City of Mansfield, by the deeds recorded in Volume 4091, Page 16, and Volume 12992, Page 62, of the Deed Records of Tarrant County, Texas. Said 0.063 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southeast boundary line of said City of Mansfield Tract, recorded in Volume 12992, Page 62, of the Deed Records of Tarrant County, Texas, at a point N 60° 12' 36" E 3.12 feet, from the South corner of said City of Mansfield Tract;

THENCE N 29° 47' 24" W 10.00 feet, to a point;

THENCE N 60° 12' 36" E 84.73 feet, to a point;

THENCE N 53° 28' 43" E 65.50 feet, to a point;

THENCE N 59° 19' 38" E 60.69 feet, to a point;

THENCE N 30° 40' 22" W 22.50 feet, to a point;

THENCE N 59° 19' 38" E 20.00 feet, to a point;

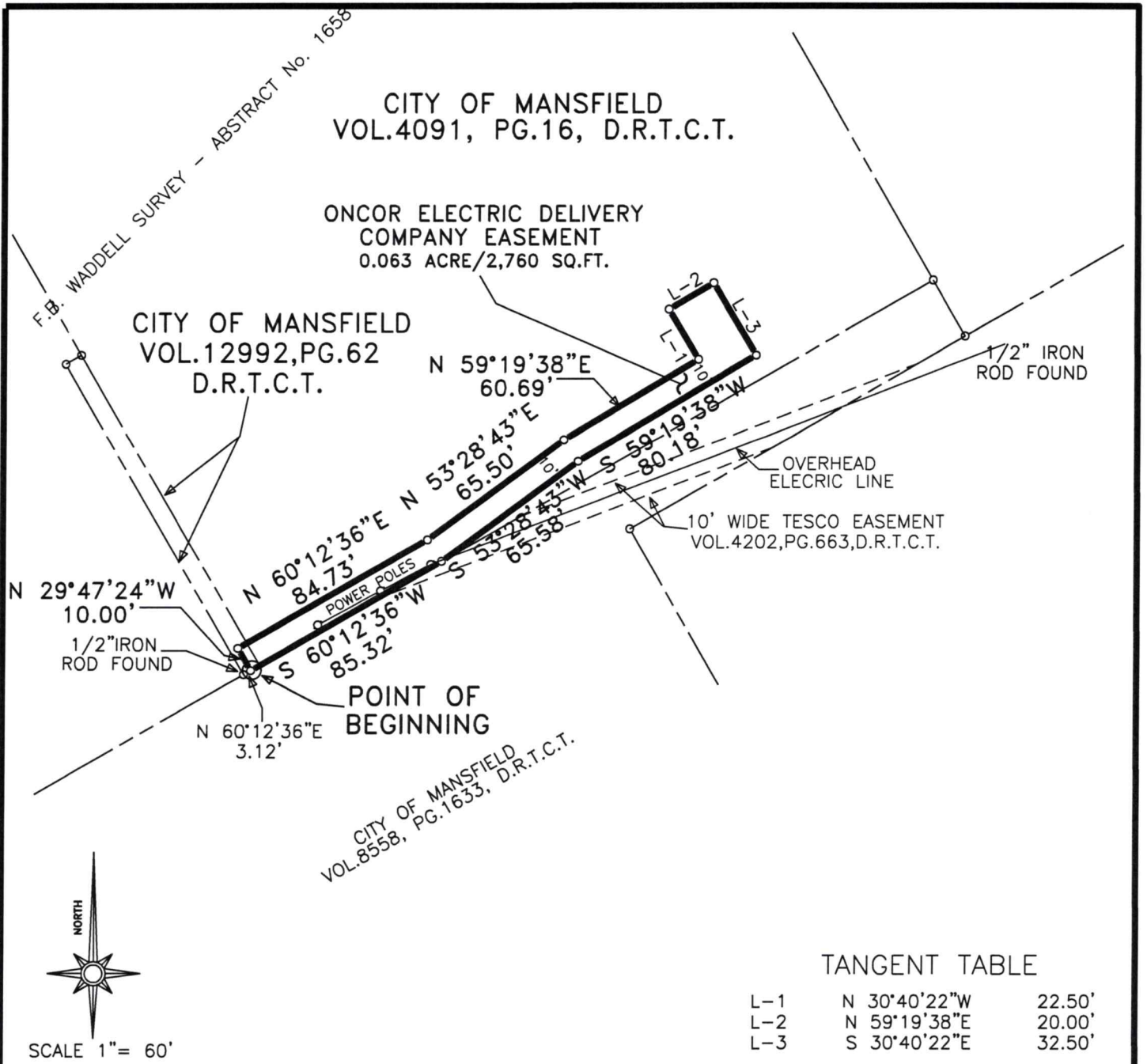
THENCE S 30° 40' 22" E 32.50 feet, to a point;

THENCE S 59° 19' 38" W 80.18 feet, to a point;

THENCE S 53° 28' 43" W 65.58 feet, to a point in the Southeast boundary line of said City of Mansfield Tract, recorded in Volume 4091, Page 16, of the Deed Records of Tarrant County, Texas;

THENCE S 60° 12' 36" W 85.32 feet, along the Southeast boundary line of said City of Mansfield Tracts, to the POINT OF BEGINNING containing 0.063 acre (2,760 square feet) of land.





**CITY OF MANSFIELD, TEXAS**  
1200 E. BROAD STREET  
MANSFIELD, TEXAS  
76063

Oncor Electric Delivery Company, LLC  
1601 Bryan Street  
Dallas, Texas, 75201

## ONCOR ELECTRIC DELIVERY COMPANY EASEMENT

**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
(817) 926-0211 - METRO (817) 429-5112  
FAX No. (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com

### ONCOR ELECTRIC DELIVERY COMPANY EASEMENT

0.063 ACRE OF LAND  
LOCATED IN THE  
F.B. WADDELL SURVEY  
ABSTRACT No. 1658  
MANSFIELD, TARRANT COUNTY, TEXAS



FEBRUARY 10, 2020

(DOC)H:\SU\MANPLANT\WTP-08\\_ONCOR2



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3483

**Agenda Date:** 4/13/2020

**Version:** 3

**Status:** Third and Final Reading

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:**

**Title**

Ordinance - Third and Final Reading of an Ordinance Approving a Historic Landmark Overlay District Classification for the Ralph S. Man Homestead Located at 604 W. Broad Street; Art Wright, City Historic Preservation Officer, on Behalf of the City of Mansfield, Property Owner (ZC#20-002)

**Requested Action**

To consider the proposed Historic Landmark Overlay District classification.

**Recommendation**

The Historic Landmark Commission held a public hearing on February 13, 2020, and voted 7-0 to recommend approval of the request.

The Planning and Zoning Commission held a public hearing on March 16, 2020 and voted 6 to 0 to recommend approval.

Staff recommends approval.

**Description/History**

The City is requesting a Historic Landmark Overlay District classification for the Ralph S. Man Homestead at 604 W. Broad Street. This designation will allow the Commission to review future exterior alterations to the structure and protect the property's historic significance.

Approximately 1.433 acres has been set aside for the Homestead. The remaining property belongs to the adjacent City dog park and will be outside of the Historic Overlay District boundary. The property is currently zoned PR and will be used as a museum and education center.

The City purchased the property in 2013, including the Man House, the historic barn and other structures, for a public park. The house was initially constructed by Ralph Sandiford Man, one of the City's founders. As the oldest documented house in Mansfield, and the residence of a person of great importance in the City's history, the R.S. Man House has been listed on the National Register of Historic Places. Additionally, the Man House is listed as a high priority on the City's Historic Resources Survey.

Due to its importance, the City Council directed that the house be preserved and that restoration efforts be made with a view of converting the house and the original log barn into a museum and education center. Man Homestead will offer visitors an opportunity to

learn about early life in Mansfield, from Ralph Man's original log cabin inside the house to the original barn, which was constructed in the fashion of the time.

TMA-CHA Architects and Phoenix 1 Restoration and Construction have developed plans to restore the house to its 1930s appearance. The severely damaged 1946 shed and the 1970s garage and carport, which are non-contributing additions, will be removed. The 1865 wood barn will also be restored. The plan also includes the relocation of two log cabins, one owned by the City and one by the Mansfield Historical Society, to the property.

### **Historic Details:**

The Mansfield Resources Survey Update, 1998, lists the Ralph S. Man Homestead as a High priority. The property is described in the National Register nomination as follows:

Built between ca. 1865 and ca. 1868, the Ralph Man House incorporates a one-room log house into its present 1½-story wood and brick form. The house is a good local example of an early dwelling enlarged and remodeled from a frontier cabin into a comfortable upper middle-class residence. Located at the west end of the original town of Mansfield, just outside the original town plat, the house is Mansfield's oldest known surviving building and was constructed by Ralph Sandiford Man, one Mansfield's founders, for himself, his wife Julia and their two children; subsequent interior remodeling and expansions were made between 1870 and the 1930s. The 1½-story wood and brick dwelling faces south onto West Broad Street and is about six blocks west of the historic commercial district of Mansfield. The house incorporates a symmetrical facade with a cross gabled roof pierced by dormer windows on the front facade. A centrally placed entry sheltered by a flat roof porch features a glass and wood door, set within a Greek Revival influenced surround with fixed pane side lights and transom. At the northwest corner (rear) is a ca. 1930 one-story shed roof section containing the service porch and a bathroom. A four space garage/carport added in 1974 is at the northeast (rear) of the house; neither of the rear additions is visible from the street.

### **Designation Considerations:**

The Historic Landmark Overlay District designation should be considered in light of the following:

1. *Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.*

The house was listed on the National Register of Historic Places in May, 2003.

2. *Embodiment of distinguishing characteristics of an architectural type or specimen.*

The Ralph and Julia Man House is an unusual example of a vernacular central hall plan house type in Mansfield. The house also conveys understanding of how Mansfield changed from a frontier settlement to a prosperous farm service community and how the needs of a growing family fostered conversion of a one-room cabin into a substantial middle-class residence. The house also relates the lifestyle and relative wealth and social standing of Ralph Man, and is the only surviving resource associated with Man. The house is worthy of preservation as a local landmark that through its residential function and long association with the Man family documents development patterns in Mansfield and provides interpretation of local social and architectural trends between ca. 1865 and 1906.

*3. Identification with a person or persons who significantly contributed to the culture or development of the City.*

Ralph Sandiford Man (1825-1906), a South Carolina native who came to Texas in the 1850s, was one of the founders of Mansfield. The town was named for Man and his brother-in-law and business partner Julian Feild. The two men operated a steam-powered grist mill that supplied grain to the Confederacy during the Civil War (1861-1865) and later to U.S. troops at Fort Belknap and Fort Griffin.

**Man Homestead Master Plan:**

The property is subject to the Man House Master Plan approved by the City Council. The master plan includes the following elements:

Restoration of the Man House and the 1865 barn with crushed granite walkways meeting ADA standards (Nos. 1 and 2 on the map);

Relocation of historic log cabins to the Homestead, with space for other historic structures as approved by the Museum (No. 6 on the map);

An information center and restrooms to be located in the public park adjacent to the Homestead boundary. These structures will not be part of the Historic Landmark Overlay District (Nos. 3 and 4 on the map);

An amphitheater for educational demonstrations and programs, designed to blend with the terrain between the house and the barn (No. 5 on the map);

Removal of the 1946 shed; and

Removal of the 1970s garage and carport.

**General Information:**

*Existing Use:* Single-family residence

*Proposed Use:* Museum

*Existing Zoning:* SF-7.5/12, Single-Family Residential District

*Surrounding Land Use & Zoning:*

North - City dog park, PR and SF-12/22

South - Single-family residential, SF-7.5/12

East - Single-family residential, SF-12/22

West - City dog park, PR

**Prepared By**

Art Wright

Planner II/HPO/Gas Well Coordinator

817-276-4226

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A HISTORIC LANDMARK OVERLAY DISTRICT CLASSIFICATION FOR THE RALPH S. MAN HOMESTEAD LOCATED AT 604 W. BROAD STREET; 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.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:**

**SECTION 1.**

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a Historic Landmark Overlay District Classification, said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.**

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.**

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

#### **SECTION 4.**

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

#### **SECTION 5.**

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

#### **SECTION 6.**

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**David L. Cook, Mayor**

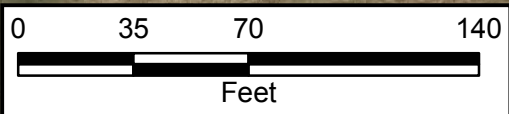
ATTEST:

\_\_\_\_\_  
**Susana Marin, City Secretary**

APPROVED AS TO FORM AND LEGALITY

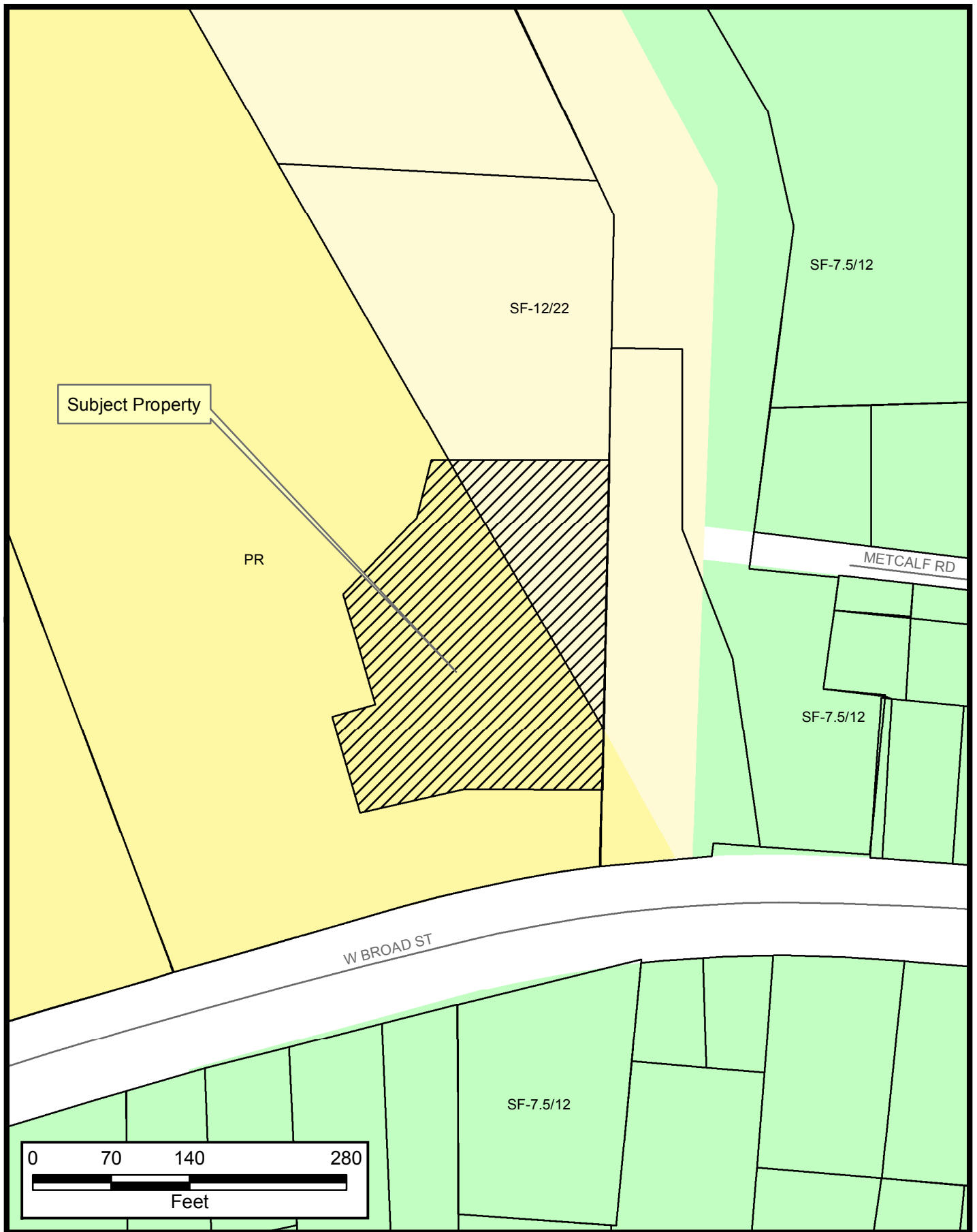
\_\_\_\_\_  
**Allen Taylor, City Attorney**





**ZC#20-002**





## Property Owner Notification for ZC#20-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	ZETINA, DELORES	603 W BROAD ST	MANSFIELD, TX	76063-1616
HANKS, THOMAS J SURVEY	A 644	PORTILLO, FRANCISCA GARCIA	705 LATHAM BLVD	VENUS, TX	76084
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 39	FORSON, JOSH	113 CARLSBAD DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	MARTIN, MICHAEL	1510 INVERNESS RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 40	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 40	PATTON, NELDA	PO BOX 186	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 40	PATTON, BILLY	313 ARNOLD AVE	BURLESON, TX	76028
PORTILLO-BROAD ADDITION	BLK 1	RENDON, NOEL	1812 EMPIRE CIR	ARLINGTON, TX	76002-6602
ZUCKERBROW ADDITION	BLK 1	LAKELAND CUSTOM HOMES LLC	752 N MAIN ST # 1513	MANSFIELD, TX	76063
ZUCKERBROW ADDITION	BLK 1	LAKELAND CUSTOM HOMES LLC	752 N MAIN ST # 1513	MANSFIELD, TX	76063

**LEGAL DESCRIPTION**

BEING 1.433 acres of land located in the THOMAS J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to City of Mansfield, by the deed recorded in County Clerk's File No. D213242795, of the Deed Records of Tarrant County, Texas. Said 1.433 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East boundary line of said City of Mansfield Tract, and said POINT OF BEGINNING being located N 01° 12' 12" E 68.76 feet, from a "60D" nail found at the Southeast corner of said City of Mansfield Tract;

THENCE N 89° 35' 47" W 122.98 feet, to a point;

THENCE S 77° 16' 12" W 95.63 feet, to a point in the proposed East edge (back) of a curb for a parking lot;

THENCE N 16° 13' 17" W 89.00 feet, along the East edge (back) of the proposed curb, to a point;

THENCE N 73° 46' 43" E 40.00 feet, to a point;

THENCE N 16° 13' 17" W 102.07 feet, to a point;

THENCE along a line 15.0 feet Southeast of and parallel to the centerline of a proposed 18" storm sewer pipe, as follows:

1. N 43° 49' 03" E 94.91 feet, to a point;

2. N 13° 49' 03" E 52.74 feet, to a point;

THENCE N 89° 56' 01" E 159.10 feet, to a point in the East boundary line of said City of Mansfield Tract;

THENCE S 01° 12' 12" W 294.38 feet, along the East boundary line of said City of Mansfield Tract, to the POINT OF BEGINNING containing 1.433 acres (62,429 square feet) of land.

CITY OF MANSFIELD  
CALLED 15.48 ACRES  
CC# D213242795  
D.R.T.C.T.

BILL PATTON &  
NELDA PATTON  
3.846 ACRES  
VOL. 5212, PG. 365  
D.R.T.C.T.

15.00'

PROPOSED 18" STORM PIPE

N 13°49'03"E 52.74'

N 89°56'01"E 159.10'

HISTORIC WOOD BARN

METAL POLE BARN

THOMAS J. HANKS  
SURVEY A-644

1.433 ACRES,  
62,429 SQUARE FEET

SHIPPING CONTAINER

STREET LIGHT  
AND GATE POST

GATE POST

SEPTIC TANK

630.24

HISTORIC ONE STORY  
FRAME AND BRICK

BRICK WALK

GATE

GRAVEL DRIVE

POWER POLE

MARKER  
HISTORICAL

GATE

N 89°35'47"W 122.98'

ASPHALT PAVEMENT

POINT OF BEGINNING

N 01°12'12"E 68.76'

60D NAIL FOUND

WEST BROAD STREET  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SCVB

SLT

MAIL

60D NAIL FOUND

GATE

ALONG PROPOSED  
BACK OF CURB

N 16°13'17"W 102.07'

N 73°46'43"E 40.00'

N 16°13'17"W 89.00'

PROPOSED PARKING LOT

6" WATER LINE

BARBED WIRE FENCE

BARBED WIRE FENCE

HOG WIRE FENCE

1/2" IRON ROD MARKED  
"BRITTAIN & CRAWFORD" SET

S 01°12'12"W 294.38'

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**BRITTAIN & CRAWFORD**

LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
FIRM CERTIFICATION# 1019000

TEL (817) 926-0211 - FAX (817) 926-9347

P.O. BOX 11374 • 3908 SOUTH FREEWAY

FORT WORTH, TEXAS 76110

EMAIL: admin@brittain-crawford.com

WEBSITE: www.brittain-crawford.com

EXHIBIT MAP  
OF

**1.433 ACRES OF LAND  
LOCATED IN THE  
THOMAS J. HANKS SURVEY  
ABSTRACT No. 644**

**THE CITY OF MANSFIELD  
TARRANT COUNTY, TEXAS**

**EXHIBIT PREPARED: JANUARY 17, 2020**

SCALE 1" = 60'





























# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3543

**Agenda Date:** 4/27/2020

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Selecting Sandler's Gold Medal Pools as Contractor for the Hawaiian Falls Water Park Mansfield 2020 Expansion Project; Delegating Authority to the City Manager or his Designee to Negotiate and Enter Into a Contract With Sandler's Gold Medal Pools; and Providing an Effective Date

**Requested Action**

Consider Resolution

**Recommendation**

Approve Resolution

**Description/History**

On April 24, 2007, the City Council approved a Water Park Ground Lease and Operating Agreement with Mansfield Family Entertainment, LLC (MFE) for the operations of Hawaiian Falls Water Park. On December 14, 2015, the City Council approved MFE's assignment of its lease interest to STORE Master Funding VIII, LLC (STORE). On April 23, 2018, the City Council approved STORE's request to sublease to PPW Mansfield, LLC (ProParks) to operate the water park, performing all obligations required of STORE under the Agreement.

On December 9, 2019, the City Council approved Amendment Four to the Agreement to allow for the 2020 expansion of the Hawaiian Falls Water Park Mansfield and designated the competitive sealed proposal method as providing the best value for construction of the project. Amendment Four outlines STORE's plan to construct two new attractions in the amount of \$750,000. STORE will pay 100% of the upfront costs and the City will reimburse 80% of the total project cost following completion of both attractions. Reimbursement will take place through a 50% reduction in the ground lease payment of the annual gross revenues.

**Justification**

The first attraction in the expansion project was designed to include the removal of several existing play features in the shallow water areas of the Splash Water Reef pool, removal of an existing ADA-compliant ramp into the pool, installation of a new play structure by FibrArt, and the construction of a separation wall between the shallow water play area and the deep water recreational swim area. Adjustments to the existing pool plumbing will also be made to accommodate the new features. The second attraction proposed in the expansion project will be bid as a separate construction project.

A request for competitive sealed proposals was advertised in the Fort Worth Star-Telegram on March 18th and March 25th. On April 2, 2020, one bid was received and publicly opened. Staff evaluated the proposal based on the selection criteria in the RFP and recommends awarding the construction contract to Sandler's Gold Medal Pools as the best value for the city in the amount of \$153,365.60.

**Funding Source**

N/A

**Prepared By**

Shelly Lanners, Deputy City Manager  
[Shelly.Lanners@mansfieldtexas.gov](mailto:Shelly.Lanners@mansfieldtexas.gov)  
817-276-4265

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SELECTING SANDLER'S GOLD MEDAL POOLS AS CONTRACTOR FOR THE HAWAIIAN FALLS WATER PARK MANSFIELD 2020 EXPANSION PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE AND ENTER INTO A CONTRACT WITH SANDLER'S GOLD MEDAL POOLS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council approved a Water Park Ground Lease and Operating Agreement between the City of Mansfield and Mansfield Family Entertainment, LLC (MFE) for operating Hawaiian Falls Water Park on April 24, 2007; and

**WHEREAS**, the City Council approved MFE's assignment of its lease interest to STORE Master Funding VIII, LLC (STORE) on December 14, 2015; and

**WHEREAS**, the City Council approved STORE's request to construct two attractions to the park on December 9, 2019 and that these attractions will keep the park exciting allowing season pass sales and gate sales to increase; and

**WHEREAS**, on December 9, 2019, the City Council approved the Competitive Sealed Proposal Method as providing the best value for construction of the Hawaiian Falls expansion project; and

**WHEREAS**, on December 9, 2019 the City Council delegated its authority to the City Manager or his designee to prepare a Request for Competitive Sealed Proposals (RFP) and to publicly open proposals; and

**WHEREAS**, the City of Mansfield publicly advertised and requested competitive sealed proposals for construction of the first phase of improvements to Hawaiian Falls Water Park Mansfield; and

**WHEREAS**, City staff evaluated each proposal based on 1) the selection criteria in the RFP and the weighted value for those criteria in the RFP; and 2) the City's ranking evaluation; and

**WHEREAS**, City staff believes that Sandler's Gold Medal Pools, the only offeror who submitted a proposal, offers the best value for the City; and

**WHEREAS**, the City Council finds that Sandler's Gold Medal Pools offers the best value for the City based on 1) the selection criteria in the RFP and the weighted value for those criteria in the RFP; and 2) the City's ranking evaluation.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:**

**Section 1.**

That Sandler's Gold Medal Pools is selected as contractor for the Hawaiian Falls Water Park Mansfield 2020 Expansion Project in an amount of \$153,365.60.

**Section 2.**

That the City Council delegates authority to the City Manager or his designee to negotiate, finalize, and enter into a contract with Sandler's Gold Medal Pools.

**Section 3.**

That this resolution shall be effective immediately upon its adoption by the City Council.

**RESOLVED AND PASSED** this 27<sup>th</sup> day of April, 2020.

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**David L. Cook**, Mayor

ATTEST:

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**Susana Marin**, City Secretary



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3546

**Agenda Date:** 4/27/2020

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution to Approve the City Manager or his Designee to Execute a 3rd Amendment to the Chapter 380 Economic Development Agreement for the Shops at Broad, LLC

**Requested Action**

To approve a resolution allowing for the City Manager or his designee to finish negotiations and execute a 3rd amendment to the Chapter 380 Economic Development Agreement for the Shops at Broad, LLC.

**Recommendation**

Approval of a resolution allowing for the City Manager or his designee to finish negotiations and execute a 3rd amendment to the Chapter 380 Economic Development Agreement for the Shops at Broad, LLC.

**Description/History**

The original Chapter 380 Economic Development Agreement between the City and the Shops at Broad, LLC. was entered into on September 29, 2016. The first amendment to the agreement became effective on September 20, 2017. The second amendment to the agreement became effective on January 24, 2018.

**Justification**

Due to the restrictions in place caused by the Declaration of Public Health Emergency in response to the outbreak of the novel coronavirus, COVID-19, the developers are requesting an amendment. This would facilitate an extension of the time necessary to continue negotiation and securing of quality tenants in the remaining parcels that are not under contract. This would facilitate the developer to remain in compliance with the agreement while accounting for a delayed construction timeline.

**Funding Source**

Bond Funds

**Prepared By**

Joe Smolinski, Deputy City Manager  
817-276-3601



**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AMENDED AND RESTATED 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH SHOPS AT BROAD, LLC.; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CONTINUE NEGOTIATIONS AND EXECUTE A REVISED AGREEMENT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish and provide for the administration of programs that promote economic development and stimulate business and commercial activity in the city; and,

**WHEREAS**, the Shops at Broad, LLC. and the City of Mansfield previously entered into a 380 Economic Development Program Agreement on September 29, 2016; and,

**WHEREAS**, as a result of variables outside of the Shops at Broad, LLC.'s control, the parties desire to amend the agreement by entering into the Amended and Restated Economic Development Program Agreement; and,

**WHEREAS**, the City Council finds and determines that the Agreement will promote local economic development and stimulate business and commercial activity in the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:**

**SECTION 1.**

The Agreement, having been discussed by the City Council of the City of Mansfield and found to be acceptable and in the best interest of the City and its citizens, is hereby approved.

**SECTION 2.**

The City Manager or his designee is hereby authorized to execute the 3<sup>rd</sup> Amendment to the Agreement and all other documents in connection therewith on behalf of the City.

**SECTION 3.**

This Resolution shall become effective from and after its passage.

**PASSED AND APPROVED THIS THE 27<sup>TH</sup> DAY OF APRIL, 2020.**

\_\_\_\_\_  
**David L. Cook, Mayor**

**ATTEST:**

\_\_\_\_\_

**Susana Marin**, City Secretary



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3540

**Agenda Date:** 4/27/2020

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the April 13, 2020 Regular City Council Meeting Minutes

**Requested Action**

Action to be taken by the Council to approve the minutes.

**Recommendation**

Approval of the minutes by the Council.

**Description/History**

The minutes of the April 13, 2020 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

**Justification**

Permanent Record

**Funding Source**

N/A

**Prepared By**

Susana Marin, TRMC, City Secretary  
817-276-4203



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, April 13, 2020

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 7:04 p.m.*

*Mayor Cook advised the public that they could address the Council by submitting an online speaker card through the city's website or by direct email to City Secretary Susana Marin.*

**Absent** 1 - Brent Newsom

**Present** 6 - David Cook; Larry Brose; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

#### INVOCATION

*Council Member Leyman 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.*

*Council Member Newsom arrived at 7:06 p.m.*

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

#### CITIZEN COMMENTS

*Mayor Cook acknowledged the following non-speakers who submitted online speaker cards regarding Walnut Creek Country Club reinstatement of golf carts for members:*

*Fred Closs - 1902 Lasseter Drive*

*Nathan Lindley - 1 Toscani Court*

*Richard Baldwin - 904 Riviera Drive*

*Johnny Williams - 1104 Pebble Beach Drive*

John Wawrzeniak - 3208 Vista Lake Circle  
Jay Burkink - 2804 Pomponesett Drive - Arlington  
Michael Lewis - 2315 River Ridge Road - Arlington  
Paul Beaney - 822 Muirfield Drive  
Don Smith - 1006 Kingston Court  
Mark Hansard - 1413 Spyglass Drive  
Dennis Dowd - 8124 Oak Hollow Drive - Arlington  
Micheal Turner - 1438 Southern Hills  
Albin Dvoracek - 1019 Pebble Beach Drive  
Joe Jackson - 4709 Bonneville Drive - Arlington  
Barbara Lindley - 1 Toscana Court  
Kenneth Welch - 1514 Cannon Gate Drive  
Tommy Abbott - 1600 Valleywood Trail  
Billy Filer - 7532 Brooklake Drive - Grand Prairie  
Paul Ward - 8000 Hess Drive  
Donna Ward - 8000 Hess Drive  
William Walsh - 913 Kingston Drive  
Barbara Hanna - 7613 Willowood Court - Fort Worth  
Phil Carlisle - 2223 Wanda Way - Arlington

### **COUNCIL ANNOUNCEMENTS**

*Council Member Leyman stated El Primo's owner Todd Tonore will be proving lunch to the nursing homes on Wednesday and they are looking for volunteers to help deliver food. He also mentioned that a week from Wednesday they will be serving lunches for public safety personnel and they are looking for volunteers to deliver those meals as well.*

*Mayor Pro Tem Short had no announcements.*

*Council Member Lewis had no announcements.*

*Council Member Moore recognized momentous efforts by various residents and groups around town who are delivering services throughout the city. He thanked Cindy Cantero and Maureen Timmons for setting up a FaceBook page called Celebrate Mansfield mentioning they have organized the white ribbon tying at Methodist Mansfield Medical Center to take place on Tuesday, April 14, 2020. He also recognized a group with Mansfield Independent School District who are serving meals on a daily basis at six or seven different schools mentioning Rita Denton has been heading that program. Council Member Moore recognized Common Ground Network and Feed the Kids for continuing their efforts in putting bags of food together for those in need stating they are being distributed twice a week through a local church*

*Council Member Newsom had no announcements.*

*Council Member Broseh had no announcements.*

*Mayor Cook recognized the owner of El Primo's restaurant Todd Tonore for his efforts in helping residents out.*

### **STAFF COMMENTS**

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

## Current/Future Agenda Items

*There were no staff comments.*

**CONSENT AGENDA****ITEMS TO BE REMOVED FROM THE CONSENT AGENDA****[20-3472](#)**

Ordinance - Second Reading of an Ordinance Approving an Agricultural Lease with Mathis Farm, LLC; Authorizing the City Manager to Execute the Same and All Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

**A motion was made by Council Member Broseh to approve the second reading of "AN ORDINANCE APPROVING AN AGRICULTURAL LEASE WITH MATHIS FARM, LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME AND ALL OTHER DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE." 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

**[20-3500](#)**

Ordinance - Second Reading of an Ordinance Approving the Conveyance of an Easement and Right of Way to Oncor Electric Delivery Company Llc for the Construction Maintenance and Operation of Electric Supply and Communications Facilities

**A motion was made by Council Member Broseh to approve the second reading of "AN ORDINANCE APPROVING THE CONVEYANCE AN EASEMENT AND RIGHT OF WAY TO ONCOR ELECTRICT DELIVERY COMPANY LLC FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF ELECTRIC SUPPLY AND COMMUNICATIONS FACILITIES." 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

**[20-3509](#)**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the First Amendment to Tax Abatement Agreement Between the City of Mansfield, Texas and RMA HOLDINGS, LLC; Authorizing the Mayor to Execute Said Agreement; and Providing an Effective Date

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE FIRST AMENDMENT TO TAX ABATEMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS AND RMA HOLDINGS, LLC; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE**

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

**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

Enactment No: RE-3642-20

[20-3532](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from Firehouse Subs Safety Foundation Program to Purchase Mass Casualty/Active Shooter Response Kits for the Police Department

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

**A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM FIREHOUSE SUBS TO PURCHASE MASS CASUALTY/ACTIVE SHOOTER RESPONSE KITS FOR THE POLICE DEPARTMENT; THE AMOUNT OF THE AWARD WILL NOT EXCEED \$6,500 AND DOES NOT REQUIRE A MATCH**

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

**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

Enactment No: RE-3643-20

[20-3534](#)

Resolution - A Resolution Awarding Eighteen Month Renewable Contracts to the Lowest and Best Bids for the Individual Supply of Nine Different Water Treatment Chemicals for the Bud Ervin Water Treatment Plant

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

**A RESOLUTION AWARDING EIGHTEEN MONTH RENEWABLE CONTRACTS TO THE LOWEST AND BEST BID FOR THE INDIVIDUAL SUPPLY OF NINE**

**DIFFERENT WATER TREATMENT CHEMICALS, FOR THE BUD ERVIN WATER TREATMENT PLANT**

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

**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

Enactment No: RE-3644-20

[20-3518](#)

Minutes - Approval of the March 23, 2020 Regular City Council Meeting Minutes

**A motion was made by Council Member Broseh to approve the minutes for the March 23, 2020 Regular City Council Meeting as presented. 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

[20-3519](#)

Minutes - Approval of the March 31, 2020 Special City Council Meeting Minutes

**A motion was made by Council Member Broseh to approve the minutes of the March 31, 2020 Special City Council Meeting as presented. 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

**END OF CONSENT AGENDA****PUBLIC HEARING AND FIRST READING**[20-3513](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning From SF-8.4/16, Single-Family Residential District to PD, Planned Development District for Professional and Medical Office Uses, Botique Retail Shops and Artist Studio Uses on Approximately 0.376 Acres Known as a Portion of Block 10, Original Town of Mansfield, Located at 310 East Broad Street; Ernst Realty Investment (ZC#20-003)

*Susana Marin read the caption into the record. Mayor Cook made brief comments.*



*He relayed to the Council the discussion he had with the applicant. Council requested the following items be addressed by the second reading: expand property uses, address trash container location and screening, and clarify signage setback. Mayor Cook opened the public hearing at 7:26 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 7:26 p.m.*

**A motion was made by Mayor Cook to suspend the rules for discussion. Seconded by Council Member Lewis. The motion CARRIED unanimously.**

**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 PROFESSIONAL AND MEDICAL OFFICE USES, BOUTIQUE RETAIL SHOPS, AND ARTIST STUDIO 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 Brose; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Abstain:** 0

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

### **20-3483**

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Historic Landmark Overlay District Classification for the Ralph S. Man Homestead Located at 604 W. Broad Street; Art Wright, City Historic Preservation Officer, on Behalf of the City of Mansfield, Property Owner (ZC#20-002)

*Deputy City Manager Shelly Lanners answered Council questions. Mayor Cook continued the public hearing at 7:36 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 7:36 p.m.*

**A motion was made by Council Member Newsom 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 GRANT A HISTORIC LANDMARK OVERLAY DISTRICT CLASSIFICATION FOR THE RALPH S. MAN HOMESTEAD LOCATED AT 604 W. BROAD STREET; 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 Brose; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

### **PUBLIC HEARING AND THIRD AND FINAL READING**

#### **20-3412**

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; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; and Providing for an Immediate Effective Date

*Susana Marin read the caption into the record. Mayor Cook opened the public hearing at 7:37 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 7:37 p.m.*

**A motion was made by Mayor Pro Tem 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; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 1 - Terry Moore

**Abstain:** 0

Enactment No: OR-2172-20

### **NEW BUSINESS**

#### **20-3508**

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, the Mansfield Economic Development Corporation, and Straumann Manufacturing, Inc.; Authorizing the Mayor and MEDC President to Execute Said Agreement; and Providing an Effective Date

*Director of Economic Development Richard Nevins answered Council questions.*

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND STRAUMANN MANUFACTURING, INC.; AUTHORIZING THE MAYOR AND MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE**

**(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 Brose; Brent Newsom; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 1 - Terry Moore

**Abstain:** 0

Enactment No: RE-3645-20

[20-3536](#)

**Discuss, Consider, and Approve a Resolution Continuing Mayor Cook's Declaration of Public Health Emergency**

*There was extensive Council discussion to amend the Fourth Declaration of Public Health Emergency to include golf under Section 13.C.3.*

**A motion was made by Mayor Cook to approve the following resolution:**

**CONTINUATION OF FOURTH AMENDED DECLARATION OF PUBLIC HEALTH EMERGENCY**

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

**Seconded by Council Member Leyman. 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

Enactment No: RE-3646-20

## **ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 9:01 p.m. Seconded by Council Member Newsom. 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

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

\_\_\_\_\_  
Susana Marin, City Secretary



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3513

**Agenda Date:** 4/27/2020

**Version:** 2

**Status:** Second Reading

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:**

**Title**

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning From SF-8.4/16, Single-Family Residential District to PD, Planned Development District for Professional and Medical Office Uses, Botique Retail Shops and Artist Studio Uses on Approximately 0.376 Acres Known as a Portion of Block 10, Original Town of Mansfield, Located at 310 East Broad Street; Ernst Realty Investment (ZC#20-003)

**Requested Action**

To consider the subject zoning change request.

**Recommendation**

The Planning & Zoning Commission held a public hearing on March 16, 2020, and voted 6-0 to recommend approval. One of the commissioners questioned how many tenants would be located in the new building and if the parking could accommodate it, to which the applicant responded that there would be no more than three in order to not exhaust the available on-site parking. Another commissioner expressed concern about vehicles backing up into the landscape beds adjacent to the existing building, to which the applicant responded that the spaces will be made wider to allow for easier vehicle maneuverability. Another commissioner questioned why the paint colors on the buildings were different. Staff notes that the paint colors should be complementary but not matching so that the existing historic structure maintains its distinction.

**Description/History**

**iGENERAL INFORMATION**

*Existing Use:* Single-family residence

*Existing Zoning:* SF-8.4/16, Single-Family Residential District

*Surrounding Land Use & Zoning:*

North - E. Broad St.; professional office and church uses (PD) across the street

South - Single-family residential, SF-7.5/12

East - Professional office, OP

West - Single-family residential, SF-7.5/12

*Thoroughfare Plan Specification:*

E. Broad St. - major arterial (four-lane divided)

**Comments and Considerations**

49

The subject property consists of 0.379 acres currently improved with a 1,200 sq. ft. single-story residential house, garage, and shed. The applicant is requesting to re-zone the property from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses.

#### Development Plan and Regulations

The existing 1,200 sq. ft. single-story house will remain, but the garage and shed in the rear of the property will be removed. The house, known as the Andrew “Cap” and Emma Doughty Bratton House is listed on the National Register of Historic Places, but has not yet been designated as a local historic landmark. The house includes yellow siding, green trim, a prominent bay window, a covered front porch, a pitched roof, and is 28’ in height.

Behind the house, a new 2,400 sq. ft. single-story building will be constructed. To match the house, the new building will include yellow siding as the primary building material, with covered porches, bay windows, and a pitched roof design. In addition, the new building will be accentuated by red brick along the base, shake siding in the gables, white trim, and 3-D architectural shingles. The new building will also include abundant windows on the front elevation. While larger in size than the house, at 20’-6”, the new building will be shorter in height than the house and will also be mostly concealed by the house or landscaping in order to not detract from or overshadow the historic house. During the staff review process, the applicant agreed to trim 10’ off the western side of the new structure to assist in this regard, while still maintaining the bay window feature and providing a vista at the end of the driveway.

It is noted in the development regulations that no expansion shall be made to the existing building, any exterior construction and remodeling of the existing building must be compatible with the historic character of the building, and that the maximum height of the proposed building shall not exceed the height of the existing building.

It is also noted that the development deviates from the Zoning Ordinance as it relates to residential proximity. A reduced building setback from the adjacent residential zoning shall be allowed as shown in the Development Plan. Lighting shall be shielded or pointed away from adjacent residential properties as prescribed in Section 7400 of the Zoning Ordinance

#### Access and Parking

The existing driveway will also be expanded and re-worked to provide for a 12-space parking lot to serve the development. Most of the parking spaces are in a single-row along the western side of the property, with two of the spaces located on the opposite side behind the home, one of which will be an ADA-accessible space. The parking ratio for general office uses (1 space per 300 sq. ft.) was applied and the development meets the requirements when calculated using this ratio. Due to space constraints, only a 22’ two-way drive aisle will be provided for the parking lot, two feet below the typical 24’ standard. In order to allow vehicles to safely maneuver out of spaces into the reduced-width drive aisle, several of the parking spaces are 1’ wider than the typical 9’

wide space. In order to further enhance the appearance of the historic structure, the existing pavement directly in front of the structure will be removed. A new sidewalk will connect the main entrance of the existing home to the sidewalk along E. Broad St. A new concrete walk and ramp will also connect the two structures to each other and provide an accessible route to the parking lot.

#### Landscaping and Screening

Landscaping and screening will be provided as shown in the Development Plan. This includes the preservation of the existing landscape beds in front of the existing home, the preservation of nine trees and one shrub, and the planting of ten new shrubs and one crape myrtle tree, most of which accentuate the new building or provide shade in the parking lot. The existing wood fence along the rear property line will remain, while a new 3.5' tall picket fence will be installed along the east property line adjacent to the parking lot. The picket fence provides for screening and separation of land uses in a manner that is consistent with the historic residential character of the neighborhood and will not extend into the front yard forward of the existing building. The development regulations note that all equipment will be ground-mounted, located in the side yard or rear yard, and will be screened from the street or adjacent property by dense shrubs or low fencing that fully conceal the equipment. In addition, all trash containers will be screened in accordance with Section 7301.B of the Zoning Ordinance. In addition, no outside storage of materials or merchandise will be allowed on the property.

#### Signage

A new directory sign will be installed in front of the property along E. Broad St. The directory sign will be 6' tall, 10' wide, and will include a 2' tall brick base to match the building. The sign area will be limited to 32 sq. ft. The directory sign will be setback 5' from the front property line, which deviates from the typical 10' setback, but is consistent with the location of many other signs along this section of E. Broad St. and prevents the encroachment of the sign into the existing landscape beds in front of the building. Name plate signs will also be allowed on the buildings as prescribed in Section 7100 of the Zoning Ordinance.

#### Summary

The proposed development will allow for the preservation of the existing historic structure, while also removing nonconforming accessory structures that do not match or complement the historic structure, and allowing for a new building that better matches and complements the existing structure while not detracting from or overshadowing it. In addition, the proposed changed in use from single-family residential to office, studio, and boutique retail uses allows for a more productive use of the property that is consistent with the transition from residential to business uses that we are seeing along this part of E. Broad St. while also being sensitive to the historic residential character of the surrounding area. The development also preserves the existing trees and landscape beds, provides for additional landscaping, and provides for parking and screening in a manner that is limited to only what is truly necessary to support the development and which is also sensitive to surrounding properties and the historic character of the area.

#### **Second Reading**

The City Council held a public hearing and first reading on April 13, 2020 and voted 7-0 to approve. There was discussion about several items, including the existing accessory buildings to be removed, permitted uses, signage, building colors, and trash container screening. Council Members requested that the following items be addressed:

- Ensure the paint colors on the buildings are compatible with each other.
- In the applicant presentation, place an X over the existing garage(s) to be removed.
- On the plan, provide detail indicating the location and screening of the trash containers.
- Increase the front setback for the sign to 10' (or as close to 10' if possible) if there is room.
- Consider adding some additional commercial uses that would be compatible with the property and the surrounding area.

The applicant revised the presentation to show that all existing garages would be removed, updated the development regulations to require that the paint colors on the buildings be compatible with each other, specified that trash service will be by trash carts and screened by a fence enclosure as seen in the development plan, and revised the permitted uses to add personal service uses and a greater variety of studio uses.

The trash carts will be stored on the southeast corner of the house behind the staircase and an existing pine tree and screened by a fence enclosure with self-latching gate; the location allows easy access for tenants in both buildings and provides screening that ensures the trash will not be seen from public view.

The applicant did not increase the setback for the sign as doing so would encroach the existing retaining wall and landscape bed and possibly interfere with drainage and otherwise not be desirable.

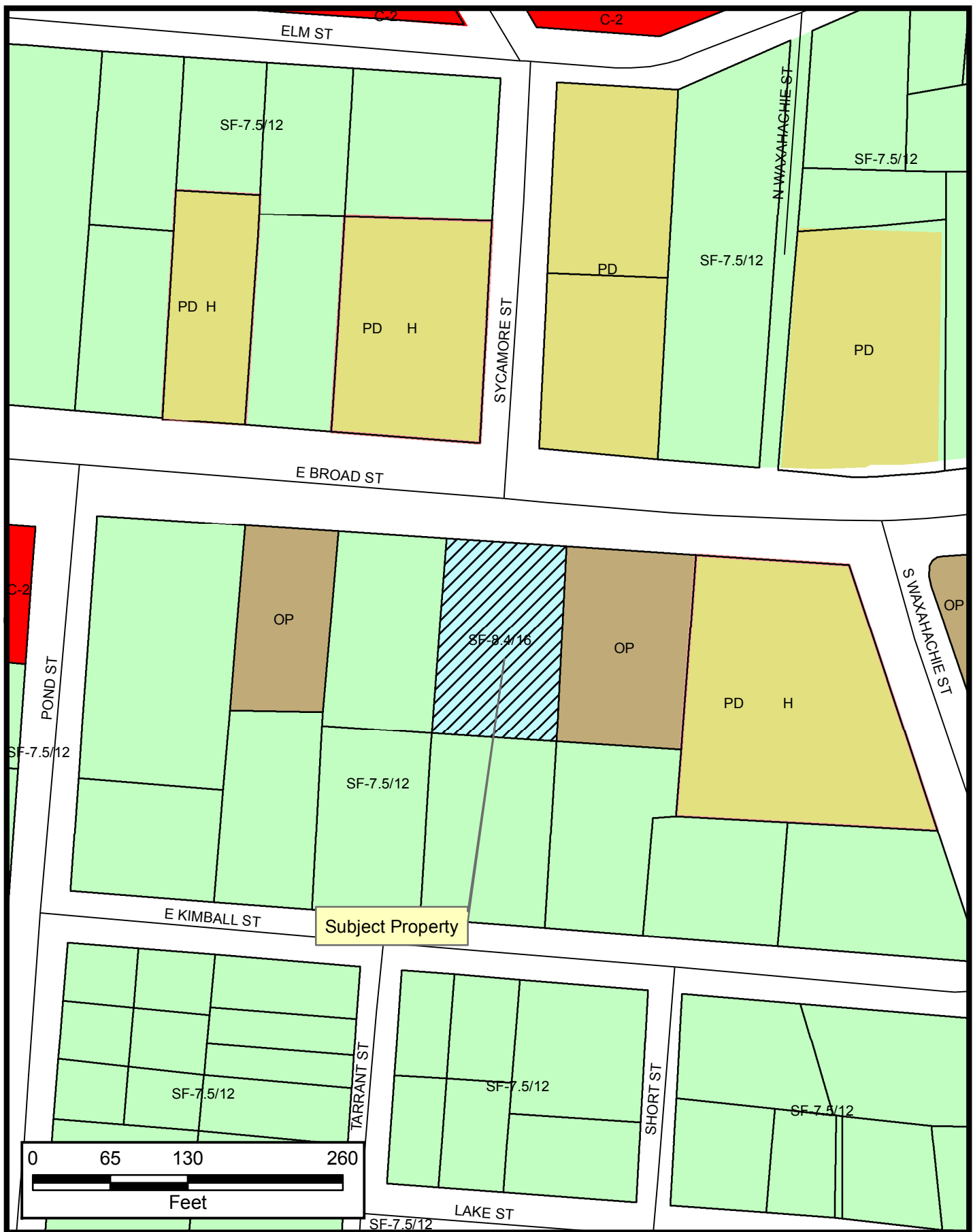
**Prepared By**

Andrew Bogda, Planner  
817-276-4287









## Property Owner Notification for ZC#20-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
		MANSFIELD TX MOB LP	5910 N CENTRAL EXPWY STE 1000	DALLAS, TX	75206
MANSFIELD, CITY OF	BLK 10	EUBANK, MARY ANN	306 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 10	ERNST REALTY INVESTMENTS LLC	101 N MAIN ST STE A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 10	CASTILLO, LORENZO	403 E KIMBALL ST	MANSFIELD, TX	76063-3145
MANSFIELD, CITY OF	BLK 10	CASTILLO, LORENZO	403 E KIMBALL ST	MANSFIELD, TX	76063-3145
MANSFIELD, CITY OF	BLK 11	BARNETT, CELIA S EST	PO BOX 85	MANSFIELD, TX	76063-0085
MANSFIELD, CITY OF	BLK 11	TOUCAN PROPERTIES INC	1110 PEBBLE BEACH CT	MANSFIELD, TX	76063-2647
MANSFIELD, CITY OF	BLK 11	PERRY, BILLY M EST	307 E KIMBALL ST	MANSFIELD, TX	76063-3143
MANSFIELD, CITY OF	BLK 11	MONTEMAYOR, E	107 POND ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 14	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 14	MANN, ANN WATSON	307 E BROAD ST	MANSFIELD, TX	76063-1705
MANSFIELD, CITY OF	BLK 14	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 15	KALUPA, DALE R & LESLIE D	405 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 15	CENTRAL BAPT CH MANSFIELD	PO BOX 59	MANSFIELD, TX	76063-0059
MANSFIELD, CITY OF	BLK 7	RODRIGUEZ, ALEJANDRO	400 E KIMBALL ST	MANSFIELD, TX	76063-3144
MANSFIELD, CITY OF	BLK 9	PATTERSON INS AGENCY INC C/O FORD & DEBNEY FARRIS	321 LANDVIEW DR	BURLESON, TX	76028
MANSFIELD, CITY OF	BLK 9	MORALES, CHARLES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 9	HERNANDEZ, BALDEMAR & OFELI	407 E KIMBALL ST	MANSFIELD, TX	76063-3145
MANSFIELD, CITY OF	BLK 9	MORALES, CHARLES E	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152

EXHIBIT A  
PROPERTY DESCRIPTION FOR ZC#20-003  
310 E Broad St, being a portion of Block 10 of the Original Town of Mansfield

BEING a portion of Block 10, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas and being all that certain tract of land described in deed to Ernst Realty Investments, LLC, recorded in Clerk's File No. D217114035 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found at the Northeast corner of said Block 10 and said Ernst Realty Tract, being the Northwest corner of Block 9, said Original Town of Mansfield, and that certain tract of land described in deed to Patterson Insurance Agency, Inc., recorded in Volume 15299, Page 217 of the Deed Records of Tarrant County, Texas and lying in the South right-of-way line of East Broad Street (a called 100-foot wide right-of-way);

THENCE S 05° 15' 17" W, 149.55 feet along the common boundary line between said Ernst Realty Tract and said Patterson Tract with the common line between said Blocks 9 and 10 to a point at the Southeast corner of said Ernst Tract, being the Northeast corner of that certain tract of land described in deed to Lorenzo Castillo and wife, Maria Castillo, recorded in Volume 12739, Page 585 of the Deed Records of Tarrant County, Texas;

THENCE N 85° 12' 33" W, 109.96 feet along the common boundary line between said Ernst Realty Tract and said Castillo Tract to a 5/8-inch iron rod found at the Southwest corner of said Ernst Realty Tract, lying in the East boundary line of that certain tract of land described in deed to Mary Ann Eubank, recorded in Volume 12605, Page 1309 of the Deed Records of Tarrant County, Texas;

THENCE N 04° 58' 37" E, 149.81 feet along the common boundary line between said Ernst Realty Tract and said Eubank Tract to an "X" cut in concrete found at the Northwest corner of said Ernst Realty Tract, lying in the aforesaid South right-of-way line of East Broad Street and lying S 85° 04' 26" E, 290.16 feet along said right-of-way line from an "X" cut on top of a concrete retaining wall at its intersection with the East right-of-way line of Pond Street;

THENCE S 85° 04' 26" E, 110.68 feet along the North boundary line of said Ernst Realty Tract with the said South right-of-way line of East Broad Street to the PLACE OF BEGINNING, containing 0.379 acre (16,511 square feet) of land.



SURVEYED ON THE GROUND  
JANUARY 23, 2020

A handwritten signature in black ink, appearing to read "Ronald W. Coombs", written over a horizontal line.

RONALD W. COOMBS, R.P.L.S.  
STATE OF TEXAS No. 5294

# REDEVELOPMENT OF

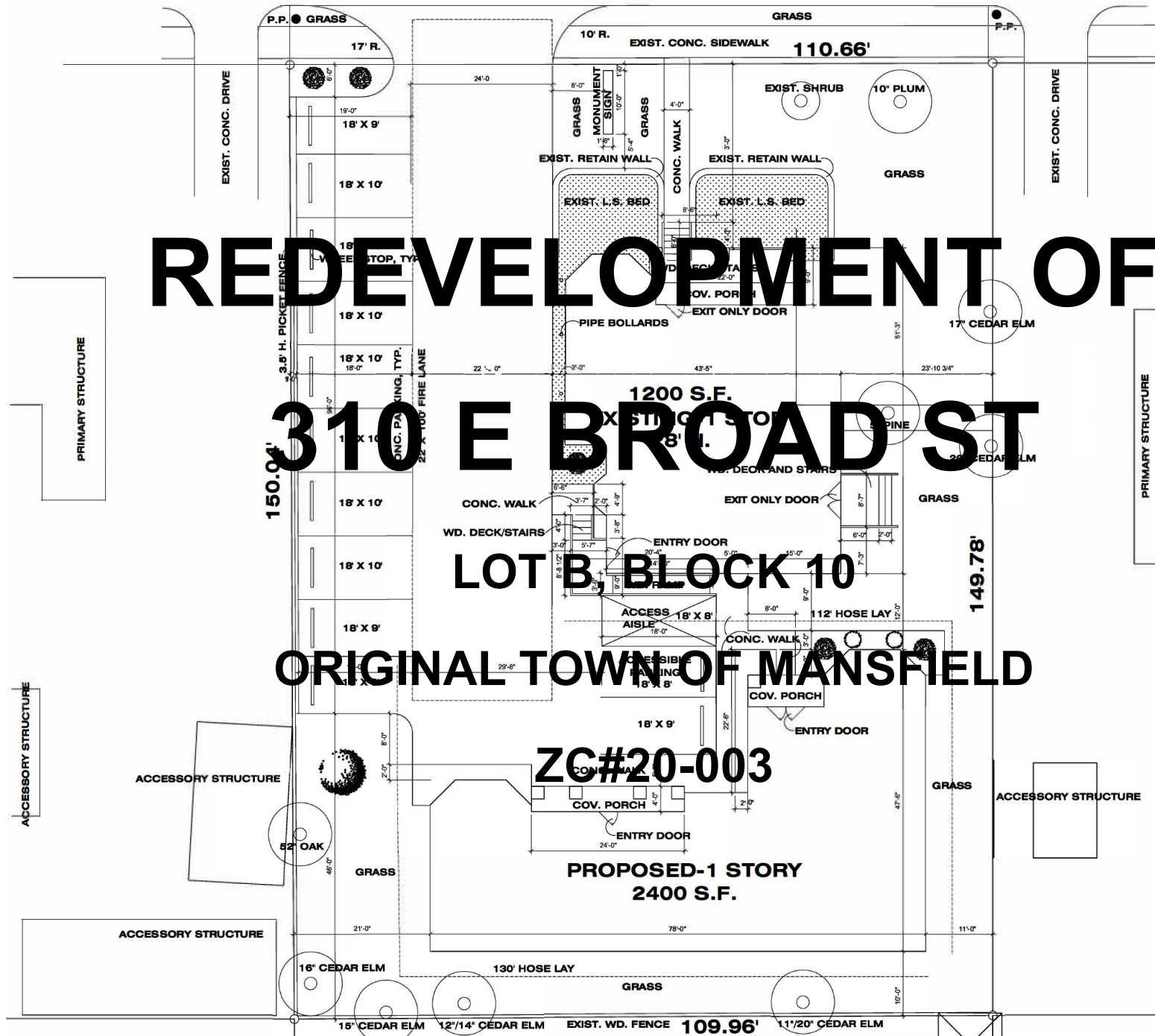
# 310 E BROAD ST

## LOT B, BLOCK 10

## ORIGINAL TOWN OF MANSFIELD

### ZC#20-003

### PROPOSED-1 STORY 2400 S.F.



# Preserving Existing Historic Home



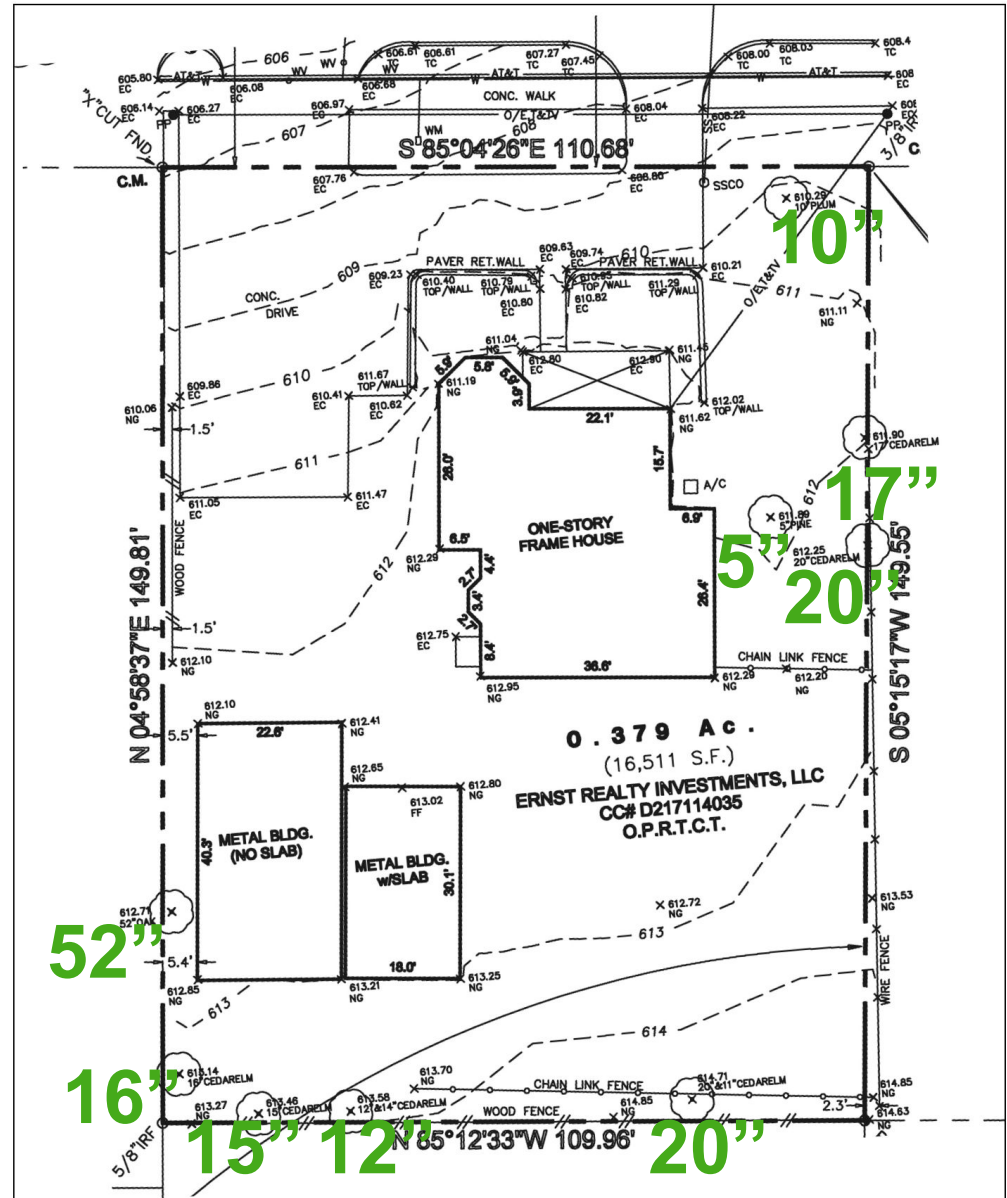


# Preserving Existing Matured Trees

52 caliper inches  
in front and side yard

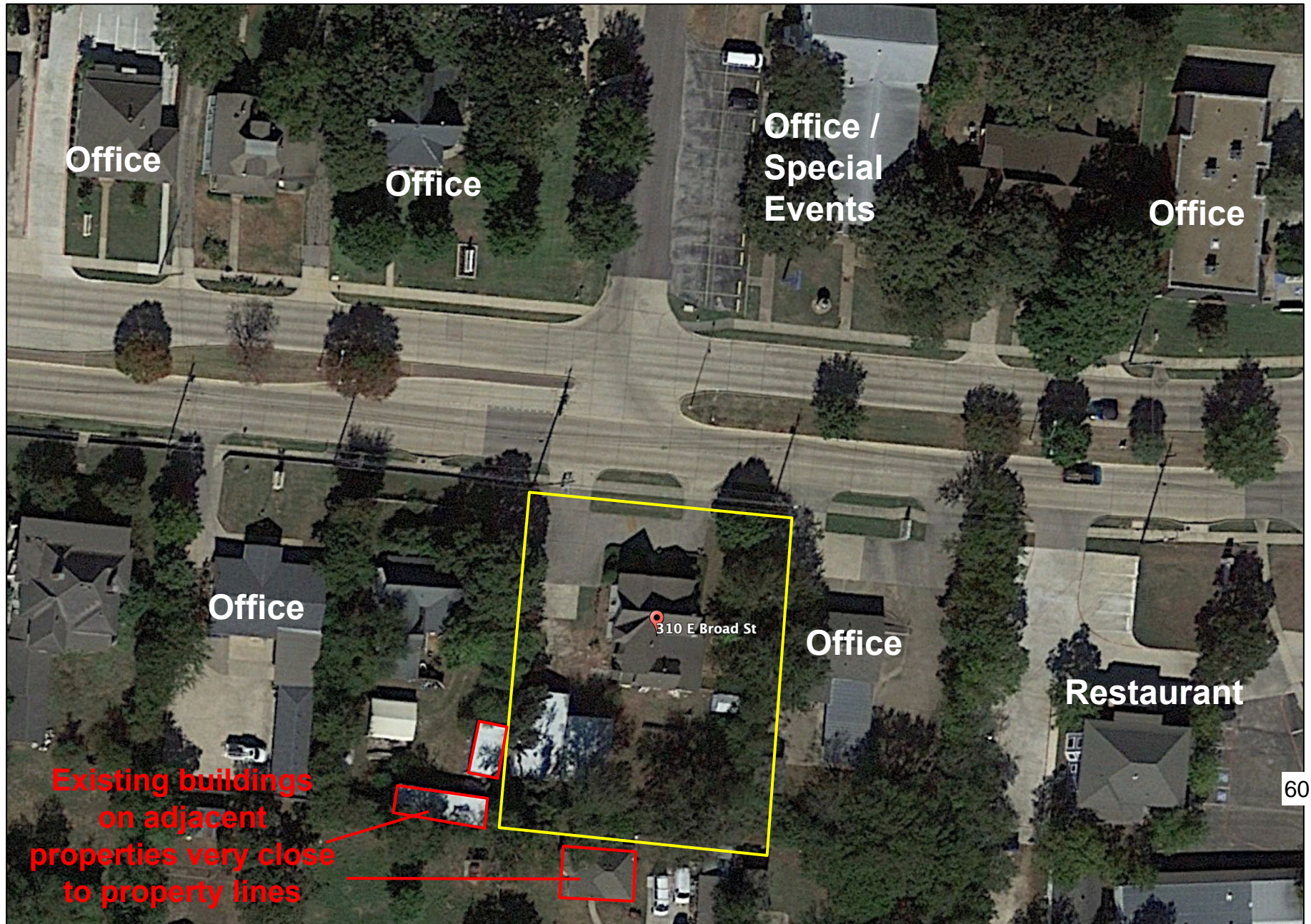
115 caliper inches  
along rear lot line and  
SW corner

Green numbers represent  
the size of existing trees





# Existing Non-Residential Land Uses



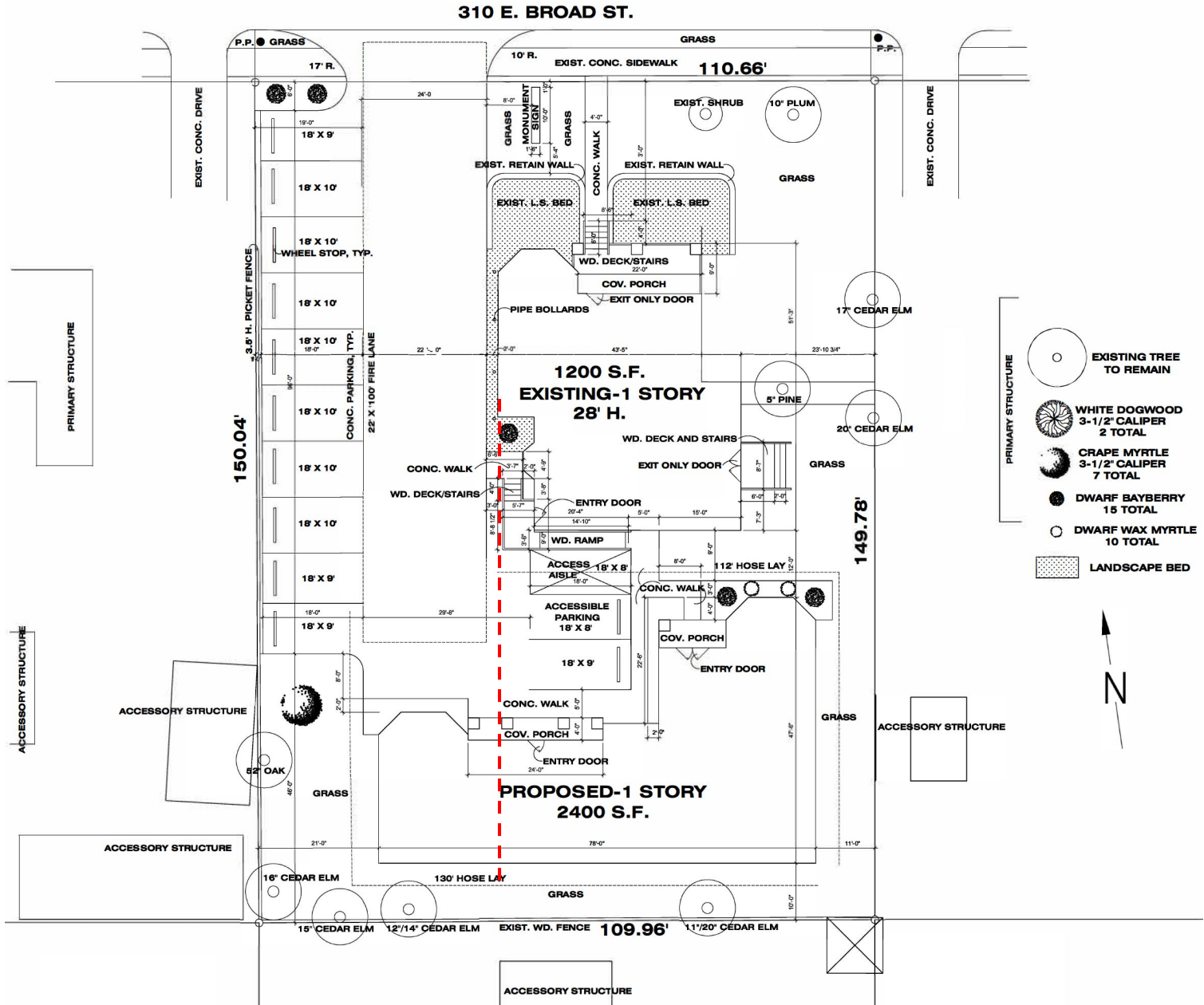


# Proposed Building Elevation

## Compatible with Historic Building



## New Building Mostly Hidden Behind Existing House





# New Building Mostly Hidden Behind Existing House



Better than  
Existing  
Condition





# Proposed Picket Fence

Along the West Property Line  
Compatible with Historic Building





# Restoring the Front Yard by removing concrete driveway



# 310 E BROAD ST

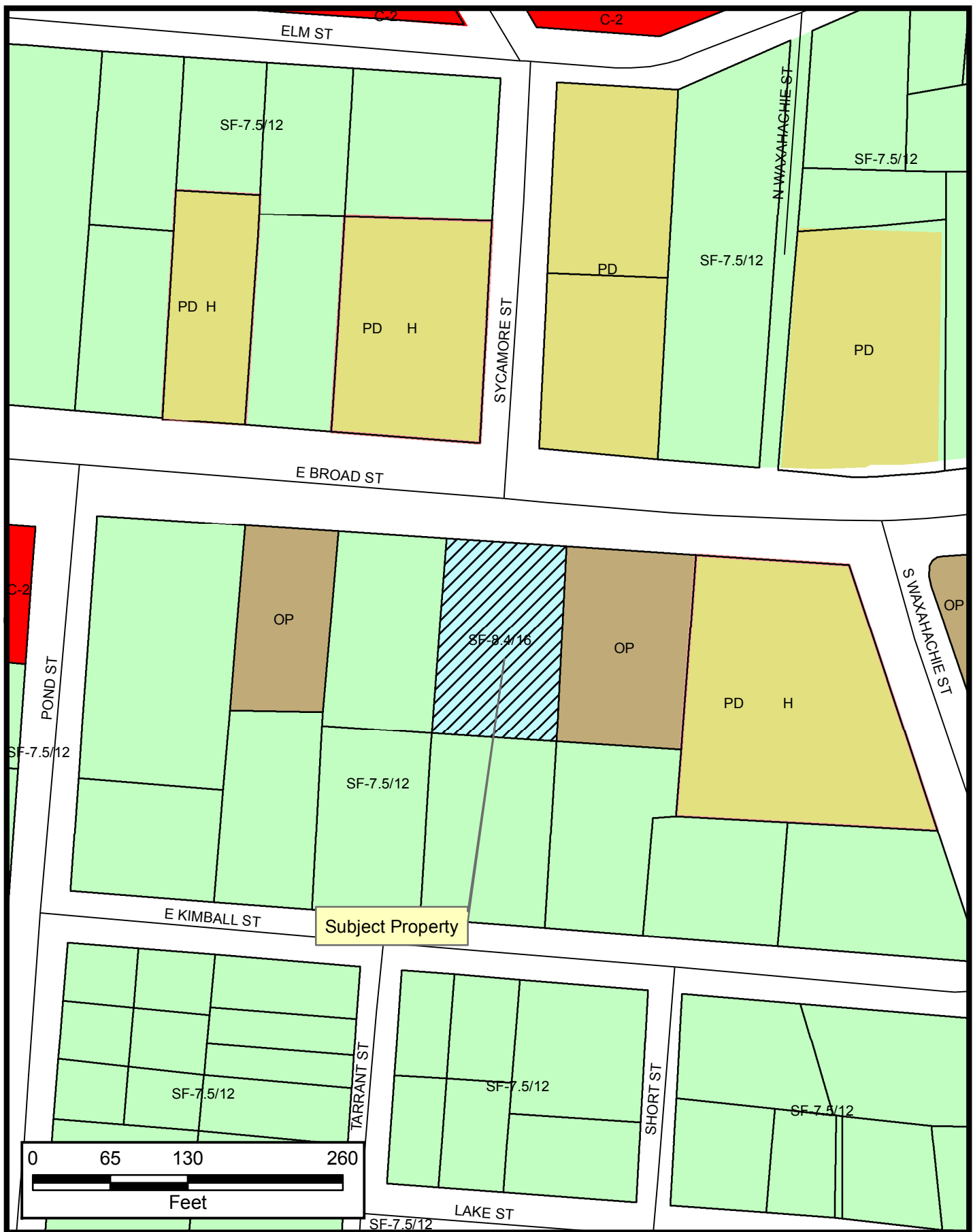
Zoning Case #20-003

Zoning Change from SF-8.4/16  
Single-Family Residential District  
to PD for professional & medical  
office uses, boutique retail shops,  
and artist studio uses on 0.379 acres













## 310 W KIMBALL ST – EXISTING HOUSE

- Existing 1,200 sq. ft. single-story house will remain, but garage & shed will be removed
- House is on Nat'l Register of Historic Places, but has not yet been designated as a local historic landmark
- Includes yellow siding, green trim, prominent bay window, covered porch, pitched roof, and is 28' in height





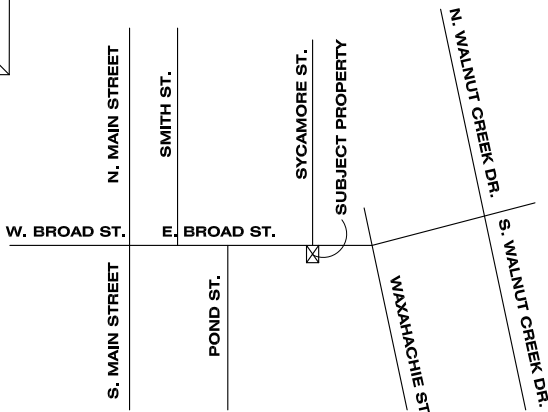
**DESIGNER:**  
SHERI BUMGARDNER  
900 N. WALNUT CREEK DR.  
SUITE 100 - PMB 366  
MANSFIELD, TX. 76063  
817-300-7052  
sherl@ssbdesigns.com

**PROPERTY OWNER:**  
STEVE ERNST  
ERNST REALTY INVESTMENT  
101 N. MAIN ST. - SUITE A  
MANSFIELD, TX. 76063  
817-473-6000  
steve.ernst.cunv@statefarm.com

- EXISTING TREE TO REMAIN**
- GRAPE MYRTLE  
3-1/2" CALIPER  
1 TOTAL
  - DWARF BAYBERRY  
5 TOTAL
  - DWARF WAX MYRTLE  
5 TOTAL
- LANDSCAPE BED**



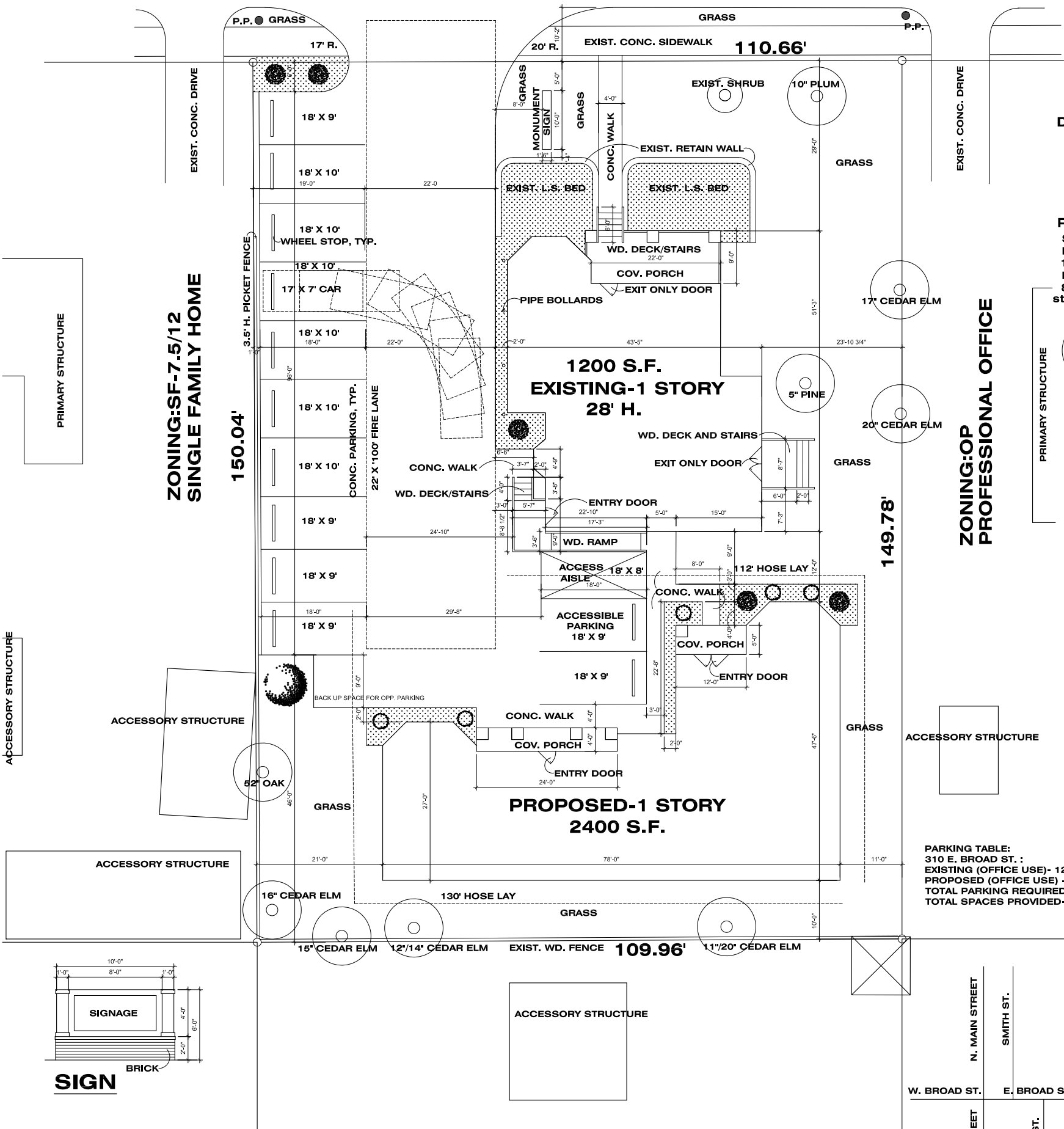
**PARKING TABLE:**  
310 E. BROAD ST. :  
EXISTING (OFFICE USE)- 1200 S.F. @ 1:300 = 4 SPACES  
PROPOSED (OFFICE USE) - 2400 S.F. @ 1:300 = 8 SPACES  
TOTAL PARKING REQUIRED- 12 SPACE  
TOTAL SPACES PROVIDED- 12 SPACES



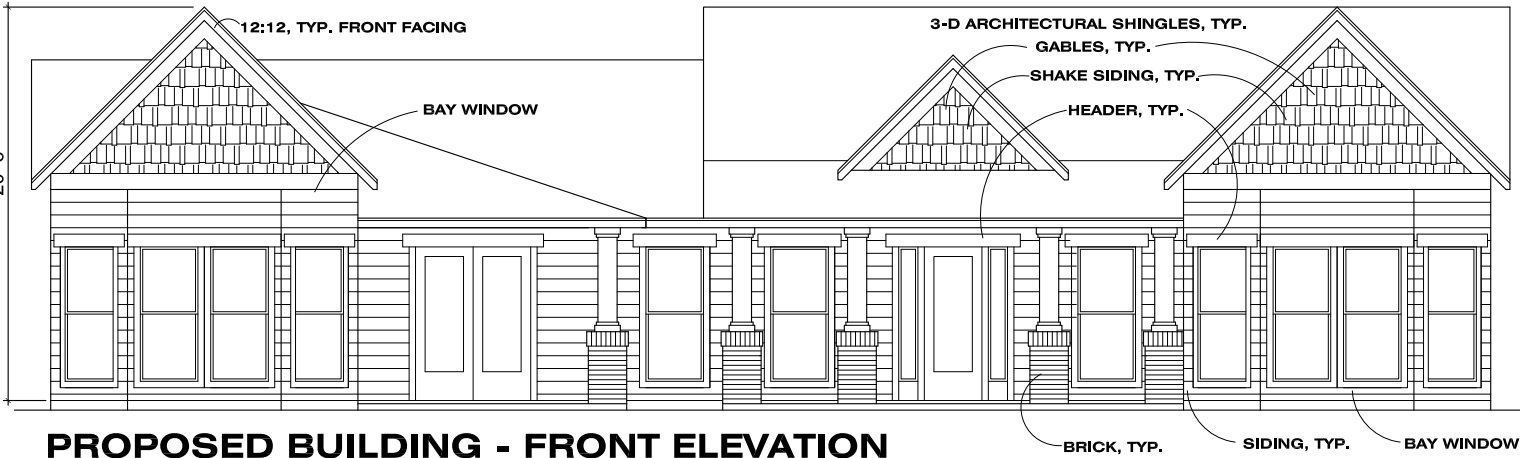
**VICINITY MAP**  
NOT TO SCALE



310 E. BROAD ST.



EXISTING BUILDING



PROPOSED BUILDING - FRONT ELEVATION

**COLORS:**  
BODY- YELLOW (SW-PEACE YELLOW)  
TRIM WHITE (SW-SNOWBOUND)  
BRICK- RED

## 310 W KIMBALL ST – NEW BUILDING

- New building in back will be 2,400 sq. ft., single-story, 20'-6" height
- Includes yellow siding, covered porches, bay windows, pitched roof design to match existing home
- Also will include red brick along base, shake siding in gables, white trim, 3-D shingles, and abundant front windows
- Mostly concealed by existing house and landscaping to not detract from historic house

# 310 W KIMBALL ST – PD REGULATIONS

- No expansion shall be made to existing building and any remodeling or exterior construction shall be compatible w/ historic character of the building
- Max. height of new building shall not exceed max. height of existing building
- Reduction in typical residential proximity requirements from 20' (for a 20'-tall OP-zoned building) to 10'; lighting regulations still apply

## 310 W KIMBALL ST – ACCESS/PARKING

- Existing driveway on west side will be expanded to provide for 12-space lot
- 22'-wide two-way drive aisle due to space constraints
- Some wider parking spaces to allow for vehicle maneuvering
- Existing pavement and second driveway in front of building to be removed to enhance visibility of historic building
- New sidewalk connections



## 310 W KIMBALL ST – LANDSCAPING/SCREENING

- Preservation of landscape beds in front of house, as well as nine trees and one shrub
- Ten new shrubs and one crepe myrtle tree to accent new building and parking lot
- Existing rear wood fence to remain
- New 3.5' picket fence on west prop. line
- Ground-mounted equipment, screened
- Trash containers will be screened
- No outside storage of materials/merchandise



# 310 W KIMBALL ST – SIGNAGE

- New directory sign – 6' x 10' w/ brick base; 32 sq. ft. sign area
- Meets Zoning Ordinance requirements except setback only 5' from front property line (instead of 10') to not encroach landscape beds; consistent w/ several other signs along E. Broad in downtown
- Name plate signs will be allowed per requirements in Section 7100 of Zoning Ordinance

# 310 W KIMBALL ST – P&Z RECOMMENDATION

- Planning & Zoning Commission considered the request on 3/16/20 and voted 6-0 to recommend approval
- There was discussion about vehicle maneuverability, number of expected tenants in the new building (and whether parking was adequate), and colors on the existing and new buildings

# 310 W KIMBALL ST – SUMMARY

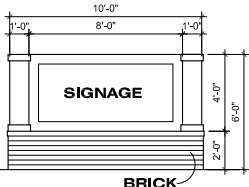
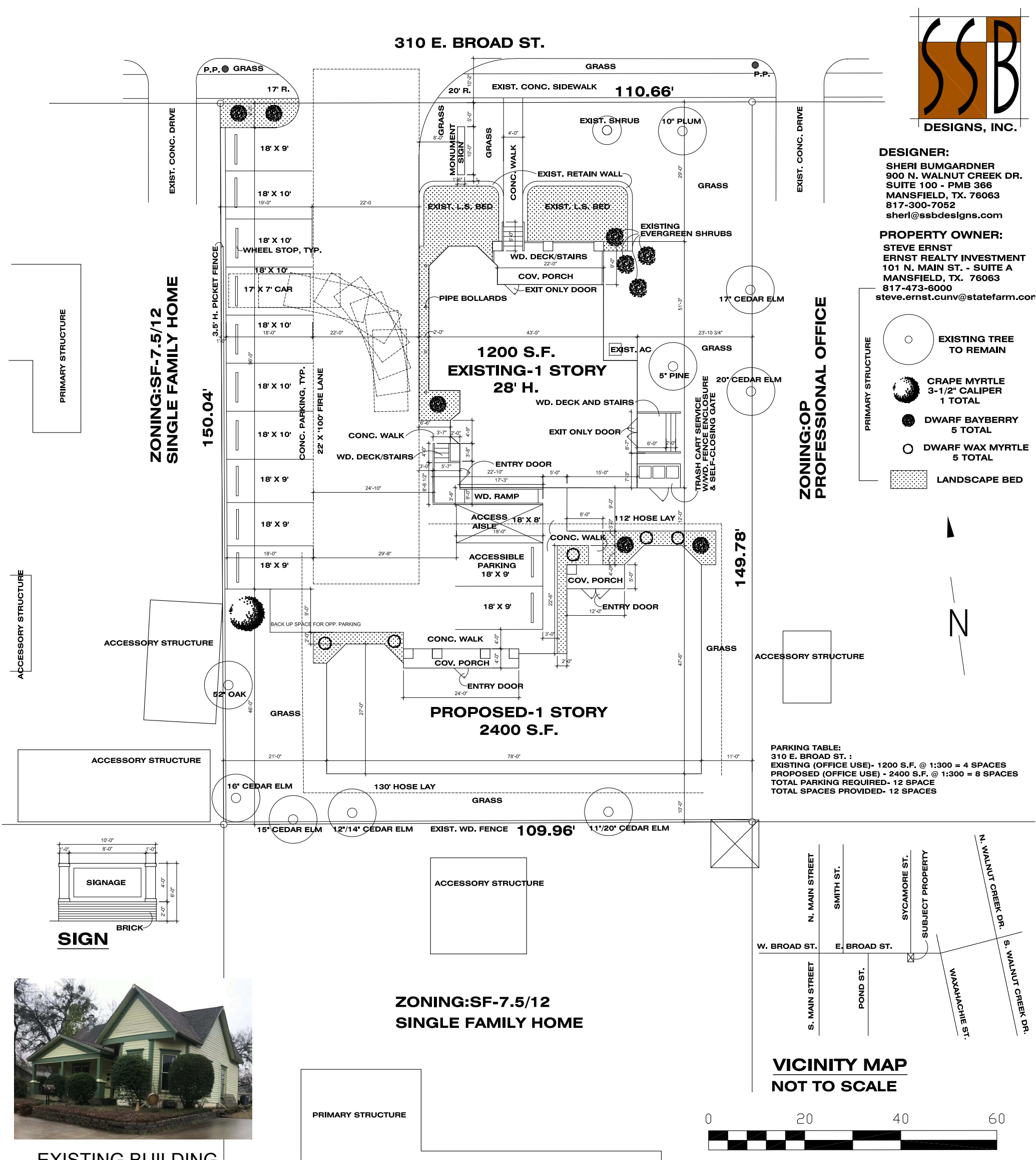
- Will preserve existing historic structure, trees, landscape beds
- New structure will match existing structure while not detracting from it
- More productive use of property, consistent w/ transition to commercial uses seen along E. Broad in downtown
- Provides for parking, screening, signage, and additional landscaping to support the development



**DESIGNER:**  
SHERI BUMGARDNER  
900 N. WALNUT CREEK DR.  
SUITE 100 - PMB 366  
MANSFIELD, TX. 76063  
817-300-7052  
sherl@ssbdesigns.com

**PROPERTY OWNER:**  
STEVE ERNST  
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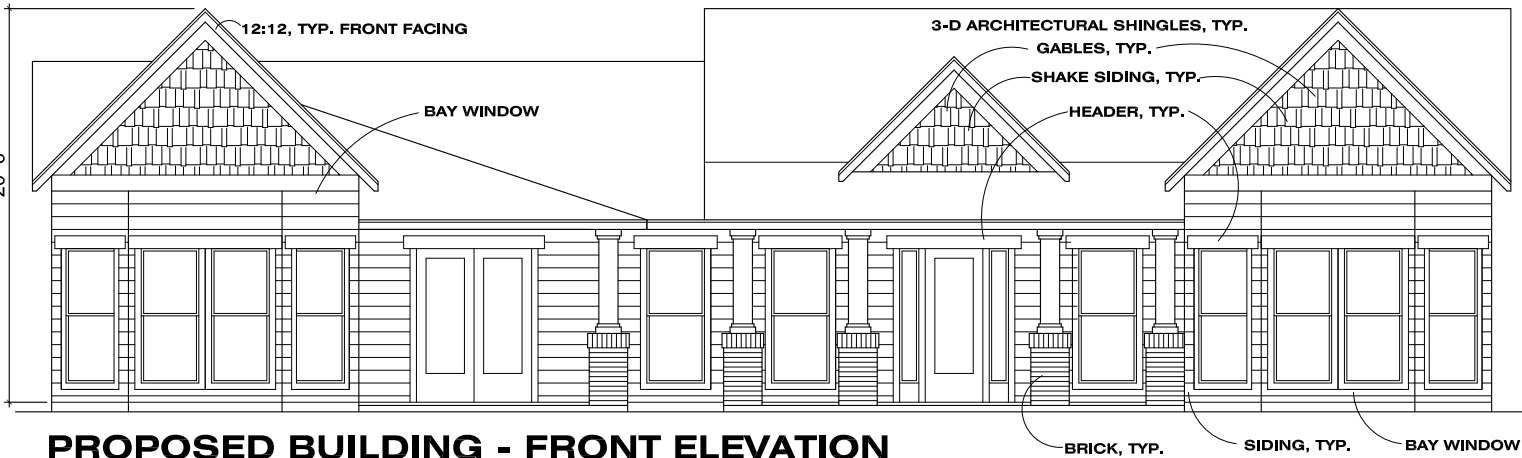
- EXISTING TREE TO REMAIN**
- CRAPE MYRTLE 3-1/2" CALIPER 1 TOTAL
  - DWARF BAYBERRY 5 TOTAL
  - DWARF WAX MYRTLE 5 TOTAL
- LANDSCAPE BED



**SIGN**



EXISTING BUILDING



**PROPOSED BUILDING - FRONT ELEVATION**

**COLORS:**  
BODY- YELLOW (SW-PEACE YELLOW)  
TRIM WHITE (SW-SNOWBOUND)  
BRICK- RED



**EXHIBIT B FOR ZC#20-003**  
**PLANNED DEVELOPMENT REGULATIONS**

Base Zoning: OP, Office Park District

Permitted Uses: Professional and medical office, retail uses, personal service uses, and artist/musician/photography studio.

**Building Requirements:**

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building.
- Maximum height of the proposed building shall not exceed the height of the existing building.
- Exterior facade of the proposed building shall comprise of a combination of brick, cementitious fiber board and shake siding as depicted in the building elevation(s).
- Roof of the proposed building shall have a gable or hip form.
- Exterior paint colors of the existing building and proposed building will be compatible with each other.

**Parking Requirements:**

- Minimum off-street parking shall be provided as shown in the Development Plan.
- The new parking and drive surface will be constructed of concrete.

**Landscaping and Screening Requirements:**

- Landscaping and screening shall be provided as shown in the Development Plan
- New landscaping must be irrigated with an irrigation system.
- All equipment shall be ground-mounted and located in the side or rear yard and shall require screening if visible from the street or adjacent property. Screening may comprise of dense shrubs or low fencing that fully conceal the equipment.

Sign Standards: Directory Sign and Name Plate Signs shall be permitted as prescribed in Section 7100, Sign Standards of the Zoning Ordinance with the exception that the Directory Sign will setback only 5' from the front property line.

**Residential Proximity Requirements:**

- Setback from Adjacent Residential Zoning - A reduced building setback from the adjacent residential zoning shall be permitted as shown in the Development plan.
- Lighting shall be shielded or pointed away from the adjacent residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Trash Service: It shall be handled via trash carts and screened by fence enclosure as shown in the Development Plan.

Outside Storage: There will be no outside storage of materials or merchandise on the property.

Compliance with PD Regulations: The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

**ORDINANCE NO. \_\_\_\_\_**

**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 PROFESSIONAL AND MEDICAL OFFICE USES, RETAIL USES, PERSONAL SERVICE USES, AND ARTIST/MUSICIAN/PHOTOGRAPHY STUDIO 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.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:**

**SECTION 1.**

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.**

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibit "B" attached hereto and made a part hereof for all purposes.

**SECTION 3.**

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.**

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

**SECTION 5.**

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.**

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.**

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**DULY PASSED** on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**David L. Cook, Mayor**

ATTEST: \_\_\_\_\_  
**Susana Marin, City Secretary**

Ordinance No. \_\_\_\_\_

Page 3

APPROVED AS TO FORM AND LEGALITY:

---

**Allen Taylor**, City Attorney



# 310 E BROAD ST

Zoning Case #20-003

Zoning Change from SF-8.4/16  
Single-Family Residential District  
to PD for professional & medical  
office uses, boutique retail shops,  
and artist studio uses on 0.379 acres

2<sup>nd</sup> Reading – 4-27-20

# 310 W KIMBALL ST – SUMMARY

- City Council voted 7-0 to approve at 1<sup>st</sup> Reading on 4-13-20
- Requests:
  - Place Xs on existing garages to be removed
  - Building colors shall complement each other
  - Increase sign setback if there is room
  - Indicate where trash containers will be located and how they will be screened
  - Consider adding additional uses that would be compatible



# 310 W KIMBALL ST – CHANGES

- Added requirement for building colors to complement each other
- Sign setback not increased further due to lack of room, not wanting to impede retaining wall and landscape bed
- Added personal service uses and additional studio uses as permitted uses
- Trash carts on side of house, screened by fence enclosure w/ self-latching gate and further obscured by staircase & trees

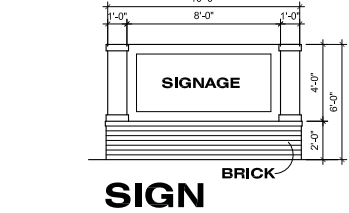
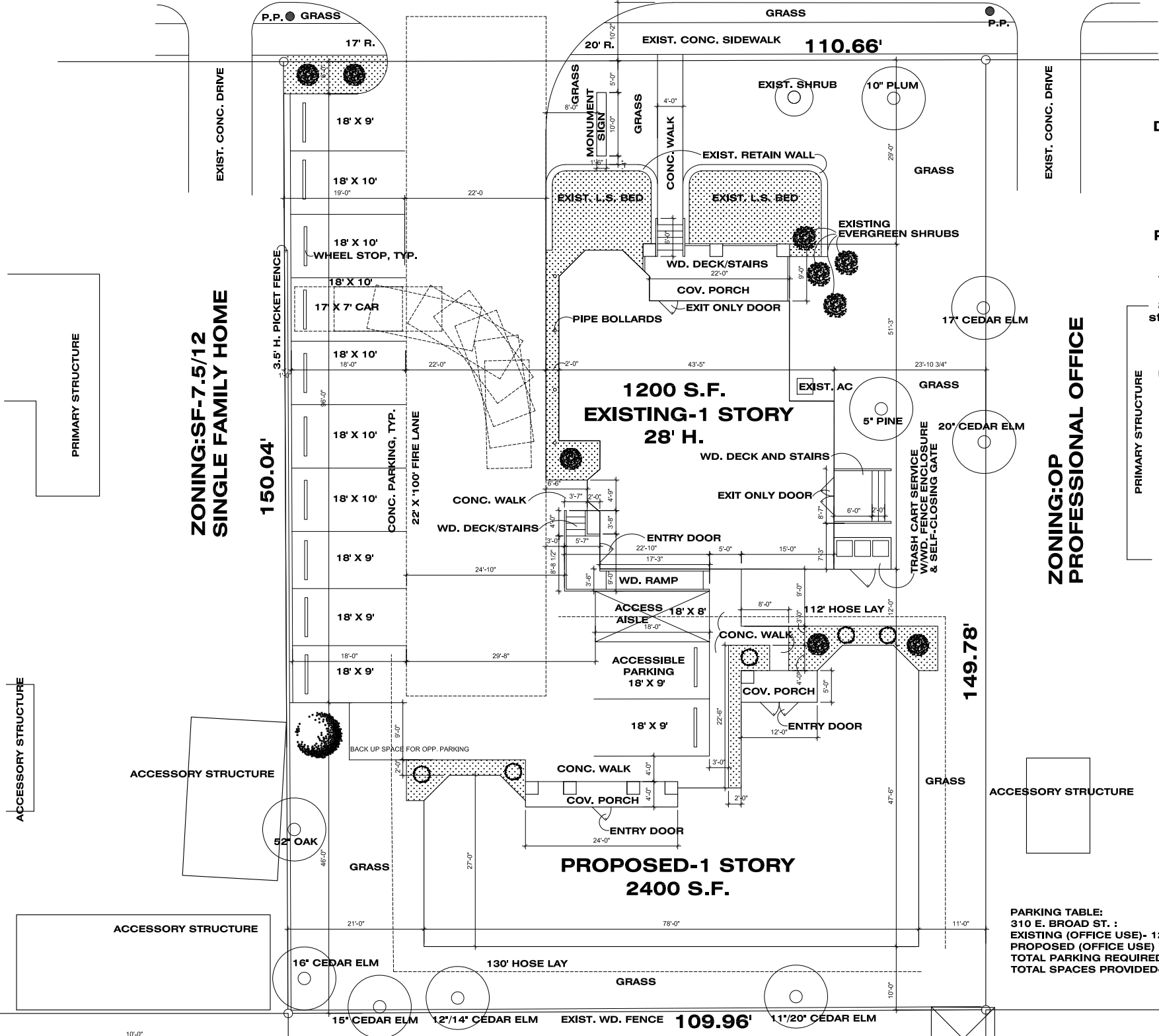
310 E. BROAD ST.



**DESIGNER:**  
SHERI BUMGARDNER  
900 N. WALNUT CREEK DR.  
SUITE 100 - PMB 366  
MANSFIELD, TX. 76063  
817-300-7052  
sherl@ssbdesigns.com

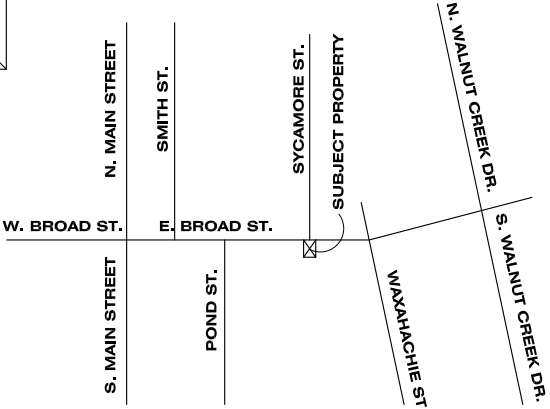
**PROPERTY OWNER:**  
STEVE ERNST  
ERNST REALTY INVESTMENT  
101 N. MAIN ST. - SUITE A  
MANSFIELD, TX. 76063  
817-473-6000  
steve.ernst.cuny@statefarm.com

- EXISTING TREE TO REMAIN**
- CRAPE MYRTLE  
3-1/2" CALIPER  
1 TOTAL
  - DWARF BAYBERRY  
5 TOTAL
  - DWARF WAX MYRTLE  
5 TOTAL
- LANDSCAPE BED

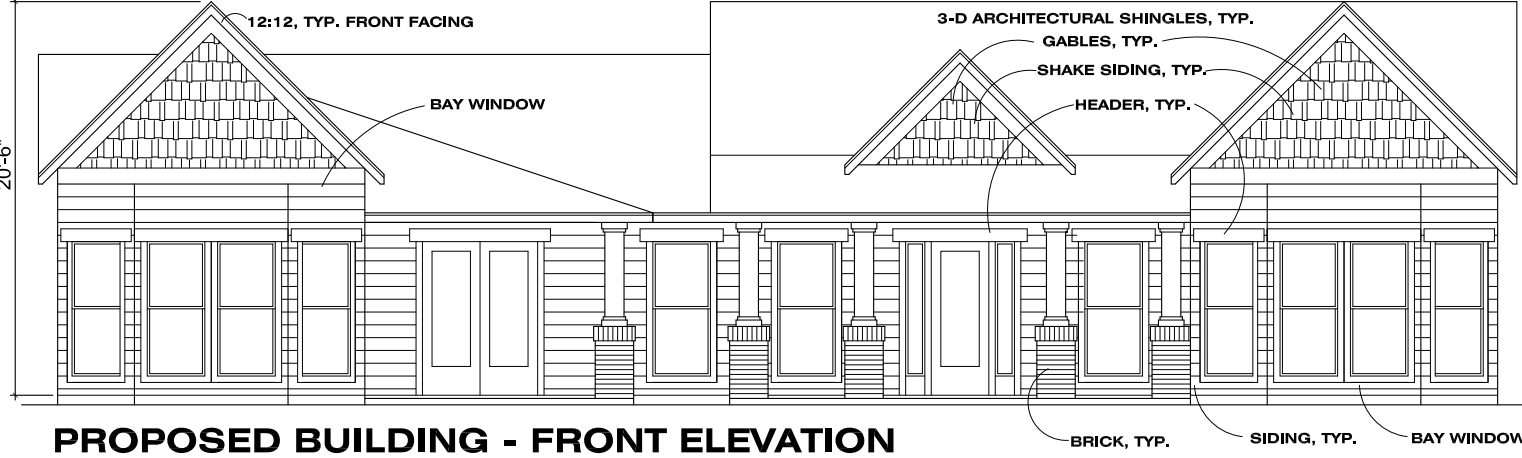


EXISTING BUILDING

**PARKING TABLE:**  
310 E. BROAD ST. :  
EXISTING (OFFICE USE)- 1200 S.F. @ 1:300 = 4 SPACES  
PROPOSED (OFFICE USE) - 2400 S.F. @ 1:300 = 8 SPACES  
TOTAL PARKING REQUIRED- 12 SPACE  
TOTAL SPACES PROVIDED- 12 SPACES



**VICINITY MAP**  
NOT TO SCALE



**PROPOSED BUILDING - FRONT ELEVATION**

**COLORS:**  
BODY- YELLOW (SW-PEACE YELLOW)  
TRIM WHITE (SW-SNOWBOUND)  
BRICK- RED



**EXHIBIT B FOR ZC#20-003**  
**PLANNED DEVELOPMENT REGULATIONS**

Base Zoning: OP, Office Park District

Permitted Uses: Professional and medical office, retail uses, personal service uses, and artist/musician/photography studio.

**Building Requirements:**

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building.
- Maximum height of the proposed building shall not exceed the height of the existing building.
- Exterior facade of the proposed building shall comprise of a combination of brick, cementitious fiber board and shake siding as depicted in the building elevation(s).
- Roof of the proposed building shall have a gable or hip form.
- Exterior paint colors of the existing building and proposed building will be compatible with each other.

**Parking Requirements:**

- Minimum off-street parking shall be provided as shown in the Development Plan.
- The new parking and drive surface will be constructed of concrete.

**Landscaping and Screening Requirements:**

- Landscaping and screening shall be provided as shown in the Development Plan
- New landscaping must be irrigated with an irrigation system.
- All equipment shall be ground-mounted and located in the side or rear yard and shall require screening if visible from the street or adjacent property. Screening may comprise of dense shrubs or low fencing that fully conceal the equipment.

Sign Standards: Directory Sign and Name Plate Signs shall be permitted as prescribed in Section 7100, Sign Standards of the Zoning Ordinance with the exception that the Directory Sign will setback only 5' from the front property line.

**Residential Proximity Requirements:**

- Setback from Adjacent Residential Zoning - A reduced building setback from the adjacent residential zoning shall be permitted as shown in the Development plan.
- Lighting shall be shielded or pointed away from the adjacent residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Trash Service: It shall be handled via trash carts and screened by fence enclosure as shown in the Development Plan.

Outside Storage: There will be no outside storage of materials or merchandise on the property.

Compliance with PD Regulations: The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

# REDEVELOPMENT OF

# 310 E BROAD ST

LOT B, BLOCK 10

ORIGINAL TOWN OF MANSFIELD

ZC#20-003

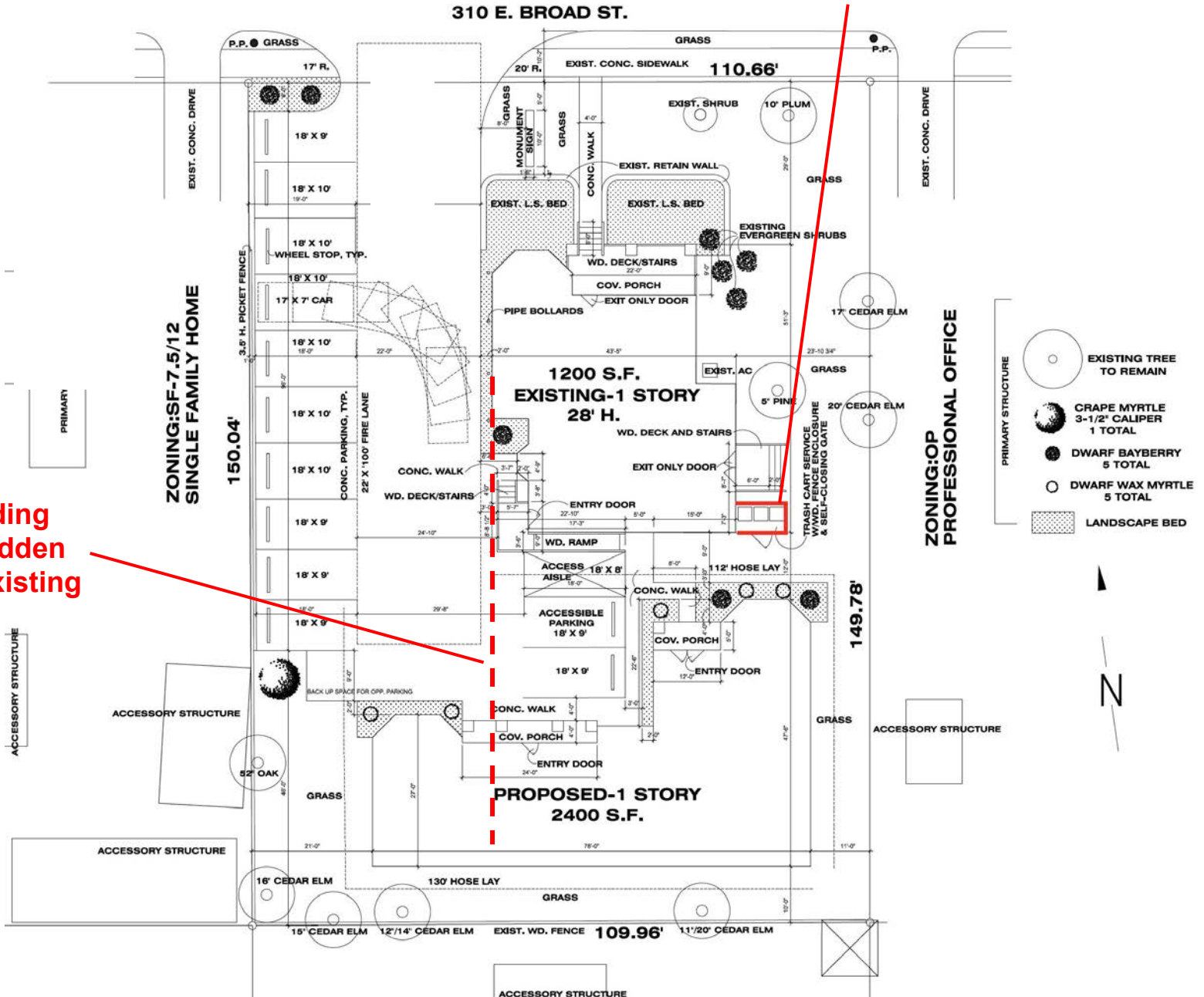
April 27, 2020



# Proposed Changes After 1st Reading

- Trash Cart Service Area - Located in the back corner of the existing building; approx. 15' from side property line and 80' from front property line; enclosed by wood fence and self-closing gate; obscured by existing trees and shrubs (see location in site plan on next slide)
- Permitted Uses - Broadened the number of permitted uses to "Professional and medical office uses, retail uses, personal service uses, and artist/musician/photography studio."
- Exterior Paint Colors - Added a new requirement that the exterior colors of the existing building and proposed building will be compatible with each other.

# Trash Carts Storage Behind Fence and Gate





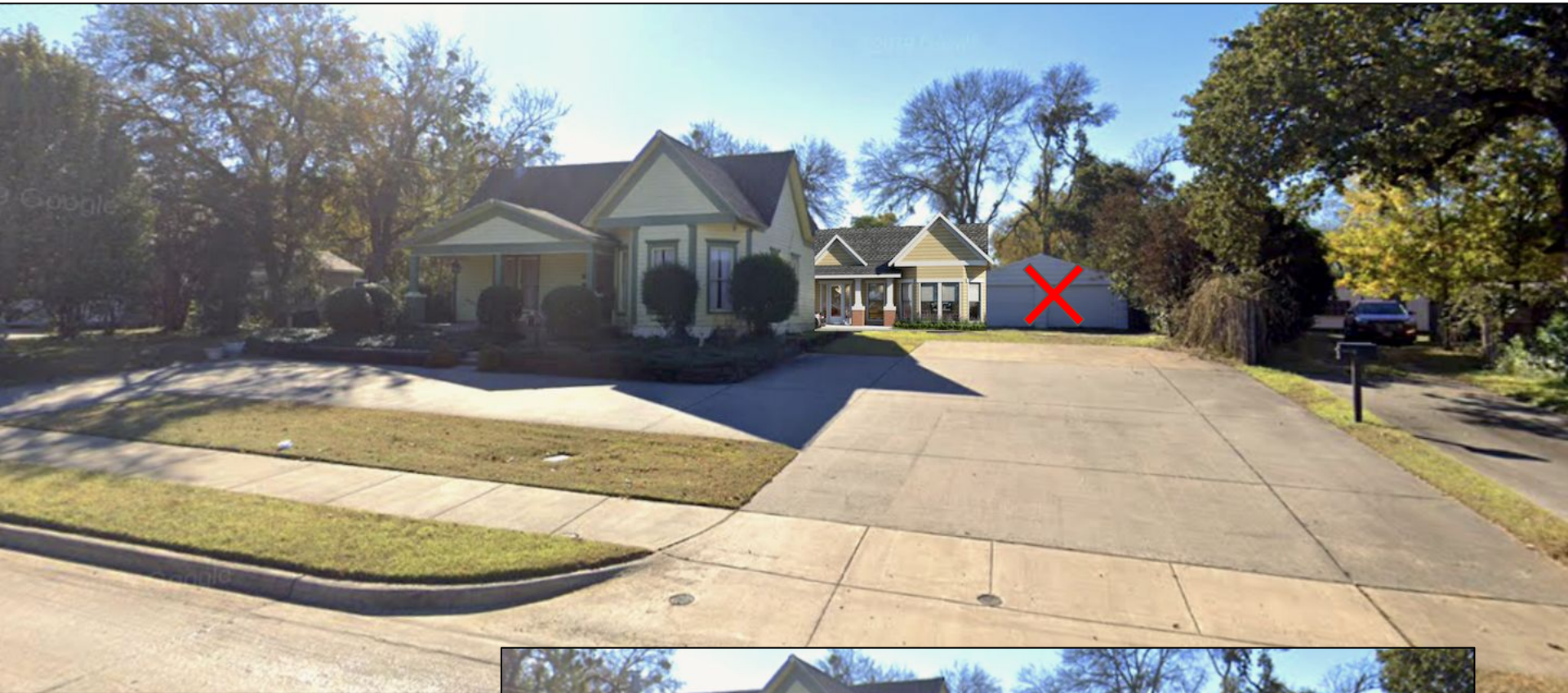
# **Proposed Building Elevation**

**Compatible in Color and Architecture  
with the Existing Historic Building**





# New Building Mostly Hidden Behind Existing Building



Existing storage  
buildings to be  
removed



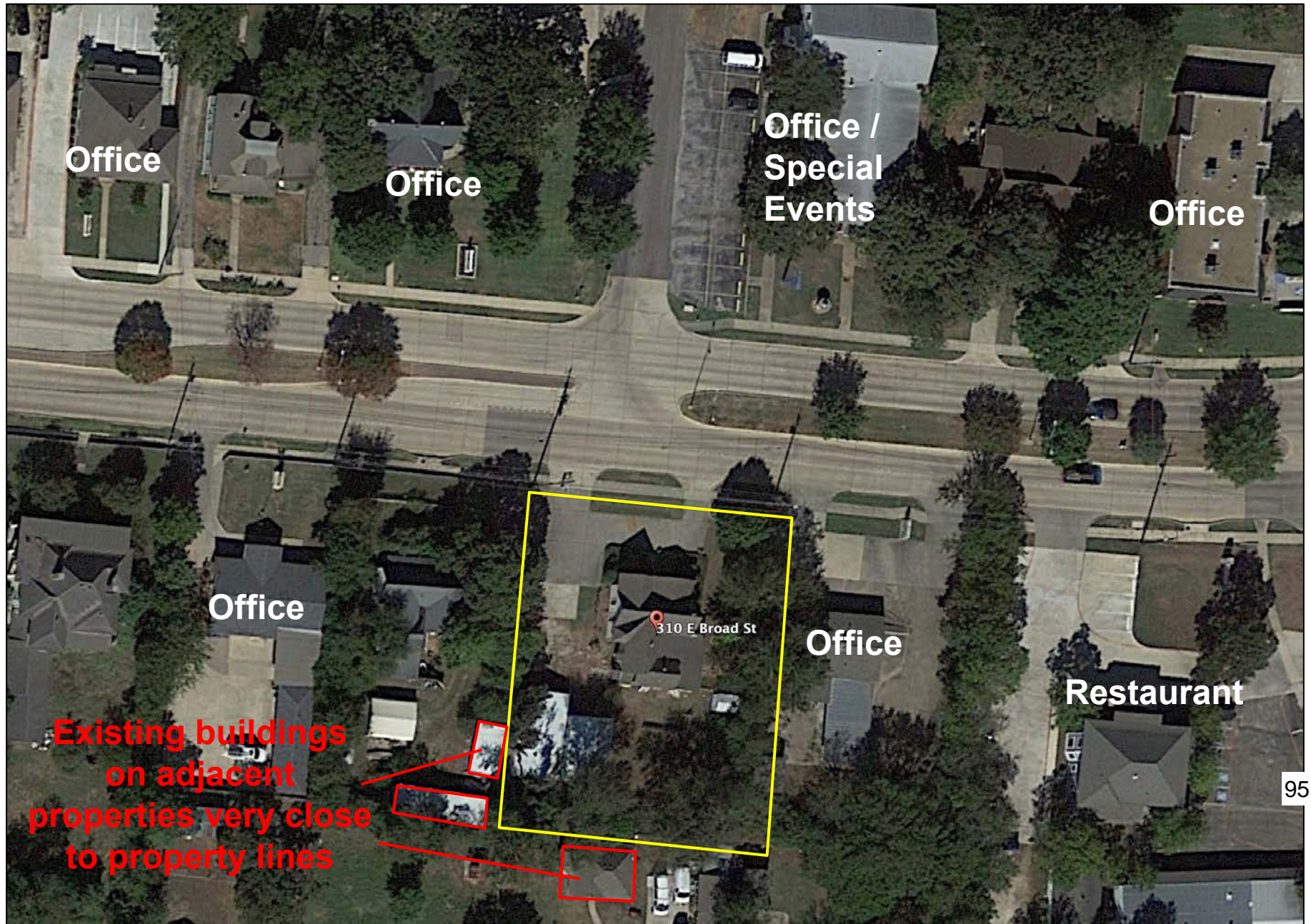


# Restoring the Front Yard by removing concrete driveway





# Existing Non-Residential Land Uses





# Proposed Picket Fence

Along the West Property Line  
Compatible with Historic Building



# Preserving Existing Historic Home



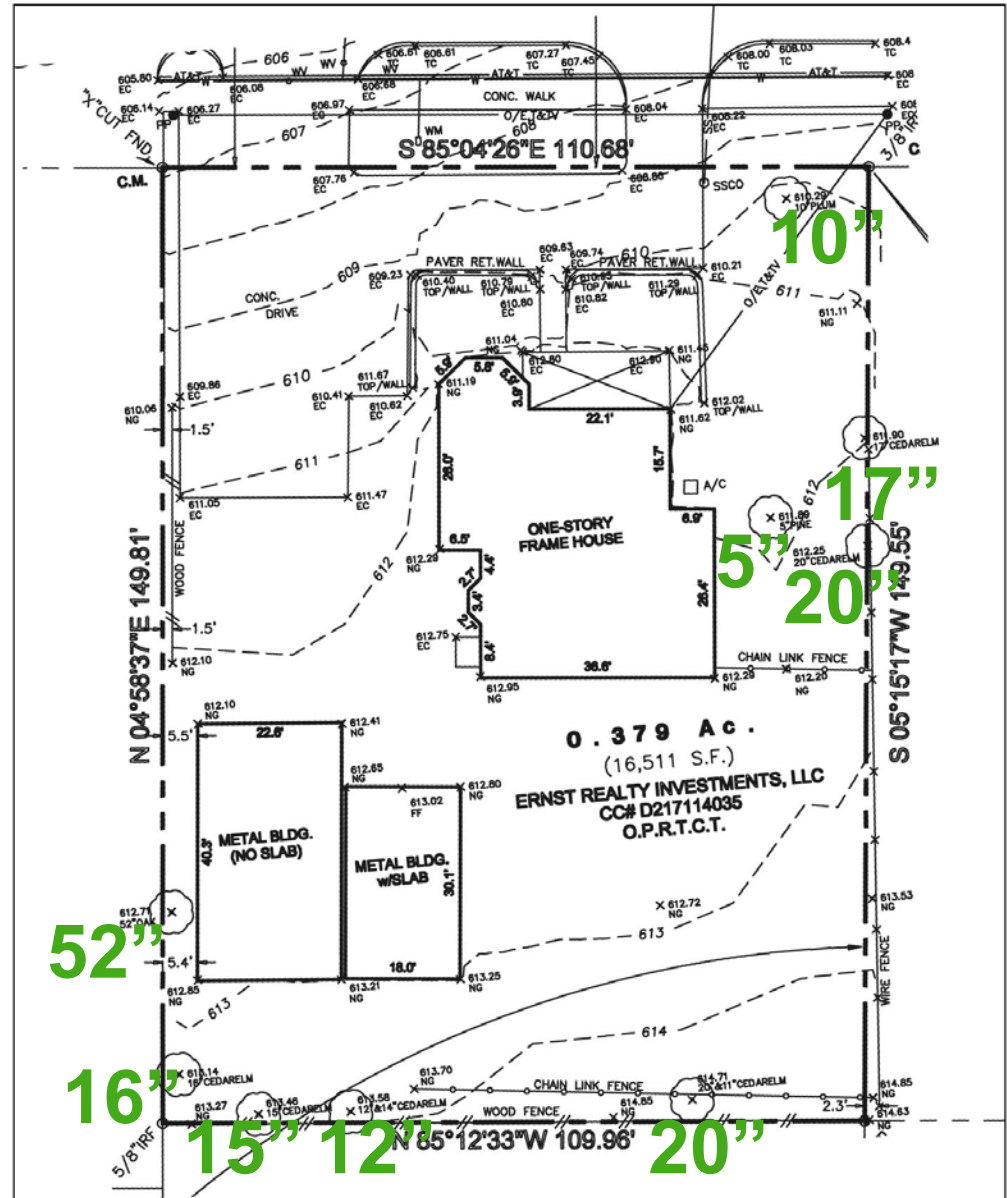


# Preserving Existing Trees

52 caliper inches  
in front and side yard

115 caliper inches  
along rear lot line and  
SW corner

Green numbers represent  
the size of existing trees





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3544

Agenda Date: 4/27/2020

Version: 1

Status: New Business

In Control: City Council

File Type: Resolution

### Agenda Number:

#### Title

Resolution - A Resolution Agreeing to Meet All Match Contribution Requirements for the Expenditures under the Tarrant County HOME Investment Partnerships Program for Program Year 2020

#### Requested Action

To approve a resolution to match an allocation of grant funds provided through the Tarrant County HOME Investment Partnerships Program for Program Year 2020.

#### Recommendation

Approval of a resolution to match an allocation of grant funds provided through the Tarrant County HOME Investment Partnerships Program for Program Year 2020.

#### Description/History

The Department of Housing and Urban Development (HUD) appropriates funds to entitlement communities through the HOME Investment Partnerships Block Grant (HOME) program. Tarrant County receives HOME funds and is availing these funds to cities who wish to assist their citizens with homeowner rehabilitation. ***These funds are targeted to benefit low- to moderate-income persons preserving safe and decent housing by providing homeowner-occupied single-family rehabilitation.*** This rehabilitation program is managed by the Tarrant County Community Development (TCCD) office and funds are directly invested into the home being rehabilitated. Although individual city residents will work directly with TCCD the city applying for HOME funds must commit to providing 30% non-federal match for the amount of HOME funds that will be spent in that city. A total of \$200,000 of grant funding is allocated to Tarrant County/Mansfield residents. A max of up to 30% or \$60,000 would be allocated to the HOME Program upon approval and in the amount desired by the Mansfield City Council.

#### Justification

The Tarrant County HOME Investment Partnerships Block Grant (HOME) Program presents a great opportunity to help Mansfield citizens improve their home and surrounding neighborhood. This program is designed to help program participants repair issues such as those associated with electrical, foundation, plumbing, roofing and weatherization problems. Ideally, these bring homes that are in disrepair to standards that are acceptable to the City's Code of Ordinances while providing relief of the financial burden of said repairs.

#### Funding Source

General Fund

#### Prepared By

99



Joe Smolinski, Deputy City Manager  
817-276-3601

**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION BETWEEN THE CITY OF MANSFIELD AND TARRANT COUNTY AUTHORIZING AN AGREEMENT TO MEET ALL MATCH CONTRIBUTION REQUIREMENTS FOR THE EXPENDITURES UNDER THE TARRANT COUNTY HOME INVESTMENT PARTERNSHIPS PROGRAM FOR PROGRAM YEAR 2020**

**WHEREAS**, the HOME Program was created by the National Affordable Housing Act of 1990 (NAHA) and is intended to provide decent affordable housing to lower-income households; expand the capacity of nonprofit housing providers; strengthen the ability of state and local government to provide housing, and; leverage private-sector participation; and

**WHEREAS**, Tarrant County is a Participating Jurisdiction under the HOME Investment Partnerships Program in accordance with § 92.105; and

**WHEREAS**, the City of Mansfield is a member of the Tarrant County Urban County Development/HOME Consortium and is eligible to participate in the HOME program; and

**WHEREAS**, the City of Mansfield has requested \$\_\_\_\_\_ in HOME funding to be expended on HOME eligible activities within the city's jurisdiction and has agreed to provide a 30% matching contribution for all HOME funds expended within the City of Mansfield, in accordance with §92.218; §92.219; and §92.220.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:**

**SECTION 1.**

1. That the City of Mansfield do hereby agree to commit \$\_\_\_\_\_ in match contribution to affordable housing for all activities undertaken in our city through the HOME program.

**PASSED AND APPROVED THIS 27<sup>TH</sup> DAY OF APRIL, 2020.**

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**David L. Cook, Mayor**

**ATTEST:**

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**Susana Marin, City Secretary**



# HOME INVESTMENT PARTNERSHIPS GRANT

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## Program Year 2020

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### IMPORTANT NOTES

**Please email completed applications to [mejones@tarrantcounty.com](mailto:mejones@tarrantcounty.com) by March 31, 2020**

#### **Overview and Eligible Activities**

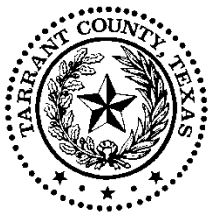
The Department of Housing and Urban Development (HUD) appropriates funds to entitlement communities through the HOME Investment Partnerships Block Grant (HOME) program. Tarrant County receives HOME funds and is availing these funds to cities who wish to assist their citizens with homeowner rehabilitation. ***These funds are targeted to benefit low- to moderate-income persons preserving safe and decent housing by providing homeowner-occupied single-family rehabilitation.*** This rehabilitation program is managed by the Tarrant County Community Development (TCCD) office and funds are directly invested into the home being rehabilitated. Although individual city residents will work directly with TCCD the city applying for HOME funds must commit to providing 30%\* non-federal match for the amount of HOME funds that will be spent in that city.

#### **Match Requirement**

The Department of Housing and Urban Development (HUD) **requires matching funds on all HOME expenditures. Each applicant is required to provide at least 30%\* non-federal match for activities undertaken in that city.** Match can be generated in many ways and must be approved by County staff prior to a commitment of funds. The city is required to submit a letter and Council resolution affirming the match amount as part of this application.

For more detailed information, please contact Patricia Ward or Maggie Jones at Tarrant County Community Development Division (817) 850-7941. Additional information about the HOME Program can be found online at [www.hud.gov](http://www.hud.gov).

*\* Per HOME regulation, CFR 24 92.218; match contributions must total not less than 25% of the funds.*



## HOME Investment Partnership Grant - PY2020 Project Information Form

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1. **Applicant City Name:**

2. **Type of Project(s) desired:**

☒ Homeowner rehabilitation

3. **Project Location (Citywide or Zip Code):**

☐ Citywide

☐ Zip Code(s):

4. **Amount of HOME funds requested (\$200,000 max.):**

5. **Required Match Amount (at least 30% of #4 above):**

6. **Applicant Contact Person(s):**

**Name:**

**Phone:**

**Email:**

7. **Date of Submittal:**

8. **Attachments:**

We require a signed resolution or the date of the council meeting in which a resolution may be signed and forwarded to our office when available. The resolution must confirm the source and amount of non-federal match amount available by the city in order to participate in this program.

### Confirmation of Program

**Date of Council meeting**

**Supporting records of meeting (e.g. Council resolution)**

☐ Check here if you have attached a signed resolution confirming the match amount that will be dedicated to this program.

*A sample of a resolution follows. You may use or modify this sample to your city needs.  
An electronic version is available upon request.*



**RESOLUTION**  
**AGREEING TO MEET ALL MATCH CONTRIBUTION REQUIREMENTS FOR THE**  
**EXPENDITURES UNDER THE TARRANT COUNTY HOME INVESTMENT**  
**PARTNERSHIPS PROGRAM FOR**  
**PROGRAM YEAR 2020**

**WHEREAS**, the HOME Program was created by the National Affordable Housing Act of 1990 (NAHA) and is intended to provide decent affordable housing to lower-income households; expand the capacity of nonprofit housing providers; strengthen the ability of state and local government to provide housing, and; leverage private-sector participation; and

**WHEREAS**, Tarrant County is a Participating Jurisdiction under the HOME Investment Partnerships Program in accordance with § 92.105; and

**WHEREAS**, the City of Mansfield is a member of the Tarrant County Urban County Community Development/HOME Consortium and is eligible to participate in the HOME program; and

**WHEREAS**, the City of Mansfield has requested \$\_\_\_\_\_ in HOME funding to be expended on HOME eligible activities within the city's jurisdiction and has agreed to provide a 30% matching contribution for all HOME funds expended within the City of Mansfield, in accordance with §92.218; §92.219; and §92.220.

**NOW, THEREFORE, BE IT RESOLVED THAT WE, THE CITY COUNCIL OF THE CITY OF MANSFIELD**, do hereby agree to commit \$\_\_\_\_\_ in match contribution to affordable housing for all activities undertaken in our city through the HOME program.

**AND IT IS SO RESOLVED.**



# TARRANT COUNTY HOME INVESTMENT PARTNERSHIP BLOCK PROGRAM

Prepared by Nicolette Allen, Executive Assistant





# Tarrant County's **HOMEOWNER REPAIR PROGRAM**

Do you live in Tarrant County, outside of  
Arlington, Fort Worth or Grand Prairie?

Is your home valued under \$195,000?

If so, you may qualify for home repair  
assistance! **CALL TODAY!**

**817-850-7941**

- Electrical
- Foundation
- Plumbing
- Roofing
- Weatherization



***We can help you resolve your code  
compliance concerns!***

**The total household income for everyone over 18 must not exceed the limits listed below:**

FAMILY SIZE							
1	2	3	4	5	6	7	8
\$42,600	\$48,650	\$54,750	\$60,800	\$65,700	\$70,550	\$75,400	\$80,300

*This activity is financed through an allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development and administered through the Tarrant County Community Development Department.*

**Tarrant County Community Development**  
**1509 B S. University Dr., Ste. 276, Fort Worth, TX 76107**  
**817-850-7941**

**In addition to the income and location requirements, you MUST:**

- **Own and live in your house for at least one (1) year;**
- **NOT live in a mobile home, duplex, or flood zone;**
- **Have clear title to the property;**
- **Have paid your real estate taxes;**
- **Be current on your mortgage loan payments (no reverse mortgages); and**
- **Receiving SSDI, 62+ years old, OR have dependent children living at home under 18.**



Avg. 3-6 Months\*

1



### APPLICATION PROCESS

Advertise  
Pre-Screening Call  
Waiting List  
Application  
Provide supporting  
Documents

\*Residents apply directly  
with Tarrant County

2



### QUALIFICATION

The County certifies  
residents' information.  
The resident is  
responsible for  
providing info. within

**30 days**

3



### PROGRAM RECIPIENTS

Applicants' homes are  
then inspected for  
necessary repairs.  
Repair jobs are bid to  
contractors.

4



### REPAIR TIMELINE

Once awarded,  
contractors have

**40 calendar days**

to complete the job.

5



### INSPECTION

Inspection to accept the  
repairs are done by Tarrant  
County and the City of  
Mansfield. The County will  
bill the City for their match  
requirement.

\*Can take longer or shorter.  
Current circumstances have led to  
a holding pattern on executing  
any new contracts.



## Funding: CDBG + HOME

This does NOT affect our  
CDBG Grant Award

## HOME Program

Services around 40  
homes per year, max  
repairs of \$32,000 per  
home.

## Program Recipients

Our funding match  
only goes to  
Mansfield/Tarrant  
County Residents

## Advertising Program

Up to Mansfield and the  
County to advertise. Can  
begin now - the  
program begins in July.

## Matching

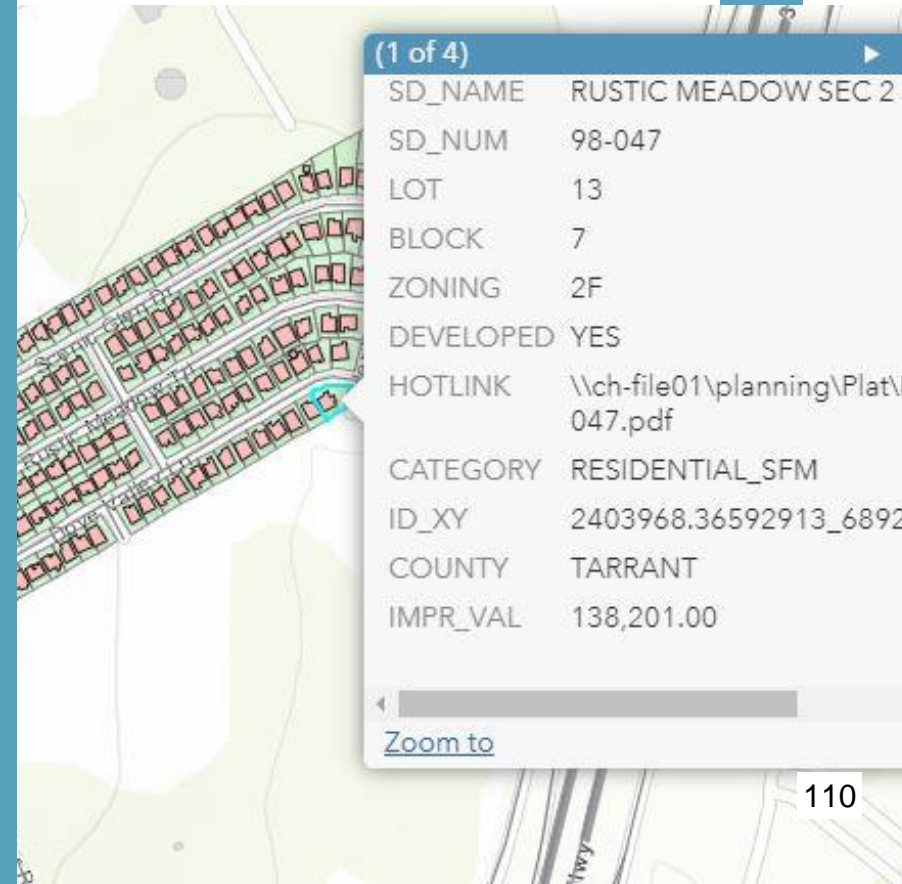
Once a project is  
complete, we are billed  
for our match portion.

## Matching

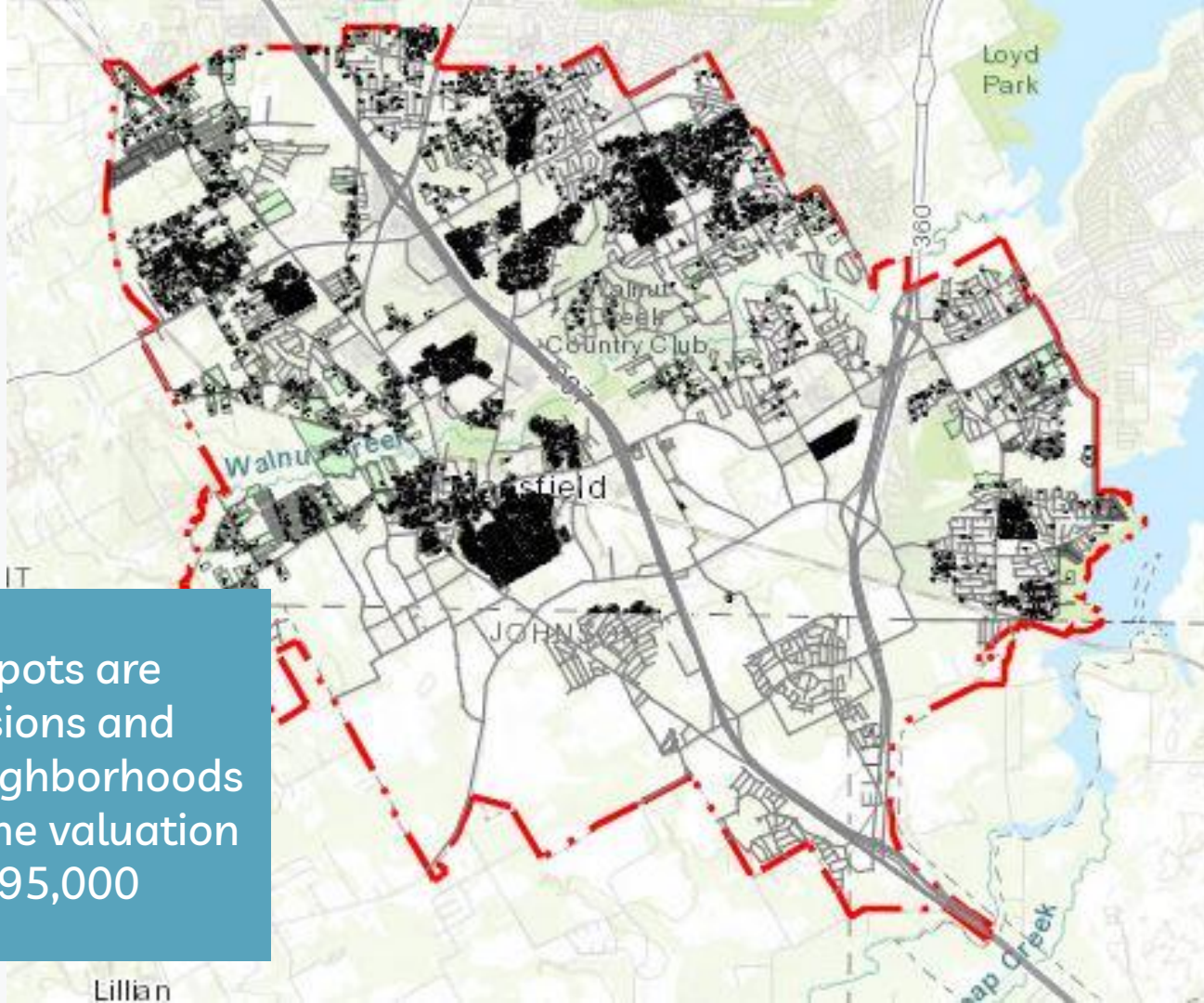
If we completed work on the  
home in the previous 6  
months we can also match  
with previous material costs,  
waived permit and impact  
fees, or in volunteer labor.



- GIS Data map compiled by Kelly Klose
- Shows homes that:
  - valued at <\$195,000
  - NOT in a flood zone
  - NOT a mobile home
  - NOT a duplex
- Parcels were included based on the improvement value in TAD
  - May include any and all improvements on the property
  - Some properties have an improvement value of \$0, because they were either not listed by TAD, or there were no improvements on the property
  - Properties with house values below \$195k, but when added to other improvements may be greater than \$195k may be excluded
- **Total homes identified in pre-screening amounted to 6,928**

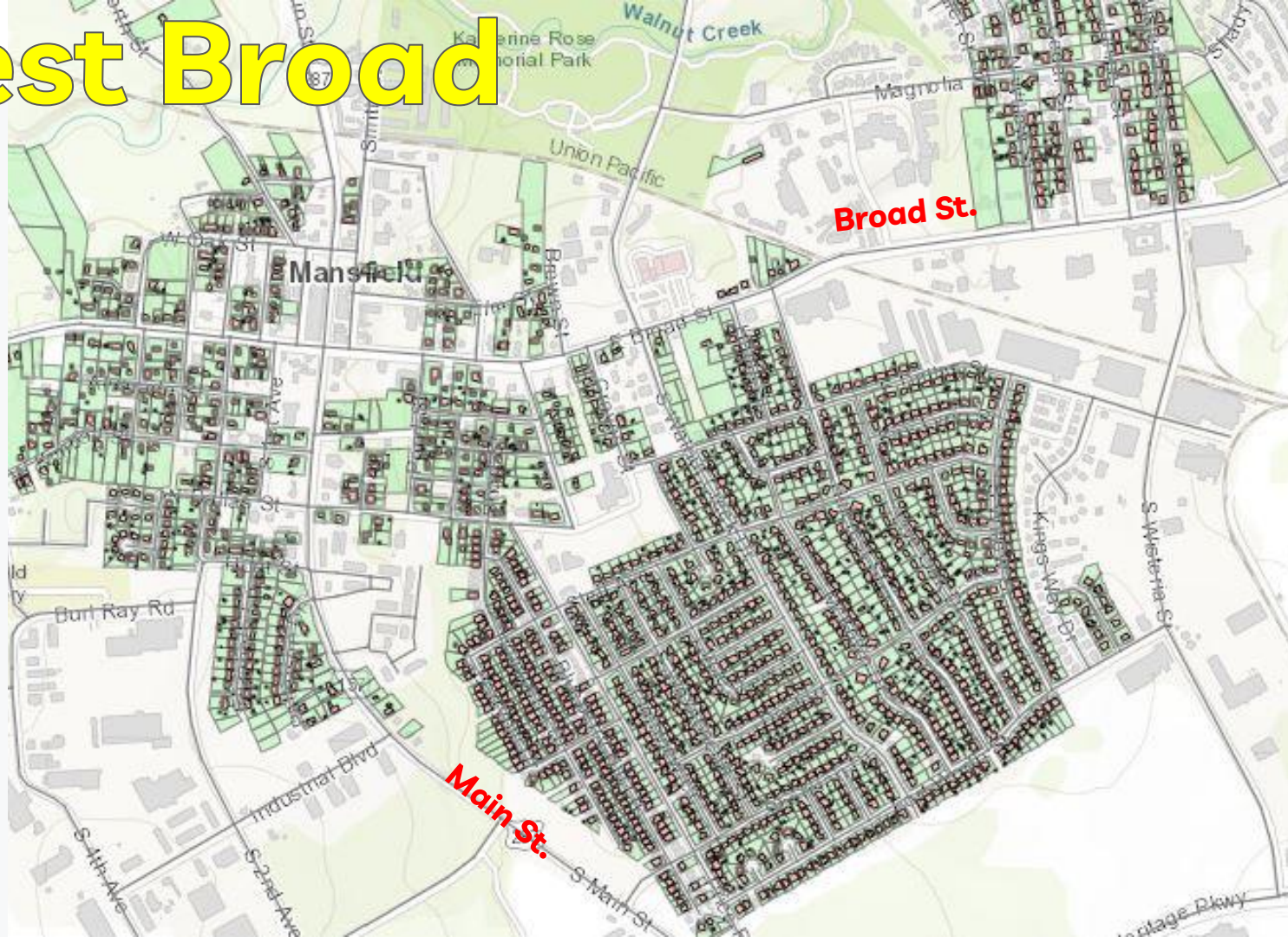


Black spots are  
subdivisions and  
smaller neighborhoods  
whose home valuation  
is <\$195,000





# West Broad





**North Mansfield**

Debbie Ln.

US Hwy 287

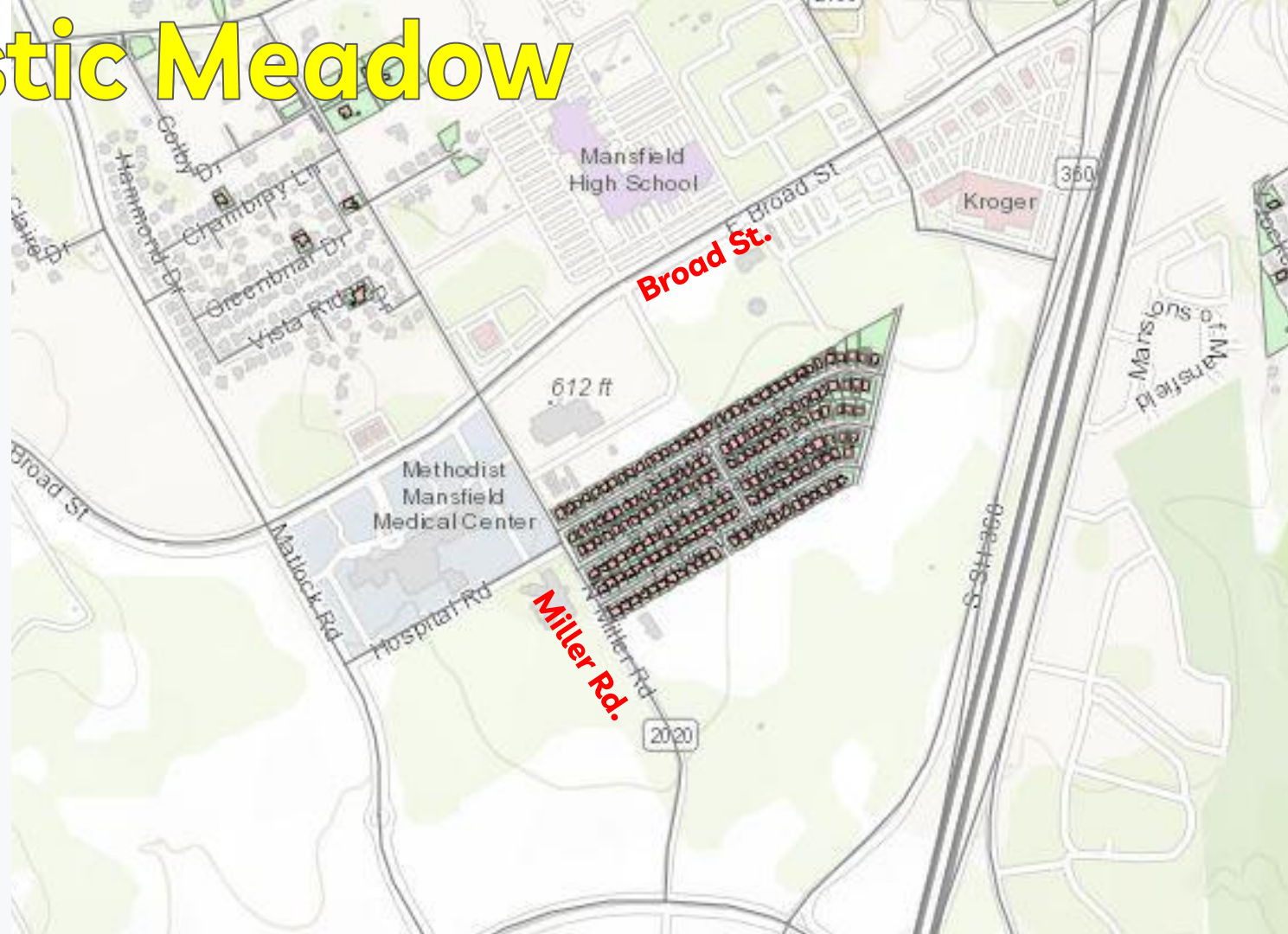
Walnut Creek Country Club

James River

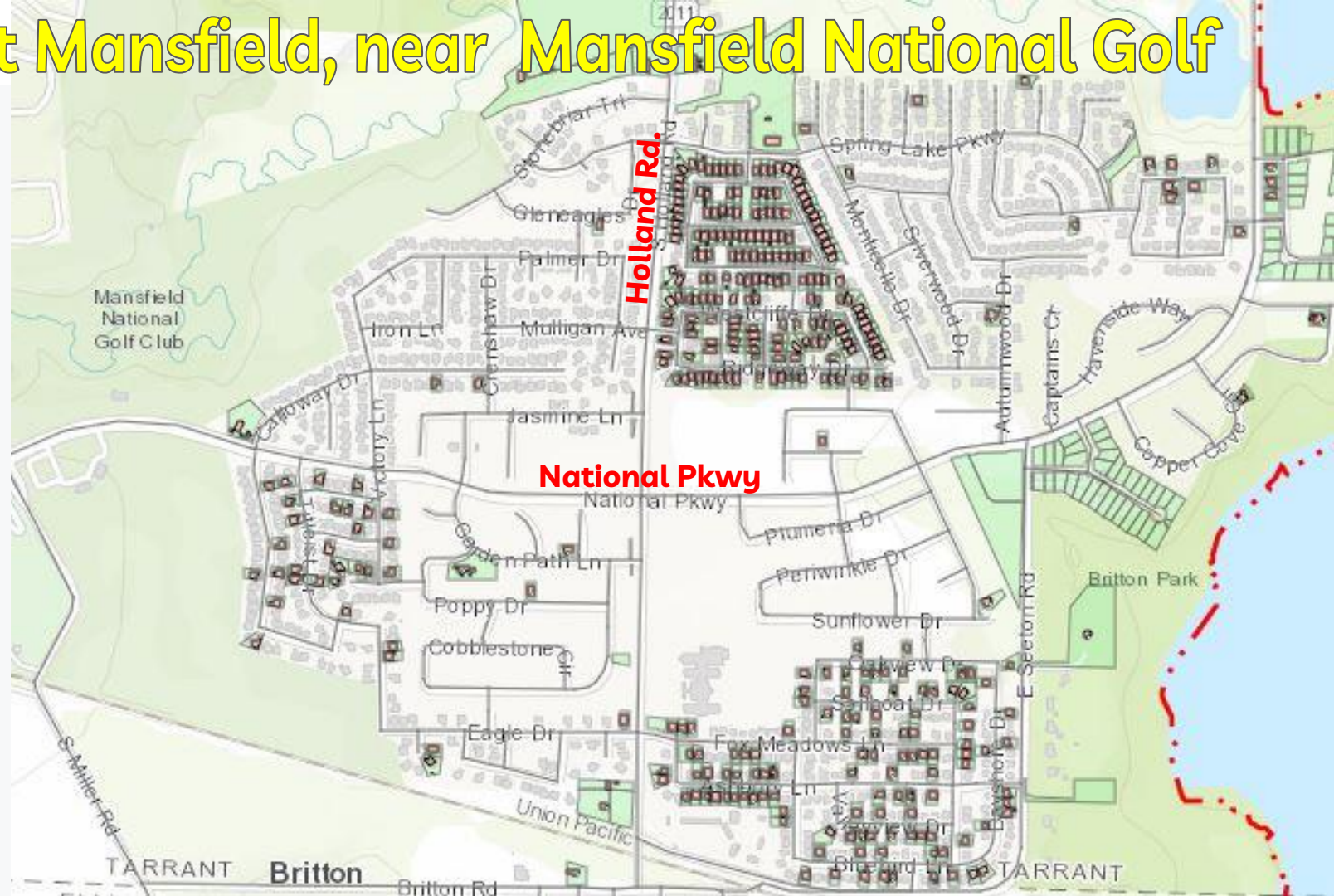
113



# Rustic Meadow



# East Mansfield, near Mansfield National Golf





Questions?  
Feedback?

Maggie  
Jones

Asst. Director Tarrant  
County Community  
Development





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3545

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**Agenda Date:** 4/27/2020

**Version:** 1

**Status:** New Business

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Discussion and Possible Action Regarding the Burial of Overhead Electric Utilities

**Requested Action**

N/A

**Recommendation**

N/A

**Description/History**

City Council previously approved the expenditure of funds to bury new overhead electric infrastructure along FM917 from S. Main Street to Antler Drive. New cost estimates to complete the work exceed the funds previously approved by City Council.

**Justification**

N/A

**Funding Source**

N/A

**Prepared By**

Joe Smolinski, Deputy City Manager  
817-276-3601