



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
www.mansfield-tx.gov

Meeting Agenda City Council

Monday, November 11, 2013

5:00 PM

Council Chambers

REGULAR MEETING

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

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

BrandEra Branding/Marketing Initiative

3. **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**

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

Consider Possible Purchase of Certain Properties for Future Development/Use

Property Acquisition - 651 Justice Ln.

C. **Personnel Matters Pursuant to Section 551.074**

D. **Deliberation Regarding Negotiations of the Industrial Development Corporation of an Offer of a Financial or Other Incentives to a Business Prospect Pursuant to Section 551.087**

Update on Economic Development Prospects

4. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

5. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

6. INVOCATION**7. PLEDGE OF ALLEGIANCE****8. TEXAS PLEDGE**

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

9. PROCLAMATION

[13-0739](#) American Diabetes Month

Attachments: [American Diabetes Month 2013](#)

10. 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. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the City Secretary.

11. COUNCIL ANNOUNCEMENTS**12. 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

Schedule Joint Meeting with Mansfield Independent School District in Month of January 2014

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**14. 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

[13-0697](#) Ordinance - Third and Final Reading on an Ordinance Approving Amendments of 5100C and 5100D of Freeway Overlay District Regulations of the Zoning Ordinance to Allow Paint and Body Shop as a Restricted Land Use with Specific Use Permit (OA#13-003)

Sponsors: Felix Wong

Attachments: [Ordinance](#)
[Exhibit A](#)

[13-0711](#) Ordinance - Third and Final Reading of an Ordinance of the City Council of the City of Mansfield, Texas, Approving a Negotiated Resolution Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2013 Annual Rate Review Mechanism Filing in All Cities Exercising Original Jurisdiction; Declaring Existing Rates to be Unreasonable; Adopting Tariffs That Reflect Rate Adjustments Consistent With the Negotiated Settlement and Finding the Rates to be Set by the Attached Tariffs to be Just and Reasonable; Requiring the Company to Reimburse Cities' Reasonable Ratemaking Expenses; Repealing Conflicting Resolutions or Ordinances; Determining That This Ordinance Was Passed in Accordance With the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; Providing a Most Favored Nations Clause; and Requiring Delivery of This Ordinance to the Company and the Steering Committee's Legal Counsel

Sponsors: Joe Smolinski

Attachments: [Ordinance](#)
[Attachment A - Atmos Mid-Tex Tariffs](#)

[13-0734](#) Resolution - A Resolution of the City of Mansfield Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funds from Sam's Club/Walmart Local Giving Program in the Amount not to exceed \$2,500 (No City Match Required)

Sponsors: Gary Fowler

Attachments: [Resolution](#)

[13-0738](#) Resolution - A Resolution Authorizing Funding for an Amount not to Exceed \$240,000.00 and Approval of Contracts Including Halff Associates, Inc. for Engineering Design Services and Brittain and Crawford for Surveying Services for Improvements to Debbie Lane Between FM 157 and US Business Hwy 287 (Street Bond Fund)

Sponsors: Steve Freeman

Attachments: [Resolution](#)

[13-0740](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the City of Mansfield and Methodist Mansfield Hospital and Authorizing its Execution by the Mayor and

Providing and Effective Date

Sponsors: Allen Taylor

Attachments: [Resolution for 380 Agreement](#)
[380 Agreement](#)

[13-0733](#)

Minutes - Approval of the October 28, 2013 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [10-28-13 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST READING

[13-0735](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2 to PD for Mini Warehouses and Associated uses on Approximately 7.3 Acres, Generally Located South of Woodcrest Lane and west of West Ridge Drive; Sunbelt Storage, Ltd (ZC#13-008)

Sponsors: Felix Wong

Attachments: [Ordinance](#)
[Maps & Supporting Information](#)
[Exhibit A](#)
[Exhibits B-D](#)

[13-0736](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PD and Sf-7.5/16 to PD for Office, Warehouse & C-2 Uses on Approximately 47.920 Acres, Generally Located East of FM 157, South of Mouser Way and North of Reed Circle; Mouser Electronics (ZC#05-009A)

Sponsors: Felix Wong

Attachments: [Ordinance](#)
[Maps & Supporting Info.](#)
[Exhibits A-C](#)
[Previously Approved PD](#)

[13-0737](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR and SF-12/22 to PD for Multi-Family Residential and Certain Commercial Uses on Approximately 17.16 Acres East of The Villas di Lucca Between East Debbie Lane and Mansfield Webb Road; MR Development (ZC#13-009)

Sponsors: Felix Wong

Attachments: [Ordinance](#)
[Maps & Supporting Info.](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Development Plans](#)
[Exhibit C - Architectural Rendering](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

[13-0728](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance of the City of Mansfield, Texas, Authorizing a Lease Agreement with Dallas MTA, L.P. d/b/a Verizon Wireless and Directing and Authorizing the City Manager to Execute the Necessary Lease Documents

Sponsors: Joe Smolinski

Attachments: [Ordinance](#)
[Debbie Lane Water Tower Lease Agreement - Final](#)
[Exhibit A Premises](#)

17. NEW BUSINESS

[13-0732](#) Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 23, 2013 to December 9, 2013

Sponsors: Vicki Collins

Attachments: [Suspension of Procedural Rules](#)

18. ADJOURN

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Friday, November 8, 2013 by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Vicki Collins, City Secretary

Approved as to form:

Craig Magnuson, Attorney, City of Mansfield

1. This building is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. To make arrangements, call (817) 473-0211 or (TDD) 1-800-RELAY TX, 1-800-735-2989.

2. In deciding a zoning change application, the Planning and Zoning required to determine the highest and best use of the property in question. The Planning and Zoning Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every district up to the intensity set forth in the zoning change application.

This public notice was removed from the official posting location at the Mansfield City Hall on the following date and time:

By: _____
City Secretary's Office