



CITY OF MANSFIELD

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

Meeting Agenda City Council

Monday, March 16, 2015

5:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

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

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding TCEQ's Grant of Application #40272

Seek Advice of City Attorney Regarding Proposed Joint Use Agreement with Historic Mansfield Performance Park

Seek Advice of City Attorney Regarding Oak Preserve

Seek Advice of City Attorney Regarding the Ground Lease Agreement with Mansfield Family Entertainment (Addendum to Agenda)

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

Property #10-12-08

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

Project Updates:

#13-19 - Hospitality Prospect Briefing and Update

#15-02 - Business Prospect Briefing and Update

#15-03 - Business Prospect Briefing and Update

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. PRESENTATION

Comprehensive Annual Financial Report - KPMG, LLC and City Staff, Peter Phillis

9. 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.

10. COUNCIL ANNOUNCEMENTS**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

[15-1252](#) Resolution - A Resolution Authorizing the City of Mansfield, Texas ("City") to Enter into a Lease Agreement with Ellis County Elections Administrator for the Use of AutoMARK Voting Equipment to be Used in the May 9, 2015 General Election and Runoff, If Necessary

Sponsors: Vicki Collins

Attachments: [Resolution](#)

[Contract](#)

[15-1246](#) Minutes - Approval of the February 23, 2015 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [2-23-15 DRAFT Meeting Minutes](#)

[15-1256](#) Minutes - Approval of the March 6, 2015 Special City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [3-6-15 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[15-1216](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR & SF-12/22 to PD for Multi-Family, Single-Family, Townhouse, Park and Limited Commercial Uses on Approximately 31.1 Acres, Generally Located East of North Street, South of Newt Patterson Road and West of N. Main Street; Realty Capital Management, LLC (ZC#14-013)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

15. PUBLIC HEARING AND FIRST READING

[15-1247](#) Ordinance - Public Hearing and First Reading of an Ordinance Amending Section 2.02 of the Subdivision Control Ordinance to Require a Note on Plats for Single-Family Residential Development Regarding the Proximity of Gas Well Drill Sites (OA#15-002)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

15-1248

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR to PD for Assisted Living and Associated Uses on Approximately 3.28 Acres, Generally Located Southwest of the Intersection of Callender Road and Oak Shadow Court; Arthur Girouard (ZC#14-011)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps & Supporting Info.](#)

[ZC#14-011 Calendar Rd. Assisted Living](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

15-1227

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2 to PD for Single-Family Residential use on Approximately 0.46 Acres Located North of Alvarado Street Between S. 1st Avenue and S. 2nd Avenue; Mansfield Custom Homes (ZC#14-012)

Sponsors: Felix Wong

Attachments: [Original Town of Mansfield Plat](#)

[Exhibit A](#)

[Exhibit B - Development Plans](#)

[Maps and support information](#)

[Ordinance](#)

15-1240

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Amending Chapter 114 of the Mansfield Code of Ordinances, "Gas Well Drilling and Production," Pertaining to Definitions, Requirements for Seismic Surveys, Submittal Requirements for Gas Well Permits, Expiration of Gas Well Permits, Hours of Operation, Notification, Requirements for Certain Reports, Variances, and Other Drilling, Operation, and Production Activities (OA#15-001)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

17. NEW BUSINESS

14-1187

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and SENTRY LAND, L.P. and Authorizing its

Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Scott Welmaker

Attachments: [Resolution -Valley Roller](#)

[Sentry Land v2](#)

15-1238

Consideration of a Detailed Site Plan for Taco Bueno on Approximately 0.9 Acres Located at 3130 E. Broad Street; Schatz Consulting Engineers (DS#15-001)

Sponsors: Felix Wong

Attachments: [DS15-001 Elevations 2015-02-18 Taco Bueno](#)

[DS15-001 Landscape Plan 2015-02-24](#)

[DS15-001 Site Plan 2015-02-26 Taco Bueno](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 16, 2015 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 the Thursday, March 12, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Vicki Collins, City Secretary

Approved as to form:

Steven A. Wood, Director of Legal Services

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 PAGES, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.