



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, March 27, 2017

5:00 PM

Council Chambers

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#### REGULAR MEETING

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 Permit 2256A

Seek Advice of City Attorney Regarding Regulations on Open House and Model Home Signs

Seek Advice of City Attorney Regarding Development at Hwy 287 and E. Broad Street

Seek Advice of City Attorney Regarding Property Management and Disposition

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. PRESENTATIONS**

Recognition of Outgoing Library Advisory Board Members; Janice Knight and Sharon Zambrzycki

Gold Medal Award - Texas Parks and Recreation Society

**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 Assistant City Secretary prior to the start of the meeting.*

**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

Legislative Update

Lake Arlington Wastewater Well Injection Opposition

**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**

- [17-2200](#) Ordinance - Third and Final Reading of an Ordinance for a Zoning Change from SF-7.5/12 to PD for Office, Limited Residential and Retail Uses, and Historic Landmark Status on Approximately 0.23 Acres Located at 200 W. Oak Street; 200 W. Oak LLC (ZC#17-002)
- Sponsors:** Joe Smolinski and Felix Wong
- Attachments:** [Maps and Supporting Information](#)
- [Ordinance](#)
- [Exhibit A](#)
- [Exhibit B](#)
- [17-2202](#) Ordinance -Third and Final Reading of an Ordinance Approving a Request for Specific-Use Permit for Used Merchandise Store at 1071 Country Club Drive, Suite 107; Kids Garage (ZC#17-003)
- Sponsors:** Joe Smolinski and Felix Wong
- Attachments:** [Maps & Supporting Info.](#)
- [Business Summary](#)
- [Ordinance](#)
- [Exhibit A](#)
- [17-2219](#) Ordinance - Second Reading of an Ordinance Approving a Request to Abandon a Portion of the Sentry Drive South Right-of-Way (.536 Acres) Along Proposed Antler Drive as Described in Abstract No. 571, Mansfield, Johnson County, Texas Sentry Drive South Vol. 388-95 Pg. 5, of the Plat Records of Tarrant County, Texas And Deed Record Volume 3809, Page 191, of Johnson County to Rin Co. Holdings, LP
- Sponsors:** Joe Smolinski and Bart VanAmburgh
- Attachments:** [Ordinance](#)
- [ROW Aban Map](#)
- [Rinco Exhibit A&B](#)
- [Deed without Warranty](#)
- [17-2171](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Lease Agreement with Ellis County for Automark Voting Equipment to be Used in the May 6, 2017 General Election and Run-Off Election, if Necessary
- Sponsors:** Shelly Lanners and Jeanne Heard
- Attachments:** [Resolution](#)
- [AutoMark Agreement](#)
- [17-2237](#) Resolution - A Resolution for Authorization of Funding in an Amount Not

to Exceed \$1,047,338.29 and Approval of Purchase Orders with Presidio Networked Solutions Group LLC, JTS and Paradigm Traffic Systems for Equipment and Installation for the Advanced Traffic Management System (ATMS) and School Zone System (Street Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

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

[OPPC](#)

[17-2238](#)

Resolution - A Resolution Awarding Street Maintenance Contracts for Miscellaneous City Wide Concrete Repairs to NPL Construction Company and Crutchfield Coring and Concrete Cutting, Inc. (Street Department Maintenance Budget - General Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

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

[Concrete Bids](#)

[17-2239](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter into an Agreement with The Texas Department of Transportation - Dallas District for Construction, Maintenance and Operation of Safety Lighting Systems on State Highways

**Sponsors:** Joe Smolinski and Bart VanAmburgh

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

[TxDOT safety lighting agreement](#)

[17-2240](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter Into an Interlocal Agreement with the North Central Texas Council of Governments for the Cooperative Purchasing of Goods, Products and/or Services

**Sponsors:** Joe Smolinski and Bart VanAmburgh

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

[COG Interlocal Agreement](#)

[17-2241](#)

Resolution - A Resolution to Assign a Certain Gas Lease Between the City of Mansfield and Chesapeake Exploration, LLC for the City-Owned Property Located at 405 Industrial Boulevard, to Saddle Barnett Resources, LLC; and Provide for an Effective Date

**Sponsors:** Shelly Lanners

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

[Exhibit A](#)

[17-2225](#)

Request for Special Event Permit: Mansfield Seventh-day Adventist Parade & Rally

**Sponsors:** Joe Smolinski and The Applicant

**Attachments:** [Mansfield Seveth-day Adventist Parade & Rally](#)

[Approvals & Comments](#)

- [17-2231](#) Minutes - Approval of the February 27, 2017 Regular City Council Meeting Minutes  
**Sponsors:** Shelly Lanners and Jeanne Heard  
**Attachments:** [2-27-17 DRAFT Meeting Minutes](#)
- [17-2232](#) Minutes - Approval of the March 6, 2017 Regular City Council Meeting Minutes  
**Sponsors:** Shelly Lanners and Jeanne Heard  
**Attachments:** [3-6-17 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**14. PUBLIC HEARING**

- [17-2243](#) Public Hearing and Reconsideration of a Request for Variance to Allow the Sale of Alcoholic Beverages for Off-Premise Consumption by Carnicera Carmelita Meat Market Located at 1275 N. Main Street, Within 300 Feet of the Property Line of Legacy High School  
**Sponsors:** Joe Smolinski and Felix Wong  
**Attachments:** [Section 109.33 Alcoholic Beverage Code](#)  
[Letter of request for variance & exhibits](#)

**15. PUBLIC HEARING AND FIRST READING**

- [17-2226](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Self-Storage Warehouses on Approximately 5.36 Acres, Generally Located North of Commerce Drive and West of S US 287; Quine & Associates (ZC#16-014)  
**Sponsors:** Joe Smolinski and Felix Wong  
**Attachments:** [Ordinance](#)  
[Maps & Supporting Info.](#)  
[Exhibits A - D](#)

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

- [17-2211](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from an Planned Development to a new Planned Development for a Grocer and Other C-2 Uses on Approximately 10 Acres, Generally Located at the Northwest Corner of State Highway 360 and East Broad Street; Stantec (ZC#16-024)  
**Sponsors:** Joe Smolinski and Felix Wong  
**Attachments:** [Ordinance](#)  
[Maps & Supporting Info.](#)  
[Exhibits A-E](#)

[17-2212](#) Ordinance - Public Hearing Continuation and Second Reading for an Ordinance Approving a Specific Use Permit for Hospital/Home/Center for Substance Addiction or Psychiatric Patients on Approximately 40.199 Acres, Generally Located North of the Intersection of Heritage Parkway and SH 360; Texas Health Resources (ZC#17-001)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Maps & Supporting Info.](#)

[SUP Consolidated Set](#)

## 17. **NEW BUSINESS**

[16-2083](#) Resolution- A Resolution Approving a Parking Lot Agreement with Heritage Baptist Church Regarding the Public Use of the Church's Parking Lot

**Sponsors:** Joe Smolinski and Felix Wong

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

[Parking Lot Lease](#)

[Lease Terms](#)

[17-2228](#) Review and Consideration of a Detailed Site Plan for South Pointe Phase 3 and Phase 6A on Approximately 85.6 Acres Generally Located South of Lone Star Road, North of Harmon Road, and Approximately 715 Feet West of Lowe Street; Ruby-07-SPMTGE, LLC (DS#16-006)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [DS16-006 Site Plan for 3-27-17 CC](#)

[17-2244](#) Review and Possible Action of the Proposed Amendment of Section 7200.B of the Zoning Ordinance Related to Boat and Recreational Vehicle Parking on Residential Lots

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Boat & RV parking draft 03-27-17](#)

[17-2246](#) Ordinance - First Reading of an Ordinance of the City of Mansfield, Texas, Amending Sections 51.010 Through 51.024, "Industrial Wastewater Regulations" of Chapter 51 of the Code Of Ordinances; Providing that this Ordinance Shall be Cumulative of all Ordinances; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty Clause; and Providing an Effective Date

**Sponsors:** Joe Smolinski and Jeff Price

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

## 18. **ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 27, 2017 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 Friday, March 24, 2017 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Jeanne Heard, 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.