



# CITY OF MANSFIELD

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

## Meeting Agenda City Council

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Monday, October 12, 2015

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

Proposed Structure Changes Regarding Management of Certain Service Areas

**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**

Proposed Structure Changes Regarding Management of Certain Service Areas

**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**

Project #14-06 - Industrial Prospect Briefing and Update

Project #15-16 - Industrial Prospect Briefing and Update

Project #15-18 - Business Prospect Briefing and Update

3. **WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM - FOLLOWING EXECUTIVE SESSION**

Oaks Preserve Subdivision - Adlai Pennington, Developer

Chandler Park Design Update - James Fish

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

5. **7:00 PM OR IMMEDIATELY FOLLOWING WORK 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. **PRESENTATION**

Historic Landmark Medallions Presentation to Matt Crocker

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

Quarterly Reports - Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Public Works, Code Enforcement, Development Services, Communications and Marketing

**B. Business Services Department Report**

[15-1550](#) Presentation of Monthly Financial Report for the Period Ending August 31, 2015

**Sponsors:** Peter Phillis

**Attachments:** [August 2015 Financials](#)

**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**

[15-1498](#) Ordinance - Third and Final Reading of an Ordinance Changing the School Zone Times From Specific Times to "When Flashing" For All School Zones with Flashers and Establishing a School Zone on Cutting Horse Drive

**Sponsors:** Steve Freeman

**Attachments:** [2015 Speed Limit Ordinance](#)

[Exhibit A](#)

[Location Map](#)

[15-1523](#) Ordinance - Second Reading on an Ordinance Amending the Development Fee Schedule to Revise the Fees for Applications Related to Zoning Changes, Plats, Site Plans and Development Documents and Road Damage Remediation (OA#15-009)

**Sponsors:** Felix Wong

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

[Exhibit A](#)

[15-1541](#) Resolution - A Resolution Relating to the City's Notice of Intention to Issue City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation

**Sponsors:** Peter Phillis

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

[15-1543](#) Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Board Members for Ellis County Appraisal

## District for Calendar Years 2016 and 2017

**Sponsors:** Peter Phillis

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

[Ellis County 2014-2015 Current BOD Information](#)

[Ellis County 2016-2017 BOD Taxing Unit Voting Entitlement](#)

[15-1546](#)

Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Board Members for Johnson County Appraisal District for Calendar Years 2016 and 2017

**Sponsors:** Peter Phillis

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

[Johnson County Centra Appraisal District Letter](#)

[15-1547](#)

Resolution - A Resolution Approving a Change Order to the National Parkway Contract for Additional Work Required to Cross Two Existing Gas Transmission Mains for an Amount not to Exceed \$161,514.67 (Street Bond Fund)

**Sponsors:** Steve Freeman

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

[15-1548](#)

Resolution - A Resolution Awarding a Contract for Debris Removal and Haul off to Hendrixsons Tree Service, for an Amount Not to Exceed \$23,600.00

**Sponsors:** Jeff Price

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

[15-1537](#)

Minutes - Approval of the September 28, 2015 Regular City Council Meeting Minutes

**Sponsors:** Susana Marin

**Attachments:** [9-28-15 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**15. OLD BUSINESS**

[15-1542](#)

Resolution - A Resolution of the City of Mansfield, Texas, Nominating a Candidate to be Nominated to Serve as a Board Member for Tarrant County Appraisal District for Calendar Years 2016 and 2017

**Sponsors:** Peter Phillis

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

[Letter from TAD](#)

**16. PUBLIC HEARING AND FIRST READING**

[15-1459](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to

SF-7.5/18, Single-Family Residential District on Approximately 24.8 Acres Located Approximately 280 Feet East of Blue Jay Drive and Approximately 1,000 Feet West of N Walnut Creek Drive Mansfield TC LP (ZC#15-010)

**Sponsors:** Felix Wong

**Attachments:** [Maps & Supporting Info.](#)

[Exhibit A](#)

[Ordinance](#)

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

### [15-1520](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Specific Use Permit for Restaurant with Drive-thru Service on Approximately 1.04 Acres Located at 1571 E. Debbie Lane; KMSP-Luna Grill Restaurants (ZC#15-011)

**Sponsors:** Felix Wong

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

[Maps & Supporting Info.](#)

[SUP 7 OCT 15](#)

### [15-1525](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance of the City of Mansfield, Texas Amending Ordinance No. Or-1799-11, Amending the Schedule of Drainage Charges for the Mansfield Municipal Drainage Utility System Against all Real Properties within the City and Clarifying Certain Exemptions from said Charges and the Rights and Duties of Land Owners, Pursuant to the City's Authority Under Subchapter C of Chapter 552 of The Texas Local Government Code; Providing a Severability Clause and an Effective Date

**Sponsors:** Steve Freeman

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

[2015 Rate Increase Examples](#)

[Draiage Bond CIP Update FY16 - Sheet1](#)

[Drainage Utility Update - School-Church Impacts](#)

[Drainage Utility Update Rate Impact Table](#)

## 18. **NEW BUSINESS**

### [15-1544](#)

Ordinance - First Reading of an Ordinance Amending the Regulations Pertaining to Garage Sales in Chapter 98 of the Mansfield Code of Ordinances (OA#15-011)

**Sponsors:** Felix Wong

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

[Exhibit A](#)

### [15-1549](#)

Review and Consideration of a Request to Approve a Minor Modification

of the Development Plan for Mansfield Bible Church and Pantego Christian Academy to Add a Sixth Grade at Property Located at 2351 Country Club Drive (ZC#07-020A)

**Sponsors:** Felix Wong

**Attachments:** [6th Grade Request](#)

[Aerial Photo and Zoning Map](#)

**19. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 12, 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 Thursday, October 8, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, Acting City Secretary

Approved as to form:

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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.