



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 28, 2016

5:00 PM

Council Chambers

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 the Pond Branch Design/Construction Contract

Seek Advice of City Attorney Regarding the Sales Contract for the Farr Best Theater

Seek Advice of City Attorney Regarding the City's Authority to Grant Variance to Regulations Enacted Under Subsection (a) of Section 109.33 of the Alcoholic Beverage Code

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. 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.

9. COUNCIL ANNOUNCEMENTS**10. 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

Hometown Holidays Event Update - Angie Henley

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**12. 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

[16-2100](#)

Resolution- A Resolution of the City of Mansfield Authorizing the City Manager and the Police Department to Apply, Receive and Expend Grant Funds from the Walmart Community Grant Program, the Total Grant Award

will not Exceed \$2,500 with no Match Required from the City

Sponsors: Clayton Chandler and Tracy Aaron

Attachments: [Resolution](#)

[16-2119](#)

Resolution - A Resolution Authorizing the Purchase of Properties Located at 1405 Palm Street and 300 N. Wisteria Street in the Amount of \$20,000 by the Mansfield Park Facilities Development Corporation (MPFDC)

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Map](#)

[16-2120](#)

Resolution - A Resolution to Reject All Bids Received for Paving, Drainage, Structures and Sanitary Sewer Improvements for the Pond Branch Corridor

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-2105](#)

Request for Special Event Permit: Hometown Holidays & Parade

Sponsors: Joe Smolinski and The Applicant

Attachments: [Hometown Holiday & Parade](#)

[Approvals & Comments](#)

[16-2112](#)

Minutes - Approval of the November 14, 2016 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [11-14-16 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

13. OLD BUSINESS

[16-2095](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District and C-2, Community Business District to PD for Single-Family Residential Development on Approximately 61.7 Acres Generally Located South of Harmon Road, Between SH 360 and the Future Extension of S. Matlock Road; Jabez Development LP (ZC#16-010)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibits A - C](#)

[Revised Screening Wall Fence Plans](#)

[Regional Access Exhibit](#)

14. PUBLIC HEARING AND FIRST READING

[16-2113](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to SF-7.5/18, SF-9.6/20 and SF-12/22, Single-Family Residential Districts on Approximately 187.85 Acres Generally Located West of Gertie Barrett Road and the End of Cancun Drive, North of Country Meadow Drive and Chimney Hill Circle; Alluvium Development (ZC#16-001)

Sponsors: Joe Smolinski and Felix Wong

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

[Exhibit A](#)

[Exhibit B](#)

[Ordinance](#)

[16-2115](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Miar Road; HCC Contracting, Inc (ZC#16-013)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B thru E](#)

15. PUBLIC HEARING CONTINUATION AND SECOND READING

[16-2093](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to C-2, Community Business District on Approximately 30 Acres Generally Located at the Southeast Corner of East Debbie Lane and North Matlock Road; Reilly Brothers (ZC#16-015)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps & Supporting Information](#)

[Ordinance](#)

[Exhibit A](#)

[16-2094](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Historic Landmark Overlay District for the Property Located at 114 N. Main Street; City Staff (ZC#16-020)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps and Supporting Information](#)

[Ordinance](#)

[16-2096](#) Ordinance - Public Hearing Continuation and Second Reading on an

Ordinance Approving a Specific Use Permit for Retail and Service Establishments Not Elsewhere Listed (Brewery) in the Existing Building at 117 N. Main Street; Dirty Job Brewing (ZC#16-019)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Exhibit](#)

[Maps & Supporting Info.](#)

[Citizen Letters](#)

16. **NEW BUSINESS**

[16-2121](#)

Ordinance - First Reading of an Ordinance Granting an Ingress-Egress and Access Easement In, Upon, and Across City Owned Property at 1004 Magnolia Street in the City of Mansfield, Tarrant County, Texas; Authorizing the City Manager to Execute the Easement Document; Providing a Severability Clause; and Providing an Effective Date

Sponsors: Shelly Lanners and Matt Young

Attachments: [ORD - Ordinance Easement MISD Magnolia](#)

[EXH - INGRESS-EGRESS AND ACCESS EASEMENT](#)

[16-2122](#)

Consideration of a Request for an Extension of a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production" by EagleRidge Operating, LLC, Related to Permanent Lift Compressors (GW#13-004)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps and Supporting Information](#)

[Letter of Request](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 28, 2016 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 Wednesday, November 23, 2016 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.