



# CITY OF MANSFIELD

1200 East. Broad St.  
Mansfield, TX 76063  
[www.mansfield-tx.gov](http://www.mansfield-tx.gov)

## Meeting Agenda City Council

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Monday, June 22, 2015

4:30 PM

Council Chambers

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### REGULAR MEETING

1. **4:30 P.M. - TOUR OF TACTICAL TRAINING FACILITY, 651 JUSTICE LANE**
2. **5:00 P.M. - CALL MEETING TO ORDER**
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**

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

- 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 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 #13-20 - Entertainment Prospect Briefing and Update

Project #14-14 - Entertainment Prospect Briefing and Update

Project #15-02 - Business Prospect Briefing and Update

- E. **Consider Placement or Deployment of Security Devices on Municipal Property or Facilities Pursuant to Section 551.076**

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**

[15-1398](#) National Parks and Recreation Month

*Attachments:* [national park and recreation month 2015](#)

10. **PRESENTATION**

Presentation of Texas Water Utilities Association Award for Exemplary Service in the Area of Public Education to Arianne Shipley

Presentation of Texas Water Utilities Association (North Central Texas Region) Outstanding Professional Award to Robby Isbell

Presentation of Keep Texas Beautiful's Ed Davis Litter Law Enforcement Award to Priscilla Sanchez

Presentation of 2015 TAMI Award for Best Report to Communications & Marketing and Water Utilities

11. **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.*

12. **COUNCIL ANNOUNCEMENTS**

13. **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**

CurrentFuture Agenda Items

RockIn' 4th of July Update; Angie Henley

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

**15. 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**

[15-1331](#)

Ordinance - Third and Final Reading on an Ordinance approving a zoning change from OP, Office Park to PD for Single-Family Residential on approximately 0.39 acres, generally located at 502 E. Broad Street; Valerie Crowe (ZC#15-003)

**Sponsors:** Felix Wong

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

[Development Plan](#)

[MAPS & SUPPORTING INFO.](#)

[15-1339](#)

Resolution - A Resolution Awarding a Bid to North Texas Contracting in the Amount of \$364,999 for the Construction of a Combined Parking Lot Expansion at the Mansfield Public Library and the Mansfield Activities Center

**Sponsors:** James Fish

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

[Bid Tab](#)

[15-1387](#)

Resolution - A Resolution Awarding a Bid to Morales Construction in the Amount of \$359,600 for the Construction of Spring Lake Estates Park

**Sponsors:** James Fish

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

[Bid Tab](#)

[15-1388](#)

Resolution - A Resolution Awarding a Bid to Dean Construction in the Amount of \$281,805 for the Construction of Improvements to McClendon Park West

**Sponsors:** James Fish

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

[Bid Tab](#)

[15-1389](#)

Resolution - A Resolution Awarding a Bid to Recreation Consultants of

Texas, LLC in the Amount of \$219,159 for the Purchase and Installation of New Playground Equipment at Spring Lake Estates Park and McClendon Park West

**Sponsors:** James Fish

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

[15-1395](#)

Resolution - Approval of a Local Project Advance Funding Agreement with the Texas Department of Transportation for the Funding of the Ultimate Intersection Improvements Along the SH 360 Corridor in the Amount of \$10,000,000.00 (Street Bond Fund)

**Sponsors:** Steve Freeman

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

[15-1372](#)

Special Event Permit - Request for Special Event Permit; Mansfield Rockin 4th of July

**Sponsors:** Angie Henley

**Attachments:** [Rockin 4th appl](#)  
[comments and approvals](#)  
[Flyer](#)

[15-1397](#)

Minutes - Approval of the June 8, 2015 Regular City Council Meeting Minutes

**Sponsors:** Vicki Collins

**Attachments:** [6-8-15 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

## **16. OLD BUSINESS**

[14-1090](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR & C-2 to PD for Single-Family Residential, Multi-Family and Commercial on Approximately 455.79 Acres, Generally Located South of Lone Star Road, East of Chambers Street, North & South of Ellis Street, & West of N US 287; Hanover Property Company (ZC#14-007)

**Sponsors:** Felix Wong

**Attachments:** [Ordinance](#)  
[Exhibit A thru G 6-19-15](#)  
[Maps and Supporting Info](#)  
[Development Phase Map](#)

[15-1325](#)

Review and Consideration of Proposed Amendments of Section 4400.B, Table J in the Permitted Use Table of the Zoning Ordinance Requiring a Specific Use Permit for Industries Not Elsewhere Listed and Eliminating Certain Permitted Uses in the I-1 and I-2 Zoning Districts (OA#15-006)

**Sponsors:** Felix Wong

**Attachments:** [Permit Use Table Amendments Redlined](#)

**17. PUBLIC HEARING AND RESOLUTION**

[15-1394](#) Resolution - A Public Hearing and Resolution for Proposed City Wide Amendments to the Master Thoroughfare Plan

**Sponsors:** Steve Freeman

**Attachments:** [Amendment Summary](#)

[Final MTD](#)

[Resolution DP Amendment](#)

[Resolution Exhibit A](#)

**18. PUBLIC HEARING AND FIRST READING**

[15-1378](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Auto Repair on Approximately 0.9 Acres, Generally Located East of N. Holland Road and South of the Intersection with Hwy 360; Brhaco LLC (ZC#15-004)

**Sponsors:** Felix Wong

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

[MAPS & SUPPORTING INFORMATION](#)

[DRIVER'S EDGE SUP P&Z 22 MAY 15](#)

[15-1386](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to PD for Age Restricted Single-Family Residential on Approximately 35.54 Acres, Generally Located South of E. Debbie Lane and North of Sandstone Court and Primrose Trail; Integrity Group, LLC (ZC#15-005)

**Sponsors:** Felix Wong

**Attachments:** [MAPS & SUPPORTING INFORMATION](#)

[Letter from Community of Hope](#)

[Ordinance](#)

[WALNUT HILL TRAFFIC PATTERNS](#)

[15067 EXHIBIT A - LEGAL DESCRIPTION](#)

[15067 EXHIBIT B DEV STDS FINAL](#)

[15067 EXHIBIT C - DEVELOPMENT PLAN](#)

[15067 EXHIBIT D - LANDSCAPE PLAN](#)

[15067 EXHIBIT E - ELEVATIONS](#)

[15067 EXHIBIT G - PHASING PLAN](#)

[15-1393](#) Ordinance - Public hearing and first reading of an ordinance adopting updated Land Use Assumptions, Roadway Capital Improvement Plans, and Revised Roadway Impact Fees

**Sponsors:** Steve Freeman

**Attachments:** [CIAC Written Comments](#)  
[Fee Comparison](#)  
[Proposed Fee Per Land Use Category](#)  
[Roadway Impact Fee Ordinance](#)

## 19. **NEW BUSINESS**

[15-1391](#) 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 GKA ESTATE HOLDINGS, L.L.C. ("GKA"), and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date.

**Sponsors:** Scott Welmaker

**Attachments:** [Resolution -GKA Estate Holdings](#)  
[GKA Estate Holdings.01](#)

[15-1392](#) 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 WISTERIA WAREHOUSE INVESTORS, LLC. ("WISTERIA"), and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date.

**Sponsors:** Scott Welmaker

**Attachments:** [Resolution -Wisteria Warehouse Investors](#)  
[Wisteria Warehouse Investors ED Agreement](#)

[15-1399](#) Resolution - A Resolution Approving a Chapter 380 Economic Development Agreement with Hanover Property Company and Authorizing the City Manager to execute the agreement for public improvements related to a development known as Somerset, containing approximately 486 acres generally located south of Lone Star Rd, east of Chambers St and Hardy St, north of Ellis St, & west of N US 287

**Sponsors:** Felix Wong

**Attachments:** [Resolution](#)  
[380 Economic Development Agreement](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Phasing Plan](#)  
[Exhibit C - Hanover Site Plan](#)  
[Exhibit D - Eligible Public Improvements](#)  
[Potential Impact Fees and Park Fees](#)

## 20. **ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 22, 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 Friday, June 19, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Vicki Collins, City Secretary

Approved as to form:

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Steven A. Wood, Staff 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.