



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, January 11, 2016

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

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**

Project #14-14 - Entertainment Prospect Briefing and Update

Project #15-02 - Business Prospect Briefing and Update

Project #15-20 - Business Prospect Briefing and Update

Project #15-21 - Briefing and Update on Possible Expansion of Industrial Company

Project #16-02 - Briefing and Update - Retail Development

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. **PROCLAMATION**

[16-1678](#) School Board Recognition Month

**Attachments:** [School Board Recognition Month 2016](#)

9. **PRESENTATIONS**

Methodist Mansfield Hospital Update - John Phillips

Interactive Media Awards 2015 - City of Mansfield Government Website - Information Technology and Communications and Marketing Departments

SH 360 Update - Lane-Abrams JV; Jason McClear

Presentation of Historic Landmark Medallions

10. **PUBLIC HEARING**

Public Hearing and Presentation Regarding Proposed Mansfield StarCenter - Jason Farris, Chief Operating Officer, Dallas Stars Hockey Club

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**

Current/Future Agenda Items

Winter Walk Update; Angie Henley

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

**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**

**15-1606**

Ordinance - Third and Final Reading on an Ordinance Approving a Specific Use Permit for a Restaurant with Drive-through Service on Approximately 1.6 Acres, Generally Located South of E. Broad Street and Approximately 250' East of SH 360; Wier & Associates, Inc. (ZC#15-017)

**Sponsors:** Felix Wong

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

[Exhibit A](#)

[Revised Site Plan](#)

[Ordinance](#)

**15-1676**

Resolution - A Resolution Authorizing the City Manager and the City of Mansfield Fire Department to Make Application and Receive Funds from the Department of Homeland Security Assistance to Firefighter Grant Program 2015 for Cardiac Compression Devices not to Exceed \$117,990 with a Required City Match of 10% Equal to \$11,799

**Sponsors:** Barry Bondurant

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

**15-1673**

Minutes - Approval of the December 14, 2015 Regular City Council Meeting Minutes

**Sponsors:** Susana Marin

**Attachments:** [12-14-15 DRAFT Meeting Minutes](#)

[15-1674](#) Minutes - Approval of the December 15, 2015 Regular City Council Meeting Minutes

**Sponsors:** Susana Marin

**Attachments:** [12-15-15 DRAFT Meeting Minutes](#)

[15-1675](#) Minutes - Approval of the December 16, 2015 Special City Council Meeting Minutes

**Sponsors:** Susana Marin

**Attachments:** [12-16-15 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

## **16. OLD BUSINESS**

[15-1605](#) Ordinance - Third and Final Reading on an Ordinance Approving a Revision to an Existing Planned Development to Allow a Church, Day Care, Retail and Eating Place with Drive-through Services on Approximately 17 Acres Located at 1800 E. Debbie Lane, Masterplan Inc (ZC#15-014)

**Sponsors:** Felix Wong

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

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B-G REVISED](#)

[15-1660](#) Discussion and Possible Action Regarding Establishing a Mansfield Arts Council

**Sponsors:** Shelly Lanners

## **17. PUBLIC HEARING AND FIRST READING**

[15-1668](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR to SF-8.4/18 on Approximately 25.5 Acres Generally Located North of Shelter Point Court and East of Seeton Road (ZC#15-024)

**Sponsors:** Felix Wong

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

[Maps & Supporting Info.](#)

[Exhibit A](#)

[15-1669](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Eating Places with Drive-Through Service on Approximately 1.17 Acres, Generally Located South of E. Broad Street and Approximately 650' East of SH 360; PC Chicken 3, LLC Slim Chickens (ZC#15-025)

**Sponsors:** Felix Wong

**Attachments:** [Ordinance](#)  
[Maps & Supporting Info.](#)  
[Slim Chickens SUP](#)

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

[15-1624](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PR to PD, Planned Development for Limited Commercial Uses on Approximately 12 Acres Generally Located 370' North of E. Broad Street and West of Cannon Drive; Kelly Hart & Hallman, LLP (ZC#15-019)

**Sponsors:** Felix Wong

**Attachments:** [Ordinance](#)  
[Exhibit A](#)  
[Maps & Supporting Info.](#)  
[EXHIBIT B rev](#)

[15-1625](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PR to I-1 on Approximately 4.35 Acres Located at 4101 Britton Rd; Keller Williams Realty (ZC#15-021)

**Sponsors:** Felix Wong

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

**19. NEW BUSINESS**

[15-1666](#) Resolution - A Resolution of the City of Mansfield, Texas Approving a Policy for Tax Abatement

**Sponsors:** Scott Welmaker

**Attachments:** [Resolution](#)  
[2016 Tax Abatement](#)

[16-1680](#) Ordinance - First Reading of an Ordinance Approving a Request to Abandon a Portion of Right-of-Way Along North Main Street at 715 North Main Street to Main Street Lofts, L.P.

**Sponsors:** Steve Freeman

**Attachments:** [Location Map-Easement Abandonment](#)  
[Ordinance-ROW Abandonment](#)  
[Legal Description](#)  
[ROW Exhibit](#)  
[Quitclaim-ROW Abandonment](#)

[16-1681](#) Ordinance - First Reading of an Ordinance to Amend the Lease and Joint Use Operating Agreement Between the City of Mansfield and the Historic Mansfield Performance Park for the Live Outdoor Theater (LOT) Project

**Sponsors:** Shelly Lanners

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

[16-1684](#) Ordinance - First Reading of an Ordinance Approving the Mansfield Starcenter Lease and Operating Agreement Between the City and DSE Hockey Centers, L.P.

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

[Brief and Staff Report](#)

[Lease and Operating Agreement](#)

[16-1683](#) Resolution - A Resolution Awarding a Contract for Architectural Services for Mansfield Starcenter in Mansfield, Texas

**Sponsors:** Richard Wright

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

[Exhibit B](#)

[16-1682](#) Discussion and Consideration of a Petition to Create a Public Improvement District and Setting a Date for Public Hearing to Receive Public Comments on the Creation of the South Pointe Public Improvement District, Containing Approximately 873.29 Acres Between U.S. 287 and S.H. 360, South of Mathis Road and the Railroad

**Sponsors:** Felix Wong

**Attachments:** [Exhibit E from South Pointe Development Agreement](#)

[PID Petition Final](#)

**20. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 11, 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 Friday, January 8, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Jeanne Heard, 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.