



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, June 13, 2016

5:00 PM

Council Chambers

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1. **4:00 P.M. - GROUNDBREAKING FOR FIELDHOUSE USA - 650 N. US 287**

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

Seek Advice of City Attorney Regarding Recent State Law Changes Relating to Municipal Boundaries

Seek Advice of City Attorney Regarding Joint Use Facility with Mansfield Independent School District

**B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Consider Possible Purchase/Lease of Certain Properties for Future/Development Use

Consider Possible Purchase - Shannon Creek Addition Lot 10 Block 5 - 1416 Holley Creek

**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 #15-16 - Briefing and Update

Project #16-05 - Business Prospect Staff Update

Project #16-03A - Briefing and Update

Project #16-03B - Briefing and Update

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. **PROCLAMATIONS**

[16-1883](#) Chris Burkett Day

[16-1885](#) Mansfield Sports Complex 20th Anniversary

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

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

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****16-1768**

Ordinance - Third and Final Reading to Consider Proposed Amendments of Section 4400B, Permitted Use Table of the Zoning Ordinance to Relabel "Hospital/Home/Center for Alcoholic or Psychiatric Patients" to "Hospital/Home/Center for Substance Addiction or Psychiatric Patients," and to Allow "Amusement, Commercial (Indoor)" in I-2 Heavy Industrial Zoning Upon Approval of an Industrial Use Permit; plus Amendment of Section 6 Permitted Uses of The Reserve Planned Development District Standards to Relabel the Same Aforementioned Use, Require Specific Use Permit for Certain Uses, Delete Certain Uses and Add Special Conditions to Certain Uses (OA#16-001)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Exhibits A thru C](#)

**16-1870**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2016 Rate Review Mechanism Filing

**Sponsors:** Joe Smolinski and Jeff Price

**Attachments:** [Attachment A](#)

[Resolution](#)

**16-1872**

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's Recommendation to Rename a Park

**Sponsors:** Shelly Lanners and Matt Young

**16-1877**

Resolution- A Resolution Authorizing the Director of Public Works to Submit a Grant Application to the Texas Water Development Board (TWDB) for Grant Funds to Address Flood Protection Planning Within the Hogpen Branch Watershed; and Authorizing the Director of Public works to Execute a Contract With the TWDB if the Application is Approved. \$149,963.00 from Drainage Bond Funds

**Sponsors:** Joe Smolinski and Steve Freeman

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

**16-1878**

Resolution - A Resolution to Award the Onsite Water and Sewer Construction Contract to Serve the Somerset Development to Venus Construction in Accordance with the Developer's Agreement Executed

Between the City and HPC Somerset Development Corporation

**Sponsors:** Joe Smolinski and Steve Freeman

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

[BID TAB - Drainage](#)

[BID TAB - Water and Sanitary Sewer](#)

[16-1880](#)

Resolution - A Resolution Approving a "Short-Term Raw Water Sales Agreement" with Lane/Abrams Joint Venture

**Sponsors:** Joe Smolinski and Jeff Price

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

[Raw Water Sales Agreement](#)

[16-1886](#)

Resolution - A Resolution Authorizing Supplemental Disbursement of Hotel/Motel Tax Funds to the Convention and Visitors Bureau for Improvements to the Historic Downtown Farr Best Theater

**Sponsors:** Shelly Lanners and Theresa Cohagen

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

[16-1862](#)

Minutes - Approval of the May 23, 2016 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [5-23-16 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**15. PUBLIC HEARING AND FIRST READING**

[16-1868](#)

Ordinance - Public Hearing and First Reading on a Request to Amend the South Pointe Planned Development District Development Standards by Revising the Bulk and Urban Design Standards, Replacing Mixed-Use District A with Residential Village District, Expanding the Freeway Commercial District, Adding a Multi-Family Residential District on Approximately 20 Acres Generally Located West of Lowe Road and Approximately 450' South of Lone Star Road, Plus Other Related Changes to Implement the Amendments (ZC#04-012A)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [South Pointe PD Standards Revised](#)

[Conceptual MF Layout & Elevations](#)

[Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[16-1876](#)

Ordinance - Public Hearing and First Reading of an Ordinance for Zoning Change from a Portion of The Reserve Planned Development District to a New Planned Development District for Retail and

Commercial Uses on Approximately 33.7 Acres, Generally Located at the Southeast Corner of E. Broad Street & US 287 & Between E. Broad Street and the Tarrant Regional Water District Easement; Westwood Professional Services, Inc. (ZC#16-006)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Maps and supporting Information](#)

[Exhibit A](#)

[Exhibit B - Fueling station elevations](#)

[Exhibit C - Retail buildings elevations](#)

[Exhibit D - Site Plan](#)

[Exhibit E - Color landscape plan](#)

[Exhibit F - Mitchell Rd screening wall](#)

[16-1879](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving an Amendment to the Planned Development for Hunter's Pointe to Allow a Mini-warehouse Project on Approximately 2.5 Acres at the SE Corner of the Planned Development Located at 1831 E. Broad Street; White Line Partners (ZC#07-018A)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Exhibits A-B](#)

[Exhibits C-F](#)

[Maps & Supporting Info.](#)

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

[16-1853](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Amendment to a PD, Planned Development District for Walnut Ridge Baptist Church to Add a School Use on Approximately 49.592 Acres Located at 1201 N. SH 360 by Newman International Academy (ZC#05-019C)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Maps & Supporting Info.](#)

[Exhibit A & B - Current PD](#)

[Exhibit C & D - Newman Academy PD Amendment](#)

**17. NEW BUSINESS**

[16-1857](#)

Review and Consideration of a Detailed Site Plan for Bank of America at 3170 E. Broad Street, Being the SW Corner of E. Broad Street and Cannon Drive South; H&T Consultants, Inc. (DS#16-003)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Site Plan](#)

- [16-1858](#) Review and Consideration of the Terms of Development Agreement for Proposed Improvements Related to a Residential Development Known as The View at The Reserve Within the Tax Increment Reinvestment Zone No. 1, Generally Located East of S. Mitchell Road, North of South Pointe and Mathis Road

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Terms of Development Agreement](#)

- [16-1866](#) Discussion and Possible Action Regarding Proposed Roadway Improvements to Debbie Lane

**Sponsors:** Joe Smolinski and Steve Freeman

- [16-1873](#) 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 Bway Corporation and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

**Sponsors:** Clayton Chandler and Scott Welmaker

**Attachments:** [Bway Corp EDA](#)

[Resolution - Bway](#)

- [16-1881](#) Review and Consideration of a Detailed Site Plan for a Proposed Retail Center at 3160 E. Broad Street, Near the SW Corner of E. Broad Street and Cannon Dr South; Mansfield 2016 LLC (DS#16-002)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Landscape Plan](#)

[Elevations](#)

**18. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 13, 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, June 10, 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.