



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, June 13, 2016

5:00 PM

Council Chambers

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

*Council and Staff attended the Groundbreaking for Fieldhouse USA.*

#### **5:00 P.M. - CALL MEETING TO ORDER**

*Mayor Cook called the meeting to order at 5:00 p.m.*

**Absent** 1 - Stephen Lindsey

**Present** 6 - David Cook; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

#### **RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:04 p.m. Council Member Lindsey arrived at 5:05 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:09 p.m. Mayor Cook recessed the executive session at 7:00 p.m.*

**Present** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

#### **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

#### **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

**Personnel Matters Pursuant to Section 551.074****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

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Cook reconvened into regular business session at 7:12 p.m.*

**INVOCATION**

*Pastor Randy Weeaks, Walnut Ridge Baptist Church, led the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Burgess led the Pledge of Allegiance.*

**TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

*Council Member Hoffman led the Texas Pledge.*

**PROCLAMATIONS****[16-1883](#)**

Chris Burkett Day

*Mayor Cook proclaimed Friday, June 17, 2016 as Chris Burkett Day. Mayor Cook made brief comments regarding Assistant City Manager Chris Burkett's 32 years and seven months of service with the city, thanked him for his service and dedication, and congratulated him on his upcoming retirement. City Manager Clayton Chandler made brief comments regarding all of Chris' accomplishments during his tenure with the city.*

[16-1885](#)

## Mansfield Sports Complex 20th Anniversary

*Mayor Cook recognized and honored past Mansfield Park Facilities Development Corporation Board Member Michael L. Skinner for his hard work and dedication to the city. Mayor Cook revealed the name of the Mansfield Sports Complex would be changed to "Michael L. Skinner Sports Complex." Mr. Chandler made brief comments. Mr. Skinner made brief comments and thanked everyone for the recognition given to him. Deputy City Manager Shelly Lanners made brief comments.*

[16-1872](#)

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

**A motion was made by Mayor Cook to approve the following resolution:**

**A RESOLUTION TO RENAME THE MANSFIELD SPORTS COMPLEX LOCATED AT 920 NORTH HOLLAND ROAD "MICHAEL L. SKINNER SPORTS COMPLEX"**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Burgess. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3250-16

**CITIZEN COMMENTS**

*There were no citizen comments.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Lindsey had no announcements.*

*Council Member Hoffman stated his prayers go out to the Orlando victims and thanked the men and women in blue.*

*Council Member Haynes echoed Council Member Hoffman's comments.*

*Council Member Burgess thanked Chris Burkett for all the years of service to the city.*

*Council Member Newsom echoed Council Member Burgess' comments. He congratulated Council Member Hoffman on his recent wedding.*

*Mayor Pro Tem Broseh congratulated Chirs Burkett on his upcoming retirement.*

**STAFF COMMENTS****City Manager Report or Authorized Representative**

## Current/Future Agenda Items

*Mr. Chandler made brief comments regarding Chris Burkett's contribution to the SH 360 project.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

A motion was made by Council Member Hoffman to direct staff to move forward with selling the property on Magnolia Street as discussed in executive session. Seconded by Council Member Newsom. The motion CARRIED with 7 ayes and 0 nays.

A motion was made by Council Member Hoffman to direct staff to move forward with additional negotiations on an incentive agreement related to project #15-16 as discussed in executive session. Seconded by Council Member Newsom. The motion CARRIED with 7 ayes and 0 nays.

**CONSENT AGENDA****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)

*City Secretary Jeanne Heard read the caption into the record.*

A motion was made by Mayor Pro Tem Broseh to approve the following ordinance:

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING SECTION 4400B "PERMITTED USE TABLE" OF THE ZONING ORDINANCE TO RELABEL "HOSPITAL/HOME/CENTER FOR ALCOHOLIC OR PSYCHIATRIC PATIENTS" AND TO ALLOW "AMUSEMENT, COMMERCIAL (INDOOR)" IN I-2 HEAVY INDUSTRIAL ZONING UPON APPROVAL OF AN INDUSTRIAL ZONING UPON APPROVAL OF AN INDUSTRIAL USE PERMIT AND AMENDING SECTION 6.2, "PERMITTED USE TABLE" OF THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS TO RELABEL THE SAME AFOREMENTIONED LAND USE, REQUIRE SPECIFIC USE PERMIT FOR CERTAIN LAND USES, DELETE CERTAIN LAND USES AND ADD SPECIAL CONDITIONS TO CERTAIN LAND USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

(Ordinance in its entirety located in the City Secretary's Office)

**Seconded by Council Member Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2006-16

[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

**A motion was made by Mayor Pro Tem Broseh to approve the following 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 FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL**

(Resolution in its entirety located in the City Secretary's Office)

**Seconded by Council Member Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3251-16

[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

**A motion was made by Mayor Pro Tem Broseh to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS 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; SUPPORTING THE CITY'S APPLICATION TO THE TWDB FOR MATCHING GRANT FOR STORMWATER PLANNING; AND AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO EXECUTE A CONTRACT WITH THE TWDB**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3252-16

[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

**A motion was made by Mayor Pro Tem Broseh to approve the following resolution:**

**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**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3253-16

[16-1880](#)

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

A motion was made by Mayor Pro Tem Broseh to approve the following resolution:

**A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO A SHORT-TERM RAW WATER SALES AGREEMENT WITH LANE/ABRAMS JOINT VENTURE**

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Hoffman. The motion CARRIED by the following vote:

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3254-16

[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

A motion was made by Mayor Pro Tem Broseh to approve the following resolution:

**A RESOLUTION RATIFYING AND APPROVING A SUPPLEMENTAL DISBURSEMENT OF HOTEL/MOTEL TAX FUNDS FOR THE PURPOSE OF PROMOTING TOURISM AND ENCOURAGING THE COLLECTION AND RECEIPT OF ADDITIONAL HOTEL/MOTEL OCCUPANCY TAX RECEIPTS BY CONFIRMING THE EXPENDITURE OF FUNDS FOR IMPROVEMENTS TO THE HISTORIC DOWNTOWN MANSFIELD FARR BEST THEATER**

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Hoffman. The motion CARRIED by the following vote:

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3255-16

[16-1862](#)

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

A motion was made by Mayor Pro Tem Broseh to approve the minutes of the May 23, 2016 Regular City Council Meeting as presented. Seconded by Council Member Hoffman. The motion CARRIED by the following vote:

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

### **END OF CONSENT AGENDA**

### **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)

*Jeanne Heard read the caption into the record. North Rock Real Estate, LLC representative David Branch made a power point presentation and answered Council questions. MR Development representative Kim McCaslin answered Council questions. Director of Planning Felix Wong answered Council questions. Mayor Cook opened the public hearing at 8:03 p.m. Mayor Cook acknowledged the following non-speaker:*

*Steve Mitchell - 7542 Shannon Lee Drive - Support*

*With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 8:03 p.m.*

**A motion was made by Council Member Haynes to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO AMEND THE SOUTH POINTE PLANNED DEVELOPMENT DISTRICT BY REVISING THE BULK AND URBAN DESIGN STANDARDS, REPLACING ONE OF THE MIXED-USE DISTRICTS WITH A RESIDENTIAL VILLAGE DISTRICT, EXPANDING THE FREEWAY COMMERCIAL DISTRICT, ADDING A MULTI-FAMILY RESIDENTIAL DISTRICT, AND OTHER RELATED CHANGES TO IMPLEMENT THE AMENDMENTS, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

### **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)

*Newman International Academy representative Randall Hudson made brief comments and answered Council questions. Mayor Cook opened the public hearing at 8:23 p.m. The following people spoke:*

*Randy Weeaks - 1022 Brook Arbor Drive - Support  
Jerry Ritchie - 1412 Wheeler Drive - Support  
Glenda Tiller - 1004 High Lake Trail - Opposed*

*Mayor Cook recognized the following non-speakers in support:*

*Jaron Barrington - 2306 Chaparral Trail - Support  
Frank Hill - 1400 W. Abrams, Arlington - Support  
Hunter Harvison - 1400 W. Abrams, Arlington - Support  
Travis Modrall - 7208 Heritage Oaks Drive - Support  
Kelly Brown - 2603 Dogwood Trail - Support  
Skip Butler - 1115 Spyglass - Support  
Angie Hampton - P.O. Box 422 - Support  
Wayne Cassidy - 2211 Canterbury Drive - Support  
Sam Doyle - 11701 CR 528 - Support  
Jody Maxwell - 7672 Rendon New Hope - Support  
Heather Benkendorfer - 737 Nightingale Circle - Support  
Graham Matherin - 1600 Bluebonnet Trail, Arlington - Support  
Steve Mitchell - 7542 Sharon Lee Drive - Support  
James Scarborough - 701 Blake Court - Support  
Eric Erby - 1420 Holley Creek - Support  
Charles Lodatto - 1213 Northglen Court - Support  
Dustin Hlbner - 8316 Wesson Road, Arlington - Support  
Roderick Wilson - 7012 Playa, Grand Prairie - Support*

*With no one else wishing to speak, Mayor Cook closed the public hearing at 8:34 p.m.*

**A motion was made by Council Member Haynes to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE PLANNED DEVELOPMENT DISTRICT FOR WALNUT RIDGE BAPTIST CHURCH TO ADD SCHOOL USE ON THE HEREINAFTER DESCRIBED PROPERTY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Mayor Pro Tem Broseh.**

**A motion to amend the main motion was made by Mayor Cook to include a gate. Seconded by Council Member Hoffman. The motion CARRIED with 7 ayes and 0 nays.**

**The amended main motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 1 - Stephen Lindsey

**Abstain:** 0

## **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)

*H&T Consultants, Inc. representative Stanley Hill made brief comments and answered Council questions.*

**A motion was made by Council Member Hoffman to approve the detailed site plan as presented. Seconded by Council Member Lindsey. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

### **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

*Felix Wong made brief comments.*

**A motion was made by Council Member Hoffman to approve the terms of development agreement. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

### **16-1866**

Discussion and Possible Action Regarding Proposed Roadway Improvements to Debbie Lane

*Director of Public Works Steve Freeman made a brief powerpoint presentation and answered Council questions. Deputy City Manager Peter Phillis answered Council questions.*

**A motion was made by Mayor Cook to approve the locally funded option. Seconded by Council Member Burgess. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

[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

*Director of Economic Development Scott Welmaker made brief comments.*

**A motion was made by Council Member Burgess to approve the following 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**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh and Brent Newsom

**Nay:** 1 - Darryl Haynes

**Abstain:** 0

Enactment No: RE-3256-16

[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)

*Mansfield 2016, LLC representatives Chisha Musenda and Penny Diaz answered Council questions. Felix Wong answered Council questions.*

**A motion was made by Council Member Hoffman to approve the detailed site plan as presented. Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

**PUBLIC HEARING AND FIRST READING**

[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)

*Jeanne Heard read the caption into the record. White Line Partners representative Charles Clawson made a brief powerpoint presentation and answered Council questions. Felix Wong, Peter Phillis and Fire Chief Barry Bondurant answered Council questions. Council requested the following from the applicant by second reading: total number of units; total cost of the project; width of the parking areas; and for the applicant to meet with the Mansfield Independent School District regarding the fence prior to the next reading. Mayor Cook opened the public hearing at 9:51 p.m. Mayor Cook recognized the following non-speakers:*

*Donna Smith - 1506 Creekford Drive - Support  
William Smith - 1506 Creekford Drive - Support  
Scott Quinn - P.O. Box 1215, Ennis - Support  
Gavin Callaway - 8128 Plum Creek Trail - Support*

*With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 9:52 p.m.*

**A motion was made by Council Member Haynes to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR MINI-WAREHOUSE, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Hoffman.**

**A motion to amend the main motion was made by Council Member Newsom to specify opaque windows on the southside. Seconded by Council Member Hoffman. The motion CARRIED with 7 ayes and 0 nays.**

**The amended main motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 1 - Stephen Lindsey

**Abstain:** 0

### **RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 9:55 p.m. Council Member Lindsey left at 10:00 p.m. Mayor Cook reconvened into executive session in the Council Conference Room at 10:00 p.m. Mayor Cook adjourned the executive session at 11:10 p.m.*

**Absent** 1 - Stephen Lindsey

**Present** 6 - David Cook; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Cook reconvened into regular business session at 11:14 p.m.*

**PUBLIC HEARING AND FIRST READING****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)

*Jeanne Heard read the caption into the record. Westwood Professional Services, Inc. representative John Rose made brief comments and answered Council questions. Mayor Cook opened the public hearing at 11:29 p.m. Mayor Cook recognized the following non-speaker:*

*Sherwood E. Blount, Jr. - 16475 Dallas Parkway, Addison - Support*

*With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 11:30 p.m.*

**A motion was made by Council Member Hoffman to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR RETAIL & COMMERCIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE," with the additional requirement of a full parapet wall on the gas station kiosk, the limitation of no more than three drive thru restaurants, and satisfactory proof of detailed landscape plan and an 8 foot fence in the rear. Seconded by Council Member Burgess. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 1 - Stephen Lindsey

**Abstain:** 0

**ADJOURN**

**A motion was made by Council Member Hoffman to adjourn the meeting at 11:36 p.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 1 - Stephen Lindsey

**Abstain:** 0

\_\_\_\_\_ David L. Cook, Mayor

ATTEST:

\_\_\_\_\_ Jeanne Heard, City Secretary