



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 25, 2016

6:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 P.M. - COUNCIL DINNER WITH LEADERSHIP MANSFIELD 2015 CLASS**
2. **6:00 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 TCEQ Permit #2256A filed December 21, 2015 by Southwest Disposal

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

Consider Possible Acquisition of Right-of-Way for Public Street Improvement Projects

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

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. **PRESENTATIONS**

Presentation of the Salvation Army Mayoral Challenge Trophy to Mayor David L. Cook by Salvation Army Lt. Patrick Jones

Presentation of the Texas Workforce Commission Award to Mansfield Economic Development Corporation

SH 360 Update - Lane-Abrams JV; Jason McClear

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 City Secretary.

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

[15-1625](#)

Ordinance - Third and Final 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.](#)

[16-1680](#)

Ordinance - Second 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 - Second 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](#)

[Agreement](#)

[16-1699](#)

Resolution - A Resolution of the City of Mansfield Awarding a Contract for Pre-Demolition Asbestos Abatement and Demolition of the Former Church Building Located at 206 Smith Street by Intercon Environmental, Inc.

Sponsors: Richard Wright

Attachments: [Demolition Quote](#)

[Resolution](#)

[16-1686](#)

Request for Special Event Permit; Run with Heart Half-Marathon & 5K

Sponsors: The Applicant

Attachments: [Run With Heart 5K Event](#)

[Comments and Approvals](#)

[16-1689](#) Minutes - Approval of the January 11, 2016 Regular City Council Meeting Minutes

Sponsors: Jeanne Heard

Attachments: [1-11-16 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. 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](#)

[Revised Landscape Plan](#)

[15-1624](#) Ordinance - Third and Final 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.](#)

[Height Waiver](#)

[Exhibit B](#)

[16-1702](#) Consider Establishing a New Advisory Board to the City Council, the Mansfield Arts Commission, and Appointing Members

Sponsors: Theresa Cohagen

16. PUBLIC HEARING

[16-1704](#) 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

17. PUBLIC HEARING AND FIRST READING

[16-1687](#) Public Hearing and First Reading on an Ordinance Approving a Zoning Change from MF-2 to SF-12/22 on Approximately 2.056 Acres Generally Located at 101 E. Debbie Lane; Simranjit Chatha (ZC#15-026)

Sponsors: Felix Wong

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

[Ordinance](#)

[Protest](#)

[Protest Letter & Signatures](#)

[Letter of Support](#)

18. PUBLIC HEARING CONTINUATION AND SECOND READING

[15-1668](#) Ordinance - Public Hearing Continuation and Second 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 Continuation and Second 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 Revised SUP](#)

[SUP Comment Response Letter](#)

[Letter From Applicant for 2nd Reading](#)

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

Sponsors: Clayton Chandler

Attachments: [Ordinance](#)

[Brief and Staff Report](#)

[Lease and Operating Agreement](#)

19. NEW BUSINESS[16-1695](#)

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 Southern Champion Tray and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date.

Sponsors: Scott Welmaker

Attachments: [Southern Champion Tray EDA](#)

[SCT MEDC Incentive](#)

[Resolution - SCT](#)

[16-1701](#)

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 Mouser Electronics and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date.

Sponsors: Scott Welmaker

Attachments: [Resolution - Mouser Way](#)

[Mouser Development](#)

[16-1705](#)

Discussion and Possible Action Regarding TCEQ Permit #2256A Filed December 21, 2015 by Southwest Disposal

Sponsors: Joe Smolinski

Attachments: [TCEQ Proposed Permit 2256A](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 25, 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 22, 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.