



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
www.mansfield-tx.gov

Meeting Agenda City Council

Monday, October 27, 2014

5:00 PM

Council Chambers

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 - Cuase No. 348-270155-14

Seek Advice of City Attorney Regarding Possible Lease of Private Parking Lot

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

Consider Possible Purchase of Certain Properties for Future/Development Use

Property Purchase in Shadow Oaks North Addition

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**

Economic Development Project #14-14

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

[14-1113](#) Arbor Day

Attachments: [Arbor Day 2014](#)

[14-1114](#) Municipal Court Week

Attachments: [Municipal Court Week 2014](#)

[14-1115](#) American Diabetes Month

Attachments: [American Diabetes Month 2014](#)

9. 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.

10. COUNCIL ANNOUNCEMENTS**11. 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

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**13. 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

- [14-1054](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR to PD for C-2 Uses Daycare & General Services and Office Type Uses on Approximately 5.5711 Acres, Generally Located at 151, 155 and 159 N. Holland Road; James Mills (ZC#14-009)
- Sponsors:** Felix Wong
- Attachments:** [Ordinance](#)
[Maps and Supporting Info](#)
[Exhibit A](#)
[Exhibit B](#)
- [14-1055](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR to SF7.5/16 on Approximately 13.737 Acres, Generally Located South of Cowtown Drive, West of S US 287, North of Willow Bend Drive and East of Lacey Oak Drive; Don Dykstra (ZC#14-010)
- Sponsors:** Felix Wong
- Attachments:** [Maps and Supporting Info](#)
[Ordinance](#)
[Exhibit A](#)
- [14-1105](#) Resolution - A Resolution to Award a Design Services Contract to Graham Associates, Inc. for Design and Construction Documents for Pond Branch Linear Park in Historic Downtown Mansfield for an Amount Not to Exceed \$194,590
- Sponsors:** James Fish
- Attachments:** [Resolution](#)
[Exhibit](#)
- [14-1119](#) Resolution - Taking Action on a Resolution Relating to the Giving of Notice of Intention to Issue City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, and Declaring Intent to Reimburse Certain Prior Capital Cost
- Sponsors:** Peter Phillis
- Attachments:** [Resolution](#)
[Exhibit A](#)
[Capital Request Recommendations](#)
- [14-1104](#) Minutes - Approval of the October 13, 2014 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [10-13-14 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

- [14-1009](#) Consideration of a Request to Revise the Development Plan for the Villages of Park Hill Addition Park and Walking Trail Areas Located at 2001 and 2011 Callender Road (ZC#13-004A)

Sponsors: Felix Wong

Attachments: [Previously Approved Landscape and Trail Plan](#)
[The Villages of Park Hill D-4 10.27.14](#)

- [14-1019](#) 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 1206 Antler, LTD. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Scott Welmaker

Attachments: [Resolution](#)
[1206 Antler LP ED Revised agreement \(2\)](#)

- [14-1111](#) Discussion and Possible Action Regarding Moratorium and Staff Recommendations on Restaurants or Food Service Operations Whose Business Model Provides that more than 10% of the Business Activity is Directed at Providing Food Products or Services to Customers in Drive Through Lanes (OA#14-011)

Sponsors: Felix Wong

Attachments: [Calendar for Adoption](#)

- [14-1120](#) Discussion and Possible Action Regarding Moratorium and Staff Recommendations on Medical Waste Processing, Treatment, Transfer, Collection or Storage Facilities

Sponsors: Felix Wong

Attachments: [Calendar for adoption](#)

15. PUBLIC HEARING

- [14-1110](#) Public Hearing on a Concept Plan for a Proposed Planned Development for Apartments on Approximately 20.7 Acres, Generally Located West of the Tarrant Regional Water District Pipeline, Approximately 580' West of US 287 and North of Big Lots, 989 N. Walnut Creek Drive, by Mansfield TC, LP (ZC#14-004A)

Sponsors: Felix Wong

Attachments: [Concept Plan with Building Elevation](#)
[Apartment Interiors and Pool Area Pictures](#)
[Traffic Study by Lee Engineering](#)
[Maps & Supporting Info.](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

[14-1081](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Changing the School Zone Time on E. Broad Street and Day Miar Road and Adopting a Speed limit for Grand Meadow Boulevard

Sponsors: Steve Freeman

Attachments: [Ordinance](#)

[14-1082](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance to Amend Chapter 50 of the Code of Ordinances of the City of Mansfield, Texas, Relating to the Collection of Solid Waste, Garbage and Refuse From Premises Within the City; Providing for Additional Regulations Governing the Use of Commercial Handload Service and Screening Requirements for Commercial Solid Waste Containers; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Penalty Clause for Violations; Providing a Severability Clause; Providing a Savings Clause; Providing for Publication; and Providing an Effective Date

Sponsors: Steve Freeman

Attachments: [Exhibit A](#)
[Ordinance](#)

[14-1089](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Amending Section 5100.C.7 of the Zoning Ordinance Regarding Landscaping and Screening Requirements for Planned Development Districts (OA#14-009)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[14-1090](#) Ordinance - Public Hearing Continuation and Second 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](#)
[Maps and Supporting Info](#)
[Exhibits A thru F 10.27.14](#)
[Development Phase Map](#)

17. NEW BUSINESS

[14-1103](#) Review and Consideration of a Request to Approve a Minor Modification of the Specific Use Permit for Gas Well Drilling and Production for the Mansfield Partners North Site by Legend Natural Gas (ZC#07-011A)

Sponsors: Felix Wong

Attachments: [Maps and Supporting Information](#)

[Proposed Revised Site Plan](#)

[14-1116](#) Ordinance - First Reading of an Ordinance of the City of Mansfield, Texas, Amending Chapter 94, "Food Establishments", of the City of Mansfield Code of Ordinances, As Amended, by Amending, Revising, and Modifying the Regulations for Food Establishments; Providing that this Ordinance shall be Cumulative of all Ordinances; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty Clause; Providing for Publication; and Providing an Effective Date

Sponsors: Richard Wright

Attachments: [Food Ordinance](#)

[14-1117](#) Ordinance - First Reading of an Ordinance of the City Council of the City of Mansfield, Texas for the Purpose of Amending the Permit Fees Found in City Code of Ordinances as They Relate to the Fees for Inspections Performed by the Tarrant County Health Department of Food Establishments, Public Pools, Spas, and Interactive Water Features within the City; Providing for the Repeal of all Ordinances or Parts of Ordinances in Conflict; Providing a Severability Clause; Providing for Publication; and Providing an Effective Date

Sponsors: Richard Wright

Attachments: [Ordinance](#)

[Exhibit A](#)

[14-1118](#) Ordinance - First Reading of an Ordinance of the City of Mansfield, Texas, Amending Chapter 92, "Health and Sanitation", of the City of Mansfield Code of Ordinances, as Amended, by Amending, Revising, and Modifying the Regulations for Public Pools, Spas, and Interactive Water Features; Providing that this Ordinance shall be Cumulative of all Ordinances; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty Clause; Providing for Publication, and Providing an Effective Date

Sponsors: Richard Wright

Attachments: [Pool Ordinance](#)

18. ADJOURN

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Friday, October 24, 2014 by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Vicki Collins, City Secretary

Approved as to form:

Craig Magnuson, Attorney, City of Mansfield

1. This building is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. To make arrangements, call (817) 473-0211 or (TDD) 1-800-RELAY TX, 1-800-735-2989.

2. In deciding a zoning change application, the Planning and Zoning required to determine the highest and best use of the property in question. The Planning and Zoning Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every district up to the intensity set forth in the zoning change application.

This public notice was removed from the official posting location at the Mansfield City Hall on the following date and time:

By: _____
City Secretary's Office