



CITY OF MANSFIELD

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

Meeting Agenda City Council

Monday, November 23, 2015

5:00 PM

Council Chambers

REGULAR MEETING

1. **4:00 P.M. - TOUR OF NEW IMPROVEMENTS OF MANSFIELD ACTIVITIES
CENTER AND LIBRARY 106 S. WISTERIA ST.**

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 Assignment of Mansfield Family Entertainment Ground Lease Agreement

**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

C. Personnel Matters Pursuant to Section 551.074

Management Evaluation/Programs/Organizations

**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

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. PRESENTATION

Texas Recreation and Park Society Awards

Texas Recreation and Park Society Park Rodeo Recognition

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

Hometown Holidays 2015 Update - Angie Henley

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[15-1551](#)

Ordinance - Third and Final Reading on an Ordinance Approving Proposed Amendment of the Definition of Window Signs in Section 7100.C.2 of the Zoning Ordinance (OA#15-013)

Sponsors: Felix Wong

Attachments: [Ordinance Window Sign](#)

[15-1553](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Property Located at 103 Van Worth Street; City of Mansfield (ZC#15-015)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Procedures for Historic Landmark Commission Review](#)

[15-1554](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Property Located at 118 N Main Street; City of Mansfield (ZC#15-016)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[15-1558](#)

Ordinance - Third and Final Reading on an Ordinance Approving Proposed Amendment of Section 7500, Open Storage and Screening Regulations of the Zoning Ordinance to Prohibit Outside Storage or Display in C-1 Zoning, Require Outside Storage or Display in C-3, I-1 and I-2 Zoning to be on a Gravel, Asphalt or Concrete Surface when within 30' of the Street Right-of-Way or not Screened by an Opaque Fence (OA#15-014)

Sponsors: Felix Wong

Attachments: [Ordinance Outside Storage](#)

[15-1559](#)

Ordinance - Third and Final Reading on an Ordinance Amending Subsection B, Section 7200, Off-Street Parking and Loading Standards of the Zoning Ordinance to Prohibit the Parking of all Other Vehicles Such as Boats, Motor Homes, Recreational Vehicles, Campers, Trailers, Buses, All-Terrain and Other Non-Passenger Vehicles Between the Street Right-of-Way and the Facade of a Single-Family Dwelling, Two-Family Dwelling or Townhouse, and to Remove the Exemption to

Such Parking Restrictions Applicable to Vehicles in Existence Before March 28, 2006 and replacement thereof (OA#15-005)

Sponsors: Felix Wong

Attachments: [Ordinance Other Vehicles](#)

[Exhibit A](#)

[15-1607](#)

Resolution - A Resolution Establishing the Fiscal Year 2015-2016 State Asset Forfeiture Budget for the Tri-County Auto Burglary and Theft Prevention Task Force, a Grant Funded Entity, for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Task Force has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Grant Managing Agency (City of Mansfield) and the Board of Governors of the Tri-County Auto Burglary and Theft Prevention Task Force

Sponsors: Tracy Aaron

Attachments: [Resolution](#)

[Budget \(FY 15-16\)](#)

[15-1608](#)

Resolution - A Resolution Establishing the Fiscal Year 2015-2016 State Asset Forfeiture Budget for the Mansfield Police Department for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Department has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Police Department

Sponsors: Tracy Aaron

Attachments: [Resolution](#)

[Budget \(FY 15-16\)](#)

[15-1614](#)

Resolution - A Resolution Authorizing Venus Construction to Complete Emergency Repairs to the 30" Sewer Interceptor for an Amount not to Exceed \$150,000.00

Sponsors: Jeff Price

Attachments: [Resolution](#)

[30 Sewer Break](#)

[15-1615](#)

Resolution - A Resolution of the City of Mansfield, Texas, Appointing a Board Member to the Tarrant County Appraisal District's Board of Directors for Calendar Years 2016 and 2017

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[15-1616](#)

Resolution - A Resolution of the City of Mansfield, Texas, Appointing a

Nominee to the Johnson County Appraisal District's Board of Directors for Calendar Years 2016 and 2017

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[15-1617](#)

Resolution - A Resolution of the City of Mansfield, Texas, Appointing a Board Member to the Ellis County Appraisal District's Board of Directors for Calendar Years 2016 and 2017

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[15-1620](#)

Resolution - A Resolution Awarding a Construction Manager at Risk Contract to Pete Durant & Associates for Construction of the Mansfield Fieldhouse USA Project for a Guaranteed Maximum Cost for Phase I in the Amount of \$1,836,012.00 and Phase II in the Amount of \$10,000,998.00 for a Project Total not to exceed \$12,900,000.00

Sponsors: Richard Wright

Attachments: [Resolution](#)

[Architect Letter](#)

[Copy of Project Summary Council](#)

[15-1618](#)

Approval of Sunrise Rotary's 2014-2015 Reimbursement Request of Hotel/Motel Funds

Sponsors: Robert Putman

Attachments: [Supporting Documents](#)

[Part 1 - Guidelines](#)

[15-1598](#)

Request for Special Event Permit; Hometown Holidays 2015

Sponsors: Angie Henley

Attachments: [Hometown Holidays Parade and Event](#)

[Approvals and Comments](#)

[15-1603](#)

Minutes - Approval of the November 9, 2015 Regular City Council Meeting Minutes

Sponsors: Susana Marin

Attachments: [11-9-15 DRAFT Meeting Minutes](#)

[15-1604](#)

Minutes - Approval of the November 10, 2015 Special City Council Meeting Minutes

Sponsors: Susana Marin

Attachments: [11-10-15 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. OLD BUSINESS

[15-1560](#) Ordinance - Third and Final Reading on an Ordinance Approving Proposed Amendment of Section 7100, Sign Standards of the Zoning Ordinance to Establish Definition and Regulations for Electronic Message Center and Replace Definition and Regulations for Message Centers (OA#15-012)

Sponsors: Felix Wong

Attachments: [Ordinance EMC](#)

[Exhibit A](#)

16. PUBLIC HEARING AND FIRST READING

[15-1605](#) Ordinance - Public Hearing and First 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](#)

[Exhibits B-G](#)

[15-1606](#) Ordinance - Public Hearing and First 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](#)

[Exhibit B](#)

[ORDINANCE.docx](#)

[15-1612](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from 2F to PD for Two-Family Residential Use on Approximately 0.16 Acres Generally Located at the Northeast Corner of W Kimball Street and S 3rd Avenue, Mansfield Custom Homes (ZC#15-023)

Sponsors: Felix Wong

Attachments: [Ordinance](#)
[Maps & Supporting Info.](#)
[Exhibit A](#)
[Exhibit B - Development Plans](#)

17. PUBLIC HEARING CONTINUATION AND SECOND READING

[15-1572](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving Proposed Amendments of Section 4400B, Permitted Use Table of the Zoning Ordinance to Require a Specific Use Permit for Certain Uses, Delete and Add Certain Uses, Plus Amendments of Section 2200, Definitions, Section 5300, Manufactured Home District Regulations, Section 7200B, Parking Group Table, Section 7301, Supplemental Requirements for Screening of Mechanical Equipment and Service Areas, and Section 7800, Special Conditions of the Zoning Ordinance to Coincide with the Amendments of Section 4400B (OA#15-010)

Sponsors: Felix Wong

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

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 23, 2015 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, November 20, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, Acting 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.