



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 27, 2016

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 - Cause No. 348-270155-14

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

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**

Economic Development Project Update

Project #15-02 - Business Prospect Briefing

Project # 16-05 - Business Prospect Briefing and Update

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

[16-1902](#) National Park and Recreation Month

Attachments: [National Park and Recreation Month 2016](#)

9. PRESENTATIONS

Presentation of 2016 TAMI Awards to Communications & Marketing, Cultural Arts & Special Events and Mansfield 125

Presentation of Certificate for 2016 Safewise - Safest Cities in Texas List

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

NTTA Presentation on Expansion and Improvements of Transportation Facilities - Arturo Ballesteros

Current/Future Agenda Items

Rockin' 4th of July Update - Angie Henley

B. Business Services Department Report

[16-1904](#) Presentation of Monthly Financial Report for the Period Ending May 31, 2016

Sponsors: Peter Phillis

Attachments: [May 2016 Financials](#)

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

[16-1856](#) Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

Sponsors: Peter Phillis

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

[16-1899](#) Resolution - A Resolution Authorizing Additional Funding to the contract with Freese and Nichols, Inc., not to Exceed \$59,444.00 for a Change in Scope of Design Services for the Aerial Sanitary Sewer Repairs Project (4 locations) (Utility Revenue Bond Fund)

Sponsors: Joe Smolinski and Steve Freeman

Attachments: [Resolution](#)

[16-1861](#) Request for Special Event Permit: Rockin' 4th of July

Sponsors: Joe Smolinski and The Applicant

Attachments: [Rockin' 4th Special Event and Tent Apps](#)
[Approval & Comments](#)

[16-1871](#) Request for Special Event Permit: Red, White & Rockin' Kids Triathlon

Sponsors: Joe Smolinski and The Applicant

Attachments: [Red, White & Rockin' Kids Tri App](#)
[Approvals & Comments](#)

[16-1903](#) Minutes - Approval of the June 13, 2016 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [6-13-16 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. OLD BUSINESS

16-1853

Ordinance - Third and Final 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](#)

16-1896

Ordinance - Third and Final 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 by Westwood Professional Services, Inc. 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 (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 E1 - Color Landscape Plan](#)

[Exhibit E2 - Landscape Plan](#)

[Exhibit F - Mitchell Rd Screening Wall](#)

[Exhibit D - Site Plan](#)

16-1900

Discuss and Consider Action to Approve a Development Agreement for Improvements Related to Planned Development District on Approximately 33.7 Acres, Generally Located at the Southeast Corner of E. Broad Street and US 287 and Between E. Broad Street and the Tarrant Regional Water District Easement

Sponsors: Clayton Chandler and Scott Welmaker

16-1901

Discuss and Consider Action to Approve a Development and 380 Agreement for Improvements Related to Planned Development District on Approximately 33.7 Acres, Generally Located at the Southeast

Corner of E. Broad Street and US 287 and Between E. Broad Street and the Tarrant Regional Water District Easement

Sponsors: Clayton Chandler and Scott Welmaker

16. PUBLIC HEARING

[16-1897](#) Public Hearing and Consideration of a Request for an Alternate Location for a Roof-mounted Solar Panel System Under Section 7800.B.37.H, "Special Conditions" of the Zoning Ordinance by Dickey Parrott at 2116 Harvest Way (SP#16-001)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps and Supporting Information](#)

[Letter from Applicant](#)

[Solar Panel Layout](#)

17. PUBLIC HEARING CONTINUATION AND SECOND READING

[16-1868](#) Ordinance - Public Hearing Continuation and Second 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](#)

[16-1879](#) Ordinance - Public Hearing Continuation and Second 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](#)

[Maps & Supporting Info.](#)

[EXHIBITS C-F](#)

18. NEW BUSINESS[16-1875](#)

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 El Capa Associates, a Texas LLP and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Scott Welmaker and Clayton Chandler

Attachments: [El Capa Associates EDA](#)

[Resolution - El Capa Associates](#)

19. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 27, 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 Thursday, June 23, 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.