



CITY OF MANSFIELD

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

Meeting Agenda City Council

Monday, May 11, 2015

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

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. D-1-GN-15-000999 & Settlement Discussion Related to that Action

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

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**

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

[15-1322](#) EMS Week

Attachments: [EMS Week 2015](#)

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

Current/Future Agenda Items

B. Business Services Department Report

[15-1324](#) Presentation of Monthly Financial Report for the Period Ending March 31, 2015

Sponsors: Peter Phillis

Attachments: [March 31, 2015 Financials](#)

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

[15-1297](#) Ordinance - Third and Final Reading on an Ordinance Approving a

Zoning Change from PR, C-2 and C-3 to SF-7.5/18 on Approximately 35.5 Acres, Generally Located East of South Main, West of Willow Bend Court and Approximately 1,100 Feet South of Star Grass Drive; First Southwest Properties Management (ZC#14-014)

Sponsors: Felix Wong

Attachments: [Maps and Supporting Info](#)

[Conceptual Lot Layout 1-26-15](#)

[Exhibit A](#)

[Ordinance](#)

[15-1316](#)

Resolution - A Resolution Authorizing the City Manager and the City of Mansfield Fire Department to make Application and Receive Funds from the Texas Department of State Health Services on Competitive RFP for EMS Local Projects Grant FY 2016 after the Purchase of an Ambulance

Sponsors: Barry Bondurant

Attachments: [2016 DSHS Grant Resolution](#)

[15-1318](#)

Resolution - A Resolution Authorizing the Funding in an Amount not to Exceed \$475,000.00 and Approval of Contracts, including Design Services with The CK Group, Inc. to Prepare Turner Warnell Road Between Callender Road and Wayland Court for Construction (Street Bond Fund)

Sponsors: Steve Freeman

Attachments: [Resolution](#)

[15-1319](#)

Resolution - A Resolution Authorizing the Director of Utilities to Enter into an Agreement with Wheco Electric, Inc. for the Installation of SCADA Equipment at Thirteen Waste-Water Lift Stations in Mansfield

Sponsors: Joe Smolinski

Attachments: [Resolution](#)

[15-1321](#)

Resolution - Resolution to Establish a Date for the Public Hearing to Consider the Proposed Amendment of Land Use Assumptions, Capital Improvements Plan for Roadway Impact Fees, and the Imposition of Updated Roadway Impact Fees

Sponsors: Steve Freeman

Attachments: [Resolution](#)

[15-1310](#)

Request for Special Event Permit; Bike Out Hunger 2015

Sponsors: The Applicant

Attachments: [Bike Out Hunger Event and Routes](#)

[Approval comments](#)

[15-1312](#)

Minutes - Approval of the April 20, 2015 Special City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [4-20-15 DRAFT Meeting Minutes](#)

[15-1313](#) Minutes - Approval of the April 27, 2015 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [4-27-15 DRAFT Meeting Minutes](#)

[15-1314](#) Minutes - Approval of the April 28, 2015 Special City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [4-28-15 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[15-1291](#) Request for Special Event Permit; Luminate Events evening 5K with after party at Hawaiian Falls

Sponsors: The Applicant

Attachments: [5K at Hawaiian Falls](#)

[Route and Info.](#)

[Updated Comments April 29th](#)

[14-1158](#) Ordinance - Third and Final Reading on an Ordinance to Extend the Time Limit for Gas Well Drilling and Production Activities Under Specific Use Permit Ordinance No. 1709-08 at the Debbie Lane Unit Drill Site; Edge Resources (ZC#08-015R)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

[SUP Site Plan Final 05.11.5 rev](#)

15. PUBLIC HEARING

[15-1317](#) Public Hearing for a Concept Plan for Proposed Zoning Change from C-2 & PR to Planned Development for Single-Family Residential on Approximately 20.78 Acres, Generally Located Approximately 280 Feet East of Blue Jay Drive and Approximately 1,000 Feet West of N. Walnut Creek Drive; Provident Realty Advisors (ZC#15-001)

Sponsors: Felix Wong

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

[2015-05-04 Walnut Creek Village Concept Plan 15004](#)

16. PUBLIC HEARING AND FIRST READING

[15-1311](#) Ordinance - Public Hearing and First Reading on an Ordinance

Approving a Zoning Change from PR and C-2 to SF-7.5/16 on Approximately 12.4 Acres, Generally Located West of S. Main Street and East of Chase Trail; Vintage Development (ZC#15-002)

Sponsors: Felix Wong

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

[Ordinance](#)

[Exhibit A](#)

17. **NEW BUSINESS**

[15-1315](#)

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 CAM-TECH MANUFACTURING, L.P. ("Cam-Tech"), and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Scott Welmaker

Attachments: [Resolution -CAM-TECH](#)

[Cam-Tech Manufacturing](#)

[15-1323](#)

Ordinance - First Reading of an Ordinance Approving a Request to Abandon Part of a Drainage Easement in the D. Delay Survey, Abstract No. 209 by Plainco Properties, LP.

Sponsors: Steve Freeman

Attachments: [Maps and Supporting Information](#)

[Ordinance and Quitclaim](#)

[Ex. A and B](#)

[15-1325](#)

Review and Consideration of Proposed Amendments of Section 4400.B, Table J in the Permitted Use Table of the Zoning Ordinance Requiring a Specific Use Permit for Industries Not Elsewhere Listed and Eliminating Certain Permitted Uses in the I-1 and I-2 Zoning Districts (OA#15-006)

Sponsors: Felix Wong

Attachments: [Permit Use Table Amendments Redlined](#)

[15-1327](#)

Resolution - A Resolution Approving a Development Agreement with and Authorizing the City Manager to Execute the Agreement for Public and Private Improvements Related to a Development Known as Main Street Lofts within the Boundary of Tax Increment Reinvestment Zone No. 2, Generally Located West of N. Main Street and South of Newt Patterson Road

Sponsors: Felix Wong

Attachments: [Resolution](#)

[Project Elements and Payment Schedule](#)

18. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 11, 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 the Thursday, May 7, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Vicki Collins, City Secretary

Approved as to form:

Steven A. Wood, Staff 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.