



# CITY OF MANSFIELD

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

## Meeting Agenda City Council

---

Monday, November 9, 2015

5:00 PM

Council Chambers

---

### REGULAR MEETING

1. **4:00 P.M. - SERVICE CENTER OPEN HOUSE - 620 WISTERIA**

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

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**

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 #14-06 - Industrial Prospect Briefing and Update

Project #15-15 - Industrial Prospect Briefing and Update

Project #15-16 - Industrial 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. **PROCLAMATION**

[15-1581](#)

Small Business Saturday

**Attachments:** [Small Business Saturday 2015](#)

10. **PRESENTATION**

Presentation to Caleb McLelland of Mansfield in Honor of Spina Bifida Awareness Month

11. **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.*

12. **COUNCIL ANNOUNCEMENTS**

13. **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

14. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

15. **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**

[15-1544](#)

Ordinance - Third and Final Reading of an Ordinance Amending the Regulations Pertaining to Garage Sales in Chapter 98 of the Mansfield Code of Ordinances (OA#15-011)

**Sponsors:** Felix Wong

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[15-1582](#)

Resolution - A Resolution Awarding a Contract for the Construction of Hamil Street and Hillcrest Street Improvements to Stabile & Winn, Inc., and authorizing funding for an Amount Not to Exceed \$426,992.40 (Street Bond Fund)

**Sponsors:** Steve Freeman

**Attachments:** [Bid Tab](#)

[Resolution](#)

[15-1584](#)

Resolution - A Resolution Authorizing Funding for an Amount not to Exceed \$99,980.00 and Approval of Contracts Including Teague Nall & Perkins Inc., for Design Services and Brittain and Crawford for Surveying Services for the Fox Hollow Drive Street and Utility Improvements (Street & Utility Bond Fund)

**Sponsors:** Steve Freeman

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

[15-1589](#)

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's (MPFDC) Purchase of 0.157 Acres Located at 3203 Ridge Trace Circle, Lot 20, Block 1, Ridge Trace, Phase Two in the Amount of \$12,600

**Sponsors:** James Fish

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

[15-1590](#)

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's (MPFDC) Purchase of 0.169 Acres Located at 3205 Ridge Trace Circle, Lot 21, Block 1, Ridge Trace, Phase Two in the Amount of \$16,600

**Sponsors:** James Fish

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

[15-1591](#)

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's (MPFDC) Purchase of 0.153 Acres Located at 3207 Ridge Trace Circle, Lot 22, Block 1, Ridge Trace, Phase Two in the Amount of \$12,300

**Sponsors:** James Fish

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

**15-1592**

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's (MPFDC) Purchase of 0.227 Acres Located at 3209 Ridge Trace Circle, Lot 23, Block 1, Ridge Trace, Phase Two in the Amount of \$18,300

**Sponsors:** James Fish

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

**15-1593**

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's (MPFDC) Purchase of 0.278 Acres Located at 3211 Ridge Trace Circle, Lot 24, Block 1, Ridge Trace, Phase Two in the Amount of \$22,400

**Sponsors:** James Fish

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

**15-1594**

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's (MPFDC) Purchase of 0.391 Acres Located at 3213 Ridge Trace Circle, Lot 25, Block 1, Ridge Trace, Phase Two in the Amount of \$31,500

**Sponsors:** James Fish

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

**15-1579**

Minutes - Approval of the October 26, 2015 Regular City Council Meeting Minutes

**Sponsors:** Susana Marin

**Attachments:** [10-26-15 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**16. PUBLIC HEARING**

**15-1586**

First Public Hearing to Consider the Voluntary Annexation of Approximately 158 Acres in Johnson County TX, Being a Tract of Land in M D Dickey Survey, Abstract No. 195 and Thomas J Hanks Survey, Abstract No. 1109, Johnson County TX, Generally Located South of Lillian Road and Approximately 2,000 ft Southwesterly of the Intersection of Lillian Road and W. Broad Street

**Sponsors:** Felix Wong

**Attachments:** [Petition for annexation](#)

[Service Plan](#)

[Exhibit A](#)

**17. PUBLIC HEARING AND FIRST READING**

[15-1556](#) Ordinance - Public Hearing and First Reading of an Ordinance Amending the Code of Ordinances for Designated Truck/Commercial Delivery Routes by Removing a Section of US Business Hwy 287 (Main Street) from the Truck Route and Designating it as a Delivery Route

**Sponsors:** Steve Freeman

**Attachments:** [Proposed Truck Route Ordinance](#)

[15-1572](#) Ordinance - Public Hearing and First 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. PUBLIC HEARING CONTINUATION AND SECOND READING**

[15-1551](#) Ordinance - Public Hearing Continuation and Second 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 - Public Hearing Continuation and Second 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 - Public Hearing Continuation and Second 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 - Public Hearing Continuation and Second 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 - Public Hearing Continuation and Second 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](#)

[15-1560](#)

Ordinance - Public Hearing Continuation and Second 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](#)

[15-1562](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving Proposed Amendment of Section 7100, Sign Standards of the Zoning Ordinance to Establish New Definition and Regulations for Promotional Signs and Revise Regulations on Garage Sale Signs (OA#15-007)

**Sponsors:** Felix Wong

**Attachments:** [Ordinance Promotional Signs](#)

[Exhibit A](#)

**19. NEW BUSINESS**[15-1578](#)

Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 28, 2015 to December 15, 2015

**Sponsors:** Susana Marin

**Attachments:** [Procedural Rules of Council](#)

[15-1583](#)

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 Meehan Properties, LLC and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

**Sponsors:** Scott Welmaker

**Attachments:** [Resolution - Meehan Properties LLC](#)

[Meehan-Nationwide Construction ED Agreement](#)

[Nationwide HQ Renderings](#)

**20. ADJOURN****CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 9, 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 6, 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.