



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, September 25, 2017

5:00 PM

Council Chambers

REGULAR MEETING

4:00 P.M. - DEDICATION OF MANSFIELD MEMORIAL PLAZA - 1200 E. BROAD ST.

City Council and staff attended the dedication of the Mansfield Memorial Plaza.

5:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 5:00 p.m.

Absent 2 - Stephen Lindsey and Darryl Haynes

Present 5 - David Cook; Cory Hoffman; Larry Brose; Brent Newsom and Terry Moore

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:02 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:11 p.m. Mayor Cook adjourned executive session at 7:28 p.m.

Present 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Brose; Darryl Haynes; Brent Newsom and Terry Moore

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. 153-289454-16

Seek Advice of City Attorney Regarding Pending Litigation - TML Case No. LB66170

Seek Advice of City Attorney Regarding Senate Bill 6

Seek Advice of City Attorney Regarding ZC#16-006

Seek Advice of City Attorney Regarding ZC#17-009

Seek Advice of City Attorney Regarding Project #17-17

Seek Advice of City Attorney Regarding Status Update on Eagleridge's Gas Lift Compressors

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

Personnel Matters Pursuant to Section 551.074

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 #15-16 - Briefing and Update

Project #16-12 - Briefing and Update

Project #17-16 - Briefing and Update

7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 7:36 p.m.

INVOCATION

First Methodist Church Mansfield Reverend Tina Schramme gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Moore led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Mayor Pro Tem Hoffman led the Texas Pledge.

PROCLAMATION

[17-2507](#)

Fire Prevention Week

Mayor Cook proclaimed October 8-14, 2017 as Fire Prevention Week and presented a proclamation to Fire Department staff. Fire Chief Barry Bondurant introduced staff and made brief comments. Fire Marshal Clay Cawood extended an invitation to everyone to the Mansfield Fire Rescue Safety Palooza on October 14, 2017 from 10:00 a.m. to 2:00 p.m. at the Mansfield Independent School District's Center for the Performing Arts.

CITIZEN COMMENTS

Linc Moss - 8 Red Oak Court - Mr. Moss spoke about the need for a service road on Hwy 287 between Heritage Parkway and Lone Star Road.

Tamera J. Bounds - 1009 Meriwether Street - Ms. Bounds asked the Council to table agenda item 17-2365.

Bill Bob Beard - 202 W. Oak Street - Mr. Beard spoke about the need for a Veterans Park. He asked for the Council to remove from storage the monuments that were located at the property on the corner of E. Broad Street and Main St. that was sold to Mellow Mushroom.

Mike Slataper - 702 Glen Abbey Drive - Mr. Slataper spoke about the need for a service road on Hwy 287 between Heritage Parkway and Lone Star Road.

Angela Thor - 1421 Danbury Drive - Ms. Thor spoke about the development on Hwy 287 and Lone Star Rd. She stated she opposed the apartments in the development and asked the Council to consider a moratorium on apartments.

Houston Mitchell - 605 St. Eric Drive - Mr. Mitchell asked the Council to table or deny agenda item 17-2365. He stated there was a meeting between the developer and citizens and he didn't feel like the suggestions brought forth by the developer would work. Mr. Mitchell asked for a moratorium on apartments.

Diana Decker - 903 Muirfield Drive - Ms. Decker spoke in opposition to agenda item 17-2436. She stated there is no need for more apartments.

Mayor Cook recognized the following non-speakers in support of a Veterans Park:

Charlotte Elrod - 211 Sycamore Street

Faye Rydell - 202 W. Oak Street

COUNCIL ANNOUNCEMENTS

Council Member Lindsey had no announcements.

Mayor Pro Tem Hoffman had no announcements.

Council Member Haynes made comments regarding the Memorial Plaza Dedication.

Council Member Moore thanked staff for the Memorial Plaza Dedication ceremony. He thanked citizen Bill Beard for his comments.

Council Member Newsom had no announcements.

Council Member Brose had no announcements.

Mayor Cook had no announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

City Manager Clayton Chandler made comments regarding the road construction on Debbie Lane and the impact it is having on the businesses in that area. He commended the Police Department for their Annual Report. Mr. Chandler mentioned an article in the Dallas Business Journal naming the Leanest Cities in North Texas with Mansfield being the number one city in Tarrant County.

Business Services Department Report

[17-2498](#)

Presentation of the Monthly Financial Report for the Period Ending July 31, 2017

There were no questions regarding the monthly financial.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken by the Council.

CONSENT AGENDA

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[17-2450](#)

Ordinance - Third and Final Reading of an Ordinance of the City Council of the City of Mansfield, Texas Changing the Fiscal Year of South Pointe Improvement District

City Secretary Jeanne Heard read the caption into the record.

A motion was made by Council Member Lindsey to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING ORDINANCE OR-2003-16, WHICH ACCEPTED A SERVICE AND ASSESSMENT PLAN FOR SOUTH POINTE PUBLIC IMPROVEMENT DISTRICT BY REESTABLISHING A FISCAL YEAR CONCURRENT WITH THE CITY'S FISCAL YEAR AND ESTABLISHING PROCEDURES FOR THE COLLECTION OF THE ANNUAL ASSESSMENT; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

Enactment No: OR-2064-17

[17-2512](#)

Resolution - A Resolution Authorizing Supplemental Disbursement of Hotel/Motel Tax Funds to the Convention and Visitors Bureau for Design of a City-Wide Wayfinding System in the Amount of \$89,800.00

A motion was made by Council Member Lindsey to approve the following resolution:

A RESOLUTION APPROVING A SUPPLEMENTAL DISBURSEMENT OF THE CITY OF MANSFIELD HOTEL/MOTEL TAX FUNDS IN THE AMOUNT OF \$89,800 TO CONVENTION AND VISITORS BUREAU FOR DESIGN OF A CITY-WIDE WAYFINDING SYSTEM

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

Enactment No: RE-3409-17

[17-2489](#)

Request for Special Event Permit: Mansfield Fire Rescue Safety Palooza

A motion was made by Council Member Lindsey to approve the request for special event permit. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2490](#)

Request for Special Event Permit: Mansfield Police Department Fall Festival

A motion was made by Council Member Lindsey to approve the request for special event permit. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2494](#)

Minutes - Approval of the September 6, 2017 Special City Council Meeting Minutes

A motion was made by Council Member Lindsey to approve the minutes of the September 6, 2017 Special City Council Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2495](#)

Minutes - Approval of the September 7, 2017 Special City Council Meeting Minutes

A motion was made by Council Member Lindsey to approve the minutes of the September 7, 2017 Special City Council Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2496](#)

Minutes - Approval of the September 8, 2017 Special City Council Meeting Minutes

A motion was made by Council Member Lindsey to approve the minutes of the September 7, 2017 Special City Council Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2497](#)

Minutes - Approval of the September 11, 2017 Regular City Council Meeting Minutes

A motion was made by Council Member Lindsey to approve the minutes of the September 11, 2017 Regular City Council Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

END OF CONSENT AGENDA**OLD BUSINESS****[17-2365](#)**

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD for Grocery Store, Office and Retail by, on Approximately 11.01 Acres, Generally Located at 3000 E Broad Street, 1075 Feet East of Miller Road and South of E Broad Street, OSK Investments, LP (ZC#17-006)

Jeanne Heard read the caption into the record.

A motion was made by Council Member Broseh to table this agenda item indefinitely. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2436](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from C-2 Community Business District and PR Pre Development District to PD, Planned Development District for Single Family Multi-Family and Retail on Approximately 46 Acres Out of the Cresanto Vela Abstract 851 & H. Stephen Abstract 785 Additions, Johnson Co., TX, Generally Located North of Lone Star Road, East of Main Street and West of SH 287, Trike Investors (ZC#17-009)

Jeanne Heard read the caption into the record. Gateway Planning representative Scott Polikov gave a powerpoint presentation and answered Council questions. City Attorney Allen Taylor answered Council questions. Deputy City Manager Peter Phillis answered Council questions.

A motion was made by Council Member Lindsey to approve the following ordinance with a 5 percent cap on 3 bedroom apartments:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY, MULTI-FAMILY AND RETAIL COMMERCIAL LANDUSES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:

Aye: 5 - Stephen Lindsey; Cory Hoffman; Larry Brose; Darryl Haynes and Brent Newsom

Nay: 2 - David Cook and Terry Moore

Abstain: 0

Enactment No: OR-2065-17

[17-2509](#)

Discussion and Possible Action on a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production", Related to Permanent Lift Compressors; EagleRidge Operating, LLC (GW#13-004)

Interim Director of Planning Lisa Sudbury made brief comments and answered Council questions.

A motion was made by Council Member Haynes to decline this request. The motion FAILED for lack of a second. There was no further action taken by the Council.

PUBLIC HEARING AND FIRST READING

[17-2488](#)

Ordinance - Public Hearing and First Reading on Proposed Amendments of Section 7200.B of the Zoning Ordinance Related to the Parking of Vehicles Such as Boats, Motor Homes, Recreational Vehicles, Campers, Trailers, and Other Vehicles on Properties with a Single-Family Dwelling, Two-Family Dwelling or Townhouse, and to Provide an Exemption to Such Parking Restrictions Applicable to Certain Vehicles in Existence Before March 2006; (OA#16-002)

Jeanne Heard read the caption into the record. Planner Art Wright gave a brief powerpoint presentation and answered Council questions. Mayor Cook opened the public hearing at 9:34 p.m. The following people spoke:

Jason Arntz - 7 Richmond Court - Support

Denis Duchene - 420 Meadow Creek Drive - Opposed

James Mershon - 420 Chimney Hill - Opposed

Jeffrey Nall - 818 Yellowstone Drive - Support

Mary Wilson - 1018 Aspen Lane - Opposed

Mayor Cook recognized the following non-speakers in opposition:

William Hodges - 258 Country Meadows Drive

Chris Webster - 264 Country Meadows Drive

Randy C. Wilson - 1018 Aspen Lane

With no one else wishing to speak, Mayor Cook continued the public hearing through second reading at 9:55 p.m.

A motion was made by Council Member Lindsey to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AS HERETOFORE AMENDED BY AMENDING SECTION 7200.B OF SAID ORDINANCE RELATED TO THE PARKING OF VEHICLES SUCH AS BOATS, MOTOR HOMES, RECREATIONAL VEHICLES, CAMPERS, TRAILERS, AND OTHER

VEHICLES ON PROPERTIES WITH A SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING OR TOWNHOUSE; PROVIDING AN EXEMPTION TO SUCH PARKING RESTRICTIONS APPLICABLE TO CERTAIN VEHICLES IN EXISTENCE BEFORE MARCH 2006; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE," to revise the proposed distance in Section 7200.B.21.C from 100' to 75' from the property line, 10' from the rear, 5' from the side and out of the easement; remove the J-swing garage parking regulation; reinstate the March 2006 grandfathering provision in Section 7200.B.24; eliminate the number of times allowed per year to be parked at a residence; and, maintaining the 25' maximum length standard. Seconded by Mayor Cook.

A motion to amend the main motion was made by Council Member Moore to allow for setbacks based on height similar to the current sideyard setbacks for accessory buildings. Seconded by Mayor Pro Tem Hoffman. The motion to amend the main motion CARRIED by the following vote:

Ayes: Brent Newsom, Stephen Lindsey, Darryl Haynes, Cory Hoffman, Terry Moore

Nays: David Cook, Larry Broseh

The amended main motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2492](#)

Ordinance - Public Hearing and First Reading on an Ordinance Amending Sections 7100, 7100.C.2, 7100.D.2 "Temporary Signs Table", and 7100.K of the Zoning Ordinance Revising Certain Sign Definitions, Revising the Regulations for Promotional Signage Displays as to Quantity and Placement of Such Signs, and Revising the Regulations for Real Estate Signs (OA#17-004)

Jeanne Heard read the caption into the record. Art Wright gave a powerpoint presentation and answered Council questions. Mayor Cook opened the public hearing at 10:26 p.m. The following people spoke:

Mark Sullivan - 1101 Pebble Beach - Opposed

Mayor Cook recognized the following non-speaker:

Larry Johnson - 2408 Castle Rock - Opposed

With no one else wishing to speak, Mayor Cook continued the public hearing through second reading at 10:29 p.m.

A motion was made by Mayor Cook to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AS HERETOFORE AMENDED BY AMENDING SECTIONS 7100, 7100.C.2, 7100.D.2

"TEMPORARY SIGNS TABLE" AND 7100.K.2 OF SAID ORDINANCE REVISING CERTAIN SIGN DEFINITIONS; REVISING THE REGULATIONS FOR PROMOTIONAL SIGNAGE DISPLAYS AS TO QUANTITY AND PLACEMENT OF SUCH SIGNS; REVISING THE REGULATIONS FOR REAL ESTATE SIGNS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE," eliminating sections A and B; increasing 7 days to 14 days in section C limiting sign removal to sale only properties; and, section D to remain as is. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2491](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Liquid Waste Processing on Approximately 2.498 Acres Known as Lot 2R1, Block 2 of Mansfield Industrial Park, Generally Located at 525 S. 6th Avenue; SouthWaste Disposal (ZC#17-013)

Jeanne Heard read the caption into the record. South Waste Disposal representatives Ben Camacho and Steve Charo made brief comments and answered Council questions. Deputy City Manager Joe Smolinski answered Council questions. Mayor Cook opened the public hearing at 10:40 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 10:40 p.m.

A motion was made by Council Member Broseh to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR LIQUID WASTE PROCESSING ON THE HEREINAFTER DESCRIBED PROPERTIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2499](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District and PR, Pre-Development District to SF-7.5/18 Single-Family Residential District on Approximately 30.09 Acres Generally Located on the West Side of S. Main Street, Approximately 1,086 Feet South of FM 917 on Property Located at 1200 S. Main Street; Crystal Lake Development, LLC (ZC#17-014)

Jeanne Heard read the caption into the record. Crystal Lake Development representative Randy Lockhart made brief comments. Interim Director of Planning

Lisa Sudbury answered Council questions. Mayor Cook opened the public hearing at 10:43 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 10:43 p.m.

A motion was made by Mayor Pro Tem Hoffman to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO SF-7.5/18 DISTRICT CLASSIFICATION, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2504](#)

Ordinance - Public Hearing and First Reading of an Ordinance of the City Council of the City of Mansfield, Texas approving the Annual Plan of Service and Budget of the South Pointe Public Improvement District

Jeanne Heard read the caption into the record. Deputy City Manager Peter Phillis made brief comments. Mayor Cook opened the public hearing at 10:48 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 10:48 p.m.

A motion was made by Mayor Pro Tem Hoffman to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS APPROVING THE FISCAL YEAR 2017/2018 SERVICES AND ASSESSMENT PLAN FOR THE SOUTH POINTE PUBLIC IMPROVEMENT DISTRICT ("PID"); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

[17-2503](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD Planned Development District for Commercial Uses, with Additional Use for Campground or Recreational Vehicle Park, on Approximately 15.115 Acres Known as Lot 1-R, Block 1 of Eaton Estates Campground, Generally Located at 1961 Lone Star Road; Texas RV Ranch (ZC#17-016)

Jeanne Heard read the caption into the record. Texas RV Ranch representative Craig Turner gave a powerpoint presentation and answered Council questions. Mayor Cook opened the public hearing at 11:08 p.m. The following people spoke:

*James Mershon - 420 Chimney Hill Circle - Opposed
Dennis Duchene - 420 Meadow Creek Drive - Opposed*

With no one else wishing to speak, Mayor Cook continued the public hearing through second reading at 11:14 p.m.

A motion was made by Council Member Lindsey to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL USES WITH ADDITIONAL USE FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE."

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 5 - Stephen Lindsey; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 2 - David Cook and Cory Hoffman

Abstain: 0

17-2502

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from 2F Two Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.505 Acres Known as Lots 11 & 12 and a Portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, TX, Generally Located at 305 & 307 W. Kimball Street and 304 S. Second Avenue; Mansfield Custom Homes (ZC#17-015)

Mayor Cook stated he would be abstaining from this agenda item as well as agenda items 17-2471 and 17-2472. He turned the meeting over to Mayor Pro Tem Hoffman.

Jeanne Heard read the caption into the record. Applicant representative Felix Wong gave a powerpoint presentation and answered Council questions. Mayor Pro Tem Hoffman opened the public hearing at 11:31 p.m. The following people spoke:

James Mershon - 420 Chimney Hill Circle - Opposed

Stoney Short - 5 Calloway Court - Support

With no one else wishing to speak, Mayor Pro Tem Hoffman continued the public hearing through second reading at 11:39 p.m.

A motion was made by Council Member Newsom to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY LAND USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE," increasing the roof pitch to 6:12. Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 6 - Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 1 - David Cook

PUBLIC HEARING CONTINUATION AND SECOND READING

17-2471

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from 2F, Two Family-Residential to PD, Planned Development District for Single-Family Residential Uses on Lot 4, Block 30, Original Town of Mansfield, Located at 204 S. Second Avenue; Mansfield Custom Homes (ZC#17-011)

Applicant representative Felix Wong made brief comments and answered Council questions. Mayor Pro Tem Hoffman continued the public hearing at 11:44 p.m. Mayor Pro Tem Hoffman recognized the following non-speakers:

*James Mershon - 420 Chimney Hill Circle - Opposed
Stoney Short - 5 Calloway Court - Support*

With no one else wishing to speak, Mayor Pro Tem Hoffman closed the public hearing at 11:45 p.m.

A motion was made by Council Member Broseh to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY LAND USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE," with a 6:12 roof pitch. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 6 - Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 1 - David Cook

17-2472

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from 2F, Two-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Lot G, Block 27, Original Town of Mansfield Located at 207 S. Second Avenue; Mansfield Custom Homes (ZC#17-012)

Applicant representative Felix Wong made brief comments and answered Council questions. Mayor Pro Tem Hoffman continued the public hearing at 11:48 p.m. Mayor Pro Tem Hoffman recognized the following non-speakers:

James Mershon - 420 Chimney Hill Circle - Opposed

Stoney Short - 5 Calloway Court - Support

With no one else wishing to speak, Mayor Pro Tem Hoffman closed the public hearing at 11:49 p.m.

A motion was made by Council Member Newsom to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY LAND USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 6 - Stephen Lindsey; Cory Hoffman; Larry Brose; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 1 - David Cook

NEW BUSINESS

[17-2470](#)

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 RMA Holdings L.L.C. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Director of Economic Development Scott Welmaker made brief comments and answered Council questions.

A motion was made by Council Member Newsom to approve the following 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 RMA HOLDINGS, LLC, AND AUTHORIZING ITS EXECUTION BY THE PRESIDENT OF THE MEDC; AND PROVIDING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Brose; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

Enactment No: RE-3410-17

[17-2482](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Heritage Parkway Partners LLC and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

A motion was made by Council Member Newsom to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AGREEMENT BY AND BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("MEDC") AND HERITAGE PARKWAY PARTNERS, LLC AND AUTHORIZING ITS EXECUTION BY THE PRESIDENT OF THE MEDC; AND PROVIDING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

Enactment No: RE-3411-17

[17-2501](#)

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 UTEX Industries, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Scott Welmaker made brief comments and answered Council questions. UTEX Industries, Inc. representative Darrell Mitchell answered Council questions.

A motion was made by Council Member Haynes to approve the following 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 UTEX INDUSTRIES, INC. AND AUTHORIZING ITS EXECUTION BY THE PRESIDENT OF THE MEDC; AND PROVIDING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

Enactment No: RE-3412-17

[17-2508](#)

Resolution - A Resolution Authorizing the City of Mansfield, Texas to Enter a Payment In Lieu of Taxes Foreign Trade Zone Site Agreement with Mouser Electronics

Scott Welmaker made brief comments and answered Council questions. Mouser Electronics representative Scott Brown answered Council questions.

A motion was made by Council Member Broseh to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE THE "PAYMENT IN LIEU OF TAXES AGREEMENT FOREIGN-TRADE ZONE SITE;" AND PROVIDING FOR AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

Enactment No: RE-3413-17

[17-2513](#)

Discussion and Possible Action Considering the Initiation of Annexation Proceedings on Property in the Extra Territorial Jurisdiction Based upon the Annexation Limitations Created by Most Recent Special Legislative Session

There was no action take by the Council.

ADJOURN

A motion was made by Mayor Pro Tem Hoffman to adjourn the meeting at 12:04 a.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

Nay: 0

Abstain: 0

_____ David L. Cook, Mayor

ATTEST:

_____ Jeanne Heard, City Secretary