



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, May 9, 2016

5:00 PM

Council Chambers

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#### 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**

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**

Project #15-16 - Industrial Prospect Briefing and Update

Project #15-21 - Existing Industrial Company Considering Expansion

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**

[16-1834](#) National Hospital Week

*Attachments:* [National Hospital Week 2016](#)

[16-1835](#) National EMS Week

*Attachments:* [EMS Week 2016](#)

[16-1836](#) National Police Week

*Attachments:* [National Police Week-Police 2016](#)

[16-1837](#) Lupus Foundation of America Put On Purple Day

*Attachments:* [Lupus Foundation Put on Purple Day 2016](#)

**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 Assistant City Secretary prior to the start of the meeting.*

**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

**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**[16-1838](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter into an Interlocal Cooperative Waste Water Transportation Agreement Between the City of Mansfield, Texas and the City of Grand Prairie, Texas

**Sponsors:** Joe Smolinski and Jeff Price

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

[GP-Mansfield Interlocal Wastewater Transportation Agreement Final](#)

[Exhibit A Mansfield Wastewater \(1\)](#)

[Exhibit B Mansfield Wastewater \(1\)](#)

[16-1839](#)

Resolution - A Resolution Authorizing a Contract with Freese & Nichols, Inc. for the Water and Wastewater Master Plan and Impact Fee Update for an Amount not to Exceed \$272,000

**Sponsors:** Joe Smolinski and Jeff Price

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

[WWW CIP & Impact Fee Update Contract F&N](#)

[16-1833](#)

Minutes - Approval of the April 25, 2016 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [4-25-16 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA****14. PUBLIC HEARING AND FIRST READING**[16-1768](#)

Ordinance - Public Hearing and First Reading to Consider Proposed Amendments of Section 4400B, Permitted Use Table of the Zoning Ordinance to Relabel "Hospital/Home/Center for Alcoholic or Psychiatric Patients" to "Hospital/Home/Center for Substance Addiction or Psychiatric Patients," and to Allow "Amusement, Commercial (Indoor)" in I-2 Heavy Industrial Zoning Upon Approval of an Industrial Use Permit; plus Amendment of Section 6 Permitted Uses of The Reserve Planned Development District Standards to Relabel the Same Aforementioned Use, Require Specific Use Permit for Certain Uses, Delete Certain Uses and Add Special Conditions to Certain Uses (OA#16-001)

**Sponsors:** Chris Burkett and Felix Wong

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

[Exhibits A thru C](#)

**15. PUBLIC HEARING CONTINUATION AND SECOND READING**

[16-1807](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change to Replace the Existing PD with a New PD for C-2 uses, Including a Day Care Center, on Approximately 7.3 Acres Generally Located South of Woodcrest Lane and West of Westridge Drive; Hanover Property Co. (ZC#16-002)

**Sponsors:** Chris Burkett and Felix Wong

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

[Exhibit A - property description](#)

[Exhibit B - PD Standards](#)

[Previously Approved PD](#)

[Existing screening and landscape condition](#)

[Ordinance](#)

[The Learning Experience DSP](#)

[Floorplan](#)

**16. NEW BUSINESS**

[16-1824](#) Consideration of a Request for a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production" by EagleRidge Operating, LLC, to Allow an Extension of Time Related to Permanent Lift Compressors (GW#13-004)

**Sponsors:** Chris Burkett and Felix Wong

**Attachments:** [Location Map](#)

[Temporary Compressors on Central Pad](#)

[Letter of Request](#)

[16-1844](#) Resolution - A Resolution by the City of Mansfield, Texas Approving an Agreement with Big D Barbecue LLC Pursuant to an Economic Development Program Established Under Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

**Sponsors:** Chris Burkett and Felix Wong

**Attachments:** [Big D BBQ's letter of request](#)

[Chapter 380 Agreement](#)

[Resolution](#)

[16-1845](#) 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 Hightower Salon Suites and Authorizing its

Execution by the President of the MEDC; and Providing an Effective Date

**Sponsors:** Chris Burkett and Scott Welmaker

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

[Hightower EDA](#)

[Hightower Salon site](#)

[16-1848](#)

Resolution - A Resolution of the City of Mansfield, Texas Electing to be Eligible to Participate in Tax Abatement and Expressing Intent to Negotiate the Grant of a Tax Abatement to BP Holdings; and Providing an Effective Date

**Sponsors:** Chris Burkett and Scott Welmaker

**Attachments:** [Resolution-Tax Abatement BP Holdings](#)

[16-1849](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving the Terms and Conditions of a Term Sheet with BP Holdings, Pursuant to a Program to Promote Economic Development and Stimulate Business and Commercial Activity in the City; Authorizing the City Manager to Execute Said Term Sheet for Such Purposes; and Providing an Effective Date

**Sponsors:** Chris Burkett and Scott Welmaker

**Attachments:** [AMC Term Sheet](#)

[Resolution-AMC Term Sheet](#)

[16-1850](#)

Resolution - A Resolution Authorizing a Financial Commitment by the Mansfield Economic Development Corporation to Participate in the Funding for Construction of Antler Drive in an Amount not to Exceed \$1.5 Million

**Sponsors:** Chris Burkett and Scott Welmaker

**Attachments:** [Resolution - Antler Drive Funding](#)

**17. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 9, 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, May 5, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Jeanne Heard, City Secretary

Approved as to form:

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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.