



CITY OF MANSFIELD

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

Meeting Agenda City Council

Monday, September 28, 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

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 #14-14 - Entertainment Prospect Briefing and Update

Project #15-14 - Business Prospect Briefing and Update

Project #15-16 - Industrial 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

[15-1527](#) National Fire Prevention Week

Attachments: [Fire Prevention 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

Wurstfest Celebrates Mansfield 125 Update - Belinda Willis

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

[15-1460](#) Ordinance - Third and Final Reading on an Ordinance Approving a

Zoning Change from C-2 Community Business District to SF-7.5/18 for Single-Family Residential District on Approximately 1.6 Acres Generally Located West of Star Grass Drive and S. Main Street; Vintage Development (ZC#15-009)

Sponsors: Felix Wong

Attachments: [Maps and Supporting Information](#)

[Ordinance](#)

[Exhibit A](#)

[15-1461](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Specific Use Permit for Gas Well Drilling and Production by Beacon E&P on Approximately 5.58 Acres Located at 500 Mouser Way (ZC#15-007)

Sponsors: Felix Wong

Attachments: [Overstreet Drill Site](#)

[Maps and Supporting Information](#)

[Ordinance](#)

[Exhibit A](#)

[15-1472](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Single-Family Residential on Approximately 9.2 Acres Generally Located East of W. Kimball Street and West of Phillips Court and Kemp Court; Bannister Engineering (ZC#15-008)

Sponsors: Felix Wong

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

[Ordinance](#)

[EXHIBITS A-D](#)

[15-1482](#)

Ordinance - Third and Final Reading of an Ordinance Changing the Street Name of Davis Drive to Matlock Road

Sponsors: Steve Freeman

Attachments: [Location Map](#)

[Ordinance](#)

[15-1521](#)

Resolution - A Resolution Authorizing Funding in the Amount of \$250,000 and Approval of a Contract with Freese & Nichols, Inc. for the Evaluation of the Walnut Creek Sewer Interceptor (Utility Bond Fund)

Sponsors: Steve Freeman

Attachments: [Resolution](#)

[15-1526](#)

Resolution - A Resolution Awarding a Contract for the Construction of the Holland Road Paving and Drainage Improvements, to CD Builders, Inc.

Sponsors: Steve Freeman

Attachments: [Bid Tabulation](#)
[Resolution](#)

[15-1530](#) Resolution - A Resolution Authorizing a Construction Contract Between the City of Mansfield and C GreenScaping, LP in the Amount of \$583,861.80 for FM 917 Landscape Enhancements

Sponsors: James Fish

Attachments: [Resolution](#)

[Bid Tab](#)

[Bid Analysis](#)

[Bid Recommendation Letter to TxDOT](#)

[Award of Project Letter](#)

[15-1516](#) Minutes - Approval of the September 8, 2015 Special City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [9-8-15 DRAFT Meeting Minutes](#)

[15-1517](#) Minutes - Approval of the September 9, 2015 Special City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [9-9-15 DRAFT Meeting Minutes](#)

[15-1518](#) Minutes - Approval of the September 11, 2015 Special City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [9-11-15 DRAFT Meeting Minutes](#)

[15-1519](#) Minutes - Approval of the September 14, 2015 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [9-14-15 DRAFT Meeting Minutes](#)

[15-1528](#) Request for Special Event Permit; iKids Dentistry Grand Opening and 5K

Sponsors: The Applicant

Attachments: [iKids Dentist Grand Opening and 5K](#)

[iKids Grand Opening Approvals](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[15-1410](#) Ordinance - Third and Final Reading on an Ordinance Approving Proposed Amendments of Sections 2200.S, 4400.B and 7800.B of Zoning Ordinance to Establish Regulations on Solar Panel Systems

(OA#14-006)

Sponsors: Felix Wong

Attachments: [Exhibit A](#)

[Ordinance 09.28.15 revised](#)

[15-1452](#)

Ordinance - Third and Final Reading of an Ordinance to Amend Title IX; Business Regulations of the City of Mansfield Code of Ordinances, as Amended, by Adding a New Chapter 115. Sewage Sludge Application; Requiring Notice of Applications; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty Clause; Providing for Publication; and Providing an Effective Date

Sponsors: Steve Freeman

Attachments: [.5 Mile Buffer Map](#)

[1.5 Mile Buffer Map](#)

[Ordinance](#)

[15-1531](#)

Discussion and Possible Action Regarding Proposed Amendments of regulations pertaining to Signs on Vehicles, Parking of Boats, RVs, Campers & Trailers in residential area, Promotional Signs, Message Centers, Window Signs, Outside Storage in I-1 and I-2 and Garage Sales

Sponsors: Felix Wong

Attachments: [Proposed Amendments](#)

[15-1532](#)

Discussion and Possible Action Regarding Proposed Amendments of the Zoning Ordinance Regarding Residential, Commercial and Industrial Zoning Classifications and the Permitted Uses Therein

Sponsors: Felix Wong

Attachments: [Revised Table](#)

15. PUBLIC HEARING AND FIRST READING

[15-1459](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to SF-7.5/18, Single-Family Residential District on Approximately 24.8 Acres Located Approximately 280 Feet East of Blue Jay Drive and Approximately 1,000 Feet West of N Walnut Creek Drive Mansfield TC LP (ZC#15-010)

Sponsors: Felix Wong

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

[Exhibit A](#)

[Ordinance](#)

[15-1520](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Restaurant with Drive-thru Service

on Approximately 1.04 Acres Located at 1571 E. Debbie Lane;
KMSP-Luna Grill Restaurants (ZC#15-011)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[SUP](#)

- [15-1525](#) Ordinance - Public Hearing and First Reading of an Ordinance of the City Of Mansfield, Texas Amending Ordinance No. Or-1799-11, Amending the Schedule of Drainage Charges for the Mansfield Municipal Drainage Utility System Against all Real Properties Within the City and Clarifying Certain Exemptions from said Charges and the Rights and Duties of Land Owners, Pursuant to the City's Authority Under Subchapter C of Chapter 552 of the Texas Local Government Code; Providing a Severability Clause and an Effective Date

Sponsors: Steve Freeman

Attachments: [Ordinance](#)

[Drainage Utility Fee Work Session](#)

[2015 Rate Increase Examples](#)

[Draianage Bond CIP Update FY16](#)

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

- [15-1498](#) Ordinance - Public Hearing and Second Reading of an Ordinance Changing the School Zone Times From Specific Times to "When Flashing" For All School Zones with Flashers and Establishing a School Zone on Cutting Horse Drive

Sponsors: Steve Freeman

Attachments: [2015 Speed Limit Ordinance](#)

[Exhibit A](#)

[Location Map](#)

17. **NEW BUSINESS**

- [15-1523](#) Ordinance - First Reading on an Ordinance Amending the Development Fee Schedule to Revise the Fees for Applications Related to Zoning Changes, Plats, Site Plans and Development Documents (OA#15-009)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

- [15-1522](#) Review and Consideration of a Request to Extend the Time Limit in the Development Agreement with Mansfield Custom Homes Pertaining to the Start of the First Three Homes in the 200 Block of Alvarado Street

Sponsors: Felix Wong

Attachments: [Letter of Request for Time Extension](#)
[Development Agreement with MCH](#)

[15-1529](#)

Discussion and Possible Action on Nominating a New Board Member to the Tarrant Appraisal Review Board

Sponsors: Peter Phillis

Attachments: [TAD Letter & Listing of Cities](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 28, 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 Thursday, September 24, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Vicki Collins, 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.