



# CITY OF MANSFIELD

1200 East. Broad St.  
Mansfield, TX 76063  
[www.mansfield-tx.gov](http://www.mansfield-tx.gov)

## Meeting Agenda City Council

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Monday, August 24, 2015

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

Seek Advice of City Attorney Regarding Code Violations at 109 North Main Street and 404 East Broad Street

Seek Advice of City Attorney Regarding Contract to provide Water and/or Sewer to The Oak Preserve and a Proposed Residential Development in the Southwest Quadrant of the City Limits ETJ

**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**

Board Interviews

**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 #14-14 - Entertainment Prospect Briefing and Update

Project #15-12 - Business Prospect Briefing and Update

3. **6:30 P.M. WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Drainage Utility Program

4. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

5. **7:00 PM OR IMMEDIATELY FOLLOWING WORK 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. **PRESENTATION**

Firemark Award Presented to Chief Mike Ross and Firefighter Daniel Gaskey

Presentation to Jasmine Moore - USATF National Triple Jump Champion

Merit Award for Design for Elmer W. Oliver Nature Park from the American Society of Landscape Architects

Robby Isbell - South Central Membrane Association's Educator of the Year

City of Mansfield - First Runner-Up for Best Tasting Water

10. **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.*

11. **COUNCIL ANNOUNCEMENTS**

**12. 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

**13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****14. 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****15-1422**

Ordinance - Third and Final Reading on an Ordinance Approving Proposed Amendments of Sections 1300, 4400 and 7800, Table J in the Permitted Use Table and Article 6 of Zoning Ordinance to Create a New Industrial Use Permit, Require Specific Use Permit for Industries Not Elsewhere Listed, Delete Medical Waste Product Facility and Certain Industrial Uses from the Permitted Use Table and Delete Special Conditions on Medical Waste Product Facility (OA#15-006)

**Sponsors:** Felix Wong

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

[Exhibits A thru C](#)

**15-1427**

Ordinance - Third and Final Reading of an Ordinance Approving a Request to Abandon a Portion of a 15-foot Utility Easement on Lot 1, Block 1, Villas di Lucca Addition, by Villaggio, LP

**Sponsors:** Steve Freeman

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

[Exhibits A & B](#)

[Quit Claim](#)

[Ordinance](#)

**15-1451**

Ordinance - Third and Final Reading of an Ordinance Approving the Sports Facility Lease and Operating Agreement Between the City and Mansfield Fieldhouse, LLC for Mansfield Fieldhouse, USA

**Sponsors:** Shelly Lanners

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

**15-1450**

Resolution - A Resolution Authorizing an Interlocal Agreement with

## Region 8 Education Service Center

**Sponsors:** Peter Phillis

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

[15-1453](#)

Resolution - A Resolution Authorizing the City Manager or His Designee to Execute the Contractual Documents Necessary to Become A Contracting Party of the Trinity River Authority Mountain Creek Regional Wastewater System

**Sponsors:** Joe Smolinski

**Attachments:** [Resolution](#)  
[Mountain Creek Contract](#)

[15-1484](#)

Resolution - A Resolution to Approve a Sports Facility Funding Agreement Between the City of Mansfield and the Mansfield Park Facilities Development Corporation (MPFDC) Regarding Lease Payments for Mansfield Fieldhouse, USA

**Sponsors:** Shelly Lanners

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

[15-1486](#)

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's (MPFDC) Purchase of 1.533 Acres Located at 18022 Saddlehorn Lane, Lot 14, Block B, Lakeview Country Estates in the Amount of \$24,000

**Sponsors:** James Fish

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

[15-1489](#)

Resolution - A Resolution of the City of Mansfield, Texas Expressing the Intent of the City of Mansfield, Texas to Finance Capital Expenditures with the Proceeds of Future Debt Obligations for the Purpose of Funding Public Improvements Including Designing, Acquiring, Constructing, and Improving of Public Infrastructure Including the Construction of Public Parking Facilities, Water and Sewer Infrastructure Improvements and Related Drainage Improvements on the Property Surrounding the Mansfield Fieldhouse

**Sponsors:** Peter Phillis

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

[15-1447](#)

Request for Special Event Permit; Mansfield Wurstfest 2015

**Sponsors:** Angie Henley

**Attachments:** [Wurstfest 2015](#)  
[Wurstfest Flier](#)

[15-1465](#)

Minutes - Approval of the August 10, 2015 Regular City Council Meeting Minutes

**Sponsors:** Vicki Collins

**Attachments:** [8-10-15 DRAFT Meeting Minutes](#)

[15-1466](#) Minutes - Approval of the August 17, 2015 Special City Council Meeting Minutes

**Sponsors:** Vicki Collins

**Attachments:** [8-17-15 DRAFT Meeting Minutes](#)

[15-1467](#) Minutes - Approval of the August 18, 2015 Special City Council Meeting Minutes

**Sponsors:** Vicki Collins

**Attachments:** [8-18-15 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

## **15. 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](#)

[15-1448](#) Discussion and Possible Action Regarding the Code Enforcement and Public Memorials Subcommittee Recommendations by Chair Person Council Member Lindsey

**Sponsors:** Stephen Lindsey

## **16. PUBLIC HEARING**

[15-1473](#) Public Hearing - First Public Hearing on the Tax Rate

**Sponsors:** Peter Phillis

[15-1474](#) Public Hearing - First Public Hearing on the FY 2015/2016 Proposed Budget

**Sponsors:** Peter Phillis

[15-1475](#) Public Hearing - First Public Hearing on the Use of Hotel/Motel Tax

**Sponsors:** Peter Phillis

## **17. PUBLIC HEARING AND FIRST READING**

[15-1452](#) Ordinance - Public Hearing and First 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:** [Ordinance](#)

[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](#)

[15-1460](#)

Ordinance - Public Hearing and First 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 - Public Hearing and First 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 - Public Hearing and First 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:** [Exhibit A](#)  
[Exhibit C](#)  
[Exhibit D](#)  
[Maps & Supporting Info.](#)  
[Ordinance](#)  
[Exhibit B](#)

[15-1482](#) Ordinance - Public Hearing and First Reading of an Ordinance  
Changing the Street Name of Davis Drive to Matlock Road

**Sponsors:** Steve Freeman

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

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

[15-1429](#) Ordinance - Public Hearing Continuation and Second Reading of an  
Ordinance Approving Proposed Amendments of Sections 4500.B and  
8600.G of the Zoning Ordinance to Allow Applications for the SF-7.5/18  
District, to Prohibit Applications for the SF-7.5/16 District, and to Revise  
the Minimum Interior Side Yard Setbacks for the SF-7.5/18 District  
(OA#15-008)

**Sponsors:** Felix Wong

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

[15-1440](#) Ordinance - Public Hearing and Second Reading of an Ordinance  
Changing the Speed Limit on South 6th Avenue from W. Broad Street to  
Easy Drive to 40 MPH

**Sponsors:** Steve Freeman

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

**19 NEW BUSINESS**

[15-1437](#) 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 REL Enterprise, LLC a Texas Limited  
Liability Corporation (REL) and Authorizing its Execution by the  
President of the MEDC; and Providing an Effective Date

**Sponsors:** Scott Welmaker

**Attachments:** [Resolution - REL Enterprise, LLC](#)  
[REL Enterprise \(501 101\) final](#)

[15-1471](#) 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 Mexus Plastics, LLC a Texas Limited Liability Corporation (MEXUS) and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

**Sponsors:** Scott Welmaker

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

[Mexus Plastics ED Agreement](#)

[15-1487](#)

Review and Consideration of a Request for Minor Modification to the Planned Development for Ladera Mansfield, an Age-Restricted Residential Development Generally Located South of E. Debbie Lane and North of Sandstone Court and Primrose Trail; Integrity Group, LLC (ZC#15-005)

**Sponsors:** Felix Wong

**Attachments:** [Letter Requesting Modification](#)

[Illustration of Stone-Creek Screening Wall](#)

[Illustration of SimTek Screening Fence](#)

[SimTek 6' Fence Details](#)

## 20. **ADJOURN**

### **CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 24, 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, August 20, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Vicki Collins, City Secretary

Approved as to form:

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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.