



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, March 27, 2017

5:00 PM

Council Chambers

REGULAR MEETING

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 Wendy Burgess

Present 5 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:03 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:13 p.m. with all member of the City Council present. Mayor Cook adjourned executive session at 6:58 p.m.

Present 7 - David Cook;Stephen Lindsey;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

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 TCEQ Permit 2256A

Seek Advice of City Attorney Regarding Regulations on Open House and Model Home Signs

Seek Advice of City Attorney Regarding Development at Hwy 287 and E. Broad Street

Seek Advice of City Attorney Regarding Property Management and Disposition

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

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

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

Mayor Cook reconvened into regular business session at 7:07 p.m.

INVOCATION

Community of Hope Pastor Jay Frazee led the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Burgess led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Hoffman led the Texas Pledge.

PRESENTATIONS

Recognition of Outgoing Library Advisory Board Members; Janice Knight and Sharon Zambrzycki

Mayor Cook presented service plaques to outgoing Library Advisory Board Members Janice Knight and Sharon Zambrzycki. City Librarian Steve Standefer made brief comments. President of the Library Advisory Board Carol Ann Grantham invited everyone to the Mansfield Reads! Event on Friday, April 28, 2017 from 6:00 p.m. to 9:00 p.m. at the Mansfield Library.

Gold Medal Award - Texas Parks and Recreation Society

Director of Parks and Community Services Matt Young introduced Texas Recreation and Parks Society representatives Dr. Michal Anne Lorde and Erin Hart. Dr. Lorde and Mrs. Hart presented the Gold Medal Award to the Mansfield Park Facilities Development Corporation and Parks and Recreation staff.

CITIZEN COMMENTS

Karen Self - 1600 Piccadilly Court - Mrs. Self spoke about her concern of fraud and the eligibility of a candidate running for City Council.

David Wisdom - 713 Biscayne Drive - Mr. Wisdom spoke about the negative impact the development going in around his house would have on homeowners.

Haven C. Wynne - 221 Rio Grande Drive - Mr. Wynne asked the Council to consider adding additional quiet zones.

Mike Slataper - 702 Glen Abbey Drive - Mr. Slataper stated he is the owner of Ramtech company on Hwy 287. He expressed the need for service roads on Hwy 287 between Heritage Pkwy. and Lone Star Rd.

Shauna Crawford - 3251 Matlock Road - Ms. Crawford spoke asked the city to look into the extension of recreational activities for senior citizens and disabled citizens.

John Pressley - 1306 Brittany Lane - Mr. Pressley gave an update on the Pickle Parade and Palooza event.

Linc Moss - 8 Red Oak Court - Mr. Moss expressed the need for service roads on Hwy 287 between Heritage Pkwy. and Lone Star Rd.

Mayor Cook received a card for the following non-speaker:

James Self - 1600 Piccadilly Court

COUNCIL ANNOUNCEMENTS

Council Member Lindsey had no announcements.

Council Member Hoffman had no announcements.

Council Member Haynes congratulated the Pickled Mansfield Society for their pickle parade. He advised there would be a wall unveiling at Mellow Mushroom on Friday.

Council Member Burgess had no announcements.

Council Member Newsom asked for support placing an item on the agenda to discuss variances related to alcohol.

Mayor Pro Tem Broseh stated he participated in the acceptance of the Blue Legacy Award given to the Water Department for its conservation efforts.

Mayor Cook had no announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

City Manager Clayton Chandler thanked Mayor Pro Tem Broseh for attending the presentation of the Blue Legacy Award at the State Capitol.

Legislative Update

There was no discussion regarding the Legislative Update.

Lake Arlington Wastewater Well Injection Opposition

City Attorney Allen Taylor made brief comments regarding Lake Arlington Wastewater Well Injection.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action taken by the Council.

CONSENT AGENDA

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[17-2200](#)

Ordinance - Third and Final Reading of an Ordinance for a Zoning Change from SF-7.5/12 to PD for Office, Limited Residential and Retail Uses, and Historic Landmark Status on Approximately 0.23 Acres Located at 200 W. Oak Street; 200 W. Oak LLC (ZC#17-002)

City Secretary Jeanne Heard read the caption into the record.

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

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 HERINAFTER DESCRIBED PROPERTIES TO PLANNED DEVELOPMENT DISTRICT CLASSIFICATION FOR OFFICE, LIMITED RESIDENTIAL AND RETAIL USES; ASSIGNING A HISTORIC LANDMARK STATUS, 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 Council Member Burgess. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: OR-2040-17

[17-2202](#)

Ordinance -Third and Final Reading of an Ordinance Approving a Request for Specific-Use Permit for Used Merchandise Store at 1071 Country Club Drive, Suite 107; Kids Garage (ZC#17-003)

Jeanne Heard read the caption into the record.

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

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 USED MERCHANDISE STORE TO 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

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

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

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

Nay: 0

Abstain: 0

Enactment No: OR-2041-17

[17-2219](#)

Ordinance - Second Reading of an Ordinance Approving a Request to Abandon a Portion of the Sentry Drive South Right-of-Way (.536 Acres) Along Proposed Antler Drive as Described in Abstract No. 571, Mansfield, Johnson County, Texas Sentry Drive South Vol. 388-95 Pg. 5, of the Plat Records of Tarrant County, Texas And Deed Record Volume 3809, Page 191, of Johnson County to Rin Co. Holdings, LP

A motion was made by Council Member Hoffman to approve the second reading of "AN ORDINANCE VACATING AND ABANDONING A PORTION OF SENTRY DRIVE SOUTH RIGHT-OF-WAY ALONG PROPOSED ANTLER DRIVE, DECLARING THAT SUCH PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OF THE CITY OF MANSFIELD, TEXAS, TO EXECUTE A DEED WITHOUT WARRANTY RELEASING PUBLIC OWNERSHIP INTEREST OR CONTROL OF SAID RIGHT-OF-WAY; AND PROVIDING FOR AN EFFECTIVE DATE." Seconded by Council Member Burgess. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[17-2171](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Lease Agreement with Ellis County for Automark Voting Equipment to be Used in the May 6, 2017 General Election and Run-Off Election, if Necessary

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH ELLIS COUNTY FOR AUTOMARK VOTING EQUIPMENT TO BE USED IN THE MAY 6, 2017 GENERAL ELECTION AND RUN-OFF ELECTION, IF NECESSARY

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3345-17

[17-2237](#)

Resolution - A Resolution for Authorization of Funding in an Amount Not to Exceed \$1,047,338.29 and Approval of Purchase Orders with Presidio Networked Solutions Group LLC, JTS and Paradigm Traffic Systems for Equipment and Installation for the Advanced Traffic Management System (ATMS) and School Zone System (Street Bond Fund)

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

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$1,047,338.29 FOR PROCUREMENT OF VENDORS AND EQUIPMENT FOR THE INSTALLATION OF AN ADVANCED TRAFFIC MANAGEMENT SYSTEM (ATMS) AND SCHOOL ZONE SYSTEM

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3346-17

[17-2238](#)

Resolution - A Resolution Awarding Street Maintenance Contracts for Miscellaneous City Wide Concrete Repairs to NPL Construction Company and Crutchfield Coring and Concrete Cutting, Inc. (Street Department Maintenance Budget - General Fund)

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

A RESOLUTION OF THE CITY OF MANSFIELD AWARDING STREET MAINTENANCE CONTRACTS FOR MISCELLANEOUS CITY WIDE CONCRETE

REPAIRS TO NPL CONSTRUCTION COMPANY AND CRUTCHFIELD CORING AND CONCRETE CUTTING, INC.

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3347-17

[17-2239](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter into an Agreement with The Texas Department of Transportation - Dallas District for Construction, Maintenance and Operation of Safety Lighting Systems on State Highways

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

A RESOLUTION AUTHORIZING THE CITY OF MANSFIELD TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION - DALLAS DISTRICT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SAFETY LIGHTING SYSTEMS ON STATE HIGHWAYS IN THE CITY OF MANSFIELD

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3348-17

[17-2240](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter Into an Interlocal Agreement with the North Central Texas Council of Governments for the Cooperative Purchasing of Goods, Products and/or Services.

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR THE PURPOSE OF COOPERATIVE PURCHASING OF GOODS, PRODUCTS AND/OR SERVICES

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3349-17

[17-2241](#)

Resolution - A Resolution to Assign a Certain Gas Lease Between the City of Mansfield and Chesapeake Exploration, LLC for the City-Owned Property Located at 405 Industrial Boulevard, to Saddle Barnett Resources, LLC; and Provide for an Effective Date

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

A RESOLUTION TO ASSIGN A CERTAIN GAS LEASE BETWEEN THE CITY OF MANSFIELD AND CHESAPEAKE EXPLORATION, LLC FOR THE CITY OWNED PROPERTY LOCATED AT 405 INDUSTRIAL BOULEVARD TO SADDLE BARNETT RESOURCES, LLC; AND PROVIDE FOR AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3350-17

[17-2225](#)

Request for Special Event Permit: Mansfield Seventh-day Adventist Parade & Rally

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

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

Nay: 0

Abstain: 0

[17-2231](#)

Minutes - Approval of the February 27, 2017 Regular City Council Meeting Minutes

A motion was made by Council Member Hoffman to approve the minutes of the February 27, 2017 Regular City Council Meeting as presented. Seconded by Council Member Burgess. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[17-2232](#)

Minutes - Approval of the March 6, 2017 Regular City Council Meeting Minutes

A motion was made by Council Member Hoffman to approve the minutes of the March 6, 2017 Regular City Council Meeting as presented. Seconded by Council Member Burgess. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING

[17-2243](#)

Public Hearing and Reconsideration of a Request for Variance to Allow the Sale of Alcoholic Beverages for Off-Premise Consumption by Carnicera Carmelita Meat Market Located at 1275 N. Main Street, Within 300 Feet of the Property Line of Legacy High School

Business owner Anna Shaffer made brief comments. Allen Taylor answered Council questions. Mayor Cook opened the public hearing at 8:21 p.m. The following people spoke:

*Lance Walker - 2519 Woodbridge Trail - Support
Karen Marcucci - 829 Pecos Court - Opposed
Michelle Hurst - 1301 Rosebrook - Opposed
Casey Lewis - 1313 Waterwood Drive - Opposed
Terry Moore - 3 Morningside Court - Opposed*

Mayor Cook recognized the following non-speakers in opposition of this item:

*Karen Dotson - 2108 Kingsbury Road
Meggan Fletcher - 3209 High Ridge Court
Donna Mitchell - 605 St. Eric Drive
Tamera J. Bounds - 1008 Meriwether Street
Lance Irwin - 1208 Killian
Peggy Hudson - 830 Pecos Court
Buck Edwards - 1604 White Willow Lane
Vicky Hale - 2512 Goodnight Trail
Stacy Imbong - 200 Moss Court
Erika Porter - 2310 Welch Place*

Emery Betts - 1200 Concord Drive
Leslie Beale - 280 Wedgewood Drive
Brett Jeffreys - 2913 St. Martin Drive
Susan Luttrell - 1092 S. Mitchell Road
Robert Luttrell - 1092 S. Mitchell Road
Carrie del Angel - 712 Parkhill Drive

Mayor Cook recognized the following non-speakers in support of this item:

Norma Rodriguez - 530 Hollyberry Drive
Cesar Turrubiarres - 107 E. Broad Street
Michael D'Angelo - 815 Ponselle Drive
Sasha Shaffer - 815 Ponselle Drive
Juan M. Guerra - 2791 FM 917
Gabriela Maldonado - 4 Hidden Branch
Sylvia Martinez - 811 Ponselle Drive
Robert Martinez - 811 Ponselle Drive
Mario Garcia - 504 Alvarado Street
Ariel Sanchez - 7301 Twin Parks Drive
Sasha Martinez - 7301 Twin Parks Drive
Angela Wilson - 7301 Twin Parks Drive
Yendy Camacho - 4 Hidden Branch
Carlos Lira - 104 S. 1st Avenue
Jorge Zuniga - 606 North Street
S. Zuniga - 606 North Street
Virginia Valenzuela - 203 S. Waxahachie Street
Pedro Rodriguez - 530 Hollyberry Drive
Judith Gonzalez - 107 E. Broad Street
Clyde N. Lamb - P.O. Box 798

With no others wishing to speak, Mayor Cook closed the public hearing at 8:39 p.m.

**A motion was made by Council Member Haynes to deny the variance.
Seconded by Council Member Burgess. The motion CARRIED by the following
vote:**

Aye: 5 - Stephen Lindsey; Wendy Burgess; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 2 - David Cook and Cory Hoffman

Abstain: 0

PUBLIC HEARING AND FIRST READING

[17-2226](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Self-Storage Warehouses on Approximately 5.36 Acres, Generally Located North of Commerce Drive and West of S US 287; Quine & Associates (ZC#16-014)

Jeanne Heard read the caption into the record. Peyco Southwest representative Jim Maibach gave a powerpoint presentation and answered Council questions. Mayor Cook opened the public hearing at 8:13 p.m. The following people spoke:

*Lance Walker - 2519 Woodbridge Trail - Support
Wayne Burgdorf - 255 N. Center - Support*

Mayor Cook recognized the following non-speaker:

Mark Sullivan - 1101 Pebble Beach Drive - Support

With no others wishing to speak, Mayor Cook continued the public hearing through second reading at 8:17 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 GRANT A SPECIFIC USE PERMIT FOR MINI-WAREHOUSE 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 Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND READING

[17-2211](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from an Planned Development to a new Planned Development for a Grocer and Other C-2 Uses on Approximately 10 Acres, Generally Located at the Northwest Corner of State Highway 360 and East Broad Street; Stantec (ZC#16-024)

Landowner Charlie Anderson made brief comments. Santec representative Josh Milsap and Natural Grocers representative Clay Christy gave a powerpoint presentation and answered Council questions. Director of Planning Felix Wong answered Council questions. Mayor Cook continued the public hearing at 9:21 p.m. The following people spoke in opposition:

Danny R. Smith - 3417 Vista Lake Circle

Anne Odum - 1006 High Lake Trail

Craig Hounsel - 1002 High Lake Trail

Glenda Tiller - 1004 High Lake Trail

Mayor Cook recognized the following non-speakers in opposition:

Trent Tucker - 1012 High Lake Trail

Karen Tucker - 1012 High Lake Trail

With no others wishing to speak, Mayor Cook closed the public hearing at 9:34 p.m.

A motion was made by Council Member Hoffman 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 C-2 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," removing deviations and allowing a 6 ft. wrought iron fence on the retaining wall as engineered with evergreen shrubs behind it and additional evergreen shrubs, same spacing down below at ground level with a mixture of evergreen and deciduous trees every thirty feet along the west and as needed on the northern boundary; and include shielded lights. Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[17-2212](#)

Ordinance - Public Hearing Continuation and Second Reading for an Ordinance Approving a Specific Use Permit for Hospital/Home/Center for Substance Addiction or Psychiatric Patients on Approximately 40.199 Acres, Generally Located North of the Intersection of Heritage Parkway and SH 360; Texas Health Resources (ZC#17-001)

Texas Health Resources representatives Levi Schmidt and Ramona Osburn made brief comments and answered Council questions. The Beck Group representative Jennifer Cull gave a powerpoint presentation and answered Council questions. Mayor Cook continued the public hearing at 10:09 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 10:10 p.m.

A motion was made by Council Member Hoffman 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 GRANT A SPECIFIC USE PERMIT FOR HOSPITAL/HOME/CENTER FOR SUBSTANCE ADDICTION OR PSYCHIATRIC PATIENTS 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: 6 - Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 1 - David Cook

Abstain: 0

NEW BUSINESS

[16-2083](#)

Resolution- A Resolution Approving a Parking Lot Agreement with Heritage Baptist Church Regarding the Public Use of the Church's Parking Lot

Felix Wong made brief comments and answered Council questions. Mayor Cook requested that a meeting of the Historical Downtown Subcommittee be scheduled.

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 A PARKING LOT AGREEMENT WITH HERITAGE BAPTIST
CHURCH REGARDING THE PUBLIC USE OF THE CHURCH'S PARKING LOT,
AND PROVIDING AN EFFECTIVE DATE**

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3351-17

[17-2228](#)

Review and Consideration of a Detailed Site Plan for South Pointe Phase 3 and Phase 6A on Approximately 85.6 Acres Generally Located South of Lone Star Road, North of Harmon Road, and Approximately 715 Feet West of Lowe Street; Ruby-07-SPMTGE, LLC (DS#16-006)

North Rock Real Estate representative David Branch gave a powerpoint presentation and answered Council questions.

A motion was made by Council Member Hoffman to approve the detailed site plan. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 6 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Darryl Haynes and Brent Newsom

Nay: 1 - Larry Broseh

Abstain: 0

[17-2244](#)

Review and Possible Action of the Proposed Amendment of Section 7200.B of the Zoning Ordinance Related to Boat and Recreational Vehicle Parking on Residential Lots

A motion was made by Council Member Lindsey to table this agenda item to a future meeting. Seconded by Council Member Hoffman. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[17-2246](#)

Ordinance - First Reading of an Ordinance of the City of Mansfield, Texas, Amending Sections 51.010 Through 51.024, "Industrial Wastewater Regulations" of Chapter 51 of the Code Of Ordinances; Providing that this Ordinance Shall be Cumulative of all Ordinances; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty Clause; and

Providing an Effective Date

Jeanne Heard read the caption into the record. Director of Utilities Jeff Price made brief comments.

A motion was made by Council Member Hoffman to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING SECTIONS 51.010 THROUGH 51.024, "INDUSTRIAL WASTEWATER REGULATIONS" OF CHAPTER 51 OF THE CODE OF ORDINANCES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Hoffman to adjourn the meeting at 10:28 p.m. Seconded by Council Member Burgess. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

_____ David L. Cook, Mayor

ATTEST:

_____ Jeanne Heard, City Secretary