



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, March 6, 2017

5:30 PM

Council Chambers

REGULAR MEETING

1. **5:30 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 Development Update at 287/Broad

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

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**

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

[17-2222](#) Mansfield Reads! Month

Attachments: [Mansfield Reads 2017](#)

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

[17-2174](#) Ordinance - Third and Final Reading of an Ordinance Setting Forth the Standards of Care for the Recreation Department's Summer Youth Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care;

Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program; Providing for Facility Standards; Providing for Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

Sponsors: Shelly Lanners and Andy Binz

Attachments: [Ordinance](#)

[2017 Standards of Care](#)

[17-2182](#)

Ordinance - Second Reading of an Ordinance Granting to SiEnergy, L.P. a Franchise to Furnish and Supply Gas to the General Public in the City of Mansfield, Texas, for the Transporting, Delivery, Sale, and Distribution of Gas in, Out of, and Through Said Municipality for all Purposes; Providing for the Payment of a Fee or Charge for the Use of the Streets, Alleys, and Public Ways; Requiring Compliance with all Regulatory Ordinances of the City; and Providing for Other Provisions Related to the Subject Matter Hereof

Sponsors: Peter Phillis and Jeff Price

Attachments: [Ordinance](#)

[17-2216](#)

Resolution - A Resolution Awarding the Construction of the US Highway 287/Mountain Creek Sanitary Sewer Interceptor to Mountain Cascade of Texas in Accordance with the Developer's Agreement Executed Between the City and Hanover Property Company

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tab Offsite Sanitary Sewer](#)

[17-2217](#)

Resolution - A Resolution to Consider Awarding a Construction Contract to Green Mound in the Amount of \$231,845 for Landscaping and Irrigation of Medians on East Debbie Lane between Matlock Road and the East City Limits

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Bid Tab](#)

[17-2218](#)

Resolution - A Resolution to Consider Awarding a Construction Contract to Klütz Construction, Inc. in the Amount of \$2,212,156.70 for Construction of Phase I of the Pond Branch Linear Park

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Bid Tab - Pond Branch Trail](#)

[17-2220](#)

Resolution - A Resolution to Consider Approval of a Contract with Schrickel, Rollins and Associates, Inc., for Master Planning Services Related to the Michael L. Skinner Sports Complex and James McKnight Park East, for an Amount not to Exceed \$85,000

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[SRA Proposal - Sports Complex Master Planning](#)

[17-2221](#)

Resolution - A Resolution to Consider Approving the First of Three One-Year Renewal Options in the Contract for Janitorial Services of Park Sites with Country Maid Services of Mansfield, Texas in the Amount of \$50,699.25

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[17-2175](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from an Existing Planned Development and C-2, Community Business District to a New Planned Development for Retail, Restaurant and Other Commercial Uses and to Provide a Variance to the Alcoholic Beverage Sale Regulations Enacted Under Section 109.33 of the Texas Alcoholic Beverage Code, on Approximately 19.3 Acres Generally Located at the NW corner of E. Broad Street and Cannon Drive; Leon Capital Group (ZC#16-023)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Variance Requests](#)

[Exhibit A](#)

[Exhibits B-S](#)

[17-2176](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD for Multi-Family Residential Development on Approximately 5.57 Acres Generally Located South of W. Broad Street and Approximately 1,180 Feet East of the Intersection of W. Broad Street and Lillian Road; Carleton Residential Properties (ZC#16-026)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibits A-D](#)

[17-2224](#)

Consider City Council Request to Reconsider the Variance Granted to Carnicera Carmelita Meat Market Located at 1275 N. Main Street Allowing the Sale of Alcoholic Beverages for Off-Premise Consumption; If Reconsideration is Approved, the Variance Request will be Re-presented at the March 27, 2017 Regular City Council Meeting for

Action

Sponsors: City Council

15. PUBLIC HEARING AND FIRST READING

[17-2211](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from an existing 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)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibits A-E](#)

[17-2212](#)

Ordinance - Public Hearing and First 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)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibits B thru D](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

[17-2200](#)

Ordinance - Public Hearing Continuation and Second 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)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps and Supporting Information](#)

[Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[17-2202](#)

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

Sponsors: Joe Smolinski and Felix Wong

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

[Business Summary](#)

[Ordinance](#)

[Exhibit A](#)

17. NEW BUSINESS

[17-2219](#)

Ordinance - First 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

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)

[ROW Aban Map](#)

[Rinco Exhibit A&B](#)

[Deed without Warranty](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 6, 2017 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 Friday, March 3, 2017 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Jeanne Heard, 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.