



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
www.mansfield-tx.gov

Meeting Agenda City Council

Monday, July 27, 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

Seek Advice of City Attorney Regarding Contract to Sell Water to The Oak Preserve and a Proposed Residential Development in the Southwest Quadrant of the City Limits and 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 Appointments

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 #15-02 - Business Prospect Briefing and Update

Project #14-14 - Entertainment Prospect Briefing and Update

Project #13-20 - Entertainment Prospect Briefing and Update

- E. **Consider Placement or Deployment of Security Devices on Municipal Property or Facilities Pursuant to Section 551.076**

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. **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.

9. **COUNCIL ANNOUNCEMENTS**

10. **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

B. **Business Services Department Report**

[15-1430](#)

Presentation of the Monthly Financial Report for the Period Ending June 30, 2015

Sponsors: Peter Phillis

Attachments: [June 2015 Financials](#)

11. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

12. 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**15-1378**

Ordinance - Third and Final Reading on an Ordinance Approving a Specific Use Permit for Auto Repair on Approximately 0.9 Acres, Generally Located East of N. Holland Road and South of the Intersection with Hwy 360; Brhaco LLC (ZC#15-004)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[EXHIBIT A](#)

[EXHIBIT B - DRIVER'S EDGE SUP CC 27 JULY 15](#)

15-1386

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to PD for Age Restricted Single-Family Residential on Approximately 35.54 Acres, 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: [Maps & Supporting Info.](#)

[Letter from Community of Hope](#)

[Ordinance](#)

[Walnut Hill Traffic Patterns](#)

[15067 EXHIBIT A - LEGAL DESCRIPTION](#)

[15067 EXHIBIT E - ELEVATIONS](#)

[15067 EXHIBIT F - FLOORPLANS](#)

[15067 EXHIBIT G - PHASING PLAN](#)

[15067 EXHIBIT B DEV STDS DRAFT 4](#)

[15067 EXHIBIT D - LANDSCAPE PLAN](#)

[15067 EXHIBIT C - DEVELOPMENT PLAN](#)

15-1426

Resolution - A Resolution Awarding a Contract for the Construction of South Mitchell Road to A&M Construction and Utilities, Inc., and authorizing funding for an Amount Not to Exceed \$480,000.00. (MEDC Funds, Utility Bond Fund)

Sponsors: Steve Freeman

Attachments: [Bid Tabs](#)

[Resolution](#)

[15-1431](#) Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[15-1432](#) Resolution - A Resolution to Consider the Mansfield Park Facilities Development Corporation Purchasing 5.521 Acres of Property Located at 401 N. Walnut Creek Drive, Mansfield, Texas for \$64,684.60

Sponsors: James Fish

Attachments: [Resolution](#)

[15-1433](#) Resolution - A Resolution to Consider the Mansfield Park Facilities Development Corporation Purchasing 4.363 Acres Located at Lot 1, Block 7, Cramer Estates, 1850 Enchanted Lane in Mansfield, Texas for \$80,300

Sponsors: James Fish

Attachments: [Resolution](#)

[15-1434](#) Resolution - A Resolution of the City of Mansfield Authorizing the City Manager and the Mansfield Police Department (MPD) to Receive and Expend Grant Funds from the FY2015 Homeland Security Grant Program (HSGP) in an Amount not to Exceed \$20,000 with no Local Match Required

Sponsors: Tracy Aaron

Attachments: [Resolution](#)

[15-1418](#) Minutes - Approval of the July 9, 2015 Special City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [7-9-15 DRAFT Meeting Minutes](#)

[15-1420](#) Minutes - Approval of the July 13, 2015 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [7-13-15 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

13. OLD BUSINESS

[15-1393](#) Ordinance - Third and Final Reading of an Ordinance Adopting Updated Land Use Assumptions, Roadway Capital Improvement Plans, and Updated Roadway Impact Fees

Sponsors: Steve Freeman

Attachments: [Written Comments from CIAC](#)
[Impact Fee Revenue Projections](#)
[June 22 Council Presentation](#)
[Fee Comparison](#)
[Roadway Impact Fee Ordinance](#)

14. PUBLIC HEARING AND FIRST READING

[15-1410](#) Ordinance - Public Hearing and First 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](#)

[15-1422](#) Ordinance - Public Hearing and First 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. PUBLIC HEARING CONTINUATION AND SECOND READING

[15-1404](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Changing the School Zone Time for Judy K. Miller Elementary School and Changing the Speed limit on a Section of South Holland Road

Sponsors: Steve Freeman

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

16. NEW BUSINESS

[15-1423](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Land Sale and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Hoffman Cabinets, Inc., a Texas Corporation (Hoffman) and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Scott Welmaker

Attachments: [Resolution -Hoffman Cabinets Land Sale](#)
[Contract of Sale \(Hoffman Cabinets\)v3](#)

[15-1427](#)

Ordinance - First 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 Villagio, LP

Sponsors: Steve Freeman

Attachments: [Location Map](#)
[Exhibits A & B](#)
[Quit Claim](#)
[Ordinance](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 27, 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 Friday, July 24, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Vicki Collins, City Secretary

Approved as to form:

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.