



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 25, 2017

5:00 PM

Council Chambers

REGULAR MEETING

4:00 P.M. - DEDICATION OF MANSFIELD MEMORIAL PLAZA - 1200 E. BROAD ST.

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 Pending Litigation - Cause No. 153-289454-16

Seek Advice of City Attorney Regarding Pending Litigation - TML Case No. LB66170

Seek Advice of City Attorney Regarding Senate Bill 6

Seek Advice of City Attorney Regarding ZC#16-006

Seek Advice of City Attorney Regarding ZC#17-009

Seek Advice of City Attorney Regarding Project #17-17

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

Project #15-16 - Briefing and Update

Project #16-12 - Briefing and Update

Project #17-16 - 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

[17-2507](#) Fire Prevention Week

Attachments: [Fire Prevention Week 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

B. Business Services Department Report

[17-2498](#) Presentation of the Monthly Financial Report for the Period Ending July 31, 2017

Sponsors: Peter Phillis

Attachments: [July 2017 Financials](#)

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

[17-2450](#) Ordinance - Third and Final Reading of an Ordinance of the City Council of the City of Mansfield, Texas Changing the Fiscal Year of South Pointe Improvement District

Sponsors: Peter Phillis

Attachments: [Ordinance](#)

[Exhibit 1](#)

[Exhibits to Exhibit 1](#)

[17-2512](#) Resolution - A Resolution Authorizing Supplemental Disbursement of Hotel/Motel Tax Funds to the Convention and Visitors Bureau for Design of a City-Wide Wayfinding System in the Amount of \$89,800.00

Sponsors: Shelly Lanners

Attachments: [Resolution](#)

[17-2489](#) Request for Special Event Permit: Mansfield Fire Rescue Safety Palooza

Sponsors: Joe Smolinski and Barry Bondurant

Attachments: [Mansfield Fire Rescue Safety Palooza SE App](#)

[Approval & Comments](#)

[17-2490](#) Request for Special Event Permit: Mansfield Police Department Fall Festival

Sponsors: Joe Smolinski and Tracy Aaron

Attachments: [Mansfield Police Dept Fall Festival SE App](#)

[Approval & Comments](#)

[17-2494](#) Minutes - Approval of the September 6, 2017 Special City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [9-6-17 DRAFT Meeting Minutes](#)

[17-2495](#) Minutes - Approval of the September 7, 2017 Special City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [9-7-17 DRAFT Meeting Minutes](#)

[17-2496](#) Minutes - Approval of the September 8, 2017 Special City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [9-8-17 DRAFT Meeting Minutes](#)

[17-2497](#) Minutes - Approval of the September 11, 2017 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [9-11-17 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[17-2365](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD for Grocery Store, Office and Retail by, on Approximately 11.01 Acres, Generally Located at 3000 E Broad Street, 1075 Feet East of Miller Road and South of E Broad Street, OSK Investments, LP (ZC#17-006)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A - Metes & Bounds](#)

[ZC#17-006 Request to Table Letter](#)

[ZC#17-006 Revisions](#)

[9-25-17 Request to Table](#)

[17-2436](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from C-2 Community Business District and PR Pre Development District to PD, Planned Development District for Single Family Multi-Family and Retail on Approximately 46 Acres Out of the Cresanto Vela Abstract

851 & H. Stephen Abstract 785 Additions, Johnson Co., TX, Generally Located North of Lone Star Road, East of Main Street and West of SH 287, Trike Investors (ZC#17-009)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting](#)

[Exhibit b](#)

[Exhibit C](#)

[17-2509](#)

Discussion and Possible Action on a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production", Related to Permanent Lift Compressors; EagleRidge Operating, LLC (GW#13-004)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and supporting information](#)

15. PUBLIC HEARING AND FIRST READING

[17-2488](#)

Ordinance - Public Hearing and First Reading on Proposed Amendments of Section 7200.B of the Zoning Ordinance Related to the Parking of Vehicles Such as Boats, Motor Homes, Recreational Vehicles, Campers, Trailers, and Other Vehicles on Properties with a Single-Family Dwelling, Two-Family Dwelling or Townhouse, and to Provide an Exemption to Such Parking Restrictions Applicable to Certain Vehicles in Existence Before March 2006; (OA#16-002)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Redlined Amendments](#)

[17-2492](#)

Ordinance - Public Hearing and First Reading on an Ordinance Amending Sections 7100, 7100.C.2, 7100.D.2 "Temporary Signs Table", and 7100.K of the Zoning Ordinance Revising Certain Sign Definitions, Revising the Regulations for Promotional Signage Displays as to Quantity and Placement of Such Signs, and Revising the Regulations for Real Estate Signs (OA#17-004)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Examples of Inflatable Signs](#)

[Redlined Amendments](#)

[17-2491](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Liquid Waste Processing on Approximately 2.498 Acres Known as Lot 2R1, Block 2 of Mansfield Industrial Park, Generally Located at 525 S. 6th Avenue; SouthWaste Disposal (ZC#17-013)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)
[Maps and Supporting](#)
[Exhibits A-C](#)

[17-2499](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District and PR, Pre-Development District to SF-7.5/18 Single-Family Residential District on Approximately 30.09 Acres Generally Located on the West Side of S. Main Street, Approximately 1,086 Feet South of FM 917 on Property Located at 1200 S. Main Street; Crystal Lake Development, LLC (ZC#17-014)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)
[Maps and Supporting Info.](#)

[17-2502](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from 2F Two Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.505 Acres Known as Lots 11 & 12 and a Portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, TX, Generally Located at 305 & 307 W. Kimball Sreet. and 304 S. Second Avenue; Mansfield Custom Homes (ZC#17-015)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)
[Maps and Supporting Information](#)
[Exhibits A and B](#)

[17-2504](#) Ordinance - Public Hearing and First Reading of an Ordinance of the City Council of the City of Mansfield, Texas approving the Annual Plan of Service and Budget of the South Pointe Public Improvement District

Sponsors: Peter Phillis

Attachments: [Ordinance](#)
[FY2018 PID Budget](#)
[South Pointe PID Map](#)

[17-2503](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD Planned Development District for Commercial Uses, with Additional Use for Campground or Recreational Vehicle Park, on Approximately 15.115 Acres Known as Lot 1-R, Block 1 of Eaton Estates Campground, Generally Located at 1961 Lone Star Road; Texas RV Ranch (ZC#17-016)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)
[Maps and Supporting Information](#)
[Exhibits A and B](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

[17-2471](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from 2F, Two Family-Residential to PD, Planned Development District for Single-Family Residential Uses on Lot 4, Block 30, Original Town of Mansfield, Located at 204 S. Second Avenue; Mansfield Custom Homes (ZC#17-011)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and supporting](#)

[CC1 Packet](#)

[17-2472](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from 2F, Two-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Lot G, Block 27, Original Town of Mansfield Located at 207 S. Second Avenue; Mansfield Custom Homes (ZC#17-012)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and supporting](#)

[CC1 packet](#)

17. NEW BUSINESS

[17-2470](#) 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 RMA Holdings L.L.C. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Clayton Chandler and Scott Welmaker

Attachments: [Resolution](#)

[Amended Restated Agreement](#)

[17-2482](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Heritage Parkway Partners LLC and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Clayton Chandler and Scott Welmaker

Attachments: [Resolution - Heritage Parkway](#)

[Heritage Partners Agreement 2017](#)

[17-2501](#) 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 UTEX Industries, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Clayton Chandler and Scott Welmaker

Attachments: [Resolution](#)

[Performance Agreement 2017](#)

[17-2508](#)

Resolution - A Resolution Authorizing the City of Mansfield, Texas to Enter a Payment In Lieu of Taxes Foreign Trade Zone Site Agreement with Mouser Electronics

Sponsors: Peter Phillis and Scott Welmaker

Attachments: [Resolution](#)

[Agreement](#)

[17-2513](#)

Discussion and Possible Action Considering the Initiation of Annexation Proceedings on Property in the Extra Territorial Jurisdiction Based upon the Annexation Limitations Created by Most Recent Special Legislative Session

Sponsors: Joe Smolinski and Allen Taylor

18. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 25, 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, September 22, 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.