



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, August 8, 2016

5:00 PM

Council Chambers

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#### **5:00 P.M. - CALL MEETING TO ORDER**

*Mayor Cook called the meeting to order at 5:00 p.m.*

**Absent** 1 - Stephen Lindsey

**Present** 6 - David Cook; Wendy Burgess; 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. Council Member Lindsey arrived at 6:30 p.m. Mayor Cook recessed executive session at 7:15 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 Modification to the Lease and Operating Agreement with DSE Hockey Centers, L.P.

Seek Advice of City Attorney Regarding Modification to the Development Agreement with DSE Hockey Centers, L.P.

Seek Advice of City Attorney Regarding South Main Street Reconstruction and North Main Trail Improvements

Seek Advice of City Attorney Regarding Proposed Public Memorial

Seek Advice of City Attorney Regarding Mineral Lease Agreement with Newark Core Barnett, LLC/GHA Barnett, LLC

#### **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Consider Possible Purchase/Lease/Exchange of Certain Properties for Future Development/Use:  
1416 Holley Creek Lane

#### **Personnel Matters Pursuant to Section 551.074**

Board Appointments

**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

Project #15-14 - Business Prospect Briefing

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

*Mayor Cook reconvened into regular business session at 7:25 p.m.*

#### **INVOCATION**

*First United Methodist Church Pastor David Alexander 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**

Key Club Presentation to Tiffany Hang, International Trustee

*Mayor Cook presented Kiwanis Key Club International Trustee Tifanny Hang a proclamation in appreciation of her hard work and dedication. Ms. Hang made brief comments.*

MMMC Medic of the Year Award Presentation by MMMCH

*Methodist Mansfield Medical Center President John Phillips presented the Medic of the Year Award to Mansfield Paramedic Kenneth Price.*

### **CITIZEN COMMENTS**

*Mayor Cook recognized the following non-speakers:*

*In support of agenda item 16-1943:*

*Pam Thomas - 1607 McGaughn*

*In opposition of agenda item 16-1943:*

*Sara Lewis - 1313 Waterwood Drive*

*Theresa Waldron - 1100 Brook Arbor Drive*

*Ryan Waldron - 2208 Hodges Place*

*Casey Lewis - 1313 Waterwood Drive*

*Tamera J. Bounds - 1009 Meriwether Street*

*Lance Irwin - 1208 Killian Drive*

*Erika Schmidt - 2 Waterwood Court*

*Ben Cramer - 13 Park Place*

*Julie Cramer - 13 Park Place*

*Bruce Roy - 2103 Crestwood Trail*

*Sileste Roy - 2103 Crestwood Trail*

*Phillip Worobey - 13 Willowstone Court*

*Karen Pope - 108 Carlin Road*

*Jordan Doty - 253 Carlin Road*

*Nathan Doty - 253 Carlin Road*

*Guy Pope - 253 Carlin Road*

*Linda Letts - 3 Brookway Court*

*In opposition of agenda items 16-1943, 16-1955, and 16-1975:*

*Deena Walker - 1117 Saint Andrews Drive*

*In opposition of agenda item 16-1975:*

*Lance Irwin - 1208 Killian Drive*

*Tamera Bounds - 1009 Meriwether Street*

*Bruce Roy - 2103 Crestwood Trail*

*Sileste Roy - 2103 Crestwood Trail*

*Phillip Worobey - 13 Willowstone Court*

*Karen Pope - 108 Carlin Road*

*Guy Pope - 108 Carlin Road*

*Jordan Doty - 253 Carlin Road*

*Nathan Doty - 253 Carlin Road*

*In opposition of agenda item 16-1945:*

*Sara Lewis - 1313 Waterwood Drive*

*Casey Lewis - 1313 Waterwood Drive*

*In opposition of agenda items 16-1914 and 16-1945:*

*W.M. Wiggins - 1404 Wheeler Drive*

### **COUNCIL ANNOUNCEMENTS**

*Council Member Lindsey had no announcements.*

*Council Member Hoffman had no announcements.*

*Council Member Haynes had no announcements.*

*Council Member Burgess acknowledged her wedding anniversary and husband.*

*Council Member Newsom had no announcements.*

*Mayor Pro Tem Broseh had no announcements.*

*Mayor Cook welcomed his father sitting in the audience.*

## **STAFF COMMENTS**

### **City Manager Report or Authorized Representative**

Current/Future Agenda Items

*There were no staff comments.*

## **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

No action was taken by the Council.

## **CONSENT AGENDA**

### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

#### **[16-1914](#)**

Ordinance - Third and Final Reading for a Specific Use Permit for Discount Store on Approximately 3.8 Acres, Located at 120 N. Walnut Creek Drive; Grossman Design Build (ZC#16-005)

*City Secretary Jeanne Heard read the caption into the record.*

**A motion was made by Council Member Burgess 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 A DISCOUNT STORE 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**

**(Ordinance 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: OR-2010-16

[16-1975](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$124,425.00 and Approval of a Contract for Design Services with Kimley-Horn and Associates, Inc. to Prepare the StarCenter Project for Construction of Off-Site Infrastructure (MEDC Funds)

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

**A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$124,425.00 AND APPROVAL OF A CONTRACT FOR DESIGN SERVICES WITH KIMLEY-HORN AND ASSOCIATES, INC. TO PREPARE THE STARCENTER PROJECT FOR CONSTRUCTION OF OFF-SITE INFRASTRUCTURE (MEDC FUNDS)**

**(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-3273-16

[16-1973](#)

Request for Special Event Permit: Mansfield High School Band Boosters Tiger Trek

**A motion was made by Council Member Burgess to approve the request for special event permit. 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

[16-1971](#)

Minutes - Approval of the July 25, 2016 Regular City Council Meeting Minutes

**A motion was made by Council Member Burgess to approve the minutes of the July 25, 2016 Regular City Council Meeting as presented. 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

[16-1974](#)

Minutes - Approval of the July 27, 2016 Special City Council Meeting Minutes

**A motion was made by Council Member Burgess to approve the minutes of the July 27, 2016 Special City Council Meeting as presented. 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

**END OF CONSENT AGENDA**

**OLD BUSINESS**

[16-1943](#)

Ordinance - Second Reading of an Ordinance for the Modification of the Mansfield Starcenter Lease and Operating Agreement Between the City of Mansfield and DSE Hockey Centers, L.P.

*Deputy City Manager Shelly Lanners made brief comments. Deputy City Manager Peter Phillis made a brief power point presentation.*

**A motion was made by Council Member Hoffman to approve the second reading of "AN ORDINANCE APPROVING A MODIFICATION OF THE MANSFIELD STARCENTER LEASE AND OPERATING AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME AND ALL OTHER DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Newsom. 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

[16-1945](#)

Ordinance - Second Reading of an Ordinance Authorizing the Conveyance of Approximately 4.22 Acres of City Owned Real Property

*Shelly Lanners made brief comments.*

**A motion was made by Council Member Hoffman to approve the second reading of "AN ORDINANCE AUTHORIZING THE CONVEYANCE OF APPROXIMATELY 4.22 ACRES OF CITY OWNED PROPERTY; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Newsom. 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

[16-1955](#)

Ordinance - Second Reading of an Ordinance Approving a Contract of Sale with Mansfield Independent School District; Authorizing the City Manager to Execute the Same and All Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

*Shelly Lanners made brief comments. Director of Parks and Community Services Matt Young answered Council questions.*

**A motion was made by Mayor Pro Tem Broseh to approve the second reading of "AN ORDINANCE APPROVING A CONTRACT OF SALE WITH MANSFIELD INDEPENDENT SCHOOL DISTRICT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME AND ALL OTHER DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING 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

**PUBLIC HEARING CONTINUATION AND SECOND READING**

[16-1913](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance for Zoning Change from C-1 to PD for Professional Office on Zpproximately .33 Acres, Located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)

*Mayor Cook continued the public hearing at 7:55 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 7:55 p.m.*

**A motion was made by Council Member Burgess 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 PROFESSIONAL OFFICE, 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 Newsom. 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

[16-1930](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2, Community Business to PD, Planned Development for Auto Parts Store on Approximately 1.2 Acres Located at 631 W Debbie Lane; Buddy Webb & Company Inc (ZC#16-007)

*Mayor Cook continued the public hearing at 7:57 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 7:57 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 AUTO PARTS STORE, 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:** 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

**Nay:** 0

**Abstain:** 0

**PUBLIC HEARING CONTINUATION AND THIRD READING**

[16-1915](#)

Ordinance - Public Hearing Continuation and Third and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District, C-2, Community Business District, and PR, Pre-Development District to PD for Shopping Center, General Retail, General Service and Office Type Uses, Sports Facilities, and Multi-Family Residential Uses on Approximately 86 Acres, Generally Located East of Hwy 287, West of Carlin Road, North of E. Broad Street and South of McKnight Park East; Shops at Broad, LLC (ZC#16-008)

*Jeanne Heard read the caption into the record. Mayor Cook noted this was a public hearing and third reading. Geyer Morris Company representative Tyler Morris made a brief power point presentation and answered Council questions. Kimley-Horn and Associates representative Kevin Gaskey made brief comments regarding drainage issues and answered Council questions. Mayor Cook continued the public hearing at 8:42 p.m. The following people spoke during the public hearing:*

*Roger Kendrick - 322 Carlin Road  
James Sellers - 2201 Heritage Parkway - Opposed  
Dianna Seller - 401 Carlin Road - Opposed  
Bill Gooch - 240 Carlin Road - Opposed  
Lance Irwin - 1208 Killian Drive - Opposed  
Tamera Bounds - 1009 Meriwether Street - Opposed  
Susan Miller - 318 Carlin Road - Opposed  
Jack Miller - 318 Carlin Road - Opposed  
Gino Fenoglio - 316 Carlin Road - Opposed*



Catherine Fenoglio - 316 Carlin Road - Opposed  
Paul Buckley - 1406 Creekside Drive -  
Dan Banks - 3318 Abbey Road - Opposed  
Greg Kunasek - 405 Carlin Road -

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

Paul Jovais - 4213 Calloway Drive  
Jackie Ellstad - 1706 Yarmouth Lane  
Michael Ellstad - 1706 Yarmouth Lane  
Emma Ellstad - 1706 Yarmouth Lane  
Michael Ellstad - 1706 Yarmouth Lane  
Julie Jovais - 4213 Calloway Drive  
Haley Conrad - 1401 Norwegian Wood Court  
Maddie Jovais - 4213 Calloway Drive  
Shin Lei Case - 5018 Toftrees Drive  
Cody Tarpley - 2403 Wood River Parkway  
Comia Harrell - 5722 Vandalia Trail  
Xavier Guerin - 5722 Vandalia Trail  
Reese Guerin - 5722 Vandalia Trail  
Dawna Guerin - 5722 Vandalia Trail  
Dennis Dupuis - 708 Parkhill Drive  
Rafael Molina - 404 Summer Trail  
Angie Ganss - 4 Velvet Court  
Stoney Short - 5 Calloway Court  
Colin Gent - 5855 Silver Sage Lane  
Rob Conrad - 3650 Oak Tree Lane  
Pam Thomas - 1607 McGarry Lane  
Russell Morrison - 213 Ghost Rider Road  
Mandy Gent - 5855 Silver Sage Lane  
Conner Gent - 5855 Silver Sage Lane  
Chris Gent - 5855 Silver Sage Lane  
Gavin Brown - 1402 Ivy Creek Drive  
Leslie Riley - 1402 Ivy Creek Drive  
Nathan Brown - 1402 Ivy Creek Drive  
McKayla Riley - 1402 Ivy Creek Drive  
Jason Conrad - 1401 Norwegian Wood Court  
Kammie Taylor - 2615 Elliott Avenue  
Matthew Taylor - 2615 Elliott Avenue  
Erick Zandt - 153 Spring Grove Drive  
Jennifer Conrad - 1401 Norwegian Wood Court  
Rylee Scott - 2647 Bridgewater Drive  
Candy Conrad - 3650 Oak Tree Lane  
Phoebe Scott - 2647 Bridgewater Drive  
Chloe Scott - 2647 Bridgewater Drive  
Harlee Scott - 2647 Bridgewater Drive  
Jordan Tanabsim - 2647 Bridgewater Drive  
Angelina Scott - 2647 Bridgewater Drive  
Dan Scott - 2647 Bridgewater Drive  
Valerie Dillard - 5 Briarwood Court  
Jeff Brown - 704 Saint Robby Drive  
Samuel Brown - 704 Saint Robby Drive  
Lisa Brown - 704 Saint Robby Drive  
Madison Dillard - 5 Briarwood Court  
Tyler Conrad - 1401 Norwegian Wood Court  
Ryan Shinoberry - 202 S. Cummings Drive

Jennifer Baydon - 6940 Ponzano  
Spencer Brown - 704 Saint Robby Drive  
Joe Bagdon - 6940 Ponzano  
Amber Melby - 6201 Weaver Drive  
Brock Melby - 6201 Weaver Drive  
Paula Highfill - 11932 CR 528  
Phillip Quinnan - 924 Trailwood Court  
Alisa Chernomashentsev - 924 Trailwood Court  
Maxim Zharkov - 924 Trailwood Court  
Andrei Zharkov - 924 Trailwood Court  
Svetlana Serkeli - 924 Trailwood Court  
Christeen Nguyen - 2947 England Parkway  
Parris-Lynn Case - 5018 Toftrees Drive  
Heather Elliot - 3501 Jasmine Trail  
Alex Bilozertchev - 924 Trailwood Court  
Carissa Barnett - 1212 Deuce Drive #308  
Julie Short - 5 Calloway Court

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

Patrick Sherlock - 2101 Kingsbury Road  
Eva Troha - 2005 Wellington Drive  
Jeff Troha - 2005 Wellington Drive  
Gary Montana - 2001 Wellington Drive  
Ginger Justice - 2108 Castle View Road  
Jake Scicluna - 2306 Castle Creek Drive  
Leigh Ann Scicluna - 2306 Castle Creek Drive  
Stacia Montana - 2001 Wellington Drive  
Blaine Parker - 2003 Stonebridge Court  
Tony Justice - 2108 Castle View Road  
Lisa Eubanks - 2008 Royal Crest  
Matt Eubanks - 2008 Royal Crest  
Katy Parker - 2003 Stonebridge Court  
Melissa Pond - 2113 Castle Creek Drive  
Liz Motes - 2318 Castle Creek Drive  
Bill Ladwig - 2300 Stonebridge Lane  
Kim Ladwig - 2300 Stonebridge Lane  
Michael Pond - 2113 Castel Creek Drive  
Diana Kondrativk - 2302 Stonebridge Lane  
Shawn Kondrativk - 2302 Stonebridge Lane  
Mary Elyn Worsham - 2006 Royal Crest  
Cory Worsham - 2006 Royal Crest  
Sibelle Pinedo - 2609 Brookwood Drive  
E. Richard Jordan - 1301 Brook Arbor Drive  
Lisa Tyree - 1406 Waterwood Drive  
Shauna Friend - 13 Willowstone Court  
Laurie Gray, MD - 703 Montclair Drive  
Erika Schmidt - 2 Waterwood Court  
Ben Cramer - 13 Park Place  
Julie Cramer - 13 Park Place  
Phillip Worobey - 13 Willowstone Court  
Chrissy Smith - 3328 Vista Lake Circle  
Matt Smith - 3328 Vista Lake Circle  
Ryan Waldron - 2208 Hodges Place  
Theresa Waldron - 1100 Brook Arbor Drive  
Casey Lewis - 1313 Waterwood Drive

Jace Stukey - 333 Carlin Road  
Amanda Stukey - 333 Carlin Road  
W.M. Wiggins - 1404 Wheeler Drive  
Moises Pinedo - 2609 Brookwood Drive  
Ann Robertson - 315 Carlin Road  
Thomas Meacham - 320 Carlin Road  
Sara Lewis - 1313 Waterwood Drive  
Nathan Doty - 253 Carlin Road  
Jordan Doty - 253 Carlin Road  
Karen Pope - 108 Carlin Road  
Guy Pope - 108 Carlin Road  
Lynda Lotman - 1006 Tremont Street  
Jonene Marchant - 2633 Morgan Ann Avenue  
Johnathan W. Gray - 703 Montclair Drive  
Georgana Battles - 261 Carlin Road  
Danny Battles - 261 Carlin Road  
Maria Lopez - 609 S. Waxahachie Street  
Lucia Lopez - 609 S. Waxahachie Street  
Katherine Sherlock - 2101 Kingsbury Road  
Theresa Newlin - 501 Montclair Drive  
Christine Bennett - 323 Carlin Road  
Wallace Bennett - 323 Carlin Road  
Karen Evans - 2614 Brookwood Drive  
Linda Letts - 3 Brookway Court  
Carroll Brune - 1105 Pebble Beach Drive  
Dixie Brune - 1105 Pebble Beach Drive  
Sileste Roy - 2103 Crestwood Trail  
Bruce Roy - 2103 Crestwood Trail  
Linda Gooch - 240 Carlin Road  
Erica Bekerman - 1504 Creekside Court  
Travis Kralicke - 2608 Brookwood Drive  
Jenny Kralicke - 2608 Brookwood Drive  
Dylan Kralicke - 2608 Brookwood Drive  
Bryn Kralicke - 2608 Brookwood Drive  
Meggan Fletcher - 3209 High Ridge Court  
Trent Fletcher - 3209 High Ridge Court  
David Stenftenagel - 1407 Long and Winding Road  
David Bekerman - 1504 Creekside Court  
Keith Uplinger - 707 Walnut Hollow Drive  
Ronnie Price - 2506 Bowman Avenue  
Brei Silvia - 2005 Manor Way Drive  
Emily Silvia - 2005 Manor Way Drive  
Rich Sauer - 2508 Bowman Avenue  
Mary Silvia - 2508 Bowman Avenue  
Kristine Steely - 2007 Wellington Drive  
Chris Steely - 2007 Wellington Drive  
Ian MacLeod - 200 Wellington Drive  
Giovanna MacLeod - 2003 Wellington Drive  
Ray Hall - 1927 Manor Way Drive  
Paula Hall - 1927 Manor Way Drive  
Randy Giles - 1929 Manor Way Drive  
Antonio Giles - 1929 Manor Way Drive  
Susan N. Zillman - 2106 Castle Creek Drive  
Chandler R. Zillman - 2106 Castle Creek Drive  
Deborah Price - 2506 Bowman Avenue  
Scott Filipi - 2009 Wellington Drive

*Kayla Filipi - 2009 Wellington Drive  
James Bounds - 1009 Meriwether Street*

*With no one else wishing to speak, Mayor Cook closed the public hearing at 9:53 p.m.*

*City Manager Clayton Chandler, Deputy City Manager Joe Smolinski, Director of Public Works Steve Freeman, Police Chief Tracy Aaron and Peter Phillis made brief comments and answered Council questions. Bridgeview Real Estate representative Steve May made brief comments and answered Council questions.*

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

**Exhibit D, Item 4 "Development Plan", Subsection C shall read "Development of Tract 2 & 3 shall be subject to site plan approval by the City Council";**

**Exhibit D, Item 5 "Development Tracts", shall read "For purposes of this planned development, the Property is divided into three development tracts as shown on the Development Plan", with Subsection A reflecting 68 acres, and a new Subsection C stating "Tract 3 consists of approximately 4.2 acres along the frontage road of Highway 287";**

**Exhibit D, Item 7 "Density", Subsection B shall read "The maximum number of multi-family residential units is 330 with a minimum of 65% one-bedroom units and a maximum of 5% three-bedroom units;**

**Exhibit D, Item 10 "Landscaping and Screening Standards", shall read "Landscape and screening standards shall be those required for development in the MF Multi-Family District and C-2 Community Business District as set forth in Article 7. Section 7300 of the City of Mansfield Zoning Ordinance except as follows: a) Setbacks for landscaping shall be provided as set forth on the Development Plan; and b) Enhanced landscaping consists of shade trees, ornamental trees and shrubs measuring 6-feet at maturity, shall be planted along landscape strips adjacent to service drives and loading and unloading areas at the rear of buildings on Tract 1 where such areas are in view from adjacent properties, with the existing Subsection D and Subsection E to be deleted, and the existing Subsection A to be renumbered as Item 10.1 and amended to state that the undergrowth shall also be preserved.**

**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 A SHOPPING CENTER, GENERAL RETAIL, GENERAL SERVICE AND OFFICE TYPE USES, SPORTS FACILITIES, AND MULTI-FAMILY RESIDENTIAL USE, 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 Newsom. 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-2011-16

## **NEW BUSINESS**

### **16-1972**

Resolution - A Resolution Recognizing that the City Council of the City of Mansfield, Texas is Proposing to Adopt a Tax Rate on a Future Agenda

*Peter Phillis made brief comments.*

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

**A RESOLUTION RECOGNIZING THAT THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS IS PROPOSING TO ADOPT A TAX RATE ON A FUTURE AGENDA, THE PROPOSED TAX RATE ON THE FUTURE AGENDA IS CURRENTLY EXPECTED TO BE 71 CENTS PER ONE HUNDRED DOLLARS (\$100) OF ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2016. THE CITY COUNCIL WILL HAVE PUBLIC HEARINGS ON THE EXPECTED TAX RATE OF 71 CENTS PER ONE HUNDRED DOLLARS OF ASSESSED VALUATION AT THE NEXT REGULARLY SCHEDULED MEETING AND A SPECIAL MEETING BEFORE THE ADOPTION OF A TAX RATE**

**(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-3274-16

## **RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 12:05 a.m. Mayor Cook called the executive session to order in the Council Conference Room at 12:15 a.m. Mayor Cook adjourned executive session at 1:32 a.m.*

## **RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Cook reconvened into regular business session at 1:35 a.m.*

**ADJOURN**

**A motion was made by Council Member Hoffman to adjourn the meeting at 1:35 a.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