



CITY OF MANSFIELD

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

Meeting Agenda City Council

Monday, March 8, 2010

5:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **RECESS INTO JOINT EXECUTIVE SESSION WITH MANSFIELD ECONOMIC DEVELOPMENT CORPORATION**

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.

Economic Development Project #09-03

Economic Development Project #08-11

3. **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**

City Attorney Briefing Regarding Enforcement of Gas Well Regulations

City Attorney Briefing on Lawsuit Cause No. 352-2248421-08 Lance Ward and Hannah Ward vs. City of Mansfield

City Attorney Briefing on Police Policy and Procedures

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 Negotiations of the Industrial Development Corporation of an Offer of a Financial or Other Incentives to a Business Prospect Pursuant to Section 551.087**

Economic Development Project #09-03

Economic Development Project #09-09

Economic Development Project #08-11

4. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

5. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

6. **INVOCATION**

7. **PLEDGE OF ALLEGIANCE**

8. **TEXAS PLEDGE**

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

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 City Secretary.

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 Item

B. **Business Services Department**

10-1786

Presentation of Monthly Financial Report for the Period Ending January 31, 2010

Sponsors: Peter Phillis

Attachments: [January 2010 Financials](#)

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. OLD BUSINESS

10-1748 Ordinance - Public Hearing Continuation and First Reading of an Ordinance Approving a Specific Use Permit for Gas Well Drilling and Production on Approximately 5.99 Acres, the Drill Site Being Generally Located on the West Side of State Highway 360 Approximately 1,400 Feet South of E. Broad St. and the Fracture Pit being Generally Located on the West Side of State Highway 360 Approximately 1,700 Feet North of Heritage Parkway; Chesapeake Operating, Inc. (ZC#09-008)

Sponsors: Felix Wong

Attachments: [Letter from applicant](#)
[Maps and supporting information](#)
[Ordinance with Exhibits A and B](#)

10-1785 Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Contract of Sale and an Economic Development and Performance Agreement by and between the Mansfield Economic Development Corporation ("MEDC") and Lonejack LLC and Authorizing its Execution by the President of The MEDC and Providing an Effective Date

Sponsors: Pat Jamison

Attachments: [Resolution for Lonejack](#)
[Revised E D Agreement- Lonejack LLC 2-25-10](#)
[Exhibit A -Lonejack LLC](#)
[Exhibit B - Lonejack LLC](#)
[MEDC to Lonejack Real Estate Contract](#)

14. PUBLIC HEARING CONTINUATION AND SECOND READING

10-1733 Ordinance - Continuation of Public Hearing and Second Reading of an Ordinance Approving a Zoning Change from PR, 2F, MF-2, C-2, I-1 and SF7.5/16 to PD for Mixed Use Development with Uses Including but not Limited to Single-Family Residential, Commercial, Industrial, Institutional, Multi-Family Residential, Professional Office and Civic on Approximately 821 Acres, Generally Located as Follows: 1) East Tract - Approximately 2,600 ft North of Bedford Street, East of F.M. 917, and Approximately 580 ft West of Concho Trail and Approximately 1,300 ft West of Flying L Lane.; 2) West Tract - West of F.M. 917, East of Jessica Drive, Approximately 2,200 ft South of Sentry Drive and Approximately 3,380 ft South of Hanks Drive; TBG Partners (ZC#09-009)

Sponsors: Felix Wong

Attachments: [Ordinance](#)
[19 January 2010](#)
[Maps & Supporting Information](#)
[Applicant Table Req 2 FEB 10](#)
[McCaslin Tract Presentation to Council 02.08.10](#)
[Revised Mccaslin PD - 17 FEB 10](#)

10-1764 Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from MF-1 and C-2 to PD for a Mausoleum and Cemetery with Associated uses on Approximately 2.05 acres, generally located at 500 S. 2nd Avenue; John B. Foster Investments (ZC#09-010)

Sponsors: Felix Wong

Attachments: [Maps & Supporting Information](#)
[Final Ordinance & Exhibits](#)

10-1775 Ordinance - Public Hearing and Second Reading of an Ordinance of the City of Mansfield, Texas, 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 a Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

Sponsors: Andy Binz

Attachments: [Senate Bill 212](#)
[Ordinance](#)
[Standards of Care \(updated January, 2010\)](#)

15. **NEW BUSINESS**

10-1777 Minutes - Approval of the February 22, 2010 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [2-22-10 DRAFT Meeting Minutes](#)

16. **ADJOURN**

AGENDA MAP

10-1778 Agenda Map of Detailed Agenda Items

Attachments: [Agenda Map](#)

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Thursday, March 4, 2010 by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Vicki Collins, City Secretary

Approved as to form:

Craig Magnuson, Attorney, City of Mansfield

1. This building is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. To make arrangements, call (817) 473-0211 or (TDD) 1-800-RELAY TX, 1-800-735-2989.

2. In deciding a zoning change application, the Planning and Zoning required to determine the highest and best use of the property in question. The Planning and Zoning Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every district up to the intensity set forth in the zoning change application.

This public notice was removed from the official posting location at the Mansfield City Hall on the following date and time:

By: _____
City Secretary's Office