

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF OCTOBER 26, 2020

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on October 26, 2020, at 7:00 p.m. with a quorum present to-wit:

**Councilmembers Present (City Hall & Zoom):**

Mayor Clyde C. Hairston  
Carol Strain-Burk  
Stanley Jaglowski  
Marco Mejia  
Deputy Mayor Pro Tem Derrick D. Robinson  
Mayor Pro Tem Racheal Hill  
Nina Morris

**City Staff Present (City Hall & Zoom):**

Opal Mauldin-Jones, City Manager  
Carey Neal, Assistant to the City Manager  
Keturah Barnett, ICMA Fellow  
Sam Urbanski, Police Chief  
Dori Lee, Director of Human Resources  
Shane Shepard, Economic Development Director  
David T. Ritter, City Attorney  
Sorangel O. Arenas, City Secretary

**Call to Order:**

Mayor Hairston called the meeting to order at 7:00 p.m. on October 26, 2020.

**Invocation:**

Bishop Clyde C. Hairston of Miracle Temple Fellowship Church gave the invocation.

**Pledge of Allegiance:**

Mayor Pro Tem Hill led the pledge of allegiance.

**Proclamation:** Breast Cancer Awareness Month, Fire Prevention Week, Domestic Violence Awareness Month, Small Business Saturday

Mayor Hairston read the proclamations.

**Citizens Comments:**

Daniel Holden, 1201 Shady Ln. shared neighborhood concerns.

Dori Lee, 211 N. Henry St., shared employee recognition of Jason Branch, Street / Stormwater Department and Kenne Johnson, Park and Recreation.

**Consent Agenda:**

City Secretary Arenas read the consent agenda.

1. Consider approval of minutes from the Special Meeting held on September 21, 2020.
2. Consider a resolution ratifying the terms and conditions of an Interlocal Agreement with the City of Cedar Hill for services related to training and education for the Lancaster Fire Department.
3. Consider a resolution ratifying an amendment to the Performance Agreement with Dallas College, (formerly known as Cedar Valley College (CVC)) authorizing one hundred fifty thousand dollars (\$150,000) from the Lancaster Economic Development Corporation (LEDC).

**MOTION:** Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Hill to approve consent items. The vote was 7 for, 0 against.

**PUBLIC HEARING:**

4. Z20-07 Conduct a public hearing and consider an Ordinance for a revised Planned Development Site Plan for Planned Development Ordinance No. 26-88 (PD-26-88) on the property addressed as 800 North I-35E. The property is described as Lot 2, Block 1, Oak Creek Homes Addition situated in the Valentine Wampler Survey, Abstract No. 1546, City of Lancaster, Dallas County, Texas. On October 20, 2020, the applicant submitted a letter to the City requesting withdrawal of consideration to expand the boundary of the PD for outdoor storage.

City Manager Mauldin-Jones shared this item is for a revised Planned Development Site Plan for Planned Development Ordinance No. 26-88 (PD-26-88) on the property addressed as 800 North I-35E. On October 20, 2020, the applicant submitted a letter to the City requesting withdrawal of consideration to expand the boundary of the PD for outdoor storage. The property is addressed as 800 North I-35E and is approximately 23.785. The property is currently zoned Planned Development - Light Industrial (PD-LI). The Future Land Use plan of the Comprehensive Plan identifies this site as suitable for Suburban Mixed-Use Center. This request is not consistent with the Future Land Use Plan of the 2016 Comprehensive Plan.

In 1988, a PD-LI ordinance was approved to allow uses permitted within the Neighborhood Services District (NS), the Retail District (R), Commercial Highway District (CH), and Light Industrial District (LI). The applicant has been continuously operating a manufacturing company for manufactured homes and has increased the size of the building in order to accommodate an increased workforce of 250 employees. The applicant added a 32,500 square feet addition to the east and a 5,700 square feet addition to the south of the existing building in order to accommodate the increased number of their employees. The additions total to 38,200 square feet. Also, these additions were performed without a permit in August 2019. The size of the overall building has increased from 77,550 square feet to 121,250 square feet. Any life safety issues have been corrected and observed by the Building Official and Fire Marshal. The adopted PD-LI Ordinance No. 26-88 allows for a building of up to 150,000 square feet.

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Mayor Hairston opened the public hearing.

Dwayne Teeter, 800 North I-35E (applicant representative) shared the history on the expired permit.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Hill to close the public hearing. The vote was 7 for, 0 against.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to approve item 4. The vote was 7 for, 0 against.

**EXECUTIVE SESSION:**

5. **The City Council shall convene into closed executive session pursuant to:**
  - a. **Section § 551.074 (a)(1) of the Texas Government Code to deliberate the appointment, employment, evaluation duties or dismissal of a public officer, to wit: The City Manager.**
  - b. **Section § 551.074 (a)(1) of the Texas Government Code to deliberate the appointment, employment, evaluation duties or dismissal of a public officer, to wit: The Municipal Judge.**
6. **Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

The City Council recessed for Executive Session at 7:32 p.m. and reconvened into open session at 8:23 p.m.

No action taken.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill to adjourn. The vote was 7 for, 0 against.

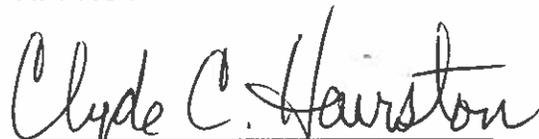
The meeting was adjourned at 8:27 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor