

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MARCH 22, 2021

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on March 22, 2021, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Deputy Mayor Pro Tem Stanley M. Jaglowski
Marco Mejia
Keithsha C. Wheaton
Mayor Pro Tem Racheal Hill
Betty Gooden-Davis

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Deputy City Manager
Carey Neal, Assistant City Manager
Dori Lee, Director of Human Resources
Kim Hall, Director of Finance
Sam Urbanski, Police Chief
Vicki Coleman, Director of Development Services
Bryce Reed, Recreation Leader
Cheryl Womble, Administrative & Community Relations Supervisor
Crystal Cloud, Utility Billing Manager
John Melton, Library Manager
Kellen Benbrook, Airport Manager
Keturah Barnett, ICMA Fellow
Kimberli Walker, Court Administrator
Nina Neubert, Dispatch Manager
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 March 22, 2021.

Invocation:

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

Pledge of Allegiance:

Deputy Mayor Pro Tem Stanley Jaglowski led the pledge of allegiance.

Proclamations:

Mayor Hairston read National Public Safety Telecommunications Week, and Parental & Family Alienation Awareness Day proclamations.

Public Testimony:

There were no speakers.

Consent Agenda:

City Secretary Arenas read the consent agenda.

1. Consider approval of minutes from the City Council Regular Meeting held on March 8, 2021.

2. Consider a resolution accepting the 2020 Lancaster Police Department Racial Profiling Analysis Annual Report.
3. Consider a resolution accepting the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2020.

Councilmember Strain-Burk pulled item C3.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve consent items 1 through 2. The vote was cast 7 for, 0 against.

3. Consider a resolution accepting the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2020.

Councilmember Strain-Burk shared the importance of having the audit completed in a timely manner. She complimented staff on a level of professionalism, and for bringing the item earlier each year.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve consent item 3. The vote was cast 7 for, 0 against.

Action:

4. **M21-12 Discuss and consider an ordinance granting two (2) exception requests from Article 14.400. Permissible Uses, Sec. 14.402 Use Standards (j) Wholesale, Distribution & Storage (1) Mini-Warehouse of the Lancaster Development Code (LDC) to exceed the maximum number of self-storage units allowed per acre and roof pitch requirement on the property located on the south side of Cedar Valley Drive, approximately 542 feet west of North Dallas Avenue. The property is addressed as 1020 Cedar Valley Drive, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared the first request is for an exception to exceed the maximum number of mini warehouses that are allowed per acre. The subject property is 1.73 acres in size and is allowed to have a maximum of 216 mini warehouse units according to the LDC "Article 14.400. Permissible Uses, Sec. 14.402 Use Standards (j) Wholesale, Distribution & Storage (1) Mini-Warehouse A of LDC which states that "The number of storage units per acre shall not exceed 125, the minimum number of storage units shall be 10; and the maximum site area shall be five (5) acres".

The adjacent property, east of the subject site, is Access Self Storage Phase 1 and is currently owned and operated by the applicant. The adjacent site has a total of 343 units on 3.48 acres. The applicant is requesting an exception to build 348 units on 1.73 acres thereby desiring to build more units on less than half the size of land than what was built in Phase 1. The applicant contends that building the allowed 216 units would greatly underutilize the land.

The LDC limits the number of units to 125 units per acre to avoid clustering mini warehouses on a given property. A request to build 132 more units would be a 61% increase beyond what is allowed and staff would not recommend approval of so many more units than what is permitted. According to the current LDC standards; 132 more units would require more than an acre of additional land on the subject site and staff does not perceive a reasonable necessity for such a request. Therefore, staff recommends denial of the exception request as presented.

The second request is for an exception from the LDC requirement that states that "Roofs shall have a minimum pitch of four (4) in 12 and be constructed with a metal standing seam. Mechanical equipment

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shall be screened with the roof structure or parapet walls". The applicant is proposing mini-warehouses with ¼ in 12 maximum pitch stating that the ¼ in 12 is the industry standard for self-storage facilities and matches the adjacent Access Lancaster Phase 1 as well as the newer storage facility on Houston School Road, and the newer storage facility on I-35E.

From the attached facade elevation plans, the roof pitches of the storage units will not be visible from the street due to the proposed screening wall and the articulations thereof. The proposed screening walls and the articulations are taller than the interior storage units. The height of the planned screening walls and the vertical articulation completely screens all the interior storage units. As noted by the applicant, the requested roof pitch for the projected Access Storage Phase 2 will match the adjacent Access Storage Phase 1 making the two facilities seamless. Furthermore, the future storage facility roof will complement the nearly flat roofs of the surrounding warehouse facilities though on a lower height level. As such, staff supports and recommend the applicant's request for a ¼ in 12 roof pitch for the aforesaid reasons.

Staff recommends denial of the request to exceed the allowable number of storage units and approval of the roof pitch exception.

Councilmember Mejia asked why is staff recommending denial.

City Manager Mauldin-Jones shared staff is recommending denial as the request goes against Council policy. The applicant is requesting 132 units per acre, Council policy only allows for 125 units per acre.

Deputy Mayor Pro Tem Jaglowski asked the applicant if there were need for more units in the area.

Applicant Doug Hunt shared they have high demand for smaller storage units.

Deputy Mayor Pro Tem asked about the size of the unit.

City Manager Mauldin-Jones shared the sizes are 10 x 10 (52 units), 10 x 10 (60 units), 10 x 20 (12 units), 10 x 25 (12 units), 5 x 15 (24 units), 5 x 5 (99 units), 10 x 15 (18 units), 10 x 30 (23 units), 5 x 10 (26 units), 5 x 10 (2 units), and 5 x 5 (2 units).

Councilmember Strain-Burk asked if the increase in units would have an impact on the drainage.

City Manager Mauldin-Jones shared as part of development, the site will have to be evaluated, and the applicant would follow the engineering plan to ensure the drainage is not adversely impacted.

Councilmember Mejia shared the applicant is a great partner and congratulated the applicant for doing an excellent job on maintaining his property.

Councilmember Wheaton congratulated the applicant for expanding his business.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve item 4. The vote was cast 7 for, 0 against.

5. Consider confirmation of nominations made by the Mayor for appointments to the City of Lancaster Zoning Board of Adjustment.

Mayor Hairston nominated the following members for reappointment: John G. Thomas, Darlene Webb for regular positions, with terms expiring 2022, and appointment of Arianna Arriago for an alternate position, with a term expiring 2021.

Below is a recap of the appointments.

| <u>Zoning Board of Adjustment</u> | <u>Term Expires</u> | |
|-----------------------------------|---------------------|---------------------------------|
| Darlene Webb | 2022 | Reappointment, regular position |
| John G. Thomas | 2022 | Reappointment, regular position |
| Arianna Arriago | 2021 | Appointment, alternate position |

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve item 5. The vote was cast 7 for, 0 against.

6. Discuss and consider confirmation of appointments made by the Planning and Zoning Commission of three (3) regular members and one (1) alternate to the City of Lancaster Historic Landmark Preservation Committee (HLPC).

Mayor Hairston shared that the Planning & Zoning Commission recommends re-appointing Dee Hinkle and Patricia Siegfried-Giles for regular positions, with terms expiring 2022, Paul Lauren Wiseman to regular a position, with term expiring 2021, and Russell Webb to an alternate position, with a term expiring in 2021.

Below is a recap of the appointments.

| <u>Historic Landmark Preservation Committee</u> | <u>Term Expires</u> | |
|---|---------------------|---------------------------------|
| Dee Hinkle - Property Owner in the Historic District | 2022 | Reappointment, regular position |
| Patricia Siegfried-Giles - Member of the Lancaster Historical Society | 2022 | Reappointment, regular position |
| Paul Lauren Wiseman - Real Estate Broker and Business Manager | 2021 | Reappointment, regular position |
| Russell Webb - Property Owner in the Historic District | 2021 | Appointment, alternate position |

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve item 6. The vote was cast 7 for, 0 against.

7. Consider confirmation of Civil Service Commission appointment as designated by the City Manager.

Mayor Hairston shared City Manager Mauldin-Jones' request for reappointment of Corey Womack.

Below is a recap of the appointment.

| <u>Civil Service Commission</u> | <u>Term Expires</u> | |
|---------------------------------|---------------------|---------------------------------|
| Corey Womack | 2023 | Reappointment, regular position |

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve item 7. The vote was cast 7 for, 0 against.

8. Discuss and consider a resolution approving the City of Lancaster Public Improvement District (PID) Advisory Board Appointments.

Mayor Hairston shared, the following Public Improvement Districts held a meeting and considered names/nominees to serve on their respective advisory boards. The names received from each of the Public Improvement Districts were provided in the agenda communication, as exhibit A.

Below is a recap of the appointments.

| | <u>Term Expires</u> | |
|--|---------------------|---------------------------------|
| <u>Beltline Ashmoore Estates</u> Deborah Taylor (Seat 2) | 2022 | Reappointment, regular position |
| <u>Glendover Estates</u> Carolyn Price (Seat 2) | 2022 | Appointment, regular position |
| <u>Meadowview</u> Eva Jackson (Seat 2) | 2022 | Reappointment, regular position |
| Tanya Thomas (Seat 4) | 2022 | Reappointment, regular position |
| <u>Pleasant Run Estates</u> Rickey Childers (Seat 2) | 2022 | Reappointment, regular position |
| Carolyn Washington (Seat 4) | 2022 | Reappointment, regular position |
| <u>Rolling Meadows</u> David Lamberson (Seat 2) | 2022 | Appointment, regular position |

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 8. The vote was cast 7 for, 0 against.

9. Discuss and consider the annual appointments to City of Lancaster Boards and Commissions.

MOTION: Councilmember Strain-Burk made a motion to move all alternate positions to regular positions, seconded by Councilmember Wheaton. The vote was cast 3 for, 4 against. [Jaglowski, Mejia, Hill and Gooden-Davis]

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk, to appoint Gary Wilson to a regular position, with a term expiring in 2022, to the Airport Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk, to reappoint Andy Mungenast to a regular position, with a term expiring in 2022, to the Airport Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk, to appoint Donald McCoo to an alternate position, with a term expiring in 2021, to the Airport Advisory Board. The vote was cast 7 for, 0 against.

Nominated for the regular position on the Animal Shelter Advisory Board with a term expiring in 2022, was Dr. Caroline Brown and Dr. Susan Heath.

The roll call vote was cast 4 for, 3 against [Hairston, Strain-Burk and Hill] to appoint Dr. Caroline Brown to the regular position, with a term expiring in 2022, to the Animal Shelter Advisory Board.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk, to appoint Todd McGehee to a regular position, with a term expiring in 2022, to the Animal Shelter Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia, to reappoint Ellen Clark, Ted Burk and Octavia Giadolor to regular positions, with terms expiring in 2022, to the Economic Development Corporation. The vote was cast 6 for, 1 against. [Jaglowski]

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Strain-Burk, to reappoint Angela McCowan and Kyshia Gibbons to regular positions, with terms expiring in 2022, to the Lancaster Veterans Memorial Library Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Mayor Pro Tem Hill, to appoint Carla Braxton to an alternate position, with a term expiring in 2021, to the Lancaster Veterans Memorial Library Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk, to reappoint Clara Butler to a regular position, with a term expiring in 2022, to the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Strain-Burk, to reappoint Wynter Dalton to a regular position, with a term expiring in 2022, to the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against.

Nominated for the alternate position on the Lancaster State Auxiliary Museum Advisory Board, with a term expiring in 2021, was Ruby Thomas and Cheryl Jackson.

The roll call vote was cast 6 for, 1 against [Hairston] to appoint Cheryl Jackson to the alternate position, with a term expiring in 2021, to the Lancaster State Auxiliary Museum Advisory Board.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill, to reappoint Jerry Giles and Frances Allen to regular positions, with terms expiring in 2022, to the Park and Recreation Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Councilmember Gooden-Davis made a motion, seconded by Councilmember Strain-Burk, to appoint Kenneth King to an alternate position, with a term expiring in 2021, to the Park and Recreation Advisory Board. The vote was cast 7 for, 0 against.

Nominated for the regular position to the Park and Recreation Advisory Board, with a term expiring in 2021, was Andrea Bollin and Madonna Gardner.

The roll call vote was cast 4 for, 3 against [Hairston, Strain-Burk and Wheaton] to appoint Andrea Bollin to a regular position, with a term expiring in 2021, to the Park and Recreation Advisory Board.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Wheaton, to appoint Latitia Carter to a regular position, with a term expiring in 2022, to the Lancaster Recreational Development Corporation. The vote was cast 7 for, 0 against.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Wheaton, to appoint Linda Halton to a regular position, with a term expiring in 2022, to the Lancaster Recreational Development Corporation. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill, to reappoint Angela Murphy and Taryn Walker to regular positions, with terms expiring in 2022, to the Planning & Zoning Commission/Sign Control/Tree Advisory. The vote was cast 7 for, 0 against.

Nominated for the alternate position to the Planning & Zoning Commission/Sign Control/Tree Advisory, with a term expiring in 2021, was Petra Covington and Pam Bagger.

The roll call vote was cast 5 for, 2 against [Strain-Burk and Mejia] to appoint Petra Covington to an alternate position, with a term expiring in 2021, to the Planning & Zoning Commission/Sign Control/Tree Advisory.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to reappoint Brenda Davis to a regular position, with a term expiring in 2022, to the Property Standard & Appeals Board. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to appoint Glenda Snowden to a regular position, with a term expiring in 2022, to the Property Standard & Appeals Board. The vote was cast 7 for, 0 against.

Nominated for the alternate positions to the Property Standard & Appeals Board, with terms expiring in 2021, was Veronica Petty and Joyce Whitaker.

The roll call vote was cast 6 for, 1 against [Jaglowski] to appoint Joyce Whitaker to an alternate position, with a term expiring in 2021, to the Property Standard & Appeals Board.

MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk, to appoint Aleta Lagrange to a regular position, with a term expiring in 2021, to the Youth Advisory Committee. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Wheaton, to appoint Judith Osegueda to a regular position, with a term expiring in 2022, to the Youth Advisory Committee. The vote was cast 7 for, 0 against.

Below is a recap of the 2021 appointments.

| | <u>Term Expires</u> | |
|--|---------------------|---------------------------------|
| <u>Airport Advisory Board</u> | | |
| Andy Mungenast | 2022 | Reappointment, regular position |
| Gary Wilson | 2022 | Appointment, regular position |
| Donald McCoo | 2021 | Appointment, alternate position |
| <u>Animal Shelter Advisory Committee</u> | | |
| Dr. Caroline Brown – Licensed Veterinarian | 2022 | Appointment, regular position |
| Todd McGehee – Daily operation of Animal Shelter | 2022 | Appointment, regular position |
| Vacant - Hutchins | 2021 | Appointment, alternate position |

Economic Development Corp. (A)

| | | |
|------------------|------|---------------------------------|
| Ellen Clark | 2022 | Reappointment, regular position |
| Ted Burk | 2022 | Reappointment, regular position |
| Octavia Giadolor | 2022 | Reappointment, regular position |

Historic Landmark Preservation Committee

| | | |
|---|------|---------------------------------|
| Paul Lauren Wiseman – Real Estate Broker and Business Manager | 2021 | Reappointment, regular position |
| Dee Hinkle – Property Owner in the Historic District | 2022 | Reappointment, regular position |
| Patricia Siegfried-Giles – Member of the Lancaster Historical Society | 2022 | Reappointment, regular position |
| Russell Webb – Property Owner in the Historic District | 2021 | Appointment, Alternate position |

Lancaster Recreational Development Corp. (4B)

| | | |
|------------------|------|-------------------------------|
| Latitia Carter | 2022 | Appointment, regular position |
| Linda Halton | 2022 | Appointment, regular position |
| Sheila L. Wilson | 2022 | Appointment, regular position |

Lancaster State Auxiliary Museum Advisory Board

| | | |
|------------------|------|---------------------------------|
| Clara Butler | 2022 | Reappointment, regular position |
| Wynter M. Dalton | 2022 | Reappointment, regular position |
| Cheryl Jackson | 2021 | Appointment, alternate position |

Lancaster Veterans Memorial Library Advisory Board

| | | |
|----------------|------|---------------------------------|
| Angela McCowan | 2022 | Reappointment, regular position |
| Kyshia Gibbons | 2022 | Reappointment, regular position |
| Carla Braxton | 2021 | Appointment, alternate position |

Parks and Recreation Advisory Board

| | | |
|----------------|------|---------------------------------|
| Andrea Bollin | 2021 | Appointment, regular position |
| Jerry W. Giles | 2022 | Reappointment, regular position |
| Frances Allen | 2022 | Reappointment, regular position |
| Kenneth King | 2021 | Appointment, alternate position |

**Planning & Zoning Commission /
Sign Control Board / Tree Advisory**

| | | |
|-----------------|------|---------------------------------|
| Taryn Walker | 2022 | Reappointment, regular position |
| Angela Murphy | 2022 | Reappointment, regular position |
| Petra Covington | 2021 | Appointment, alternate position |

Property Standards and Appeals Board

| | | |
|----------------|------|---------------------------------|
| Glenda Snowden | 2022 | Appointment, regular position |
| Brenda Davis | 2022 | Reappointment, regular position |
| Joyce Whitaker | 2021 | Appointment, alternate position |

Youth Advisory Committee

| | | |
|-----------------|------|---------------------------------|
| Alleta Lagrange | 2021 | Appointment, regular position |
| Judith Osegueda | 2022 | Reappointment, regular position |

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

The meeting was adjourned at 8:31 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor