

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF April 26, 2021

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on April 26, 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  
Andrew Waits, Director of Public Works  
Dori Lee, Director of Human Resources  
Jermaine Sapp, Director Equipment and Facilities Services  
Kenneth Johnson, Fire Chief  
Kim Hall, Director of Finance  
Lisa Wube, Director of Parks and Recreation  
Sam Urbanski, Police Chief  
Shane Shepard, Director of Economic Development  
Vicki Coleman, Director of Development Services  
Alton Dixon, Purchasing Agent  
Bryce Reed, Communications and Public Relations Coordinator  
Cheryl Womble, Administrative & Community Relations Supervisor  
Crystal Cloud, Utility Billing Manager  
John Melton, Library Manager  
Kellen Benbrook, Airport Manager  
Keturah Barnett, Assistant to the City Manager  
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 April 26, 2021.

**Invocation:**

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

**Pledge of Allegiance:**

Councilmember Keithsha Wheaton led the pledge of allegiance.

**Proclamations:**

Mayor Hairston read Municipal Clerks Week, Motorcycle Safety and Awareness Month and Do something Good for your Neighbor Day proclamations.

**Public Testimony:**

There were no speakers.

**Action:**

Mayor Hairston share the applicant requested to move the item 1 - 2 to the May 10, 2021 Council meeting.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Hill to table item 1-2 to the May 10, 2021 Council meeting. The vote was cast 7 for, 0 against.

1. **Discuss and consider a resolution authorizing the City Manager to execute a development agreement between the City of Lancaster and Lancaster Rolling Meadows Ltd. relating to building materials for the development of the Rolling Meadows property located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.**

**Public Hearing:**

2. **Z21-06 Conduct a public hearing and consider an amendment to Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.**
3. **Z21-04 Conduct a public hearing and consider an ordinance rezoning approximately 1.12 acres of land from Agricultural-Open (AO) to Single-Family-Estate (SF-E) for the property located on the east side of Meadowlark Lane and southeast of Lomita Drive addressed as 1720 Meadowlark Lane. The property is further described as a tract of land in the C.H. Barnard Survey, Abstract No. 128, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared This is a request to rezone the subject property fom A-O to SF-E for the development of a single family home on a 1.12 acre lot. The density requirements for A-O and SF-E are one (1) unit per five (5) acres and one (1) unit per acre respectively. The current zoning only allows for agricultural uses and a single family dwelling on five (5) acres or more which would not allow the applicant to build a single-family home on the 1.12 acre property. The proposed zoning change would allow up to one (1) dwelling unit per acre.

The 2002 Comprehensive Plan Future Land Use map designates this area as Rural Living. Rural Living is focused on areas of the community that have the ability to preserve a rural character. This includes estate residential type areas. The high-end character of this housing is primarily focused on the needs of executives with densities less than two (2) dwelling units per acre. The zoning change request is therefore consistent with the Comprehensive Plan shown on the attached Comprehensive Plan excerpt.

This is a zoning change request and in accordance with Texas Local Government Code, Section 211, zoning change requests must be noticed 10 days before the hearing. On March 21, 2021 a notice for this public hearing appeared in the Focus Daily Newspaper. 8 notifications of this public hearing were mailed to owners that are within 200 feet of the subject property. There was one (1) letter received in support and none in opposition to this request.

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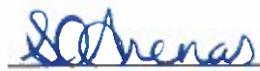
On April 6, 2021 the Planning and Zoning Commission recommended approval of the request. Staff concurs with the Planning and Zoning Commission recommendation.

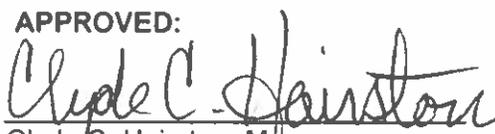
**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Hill to close the public hearing. The vote was cast 7 for, 0 against.

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

The meeting was adjourned at 7:16 p.m.

**ATTEST:**

  
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Sorangel O. Arenas, City Secretary

**APPROVED:**  
  
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Clyde C. Hairston, Mayor