

## MINUTES

**LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 27, 2021**

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on September 27, 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  
Betty Gooden-Davis

**Councilmembers Absent:**

Mayor Pro-Tem Racheal Hill

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

Opal Mauldin-Jones, City Manager  
Chris Youngman, Emergency Management Chief  
Fabrice Kabona, Deputy City Manager  
Jermaine Sapp, Director of Equipment and Facility Services  
Kenneth Johnson, Fire Chief  
Lisa Wube, Director of Parks and Recreation  
Vicki Coleman, Director of Development Services  
Marcus Talton, Assistant Police Chief  
Ron Gleaves, IT Manager  
David T. Ritter, City Attorney  
Sorangel O. Arenas, City Secretary

**Call to Order:**

Mayor Hairston called the meeting to order at 7:12 p.m. on September 27, 2021.

**Invocation:**

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

**Pledge of Allegiance:**

Councilmember Mejia led the pledge of allegiance.

**Proclamation:**

Mayor Hairston read the Fire Prevention Month proclamation.

**Public Testimony:**

Kawania Lynn, 115 Aspen Street, shared concerns with her residence.

**Consent:**

1. Consider approval of minutes from the City Council Regular Meeting held on June 14, 2021, Special meeting held on June 25-26, 2021 and Regular Meeting held on June 28, 2021.
2. Consider a resolution approving the terms and conditions of an Interlocal Agreement between the City of Lancaster and the Parkland Health & Hospital System to provide certain biomedical on-line services.

3. Consider a resolution awarding RFP 2021-32 to ATKINS BROS. EQUIP. CO., INC. for the replacement of +/- four thousand, three hundred thirty-five feet (4,335) of water main on Poinsettia Drive from Westridge Avenue to Kiowa Circle, Sequoia Drive from Westridge Avenue to Kiowa Circle and Kiowa Circle from Sequoia Drive to Poinsettia Drive, in an amount not to exceed six hundred forty-six thousand, two hundred dollars (\$646,200.00).
4. Consider a resolution approving the terms and conditions of the Texas Department of Transportation (TxDOT) Grant for the Routine Airport Maintenance Program.
5. Consider a resolution authorizing the City Manager to execute an agreement with Citygate Associates, LLC to conduct a Fire Services Master Plan, in an amount not to exceed sixty-one thousand, five hundred eighty dollars (\$61,580).

Deputy Mayor Pro-Tem Jaglowski pulled item C5.

**MOTION:** Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve Consent items 1-4. The vote was cast 6 for, 0 against [Hill absent].

5. Consider a resolution authorizing the City Manager to execute an agreement with Citygate Associates, LLC to conduct a Fire Services Master Plan, in an amount not to exceed sixty-one thousand, five hundred eighty dollars (\$61,580).

Deputy Mayor Pro-Tem Jaglowski asked staff to share more information regarding item 5.

City Manager Mauldin-Jones shared this agreement with Citygate Associates, LLC is to conduct a Fire Services Master Plan. Citygate Associates, LLC is proposing to provide services in connection with a Fire Services Master Plan, which will evaluate current and future development and the impact on response times, resources and the location of the assets to support the City. Below is the proposed cost for the work in connection with the Fire Services Master Plan. Project Components are Core Project Work Plan, Optional Video Conference and Final Report Presentation. Staff recommends approval of the resolution as presented.

**MOTION:** Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve Consent items 5. The vote was cast 6 for, 0 against [Hill absent].

**Action:**

6. M21-32 Discuss and consider an exception request to construct a guest quarter unit that will exceed the maximum allowed square footage of 1,200 square feet in the Agricultural Open (AO) Zoning District. The properties are addressed as 800 and 855 South Dallas Avenue and is situated in the E. Bader Survey Abstract 172, page 28 and the William C. Walker Survey, Abstract No. 1528, page 125 respectively, City of Lancaster, Dallas County, Texas.

City Manager Mauldin-Jones shared this is a request to construct a guest quarter unit that will exceed the maximum allowed square footage in the AO zoning district. The applicant is proposing for the guest quarter unit to be 2,100 square feet but the maximum allowed square footage is 1,200 square feet. The home is proposed to have two (2) bedrooms, two (2) baths, a living room, and a kitchen. There is currently a 2,386 square feet home, six (6) barns, and one (1) garage on the property. A permit for a 3,703 square feet home (as shown in the attached) was approved in 1987 and has since expired. The applicant will be combining the 1.2 acre tract on the north side of the property and the 4.4377 acres tract on the south side

through a Minor Plat. Section 14.1302 of the LDC Definitions, defines a guest house as, "An accessory building designed for the temporary occupancy of guests of the primary dwelling." According to Section 14.401 Land Use Schedule of the Lancaster Development Code (LDC), guest quarters are allowed an accessory use in the AO zoning district. Section 14.402 Use Standards of the LDC states that, "A. Guest quarters or secondary living unit may be allowed on a property in a residential or commercial zoning district provided that it is ancillary to the primary use and that only one such facility is provided. B. The area of such quarters shall not exceed 900 square feet or 50% of the main structure, whichever is less. However, in the AO District, such quarters may be up to 1,200 square feet in size." Guest quarter units are not allowed to be used as a primary dwelling. Most of the City of Lancaster's survey cities allow a much lower maximum square footage for guest quarters or an area with less than 50% of the main structure. The requested square footage is almost 1,000 square feet more than the maximum allowed in the City. It is also almost the same square footage of the existing home on the property which is 2,386 square feet in size. If a structure this size is permitted on this property, the unit would not be ancillary to the existing home but would be similar to the existing single-family home on the lot. According to the Future Land Use Plan of the Comprehensive Plan, the vision for this area is for Logistics and Distribution Uses. A guest quarter unit which exceeds the maximum allowed square footage would not be in compliance with the Future Land Use Plan. Staff recommends denial of the exception request as the proposed size exceeds the maximum allowable and the proposed structure would be equivalent in function and size to the primary residence. Staff recommends denial of the exception request as presented.

Councilmember Strain-Burk asked if there was foundation on the property.

Applicant Suzie Weaver, 411 S. Centre Ave. confirmed there was foundation. Applicant Weaver shared the history of the home.

Councilmember Mejia asked for more information on the history of the home.

Applicant Weaver shared the home is on the National registry, Texas registry and Lancaster registry. It is the oldest house in Dallas County with the original family. It was called the halfway house because it was used from people coming to Waxahachie to Dallas they would stop to use the well.

Councilmember Mejia shared his support for the item.

Mayor Hairston asked if we have other homes to have similar background?

City Manager Mauldin-Jones shared there were 7 other homes in the national, state and local registry.

Deputy Mayor Pro-Tem Jaglowski asked if the existing home is not occupied and the home that is being considered being built would be for the family to live in. He asked if the existing home would almost be like a museum.

Applicant Weaver confirmed Deputy Mayor Pro-Tem Jaglowski question.

Councilmember Strain-Burk shared her support to the item.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 6. The vote was cast 6 for, 0 against [Hill absent].

- 7. M21-34 Discuss and consider an ordinance granting special exception requests to the minimum building articulation requirements in Section 14.505 (a) Part (3) of the Lancaster**

**Development Code (LDC) on a proposed building and the median spacing requirements in Article 3.120 of the General Design Manual on the northwest corner of West Drive and North Longhorn Drive. The property is approximately 19.85 acres in size and is addressed as 3131 North Longhorn Drive, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared the applicant is requesting an exception to Section 14.505 Industrial Districts (a) Part (3) of the LDC which requires that buildings in the LI zoning district meet the following minimum articulation requirements on facades which face streets: Horizontal Articulation: No building wall shall extend for a distance equal to 4 times the wall's height without having an off-set of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 20% of the maximum length of the first plane. Vertical Articulation: No horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height. The applicant is requesting exceptions to the building articulation requirements on the facades which will face West Drive (south elevation) and Longhorn Drive (east elevation). The applicant has indicated that the proposed warehouse will utilize a reclaimed structural steel frame system from a previously decommissioned building as this will "keep tons of steel out of local landfills and requires little to no reprocessing." The applicant will be providing a variation in building materials, exposed horizontal and vertical reveals, and will be providing a minimum of 50% or more of the required vertical and horizontal articulations on the east and south facades of the building. The purpose of articulations is to accentuate the visible parts of a building from public streets and create community identity. It helps each part of the building to stand out clearly and avoids a situation whereby a building is monotonous in design. Although the applicant is not providing the complete vertical and horizontal articulations, they will be providing a minimum of 50% or more of the required vertical and horizontal articulations and other design elements as indicated above. Per the attached renderings, the provided design elements illustrate visual interest on the east and south facades of the building. Although the LDC does not require screening from properties zoned Commercial Highway (CH), the applicant is providing dense landscaping on the west side of the site. They are meeting the minimum screening requirements of off-street loading docks by concealing the loading docks on the north side of the building from street view through living plant materials. Staff recommends approval of the exception request for the articulation requirements as they are providing additional design elements to the building and providing enhanced living screening on site. Although 100% of the articulation requirements are not met, the spirit and intent of the LDC is being met as the building avoids a dull and monotonous design. The applicant is requesting an exception to Article 3.120 Section C of the General Design Manual which states that, "Median opening shall be spaced a minimum of six hundred (600') feet center-to-center or five hundred (500') feet curb-to-curb, whichever is greater." The applicant is requesting exceptions on West Drive and Longhorn Drive. The proposed median cut at West Drive leaves an approximately 300 feet median spacing between this site's drive and the next closest drive to the west at the Wayfair facility. According to the applicant, the proposed median cut on North Longhorn Drive was dictated by the existing drainage easement and drainage infrastructure constraints present in the southeast corner of the subject property. To avoid the drainage area, they pushed the access drive north to bisect the existing median as shown in the attached exhibit. This leaves approximately 213 feet from the median to the north of the proposed drive and approximately 181 feet from the median south of the proposed drive. The function of medians is to act as a traffic-calming measure and to minimize conflicting vehicle turns. As the traffic count will be relatively low, the proposed spacing of the median cuts should be adequate for the area. The applicants have designed the proposed circulation and driveway placements on site to separate tractor trailer and passenger traffic whenever possible and made sure that the median lengths are similar in length and size to those currently adjacent to the subject site. The City Engineer and Public Works Director have reviewed and are recommending support of the median spacing exception request.

Deputy Mayor Pro-Tem Jaglowski asked the applicant about the recycling.

Engineer Dylan Adame, 13455 Noel Rd, Dallas shared the they will be using recycling materials for entire structure of the building. To reduce the amount of steel going to the landfills.

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

- 8. M21- 35 Discuss and consider an ordinance granting an exception to the City's Code of Ordinances Chapter 6, Fence Regulations, Sec 6.07.008 to allow the use of an installed black vinyl coated chain link fence on the property addressed as 914 N. Lancaster-Hutchins Road and described as being 1.50 acres of land situated in the Samuel Keller Survey, Abstract No. 720 City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is an exception request to allow a black vinyl coated chain link fence installed at 914 N. Lancaster-Hutchins Road. The applicant installed a four feet high black vinyl coated chain link fence along 655 feet of the northern property line without a permit. Section 6.07.008 Fence Construction, Materials, and Setback of the fence ordinance. The Future Land Use Plan of the Comprehensive Plan identifies this site as Rural Living and the existing religious facility is permitted in all land use categories. The applicant shared the reason for installing the fence was related to some nuisance animals that were next door to their facility. Staff recommends approved material to be used.

Councilmember Mejia shared he did not have an issue with chain link fence, however if the Council approves this item Council should consider approving those items in the past that have been denied.

Deputy Mayor Pro-Tem Jaglowski shared he would like a work session regarding chain link fence.

Councilmember Strain-Burk asked if we can work with the application to bring the fence to compliance.

City Manager Mauldin-Jones shared the request is to keep the chain link fence.

Councilmember Mejia supports to table the item.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to table item 8 to January 2022. The vote was cast 5 for, 1 against [Wheaton] [Hill absent].

- 9. M21-38 Discuss and consider a resolution accepting one (1) water line easement (1.142 acre or 49,738 square feet) from White Tract, LLC (Grantor), to the City of Lancaster (City) for the installation, construction, operation, maintenance, replacement, repair, upgrade, and or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.**

City Manager Mauldin-Jones shared this is a request for one (1) water line easement to serve Lot 1 Block 1 for Midpoint Logistics Center Lot 1A. The property to be served by this line consists of 60.006 acres and is located on the west side of Dizzy Dean Drive and approximately 2,335 feet north of Telephone Road. The Public Works staff has verified that the location of the proposed public water easements are acceptable. Having identified the location of this facility, an easement must be granted by the property owner which must be considered and approved by City Council.

Councilmember Strain-Burk asked if the connection was from Dizzy Dean?

**2013**

City Council Regular Meeting

September 27, 2021

Page 6 of 6

City Manager Mauldin-Jones confirmed it was on the west side on Dizzy Dean.

**MOTION:** Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Mejia to approve item 9. The vote was cast 6 for, 0 against [Hill absent].

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Wheaton to adjourn. The vote was cast 6 for, 0 against [Hill absent].

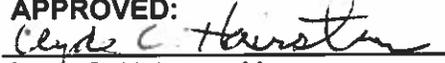
The meeting was adjourned at 8:24 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor