

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JUNE 26, 2023

The City Council of the City of Lancaster, Texas, met in a called a Regular Meeting in the Council Chambers of City Hall on June 26, 2023, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Clyde C. Hairston, Mayor
Carol Strain-Burk
Stanley M. Jaglowski
Derrick Robinson
Mitchell Cheatham, Mayor Pro Tem
Betty Gooden-Davis, Deputy Mayor Pro Tem

Councilmember Absent:

Marco Mejia

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David T. Ritter, City Attorney
Andy Waits, Director of Public Works
Carey Neal, Deputy City Manager
Chris Youngman, Emergency Management and Communication Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Lisa Wube, Director of Parks and Recreation
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth, Johnson, Fire Chief
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Cheryl Womble, Purchasing Agent
Gregory Carrell, Budget Analyst
Jennifer Avila, Deputy City Secretary
Keaira English, Public Relations Manager
Michelle Evens, Assistant Director of Human Resources
Reginald Lewis, Interim Assistant to the City Manager
Ron Gleaves, IT Manager
Shawn Gary, Fire Marshal

Call to Order:

Mayor Hairston called the meeting to order at 7:36 p.m. on June 26, 2023.

Invocation:

Pastor John Richardson, Zion Primitive Baptist Church gave the invocation.

Pledge of Allegiance:

Councilmember Robinson led the pledge of allegiance.

Proclamation:

Mayor Hairston shared the Jack and Jill Youth Leadership Proclamation has been rescheduled for the Regular Meeting on September 11, 2023

City Council Regular Meeting
June 26, 2023
Page 2 of 6

Public Testimony/Citizen's Comments:

Marie Elliot, 2314 Montclair St. Lancaster, TX 75146; shared information regarding the upcoming Cedar Valley Church of Christ Back to School event.

LaTonya Calvin, 1351 Vermont Ave. Lancaster, TX 75146; shared concerns regarding her Boardwalk Community.

Carmen Stepney-Carter, 851 E. Third St. Lancaster, TX 75146; shared concerns regarding Atmos equipment accessing her property.

Keaira English, 211 N. Henry St. Lancaster, TX 75146; shared a recognition for Henry and Deborah Jackson as Mr. and Mrs. Juneteenth. She also shared information regarding the upcoming July 4th celebration, which will be held on July 4, 2023, the Lancaster Quarterly Trash-off, and the upcoming Civic Leadership Academy.

Mayor Hairston shared that per the recommendation of City Attorney Ritter the City Council will convene in Executive Session under chapter 551 of the Texas Government Code regarding Executive Session item 11.

The City Council recessed for Executive Session at 7:56 p.m. and reconvened into open session at 8:33 p.m.

No action on item 11.

Consent Agenda

1. Consider ratification of a resolution approving the terms and conditions of an Agreement with Sound Design Studio, LLC to provide a production services package for the 2023 Lancaster/DeSoto 4th of July Celebration in an amount not to exceed Sixty-Five Thousand Dollars (\$65,000).
2. Consider a resolution approving the terms and conditions of an Interlocal Agreement by and between the City of Lancaster and DeSoto, Texas to provide an annual 4th of July Celebration.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C2. The vote was cast 6 for, 0 against [Mejia absent].

Action

3. **M23-21 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Group Pacific Holdings, LLC., and Dunkirk Limited, Partnership., relating to site design elements and building materials for the construction of property located at the southeast intersection of Parkerville Road and S. I-35E, known as 1400 & 1402 S. I-35E, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding action item 3.

MOTION: Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve item 3. The vote was cast 6 for, 0 against [Mejia absent].

- 4. Discuss and consider a resolution authorizing the City Manager to execute an agreement with Dallas County regarding the establishment of a multi-jurisdictional Inland Port Local Government Corporation.**

City Manager Mauldin-Jones gave a staff report regarding action item 4.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve item 4 section 1, and to table section 2, and section 3 to the July 10, 2023 Regular Meeting. The vote was cast 6 for, 0 against [Mejia absent].

Public Hearing:

- 5. M23-13 Conduct a public hearing and consider an ordinance amending the Future Land Use Plan of the Comprehensive Plan from Suburban Neighborhood to Commercial Corridor on a property located at the southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, known as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 5.

Mario Gonzalez 6711 Starbuck Dr. Dallas, TX 75252 the applicant gave additional information regarding this item.

Mayor Hairston opened the public hearing.

No speakers.

MOTION: Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 5. The vote was cast 6 for, 0 against [Mejia absent].

- 6. Z23-02 Conduct a public hearing and consider an ordinance granting a zoning change from Agricultural Open (AO) and Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway uses and a Car Wash. The properties are located at the Southeast intersection of Parkerville Road and S. I-35E, known as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 6.

Mayor Hairston opened the public hearing.

No Speakers.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 6 for, 0 against [Mejia absent].

Mayor Hairston recessed at 9:06 p.m. for staff and applicant to seek clarity and reconvened into open session at 9:13.

MOTION: Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 6. The vote was cast 3 for, 3 against [Strain-Burk, Robinson, Cheatham] [Mejia absent] Motion Failed.

City Attorney Ritter clarified that Public Hearing Item 6 requires a majority vote for approval. A 3-3 vote means the item fails. The vote as is prohibits the item from returning to council for one year. However, if City Council motions to reopen the item and receives a majority vote, the item may be motioned without prejudice.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reopen the debate and vote on the prior considered item 6. **The roll call vote** was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Strain-Burk made a motion, to approve public hearing item 6 without prejudice. Withdrawal of Motion by Councilmember Strain-Burk

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to table public hearing item 6 to the July 10, 2023 Regular Meeting. **The roll call vote** was cast 3 for, 3 against [Hairston, Cheatham, Robinson] [Mejia absent] Motion Failed.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to reconsider the previous motion. **The roll call vote** was cast 4 for, 2 against [Cheatham, Robinson] [Mejia absent].

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to table public hearing item 6 to the July 10, 2023 Regular Meeting. **The roll call vote** was cast 5 for, 1 against [Cheatham] [Mejia absent].

7. **M23-22 Conduct a public hearing and consider an ordinance granting a special exception to Section 14.1204 (j) Pole Sign Placement on properties located at the southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 7.

Mayor Hairston opened the public hearing.

No Speakers.

MOTION: Mayor Pro Tem Cheatham made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 7. The vote was cast 5 for, 1 against [Strain-Burk] [Mejia absent].

- 8. Z23-03 Conduct a public hearing and consider an ordinance granting a Specific Use Permit for an Oncor Switching Station, located approximately 0.5 miles east of the intersection of West Reindeer Rd. and State Highway 342, addressed as 1374 West Reindeer Rd., Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 8.

Mayor Hairston opened the public hearing.

Seth Sampson, 777 Main St. Fort Worth, TX 76049, an Oncor representative shared that they will provide the irrigation as the ordinance states and without additional exemptions.

City Attorney Ritter shared that the ordinance does not explicitly mention the wall or the City landscape irrigation, but advised council that a motion can be made with the requirement of the wall and maintaining the landscaping as previously adopted by council.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Robinson to approve public hearing item 8 switching station with the requirement of the wall and maintenance of the landscaping as previously adopted by council. The vote was cast 6 for, 0 against [Mejia absent].

- 9. Z23-08 Conduct a public hearing and consider a rezoning request from an Agricultural Open District (AO) to Single-Family Residential District (SF-4) on 31.29 acres. The property is addressed as 1747 North Houston School Road, located north of the intersection of North Houston School Road and West Pleasant Run Road. The property is known as Tract 6 of the Marady Parks Addition, Abstract 1120 Pg 345, in the City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 9.

Mayor Hairston opened the public hearing.

No Speakers.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to deny public hearing item 9 without prejudice. The vote was cast 6 for, 0 against [Mejia absent].

10. **M23-20 Conduct a public hearing and consider approval of an ordinance granting three special exceptions to the Lanport Overlay Intensity subdistrict, specifically 1) Section 2 (a)-Building Setback, 2) Section 2 (b)- Development Street Frontage, 3) Section 4 (b)-Transparency, and two exceptions from the Lancaster Development Code (LDC) specifically 1) Section 14.804 (b) (1) D- Detention Basins, 2) Section 14.804 (a) (1)-Streetscape Buffer on a property located at 1800 North Lancaster Hutchins Road, known as Lot 1 & 2, Block A, out of the APEC Addition, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 10.

Mayor Hairston opened the public hearing.

Matt Spear, 5145 Streams Edge Trl. Fairview, TX 75069 the applicant shared his support for public hearing item 10 option A.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 10 Ordinance A. The vote was cast 6 for, 0 against [Mejia absent].

EXECUTIVE SESSION:

11. **In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the City Council may meet in executive session to discuss the following:**

1. **Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning International Property Maintenance Code (IPMC) issues.**
2. **Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning the proposed establishment of a local government corporation (LGC).**

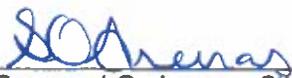
12. **Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

No action on Executive Session item 11

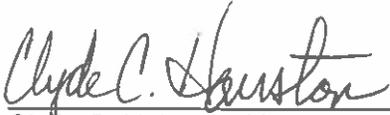
MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 10:17 p.m.

ATTEST:


 Sorangel O. Arenas, City Secretary

APPROVED:


 Clyde C. Hairston, Mayor