

**MINUTES**

**LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 25, 2023**

**The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on September 25, 2023, at 7:15 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 Communications Chief  
Christine Harris-Reed, Director of Finance  
Dori Lee, Assistant City Manager  
Jermaine Sapp, Director of Equipment and Facility Services  
Kenneth, Johnson, Fire Chief  
Lisa Wube, Director of Parks and Recreation  
Sam Urbanski, Police Chief  
Shane Shepard, Director of Economic Development  
Vicki Coleman, Director of Development Services  
Cheryl Womble, Purchasing Agent  
Gregory Carrell, Budget Analyst  
Keaira English, Public Relations Manager  
Ron Gleaves, IT Manager

**Call to Order:**

Mayor Hairston called the meeting to order at 7:15 p.m. on September 25, 2023.

**Invocation:**

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

**Pledge of Allegiance:**

Mayor Pro Tem Cheatham led the pledge of allegiance.

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**Public Testimony/Citizen's Comments:**

Julian Daniels 1522 East Springcrest Cir., Lancaster, TX 75134 shared concerns regarding the safety of his neighborhood.

Keaira English, 211 N. Henry St. Lancaster, TX 75146 shared information regarding the upcoming National Night Event.

Tasha LaFlore, 645 Francis St. Lancaster, TX 75146 shared her enthusiasm for the 2023 Civic Leadership Class and commended City Staff for their presentations. She also requested that the City Council consider amending the City Charter to include compensation for City Council members.

**Consent Agenda:**

1. Consider approval of minutes from the Regular Meeting held on August 28, 2023.
2. Consider a resolution adopting the City of Lancaster's Texas Alcoholic Beverage Commission (TABC) policy.
3. Consider a resolution declaring the official intent to reimburse expenses incurred for the design and reconstruction of roads and associated water/ wastewater and storm water projects.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve consent items C1 – C3. The vote was cast 6 for, 0 against [Mejia absent]

**Action:**

4. **M23-39 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with A&N Asset Management, LLC, relating to site design elements and building materials for the construction of property located north of the intersection of North Houston School Road and West Pleasant Run Road, addressed as 1747 North Houston School Road, City of Lancaster, Dallas County, Texas**

Deputy City Manager Neal gave a staff report regarding action item 4.

Councilmember Robinson questioned who would be responsible for maintaining the creek shown in the site design.

The applicant for action item 4 clarified that the HOA will be responsible for maintaining the creek.

Director of Development Services Vicki Coleman shared that drainage development is a requirement that engineering staff reviews to ensure that new infrastructure does not increase downstream runoff.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve item 4. The vote was cast 6 for, 0 against [Mejia absent].

**Public Hearing:**

- 5. M23-37 Conduct a public hearing and consider a special exception request to the 500-foot driveway spacing requirement outlined in Section 1-04 (D) (2) (d) of the General Construction Design Manual to allow a 425-foot driveway spacing on the property addressed as 2116 N. Lancaster Hutchins known as Lot 1R, Block A, out of the Bilco Brick2 Addition, City of Lancaster, Dallas County, Texas.**

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

Clayton Colen, 535 E. Polk St., Richardson, TX 75081 wishes not to speak, however, would like the record to show support for public hearing item 5.

Daniel Douthit, 200 Tecumseh Pkwy., Waxahachie, TX 75165 shared his support for public hearing item 5.

**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 Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve public hearing item 5. The vote was cast 6 for, 0 against [Mejia absent].

- 6. M23-30 Conduct a public hearing and consider an ordinance to amend and update Chapter 4, Transportation Bicycle and [Pedestrian Enhancements (Trails Master Plan)] of the Comprehensive Plan by incorporating the Southern Dallas County Regional Veloweb Alignment Study Summary Report.**

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

No Speakers.

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

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

- 7. M23-32 Conduct a public hearing and consider an ordinance granting a special exception to the City Code of Ordinances, Chapter 6- Reverse Frontage Lots, 6.07.006 (a) and 6.07.006 (b) to: 1) not meet the required 10-foot side yard setback along Westridge Ave to construct a fence on the property line; 2) have an 8-foot tall fence deviating from the 4-foot height maximum; and 3) not meet the fifty percent (50%) opacity requirement and have a hundred percent (100%) opaque fence, on the property addressed as 632 W. 5<sup>th</sup> St. known as Lot 1, Block 1, Westridge Acres Addition, City of Lancaster, Dallas County, Texas.**

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

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Isabelle Treviso 632 West 5<sup>th</sup> St., Lancaster TX 75146 shared her support for public hearing item 7.

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

- 8. Z23-11 Conduct a public hearing and consider an ordinance granting a rezoning request from an Agricultural Open District (A-O) to Planned Development (PD) with Single-Family Residential (SF-2) uses 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 8.

Louie Partida 1612 E. Springcrest Cir. Lancaster, TX 75134 wished to speak but was not present.

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

City Attorney Ritter advised the City Council to make a motion that the passage be contingent upon the execution of the development agreement, as that is staff's recommendation because the agreement has not yet been signed.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 8 on the contingent mentioned by City Attorney Ritter. The vote was cast 5 for, 1 against [Strain-Burk] [Mejia absent].

- 9. Z23-10 Conduct a public hearing and consider a Specific Use Permit for an Oncor substation located on E. Belt Line Road west of Ferris Road addressed as 1350 E. Belt Line Road, being 11.89 acres out of the Jones Green Abstract 504 Page 145, City of Lancaster, Dallas County, Texas.**

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

Seth Sampson, Oncor Electric Sighting Specialist shared he is available to answer any questions from City Council.

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

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve public hearing item 9. The vote was cast 6 for, 0 against [Mejia absent].

- 10. Z23-12 Conduct a public hearing and consider an ordinance granting a zoning change from Planned Development (PD) to Single Family Estates (SF-E). The property is located approximately 172 feet south of W. Main Street on S. Bluegrove Road, addressed as 180 S. Bluegrove Road, known as Arthur Eldridge Abstract 449, Page 470 Block 0, Tract 14,1.42 acres, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report regarding public hearing item 6.

Esequiel Suarez, 1201 W. Reindeer Rd. Lancaster, TX 75134 shared his support for public hearing item 10

**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 Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve public hearing item 10. 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:**

- (a) Section 551.071 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated, or potential related litigation in regard to Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).**
- (b) Section 551.071 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 632 Reindeer Road.**
- (c) Section § 551.071(1)(a) of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated, or potential related litigation in regard to Future Infrastructure (Houston School Road water main damage).**
- (d) Section § 551.071(1)(a) of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated, or potential related litigation in regard to DeltaVictor LLC v. City of Lancaster.**
- (e) Section 551.071 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 3410 Sherwood Drive.**

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

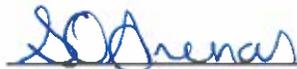
The City Council recessed for Executive Session at 8:41 p.m. and reconvened into open session at 9:10 p.m.

No Action

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

The meeting was adjourned at 9:10 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor