

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF OCTOBER 23, 2023

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on October 23, 2023, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

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

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David T. Ritter, City Attorney
Carey Neal, Deputy City Manager
Chris Youngman, Emergency Management Chief
Christine Harris, 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
Ron Gleaves, IT Manager
Keaira English, Public Relations Manager
Greg Carrell, Budget Analyst

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on October 23, 2023.

Invocation:

Pastor Kenneth Johnson, The Truth Church, gave the invocation.

Pledge of Allegiance:

Councilmember Carol Strain-Burk led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Keaira English, 211 N. Henry St. Lancaster, TX 75146, shared information regarding Early Voting, Cancer wellness events, and the City of Lancaster Boo Bash.

Jeremy Reed, 204 S. Lancaster, TX 75146, shared his support for consent item 3.

David Fifield, 515 S. Dallas Avenue, TX 75146, shared his support for consent item 3.

Maranda Leonard, 1936 Indian Lilac Road, TX 75146, shared her support for consent item 3.

Cheryl Jackson, 900 Diann Circle, Lancaster, TX 75146, shared her support for consent item 3.

Laura Patrick, 814 S. Clinton Avenue, Dallas, TX 75208, owner of Curio Kitchen shared her support for consent item 3.

Susie Janssen, 305 Crestview Road, Red Oak, TX 75154, shared her support for consent item 3.

Domonique Mack, 1838 Reynolds Street, Lancaster, TX 75134, shared her support for consent item 3.

Kim Walker, 137 Historic Town Square, Lancaster, TX 75146, shared her support for consent item 3.

Amber Wade, 337 S. Dallas Avenue, Lancaster, TX 75146, shared her support for consent item 3.

Carolyn Miller, 537 N. Dallas Avenue, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Gilles Delaisse, 441 S. Dallas Avenue, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Meredith Delaisse, 441 S. Dallas Avenue, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Delinda Ruffin, 490 Sugar Ridge, Ennis, TX 75119, wishes not to speak, however, would like the record to show support for action item 3.

Lonnie Janssen, 305 Crestview Road, Red Oak, TX 75154, wishes not to speak, however, would like the record to show support for action item 3.

Trudy Roquemore, 716 Wilson Street, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Charles Jackson, 900 Diann Circle, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Emily Reed, 204 S. Henry Street, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Jon Reed, 415 S. Dallas Ave., Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Aubrey Reed, 415 S. Dallas Avenue, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Karen Brooks-Crosby, 150 E. 1st Street, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Sarah Pebworth, 1902 Newport Avenue, Dallas, TX 75224, wishes not to speak, however, would like the record to show support for action item 3.

Steve Taff, 302 E. Redbud Street, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Andrea Ramirez, 211 S. Waverly, Dallas, TX 75208, wishes not to speak, however, would like the record to show support for action item 3.

Paul Cunnings, 515 S. Dallas Avenue, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 3.

Dianis MG, 137 Beckley Hills Drive, Dallas, TX 75241, wishes not to speak, however, would like the record to show support for action item 3.

Kitzia Moreno-Garza, 137 Beckley Hills Drive, Dallas, TX 75241, wishes not to speak, however, would like the record to show support for action item 3.

Ashley Ruleman, 3613 Gallop Court, Flower Mound, TX 75028, wishes not to speak, however, would like the record to show support for action item 3.

Kenneth Rodriguez, 3838 Telephone Road, Dallas, TX 75241, wishes not to speak, however, would like the record to show support for action item 3.

Michaela Ramler, 1923 N. Edgefield, Dallas, TX 75708, wishes not to speak, however, would like the record to show support for action item 3.

Consent Agenda:

- 1. Consider approval of minutes from the Special Meeting held on September 18, 2023.**
- 2. Consider a resolution canceling the City Council Work Session of November 20, 2023; Regular Meeting of November 27, 2023; Work Session of December 18, 2023; Regular Meeting of December 25, 2023; and Work Session of January 15, 2024.**

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro-Tem Cheatham to approve consent items C1 – C2. The vote was cast 7 for, 0 against.

Action:

- 3. Discuss and consider a variance request to allow alcohol beverage sales within 300 feet of a church for a property located at 129 Historic Town Square.**

City Attorney Ritter shared legal details about action item 3 considering a Variance for Curio Kitchen Market.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to approve item 3. The vote was cast 6 for, 1 against [Mayor]

4. **M24-1 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with CP Lancaster Land LP., relating to building materials for the development of the property addressed as 1000 E. Belt Line Road being a 195 acre tract of land situated in the Jones Green Survey, Abstract No. 504, the Thomas M. Ellis Survey, Abstract No. 432, the James McMillan Survey, Abstract No. 987, and the Edwin L. Patton Survey, Abstract No. 1116, City of Lancaster, Dallas County, Texas, and being all of a called 46.61 acre tract of land designated as "Tract I" and all of a called 146.4 designated as "Tract II" in the Special Warranty Deed to CP Lancaster Land, L.P., recorded in Instrument No. 202200119627, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a portion of Beltline Road adjacent to said 46.61 acre and said 146.4 acre tract.**

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

City Manager Mauldin-Jones shared clarification on the building materials being used and the House Bill passed in 2019.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 4. The vote was cast 7 for, 0 against

Public Hearing:

5. **M23-40 Conduct a public hearing and consider an ordinance to amend the Future Land Use of the Comprehensive Plan from Rural Living to Logistics/Distribution on a property addressed as 1000 E. Belt Line Road being a 19 acre tract of land situated in the Jones Green Survey, Abstract No. 504, the Thomas M. Ellis Survey, Abstract No. 432, the James McMillan Survey, Abstract No. 987, and the Edwin L. Patton Survey, Abstract No. 1116, City of Lancaster, Dallas County, Texas, and being all of a called 46.61 acre tract of land designated as "Tract I" and all of a called 146.4 designated as "Tract II", City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

Dan Grant, 2600 North Central Expressway, Richardson, TX 75080; shared he is present to answer any questions for this item.

Tim Keith, 16400 N. Dallas Parkway, Dallas, TX 75248; owner of the land spoke in favor for public hearing item 5 and 6

Kevin Hughes, 1700 Broadway Avenue, Denver, CO 80290; spoke in favor for public hearing item 5 and 6

Daniel Jackson, 1700 Broadway Avenue, Denver, CO 80290; wishes not to speak, however, would like the record to show support for public hearing item 5 and 6.

Jake Torren, 260 E Davis Street, McKinney, TX 75069; wishes not to speak, however, would like the record to show support for public hearing item 5 and 6.

Jeremy Reed, 204 S. Lancaster, TX 75146; shared his support for public hearing item number 5.

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

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

6. **Z23-13 Conduct a public hearing and consider a rezoning request from Logistics Port Planned Development (PD) Lanport Overlay to a Planned Development- with Logistics Port, Lanport Overlay, and Data Center uses. The property is located on the south side of Belt Line Road and is approximately 1,500 feet west of Ferris Road. It is a 195 acre tract of land situated in the Jones Green Survey, Abstract No. 504, the Thomas M. Ellis Survey, Abstract No. 432, the James McMillan Survey, Abstract No. 987, and the Edwin L. Patton Survey, Abstract No. 1116, City of Lancaster, Dallas County, Texas, and being all of a called 46.61 acre tract of land designated as "Tract I and all of a called 146.4 designated as "Tract II", 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.

Dan Grant, 2600 North Central Expressway, Richardson, TX 75080; planning and zoning consultant gave presentation regarding Public Hearing item 6

Kevin Hughes, 1700 Broadway Avenue, Denver, CO 80290; Public Affairs Officer at Stack shared details about Stack's Organization.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro-Tem Gooden-Davis to close the public hearing. The vote was cast 7 for, 0 against.

Deputy Mayor Pro Tem Gooden-Davis shared her appreciation to the developers.

Councilmember Mejia shared his support for public hearing item 6

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to approve item 6 except for the removal of Brewery and adding Data Centers. The vote was cast 7 for, 0 against.

7. **M23-19 Conduct a public hearing and consider an ordinance amending Chapter 5, Infrastructure of the 2016 Comprehensive Plan by incorporating the 2023 Stormwater Master Plan update.**

City Manager Mauldin-Jones gave a staff report regarding public hearing item 7.

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 7 for, 0 against.

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

EXECUTIVE SESSION:

8. The City Council shall convene into closed executive session pursuant to:

- a. 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).
- b. Section § 551.074 (a)(1) of the Texas Government Code to deliberate the appointment, employment, evaluation duties or dismissal of a public officer, to wit: the Municipal Judge.
- c. Section § 551.074 (a)(1) of the Texas Government Code to deliberate the appointment, employment, evaluation duties or dismissal of a public officer, to wit: the City Manager

9. 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 10:00 p.m.

No action on items 8.

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

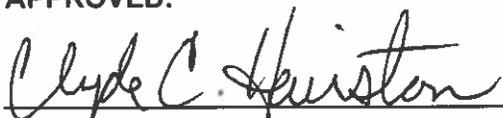
The meeting was adjourned at 10:01 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor