

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF JULY 10, 2017

The City Council of the City of Lancaster, Texas, met in a called Regular session in the Council Chambers of City Hall on July 10, 2017 at 7:00 p.m. with a quorum present to-wit:

**Councilmembers Present:**

Mayor Marcus E. Knight  
Carol Strain-Burk  
Stanley Jaglowski  
Marco Mejia  
Spencer W. Hervey Jr.  
Mayor Pro Tem Clyde C. Hairston  
Deputy Mayor Pro Tem Nina Morris

**City Staff Present:**

Opal Mauldin-Jones, City Manager  
Dori Lee, Human Resources Director  
Shane Shepard, Director of Economic Development  
Baron Sauls, Finance Director  
Jim Brewer, Director of Public Works  
Sean Johnson, Managing Director of Quality of Life & Cultural Services  
Jermaine Sapp, Director of Equipment and Facility Services  
Sam Urbanski, Police Chief  
Robert Franklin, Fire Chief  
Alton Dixon, Purchasing Agent  
Fabrice Kabona, Assistant to the City Manager  
Dale Jackson, Building Official/Interim Development Director  
Jason B. Boulton, Assistant Police Chief  
Cheryl Womble, Administrative & Community Relations Supervisor  
David T. Ritter, City Attorney  
Mayra A. Ortiz, Deputy City Secretary  
Sorangel O. Arenas, City Secretary

**Call to Order:**

Mayor Knight called the meeting to order at 7:00 p.m. on July 10, 2017.

**Invocation:**

Pastor Richardson gave the invocation.

**Pledge of Allegiance:**

Councilmember Mejia led the pledge of allegiance.

**Citizens' Comments:**

Eric Proctor, 2563 N. Dallas Ave, spoke in opposition of item 6.

**Consent Agenda:**

City Secretary Arenas read the consent agenda.

1. Consider approval of minutes from the City Council Regular Meeting held on June 26, 2017.
2. Consider a resolution authorizing the City Manager to sign the Dallas County Office of Homeland Security and Emergency Management Notice of Intent to Participate in the Dallas County Hazard Mitigation Action Plan Update and application for the Hazard Mitigation Grant Program.

3. **Consider a resolution continuing the terms and conditions of a professional services agreement with The Retail Coach for the development of a Retail Recruitment Strategy.**

Mayor Knight advised the vote to adjourn on item 1, be modified from 7 to 5.

Councilmember Strain-Burk pulled items 1 and 3.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston to approve consent item 2. The vote was cast 7 for, 0 against.

1. **Consider approval of minutes from the City Council Regular Meeting held on June 26, 2017.**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve consent item 1 with the recommendations made by Mayor Knight. The vote was cast 7 for, 0 against.

3. **Consider a resolution continuing the terms and conditions of a professional services agreement with The Retail Coach for the development of a Retail Recruitment Strategy.**

Councilmember Strain-Burk requested additional staff comments on item 3. City Manager Mauldin-Jones shared that item 3 is to consider approval of the renewal of the professional services agreement with The Retail Coach for the development of a Retail Recruitment Strategy. At the August 2016 City Council meeting, Council authorized an agreement with The Retail Coach for one year with a one year renewal. Research indicated that a successful recruitment strategy takes a minimum of 18-24 months. The Retail Coach will update the community analysis, marketing materials, GIS Data, Retailer and Development plan, as well as provide a targeted list of ten new retailers and five new site profiles as identified in the attached Year Two Strategy Scope of Work. The community's retail strategy will be analyzed. Additionally, market specific data to identify competition, potential customer bases, and retail brand opportunities will be completed.

Councilmember Mejia shared he was in opposition on item 3 until staff shared that The Retail Coach has led the City to a few developers and retail opportunity. He is in favor to extend the agreement to a one year.

Councilmember Hervey shared his willingness to extend another year and noted similar concerns as Councilmember Mejia.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston to approve consent item 3. The vote was cast 7 for, 0 against.

**PUBLIC HEARING:**

4. **Z17-04 Conduct a public hearing and consider an ordinance changing the zoning designation on approximately 5.91 acres of land generally located north of Bear Creek Road and west of South Houston School Road addressed as 2227 South Houston School Road described in the Charles H. Bernard Abstract, 128 PG 020, Tract 27, Lancaster, Dallas County Texas from A-O Agricultural Open space to SF-5, Single Family Residential.**

City Manager Mauldin-Jones stated that the property is located on the northwest corner of Bear Creek Road and South Houston School Road. The adjacent properties to the north and west are zoned Agricultural Open (occupied residence) as well as properties south and east are Agricultural Open (vacant). The 2016 Comprehensive Plan identifies this site as suitable for Medium Density Residential. The proposed use is consistent with the Comprehensive Plan. This item was considered at the Planning and Zoning Commission (P&Z) meeting on June 6, 2017 and P&Z recommended approval. Staff concurs with the P&Z. Staff received two (2) letters in support and two (2) letters in opposition of this rezoning request.

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Councilmember Strain-Burk inquired from whom the water service will be provided. City Manager Mauldin-Jones shared the services will be Rocket water.

Councilmember Jaglowski inquired from staff the size per lot since the property will be divided. City Manager Mauldin-Jones confirmed that the minimum size will be 0.9 acre lots.

Mayor Knight opened the public hearing.

There were no speakers.

**MOTION:** Mayor Pro Tem Hairston made a motion, seconded by Councilmember Hervey 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 4. The vote was cast 7 for, 0 against.

5. **M17-01 Conduct a public hearing and consider an ordinance amending a portion of the Comprehensive Land Use Plan and map for property located on the west side of North Dallas Avenue from its intersection with Rutgers Drive; north to its intersection with Brookhaven Drive southward from Suburban Neighborhood Designation to Mixed-Use Neighborhood Designation.**

City Manager Mauldin-Jones shared item 4 is to amend the Comprehensive Land Use Plan. After extended discussions and deliberations, the Planning & Zoning Commission directed staff to research the strategy behind the 2016 Comprehensive Plan Suburban Neighborhood designation. The north and south properties are zoned Retail and the east and west are zoned Retail and are vacant. Suburban Neighborhood designation does not allow for Retail use. After reviewing the Comprehensive Land Use Plan with the consultants, it was determined that the location with the major arterials that the suitable designation should be a Mixed-Use Neighborhood allowing retail and residential uses. Public Hearing notices were properly noticed and conducted by the Planning and Zoning Commissions. The Planning and Zoning Commission recommended approval and staff concurs with P&Z.

Councilmember Strain-Burk inquired if a Mix-Use Neighborhood will allow retail and residential in the same location. City Manager Mauldin-Jones confirmed it would allow both retail and residential in the same location.

Councilmember Hervey inquired if the subject property allows warehouse. City Manager Mauldin-Jones shared that the property does not allow for logistics or distribution.

Mayor Pro Tem Hairston sought clarification on whether the use will allow car wash, retail, and residential facilities. City Manager Mauldin-Jones shared that car washes will not be allowed in a Mix-Use Neighborhood unless a Specific Use Permit is obtained.

Mayor Knight opened the public hearing.

There were no speakers.

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

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

6. **Z16-13 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) to allow for a car wash of an approximately 0.10 acre tract and further described as a portion of M.M. Miller Abstract 874, City of Lancaster, Dallas County, Texas, generally addressed as 2665 North Dallas Avenue.**

City Manager Mauldin-Jones commented that item 6 is a request to grant a Specific Use Permit (SUP) for a self-service automatic car wash. An SUP is required for any use identified in the Land Use Table as requiring one and for uses where the standards for said use are not met. The Planning and Zoning Commission, in considering and determining its recommendations to the City Council on any request for an SUP may require site plans, additional information, operating data and expert evaluation concerning the location, function and characteristics of any building or use proposed. The car wash hours of operation will be limited to 8:00 am to 6:00 pm Central Standard Time. The Planning and Zoning Commission recommended approval and staff concurs with the Planning and Zoning Commission recommendation.

Mayor Knight opened the public hearing.

There were no speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston to close the public hearing. The vote was cast 5 for, 2 against [Hervey and Morris].

Deputy Mayor Pro Tem Morris stated her concerns with the number of car washes in the City.

Councilmember Mejia spoke in favor of item 6 and shared that the car washes will not compete with one another but complement each other.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 6. The vote was cast 5 for, 2 against [Hervey and Morris].

7. **Discuss and consider a resolution approving terms and conditions and authorizing the City Manager to sign a professional services agreement (RFP 2017-02), with Willdan Financial Services for an Economic Development Strategic Plan.**

City Manager Mauldin-Jones shared that the City Council received a presentation from Willdan at the June 19, 2017 Work Session for the services for an Economic Development Strategic Plan. Staff recommends approval as presented.

**MOTION:** Mayor Pro Tem Hairston made a motion, seconded by Councilmember Jaglowski to approve item 7. The vote was cast 7 for, 0 against.

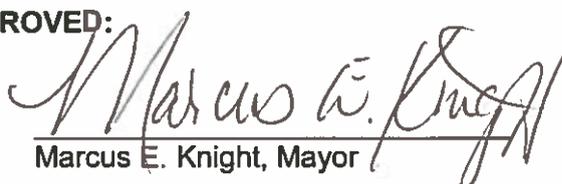
**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston, to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 7:36 p.m.

**ATTEST:**

  
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Sorangel O. Arenas, City Secretary

**APPROVED:**

  
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Marcus E. Knight, Mayor