

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JUNE 10, 2019

The City Council of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on June 10, 2019 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Clyde C. Hairston
Carol Strain-Burk
Stanley Jaglowski
Marco Mejia
Deputy Mayor Pro Tem Derrick D. Robinson
Mayor Pro Tem Racheal Hill
Nina Morris

City Staff Present:

Opal Mauldin-Jones, City Manager
Rona Stringfellow, Deputy City Manager
Fabrice Kabona, Assistant City Manager
Dori Lee, Director of Human Resources
Shane Shepard, Director of Economic Development
Sharon Jungman, Assistant Finance Director
Sam Urbanski, Police Chief
Charley Miller, Assistant Police Chief
Nathaniel D. Thompson, Police Lieutenant
Kenneth Johnson, Fire Chief
Chris Youngman, Assistant Fire Chief
Jermaine Sapp, Director of Equipment Services and Facilities
Andrew Waits, Public Works Director
Jasmine Carr, Community Programs Coordinator
Delajer Walker, E.C. & E.M. Superintendent
Than Nguyen, City Engineer
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:33 p.m. on June 10, 2019.

Invocation:

Father Manuel Sabando gave the invocation.

Pledge of Allegiance:

Mayor Pro Tem Racheal Hill led the pledge of allegiance.

Proclamation:

Mayor Hairston read the proclamation for "Juneteenth Celebration Day" and urges all of our citizens to take part in the celebration and experience the African-American culture.

Citizens' Comments:

Peggy Anderson, 1139 Barry Ln, The Pleasant Run Chapter, National Society of the Daughters of the American Revolution presented the DAR Community Service Award to Councilmember Strain-Burk for her contribution to the community.

Oscar Figaro, 1610 Worthington Ln, expressed areas of concern with code enforcement.

Lou Reed, 1209 Highmeadow, expressed concerns with the animal shelter.

Rosanna Hargrove Ross, 201 N. Elm St, shared her thoughts about the animal shelter.

Miracle Bennett, 162 Southwood, expressed concerns with the animal shelter.

Consent Agenda:

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Regular Meeting held on April 22, 2019 and May 13, 2019.**
2. **Consider a resolution approving an amendment to the license agreement for additional communication facilities to be installed by Sprint Spectrum Realty Company, L.P. on or near the water tower located at 1013 East Beltline Road and approving the terms and conditions of a fourth amendment to the license for communication facilities agreement for the purpose of allowing the construction, installation and maintenance of additional communication equipment.**
3. **Consider a resolution approving payment in the amount of \$60,395.28 for the provision of emergency sewer line repair services for a 10 inch sanitary sewer line repair.**
4. **Consider a resolution accepting an approximately 0.970 acre tract of land from WHL Dallas 45, LLC for the construction, installation, operation, maintenance, inspection, and repair of a detention pond.**

Councilmember Morris pulled item C1.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to approve consent items 1 through 4 excluding item 1. The vote was cast 7 for, 0 against

1. **Consider approval of minutes from the City Council Regular Meeting held on April 22, 2019 and May 13, 2019.**

Councilmember Morris requested additional time to review consent item 1.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Jaglowski to approve consent item 1 with the changes. The vote was cast 7 for, 0 against

5. **Z19-03 Conduct a public hearing and consider an ordinance amending Ordinance # 36-86 and as amended, an existing Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that item 5 was tabled at the March 25, 2019 regular meeting to give the applicant an opportunity to address and revisit park land dedication. This item is to amend an ordinance Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. There were two prior phases to this subdivision. Phase 1 consisted of 13.87 acres with a total of 62 lots and Phase 2 consisted of 24.52 acres and 86 lots both of which were built out approximately 10 years ago. The subject property was originally zoned PD-SF-2 which is now an obsolete designation in that the old SF-2 base zoning is now called SF-6 which allows for a density of six (6) dwelling units per acre. The proposed amendment actually reduces the density allowed by approximately thirty (30%) percent to align more closely with SF-4 (4 dwelling units per acre). This is a request to amend the PD and allow modifications.

Applicant James Brown, 6750 Hillcrest Plaza Dr, provided background information.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Morris 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 Hill to approve item 5 with the changes. The vote was cast 6 for, 1 against [Mejia].

6. **Z19-07 Conduct a public hearing and consider an ordinance changing zoning from Agricultural Open (AO) to SF-4 Single Family Residential. The property is located north of East Reindeer Road and east of Dasher Drive and is addressed as 3223 Prancer Street. It is further described as Lot 8, Block 2 in Abstract 1554 Survey Money Weatherford, Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones, this item is to consider an ordinance changing zoning from Agricultural Open (AO) to SF-4 Single Family Residential. The property is located north of East Reindeer Road and east of Dasher Drive and is addressed as 3223 Prancer Street. The 2002 Comprehensive Plan identifies this site as suitable for residential uses. The proposed use is consistent with the Comprehensive Plan. The 2002 Comprehensive Plan is being referenced because Chapter 3 of the 2016 Comprehensive Plan specifically notes that "The Preferred Scenario" for future land use remains unchanged in most areas of the City where stable and sustainable land uses exist." This is a zoning change request and in accordance with Texas Local Government Code, Section 211, zoning change requests must be noticed 10

days before the hearing. On April 19, 2019 a notice for this public hearing appeared in the Focus Daily Newspaper. 13 notifications of this public hearing were mailed to owners that are within 200 feet of the subject property. There were two (2) letters received in support and two (2) letters received in opposition of this request. On May 7, 2019 the Planning and Zoning Commission recommended approval of the request, as presented. Staff concurs with the Planning and Zoning Commission's recommendation.

Mayor Hairston opened the public hearing.

There were no speakers.

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

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Morris to approve item 6. The vote was cast 7 for, 0 against.

7. **Conduct a public hearing and consider an ordinance amending the Lancaster Development Code Ordinance 2006-04-13 and as amended; Article 14.500 District Development Regulations and Standards, Section 14.503 Residential Districts Subsection (a) General Residential District Standards – All residential districts (1) Residential Unit Diversity of the Lancaster Development Code amending the Empty-Nester Unit requirement in certain Single Family zoning districts.**

City Manager Mauldin-Jones, stated As prescribed in the City Council Rules and Procedures as amended September 2017, Section D. City Council Agenda Process, Section 1.b., Councilmember Marco Mejia requested that an item be included on the agenda for the purpose of discussing Article 14.500 District Development Regulations and Standards, Section 14.503 Residential Districts Subsection (a) General Residential District Standards –All residential districts (1) Residential Unit Diversity of the Lancaster Development Code to amend the minimum of 20 percent Empty-Nester Units requirement in single family residential districts. Subsection (a) General Residential District Standards — All residential districts (1) Residential Unit Diversity of the Lancaster Development Code which currently states that: Sec. 14.503 Residential Districts (a) General Residential District Standards – All residential districts. (1) Residential Unit Diversity A. Requirement for Single Family Districts. In order to ensure a diversity of housing types for young couples, empty-nesters and retirees, a portion of the total number of lots and units in certain Single Family zoning districts shall meet the standards for Empty-Nester Units. In residential subdivisions in SF-4, SF-5 and SF-6 zoning districts, developments of 20 or more acres in size which are being developed to within 20% of the maximum allowable density, shall contain a minimum of 20 percent Empty-Nester Units. On April 14, 2019 a notice for this public hearing appeared in the Focus Daily Newspaper. There were no comments received in support or in opposition of this request. The Planning & Zoning Commission recommended approval of the proposed amendments at their May 7, 2019 meeting. Staff concurs with the P&Z Commission and recommends approval of the ordinance, as presented.

Councilmember Mejia expressed the importance of removing the 20% Empty-Nester from the ordinance.

Mayor Hairston opened the public hearing.

Frank Mejia 1500 Main St. spoke in support of item 7

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Hill to close the public hearing. The vote was cast 7 for, 0 against.

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

8. **Conduct a public hearing and consider an ordinance amending the Lancaster Development Code Ordinance 2006-04-13 and as amended; Article 14.500 District Development Regulations and Standards, Article 14.500 District Development Regulations and Standards, Section 14.503 Residential Districts to add Single Family-2 (SF-2) to current residential districts; add SF-2 to various sections of the Lancaster Development Code (LDC) in addition to specifying the minimum number of dwelling units allowed per acre in the current residential districts.**

City Manager Mauldin-Jones stated as prescribed in the City Council rules and procedures as amended September 2017, Section D. City Council Agenda Process, Section 1.b., Councilmember Marco Mejia requested that an item be included on the agenda for the purpose of discussing Article 14.500 District Development Regulations and Standards, Section 14.503 Residential Districts to add SF-2 to current residential districts in the Lancaster Development Code (LDC). Currently the Lancaster Development Code (LDC) has four (4) single family residential districts namely: 1. Single Family Estate (SF-E) District. 2. Single Family Residential (SF-4) District. 3. Single Family Residential (SF-5) District. 4. Single Family Residential (SF-6) District. SF-E allows for one large single-family dwelling lot developments in a rural setting, while SF-4 allows for four (4) units per acre, SF-5 allows for five (5) units per acre and SF-6 allows six (6) units per acre. SF-2 will allow for two (2) units per acre. On April 14, 2019 a notice for this public hearing appeared in the Focus Daily Newspaper. There were no comments received in support or in opposition of this request. The Planning & Zoning Commission recommended approval of the proposed amendments at their May 7, 2019 meeting. Staff concurs with the Commission and recommends approval of the ordinance, as presented.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Hill to close the public hearing. The vote was cast 7 for, 0 against.

Councilmember Mejia stated the importance of having larger homes. He shared SF-2 will allow for two (2) units per acre.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Hill to approve item 8. The vote was cast 7 for, 0 against.

9. **M19-09 Discuss and consider a resolution accepting two (2) 15 foot wide water line easements (a 330 square feet or .008 acre water easement and a 50,105 square feet or 1.15 acre water easement) from Global Longhorn Center, L.P., Grantor, to the City of Lancaster 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 item 9 and item 10 are companion items. This is a request for two (2) 15 foot water easements to serve Lot 1, Block A for Global Longhorn Center, L.P. on a 22.15 acres property located on the northeast corner of West Drive and North Longhorn Drive. The Water and Waste Water Superintendent verified that the proposed location of the water easements are acceptable. Having identified the location of these facilities, an easement must be granted by the owner which must be considered for approval by City Council.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Hill to approve item 9. The vote was cast 7 for, 0 against.

10. **M19-09 Discuss and consider a resolution accepting one (1) 20 foot wide sewer line easement (a 29,131 square feet or 0.67 acre sewer easement) from Global Longhorn Center, L.P., Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a sewer line and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City sewer 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.**

MOTION: Councilmember Morris made a motion, seconded by Councilmember Jaglowski to approve item 10. The vote was cast 7 for, 0 against.

11. **Discuss and consider declaring a certain board, commission or committee position(s) vacant due to excessive absences and consider appointment(s) to the Parks and Recreation Advisory Board.**

City Secretary Arenas shared ss prescribed in Ordinance 2018-12-53 for all City Boards, Commissions and Committees, Section 5.01.001 Board and Commission appointments, terms, removal and meetings, Subsection (g) states "Three (3) consecutive absences, or a total of five (5) absences within a twelve-month period shall cause the City Council to consider removal of the board or commission member. A review of the attendance records indicates that Darwin Isham did not meet attendance standards. Should the Council declare a vacancy, Council may choose to appoint a Parks and Recreation member. Available applications are on hand for consideration.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 11. The vote was cast 7 for, 0 against.

Nominations to the Park and Recreation Advisory Board was Alan Beavers and LaMonica Hudleton.

A roll call vote was cast 6 for, 1 against [Hill] to appoint Alan Beavers to the regular position with a term expiring 2019 to the Parks and Recreation Advisory Board.

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

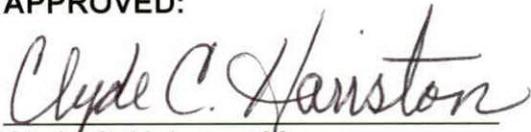
The meeting was adjourned at 8:59 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor