

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JULY 8, 2019

The City Council of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on July 8, 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
Dori Lee, Director of Human Resources
Shane Shepard, Director of Economic Development
Sharon Jungman, Assistant Finance Director
Sam Urbanski, Police Chief
Kenneth Johnson, 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
Carey Neal, Assistant to the City Manager
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:02 p.m. on July 8, 2019.

Invocation:

Pastor John Richardson gave the invocation

Pledge of Allegiance:

Councilmember Nina Morris led the pledge of allegiance.

Recognition:

City Manager Mauldin-Jones shared 2019 marks the 70th anniversary of the All-America City award. Ten cities were selected to receive the award including the City of Lancaster. This year's theme was "Building Healthy Community Through Civic Engagement". City Council established healthy safe and engaged community as strategic objective. Staff shared their gratitude to City Council for their leadership: Mayor Clyde C. Hairston, Mayor Pro Tem Racheal Hill, Deputy Mayor Pro Tem Derrick Robinson, Councilmember Carol Strain-Burk, Councilmember Stanley Jaglowski, Councilmember Marco Mejia and Councilmember Nina Morris. Staff also shared their gratitude to

the Lancaster Independent School District, Lancaster Chamber of Commerce, Methodist Charlton Medical Center and the sponsors for their support. A special recognition was given to Mona Dixon, Rona Stringfellow and Jasmine Carr for their leadership and efforts. Staff presented the City Council with the 2019 All-America City award.

Mayor Hairston shared his gratitude to the community for coming together and bringing the award to the City of Lancaster.

Council shared their gratitude to staff, the volunteers, the school board, and the LISD students for coming together and making this award possible.

Citizens' Comments:

Carolyn Morris, 887 W. Wintergreen, expressed her gratitude to staff and expressed how proud she was to be a part of the 2019 All-America City.

Robert Pitre, 4540 University Hills, shared he spoke with staff and his concern has been resolved.

Brandy Rain, 215 Oak St., express concerns with stray dogs.

Mary Williams, 281 Creekwood Dr., express appreciation to the public safety department.

Lynne Turner, 1530 Nokomis Rd., expressed concerns with the animal shelter advertisement.

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

Rosanna Ross, 201 N. Elm St., expressed similar 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 June 10, 2019.**

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

2. **Z19-09 Conduct a public hearing and consider a rezoning request from Single Family-Residential (SF-4) to Agricultural Open (A-O). The property is addressed as 225 South Houston School Road and it is further described as the eastern 3.953 acres of a 31.57 acre tract, more or less, contained in the Valley View Ranch Replat, depicted in the Dallas County Plat Books as Lots 1 through 4, Valley View Ranches, Part of Creek Wood Estates Unit No. 1 Addition, Filed 7-13-73, Volume 73138-835, with said property being generally located south of Dan Davis Drive and west of S. Houston School Road in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared the property is located south of Dan Davis Drive and west of South Houston School Road and is approximately 3.95 acres in size. The subject property is

currently zoned Single-Family Residential (SF-4). The applicant owns two contiguous properties; one 3.95 acre property that fronts Houston School Road zoned SF-4 and a 27.8 acre property zoned A-O behind the SF-4 piece. The applicant is therefore seeking to match the SF-4 piece with the rest of the property and construct a 2,100 square feet agricultural building on the subject property which is currently zoned SF-4. The SF-4 zoning district does not permit more than two (2) accessory buildings. However, this size restriction does not apply to buildings in the A-O zoning district which are associated with agricultural use. On June 4, 2019, the Planning and Zoning Commission (P&Z) recommended approval of the request. The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living uses. This request is consistent with the Comprehensive Plan. 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 May 14, 2019 a notice for this public hearing appeared in the Focus Daily Newspaper. 13 notices were sent to property owners within 200 feet of the subject property. There were no letters received in support or opposition of this request.

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 Morris made a motion, seconded by Councilmember Jaglowski to approve item 2. The vote was cast 7 for, 0 against.

3. **Discuss and consider a resolution approving the terms and conditions of Amendment No. 3 to the Project Specific Agreement with Dallas County for water system improvements (Phase I), Roadway, Drainage and Sewer Improvements (Phase II), and hike and bike pedestrian trail improvements (Phase III) on Pleasant Run Road from the intersection of Lancaster-Hutchins Road and Pleasant Run Road to the city's easternmost city limits.**

City Manager Mauldin-Jones shared On July 13, 2015, a Project Specific Agreement (Interlocal Agreement) was authorized by City Council for Pleasant Run Road improvements to be made by Dallas County in the cities of Wilmer and Lancaster (from the intersection of Lancaster-Hutchins Road and Pleasant Run Road to the city's easternmost city limits) that originally included a water line and new pump station improvements (Phase I) and roadway, drainage, and sewer Improvements (Phase II) and hike and bike pedestrian trail improvements (Phase III) on Pleasant Run Road. The project involved water system improvements to construct a 16-inch water line which will serve the City of Wilmer, through the City Council approved water sale agreement. This portion of the project will be repaid through the Tax Increment Financing (TIF) Reinvestment Zone #1 established in October of 2014. This project also includes roadway, drainage and sewer improvements (Phase II) on Pleasant Run Road through a regional request to North Texas Council of Government (NCTCOG) as this project is led by Dallas County. Based on the lowest qualified bidder received for construction costs for (Phase III) (hike and bike pedestrian improvements), an amendment to this existing Project Specific Agreement is needed as the lowest bid was above the budgeted construction cost but this shortfall was addressed by Dallas County, as well. As this shortfall is funded by other (non-City) sources, the City's share of project costs will not change and

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no additional City funds are needed as this is a procedural requirement for Dallas County.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Morris to approve item 3. The vote was cast 7 for, 0 against.

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

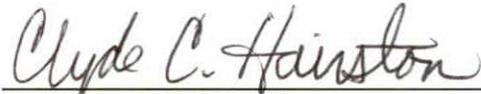
The meeting was adjourned at 7:50 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor