

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF OCTOBER 14, 2019

The City Council of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on October 14, 2019 at 7:00 p.m. with a quorum present to-wit:

**Councilmembers Present:**

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

**Councilmembers Absent:**

Marco Mejia

**City Staff Present:**

Opal Mauldin-Jones, City Manager  
 Rona Stringfellow, Deputy City Manager  
 Fabrice Kabona, Assistant City Manager  
 Carey Neal, Assistant to the City Manager  
 Dori Lee, Director of Human Resources  
 Michelle Evans, HR Benefits and Risk Manager  
 Jermaine Sapp, Equipment Services and Facilities Director  
 Sean Johnson, Director of Quality of Life and Cultural Services  
 Sam Urbanski, Police Chief  
 Charley Miller, Assistant Police Chief  
 Jason Tapscott, Detective  
 Kenneth Johnson, Fire Chief  
 Chris Youngman, Assistant Fire Chief  
 Jasmine Carr, Community Programs Coordinator  
 Delajer Walker, E.C. & E.M. Superintendent  
 David T. Ritter, City Attorney  
 Sorangel O. Arenas, City Secretary

**Call to Order:**

Mayor Hairston called the meeting to order at 7:01 p.m. on October 14, 2019.

**Invocation:**

Pastor Brown led the invocation.

**Pledge of Allegiance:**

Mayor Pro Tem Racheal Hill led the pledge of allegiance.

**Proclamation:**

Mayor Hairston read the proclamation for "Breast Cancer Awareness" and urges all citizens to stand in solidarity with breast cancer survivors and reaffirm our commitment to raising awareness and advancing research efforts.

Mayor Hairston read the proclamation for "Domestic Violence Awareness" and urges all citizens to observe this month by speaking out against Domestic Violence and supporting local efforts to assist victims to find the help and healing.

Mayor Hairston read the proclamation for "Fire Prevention" and urges all citizens to observe this day and renew their commitment to fire safety.

**Citizens' Comments:**

Edward Kuehl, 217 E. 5<sup>th</sup> St. shared his concerns with the neighbor's dog and the animal control officers.

Monica Turner, 2905 Marsh Dr. shared her concerns with the municipal court.

Jasmine Carr, 211 N. Henry St. shared information on upcoming events.

**Consent Agenda:**

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Special Meeting held on September 16, 2019 and Regular Meeting on September 23, 2019.**
2. **Consider a resolution authorizing the purchase of five (5) 2019 Chevrolet Silverado 1500 regular cab work trucks and one (1) 2019 Silverado crew cab 1500 work truck from Freedom Chevrolet through an Interlocal Agreement with the City of Dallas, Texas in an amount not to exceed one hundred twenty-three thousand seven hundred fifty dollars (\$123,750.00).**
3. **Consider a resolution authorizing the purchase of a 420X-120E Reclaimer/Stabilizer from Asphalt Zipper through an interlocal agreement with Houston-Galveston Area Council (HGAC) in an amount not to exceed one hundred eighty thousand two hundred dollars (\$180,200.00).**
4. **Consider a resolution authorizing the remount conversion of a Type 1 Horton Ambulance Medical Box on a 2018 Dodge 4500 Regular Cab Chassis by Professional Ambulance in an amount not to exceed seventy-four thousand nine hundred twenty-six dollars (\$74,926.00).**
5. **Consider a resolution authorizing a professional services agreement with Johnson Controls, Incorporated for the replacement of Heating Ventilation and Air Conditioning (HVAC) systems, for the James R. Williams Pump Station, the Veterans Memorial Library, and Country View Golf Course in an amount not to exceed two hundred seventy-one thousand seven hundred thirty dollars (\$271,730.00).**
6. **Consider a resolution authorizing the submission of an application for the American Association of Retired Persons (AARP) Age-Friendly Livable Communities Program, and supporting the initiatives and opportunities of said program.**
7. **Consider a resolution approving a Fire and EMS Services Agreement with Dallas County for the provision of Fire and Emergency Medical Services (EMS) to unincorporated areas adjacent to the City of Lancaster.**
8. **Consider a resolution approving the terms and conditions of an Interlocal Agreement by and between Sourcewell (formerly NJPA) and the City of Lancaster for the cooperative purchase of goods and services.**
9. **Consider a resolution authorizing a Memorandum of Understanding between the City of Cedar Hill, the City of Desoto, the City of Duncanville, the City of Lancaster, Dallas County, the North Central Texas Council of Governments, and the Regional Transportation Council concerning**

**the Southern Dallas County Regional Veloweb Shared-Use Path Alignment Study.**

- 10. Consider a resolution authorizing the purchase and installation of athletic field fencing at Lancaster Community Park from Triple C Fence through an Interlocal Agreement with Tarrant County in an amount not to exceed ninety-four thousand two hundred twenty dollars (\$94,220.00).**

Mayor Pro Tem Hill pulled item 6 for further discussion.

**MOTION:** Mayor Pro Tem Hill made a motion, seconded by Councilmember Morris to approve consent items 1 through 10 excluding item 6. The vote was cast 6 for, 0 against [Mejia absent].

Mayor Pro Tem Hill shared her gratitude to the council for their support as well as staff for submitting the information.

Deputy Mayor Pro Tem Robinson also shared his gratitude and shared the importance of this resolution.

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

- 11. Z19-10 Conduct a public hearing and consider a Specific Use Permit (SUP) request for an in-home daycare at a property addressed as 3116 Prairie Aster Drive; Lot 12 Block F in Meadowview Phase Two subdivision. The property is located within the J.L. Samson Survey, Abstract No. 1311 City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared The Texas Department of Family and Protective Services require in-home daycare operators to meet local government requirements as part of the State minimum guidelines for licensing and fire safety inspection. This is a request for an in-home daycare for up to 12 children and currently has five (5) children in the home (four - under the age of (2½) and one - (3) year old). The in-home daycare has been in operation and registered since October 2009. As noted above, the LDC requires in-home day cares to obtain an SUP in all residential zoning districts. The applicant is therefore seeking to bring the business into compliance with the City's requirements. On September 10, 2019, the Planning and Zoning Commission recommended approval of the request for the SUP subject to the following conditions: 1) Less than six (6) children under the age of two and half years old (2 1/2) being kept on the first floor with a level of exit discharge. 2) If more than five (5) children under the age of two and half years old (2 1/2) are kept on the premise, an automatic fire sprinkler system is required. 3) Compliance with Home Occupation Regulations. 4) Confirmation by Animal Services that all animals kept on-site meet state and local regulations regarding immunizations and microchipping. Staff concurs with the Planning and Zoning Commission's recommendation.

Mayor Hairston opened the public hearing.

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

**MOTION:** Councilmember Morris made a motion, seconded by Councilmember Jaglowski to approve item 11. The vote was cast 6 for, 0 against [Mejia absent].

- 12. Z19-15 Conduct a public hearing and consider a rezoning request from Single-Family Residential (SF-4) to Neighborhood Services (NS). The properties are located on the northwest corner of Springcrest Circle and West Pleasant Run Road. The property is**

**described as a tract of land recorded in Volume 42, Page 209, Deed Records, commonly addressed as 2105 and 2111 West Pleasant Run Road in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared The proposed properties are located on the northwest corner of Springcrest Circle and West Pleasant Run Road and are currently addressed as 2105 and 2111 West Pleasant Run Road. The property is a total of .70 acre in size. This is a request to rezone the subject property from SF-4 to NS for the development of a commercial building with offices, salons, a studio and other uses on a .70 acre property. The current zoning only allows for primarily single family dwelling uses. The proposed zoning change would allow a limited retail category intended for use by the nearby neighborhood areas for the purpose of supplying day-to-day retail needs. 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 August 27, 2019 a notice for this public hearing appeared in the Focus Daily Newspaper. 12 notifications of this public hearing were mailed to owners that are within 200 feet of the subject property. There was one (1) letter received in opposition and no letters in support of this request. On September 10, 2019, the Planning and Zoning Commission recommended approval of the request as presented and staff concurs with the Planning and Zoning Commission's recommendation.

Mayor Hairston opened the public hearing.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Morris 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 Morris to approve item 12. The vote was cast 5 for, 1 against [Hill against] [Mejia absent].

13. **Z19-16 Conduct a public hearing and consider a Specific Use Permit (SUP) request for an in-home day care at a property addressed as 1909 Enchanted Lane; Lot 5A Block E in Enchanted Forest Addition Subdivision. The property is located in Volume 85107 and Page 2018 in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared The Texas Department of Family and Protective Services require in-home daycare operators to meet local government requirements as part of the State minimum guidelines for licensing and fire safety inspection. The Lancaster Development Code (LDC) requires in-home day cares to obtain a Specific Use Permit (SUP) in all Residential zoning districts. This is a request for an in-home daycare for up to 12 children and currently has six (6) children in the home (one 19 month old, one 3 year old, one 2 ½ year old, two-4 year olds, and one-7 year old). The in-home daycare was licensed and has been in operation since August 2014. As noted above, the LDC requires in-home day cares to obtain a Specific Use Permit (SUP) in a ll residential zoning districts. The applicant is therefore seeking to bring the business into compliance with the City's requirements. On August 27, 2019 a notice for this public hearing appeared in the Focus Daily Newspaper. 30 notifications of this public hearing were mailed to owners that are within 200 feet of the subject property and a zoning sign was placed on the property. There was one (1) letter received in support and none in opposition of this request. On September 10, 2019 the Planning and Zoning Commission recommended approval of the request for the SUP with the following conditions: 1) Less than six (6) children under the age of two and half years old (2 1/2) being kept on the first floor with a level of exit discharge. 2) If more than five (5) children under the age of two and half years old (2 1/2) are kept on the premise, an automatic fire sprinkler system is required. 3) Compliance with Home Occupation Regulations. 4) Confirmation by Animal Services that all animals kept on-site meet state and local regulations regarding immunizations and microchipping. Staff concurs with the Planning and Zoning Commission's recommendation.

Mayor Hairston opened the public hearing.

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

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 13. The vote was cast 6 for, 0 against [Mejia absent].

- 14. Z19-17 Conduct a public hearing and consider a rezoning request from Agricultural Open (AO) to Single Family Residential Estate (SF-E). The property is addressed as 913 Ten Mile Road. It is further described as a 4.172 tract of land situated in the Arthur Eldridge Survey, Abstract No. 449, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is a request to rezone the subject property from A-O to SF-E for the development of a single family home on a 4.172 acre lot. The current zoning only allows for agricultural uses and a single family dwelling on five (5) acres or more. SF-E zoning allows one (1) dwelling unit per acre. This is a zoning change request and in accordance with the Texas Local Government Code, Section 211, zoning change requests must be noticed 10 days before the hearing. On August 27, 2019 a notice for this public hearing appeared in the Focus Daily Newspaper. 7 notifications of this public hearing were mailed to owners that are within 200 feet of the subject property. There were no letters received in support or in opposition to this request. On September 10, 2019, the Planning and Zoning Commission recommended approval of the request as presented and staff concurs with the Planning and Zoning Commission's recommendation.

Councilmember Jaglowski ask if the applicant was aware of the flood plain.

City Manager Mauldin-Jones shard applicants is aware that part of the property is on the flood plain.

Mayor Hairston opened the public hearing.

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

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burks to approve item 14. The vote was cast 5 for, 1 against. [Hill against] [Mejia absent].

- 15. Z19-18 Conduct a public hearing and consider a rezoning request from Agricultural Open (A-O) to Single Family Residential Estate (SF-E). The property is addressed as 1517 Raintree Drive. It is further described as a tract of land situated in the M.H. Lavender Survey, Abstract No. 765 in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is a request to rezone the subject property from A-O to SF-E for the development of a single family home on a 1.8 acre lot. The current zoning only allows for agricultural uses and a single family dwelling on five (5) acres or more. SF-E zoning would allow one (1) dwelling unit per acre. This is a zoning change request and in accordance with the Texas Local Government Code, Section 211, zoning change requests must be noticed 10 days before the hearing. On August 27, 2019 notice for this public hearing appeared in the Focus Daily Newspaper. 10 notifications of this public hearing were mailed to owners that are within 200 feet of the subject property. There was one (1) no letter received in support and one (1) letter in opposition of this request. On September 10, 2019, the Planning and Zoning Commission recommended approval of the request as presented and staff concurs with the Planning and Zoning Commission's recommendation.

Mayor Hairston opened the public hearing.

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**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Morris 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 Morris to approve item 15. The vote was cast 6 for, 0 against [Hill against] [Mejia absent].

Convened into Executive Session 8:09 p.m.

Reconvened at 9:01 p.m.

16. **Discuss and consider a resolution committing the City of Lancaster to being intentional with equity and inclusion following the National League of Cities (NLC) equity inclusion initiative.**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill to table item 16. The vote was cast 6 for, 0 against [Mejia absent].

17. **Discuss and consider a resolution supporting the National League of Cities (NLC) Youth, Education, Families (YEF) initiative.**

City Attorney Ritter read the Council requested changes into the record.

Mayor Pro Tem Hill shared her support for the item.

Councilmember Morris shared the importance to support every child in the City of Lancaster.

**MOTION:** Councilmember Morris made a motion, seconded by Mayor Pro Tem Hill to approve item 17. The vote was cast 6 for, 0 against [Mejia absent].

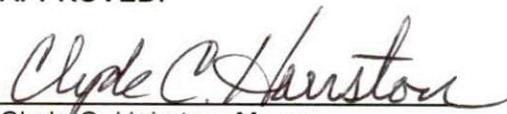
**MOTION:** Councilmember Morris made a motion, seconded by Mayor Pro Tem Hill to adjourn. The vote was cast 6 for, 0 against [Mejia absent].

The meeting was adjourned at 9:06 p.m.

ATTEST:

  
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Sorangel O. Arenas, City Secretary

APPROVED:

  
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Clyde C. Hairston, Mayor