

**LANCASTER CITY COUNCIL REGULAR MEETING OF July 27, 2020**

The City Council of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on July 27, 2020 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  
David T. Ritter, City Attorney  
Sorangel O. Arenas, City Secretary  
Fabrice Kabona, Assistant City Manager  
Carey Neal, Assistant to the City Manager  
Vicki Coleman, Director of Development  
Ron Gleaves, Information Technology Manager

**Call to Order:**

Mayor Hairston called the meeting to order at 7:39 p.m. on July 27, 2020.

**Invocation:**

Bishop Clyde C. Hairston of Miracle Temple Fellowship Church gave the invocation.

**Pledge of Allegiance:**

Councilmember Strain-Burk led the pledge of allegiance.

**Additional Item:**

Mayor Hairston recognized City Manager Opal Mauldin-Jones as the second woman in the United States to receive the Municipal World 2020 Women of Influence Award in Local Government. City Manager Opal Mauldin-Jones was recognized for her remarkable leadership in local government and pursuit of positive change in the City of Lancaster.

**Consent Agenda:**

City Secretary Arenas read the consent agenda.

1. Consider approval of minutes from the City Council Special Meeting held on June 26-27, 2020, Regular Meeting on July 13, 2020 and Special Meeting held on July 20, 2020.
2. Consider a resolution authorizing agreements for the Fiscal Year 2020/2021 Employee Benefit Providers and Administrators.
3. Consider a resolution approving guidelines for filming in the City of Lancaster and to support the submission of participation in the Film Friendly Texas program of the Texas Film Commission (TFC).

4. **Consider a resolution supporting the Wyland National Mayor's Water Conservation Challenge encouraging residents to explore ways to manage residential consumption of water and power, and inspire residents to care for natural resources.**
5. **Consider a resolution approving the terms and conditions of a professional services agreement between the City of Lancaster and Saint Vincent de Paul for the administration of the Lancaster Emergency Assistance Program funded through the Coronavirus Aid, Relief, and Economic Security(CARES) Act.**
6. **Consider a resolution acknowledging Black Lives Matter, condemning racism, and honoring the lives of Ahmad Arbery, Breonna Taylor, and George Floyd.**

Councilmember Strain-Burk and Councilmember Jaglowski pulled item 7 and item 8 for more information.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill to approve items 1 through 6. The vote was cast 7 for, 0 against.

7. **Consider a resolution approving the terms and conditions of an agreement with Reynolds Asphalt Company through the utilization of an Interlocal Agreement with the City of Grand Prairie for the reconstruction of a portion of West Main Street between Beltline Road and Houston School Road Phase I in an amount not to exceed six hundred seventy-four thousand seven hundred fifty-one dollars (\$674,751.00).**

City Manager Mauldin-Jones shared that sound infrastructure has been identified as a Key Performance Objective by the City Council. The City has a pavement management program which has rated the roadways within the City and recommended maintenance based upon the conditions. City Manager Mauldin-Jones shared that staff has been completing infrastructure projects annually to realize the goal of having a preventative maintenance program and well maintained streets and that the completion of this project will continue to advance Council's objective in this area. Additionally, this project is identified as Phase I for the reconstruction of a portion of the project beginning at Beltline Road and will conclude at Houston School Road. The contractor will remove the existing asphalt pavement and perform compaction of the subgrade prior to the installation of new asphalt pavement. City staff will serve as the project manager and will coordinate with Reynolds Asphalt & Construction Company to ensure the pavement replacement is in accordance with the City of Lancaster design manual specifications. City Manager Mauldin- Jones shared that this project was included in the FY 2019/2020 budget and will not exceed six hundred seventy-four thousand seven hundred fifty-one dollars (\$674,751.00).

8. **Consider a resolution approving the terms and conditions of an agreement with Reynolds Asphalt Company through the utilization of an Interlocal Agreement with the City of Grand Prairie for the reconstruction of a portion of Houston School Road between Pleasant Run Road and Beltline Road in an amount not to exceed nine hundred fifty-seven thousand sixteen dollars and twenty cents (\$957,016.20).**

City Manager Mauldin-Jones shared that This project will begin at Pleasant Run Road and conclude at Beltline Road. The contractor will remove the existing asphalt pavement and perform compaction of the subgrade prior to the installation of new asphalt pavement with the City staff will serve as the Project manager and coordinating with Reynolds Asphalt & Construction Company to ensure the pavement replacement is in accordance with the City of Lancaster design manual specifications. City Manager Mauldin-Jones shared that this project was included in the FY 2019/2020 budget and will not exceed nine hundred fifty-seven thousand sixteen dollars and twenty cents (\$957,016.20).

# 1541

City Council Special Meeting  
July 27, 2020  
Page 3 of 5

Councilmember Strain-Burk stated that Council has a priority to focus on infrastructure in streets and infrastructure under the street. Councilmember Strain-Burk requested additional information from Staff regarding this item.

Councilmember Jaglowski commended Staff for presenting sustainable infrastructure and adhering to budget. Councilmember Jaglowski also thanked citizens for patience and understanding during the project approval process.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve items 7 and 8. The vote was cast 7 for, 0 against.

## **PUBLIC HEARING:**

9. **M20-05 Conduct a public hearing and consider a request rescinding Ordinance No. 10-92 that granted a Specific Use Permit (SUP) for a machine shop on the property addressed as 2530 Hulette Avenue, being approximately a ± .596 acre tract described as Lot 8, Block D, Brownlee Park #2 Addition, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that this is a request to rescind the SUP for a machine shop that was approved in 1992 to permit this use on the property which is .596 acre in size. The purpose of repealing this ordinance is to "clean-up" the zoning of the property as the building will no longer be used for a machine shop and the current Land Use Table prohibits the use of machine shops on properties zoned Commercial Highway (CH). The applicant intends to renovate the existing 5,000 square feet building for use as a dance studio that will offer lessons in ballet, tap, jazz, hip hop, and other traditional dance classes to the citizens of Lancaster and neighboring communities. A dance studio is allowed by right in CH. City Manager Mauldin-Jones shared that on June 21, 2020, a notice for this public hearing appeared in the Focus Daily Newspaper. Additionally, Staff also mailed 11 notifications of this public hearing to property owners within 200 feet of the subject site and zoning signs were placed on the property. There was one (1) letter received in support and one (1) letter received in opposition of this request.

Mayor Hairston opened the public hearing.

There were no speakers.

**MOTION:** Councilmember Jaglowski 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 Jaglowski to approve item 9. The vote was cast 7 for, 0 against.

10. **Z20-05A Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Retail (R) for the property located on the northeast corner of North Houston School Road and West Pleasant Run Road. The properties are addressed as 2281 West Pleasant Run Road and 1520 North Houston School Road and described as being a 4.7 acre tract of land situated in the William Fleming Survey, Abstract Number 466, City of Lancaster, Dallas County Texas.**

City Manager Mauldin-Jones shared that the property is located on the northeast corner of North Houston School Road and West Pleasant Run Road and is addressed as 2281 West Pleasant Run Road and 1520 North Houston School Road and has a subsequent companion item that follows. The property is

approximately 4.7 acres in size. City Manager Mauldin-Jones shared that this request is to rezone the subject property from Agricultural Open (AO) to Retail (R) for a convenience store with eight (8) fuel dispensers on Lot 2; 6,510 square feet retail space and a 2,500 square feet restaurant on Lot 1 as shown on the attached Site Plan. Lot 3 will remain vacant. City Manager Mauldin-Jones shared that the current AO zoning only allows for single-family detached homes, farming, and ranching-related activities and accessory uses. City Manager Mauldin-Jones shared that on June 21, 2020, a notice for this public hearing appeared in the Focus Daily Newspaper and that Staff also mailed 20 notifications of this public hearing to property owners within 200 feet of the subject site and zoning signs were placed on the property. There were three (3) letters received in support and eight (8) letters received in opposition of this request. The eight letters received in opposition is 40% of the 20 notifications that were mailed out; the 40% triggers the requirement for three-fourth (3/4) favorable vote of all the members of the Council according to Lancaster Development Code (LDC) Section 14.208 City Council, Subsection (e) which states that, "Whenever such written protest is signed by the owners of twenty (20) percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned two hundred (200) feet radius, or land immediately adjoining the same and within the above mentioned two hundred (200) feet radius, such change in zoning shall require a favorable vote of three-fourths (3/4) of all the members of the Council." 40% of property within 200 feet of the site have submitted a letter in opposition to this request. Therefore, a favorable vote of three-fourths (3/4) of all the members of the Council would be required for approval of this request.

City Manager Mauldin-Jones shared with Councilmember Morris that current zoning only allows for single-family detached homes, farming, and ranching related activities. The proposed development will service existing surrounding developments as at least 20% of the sales will be dedicated to a full deli kitchen, fresh produce and dairy products for the convenience store. City Manager Mauldin-Jones shared during Planning and Zoning's public hearing that a recommendation for approval of the retail store space which is the convenience store and deli kitchen with 2 fuel pumps, but the companion did have a different outcome.

City Manager Mauldin-Jones clarified for Councilmember Strain-Burk that there were no plans to extend Houston School Rd.

City Attorney Ritter shared clarification, citing State law and LDC Code on the super majority, requiring 75 percent of all members of the Councils which would be 6 votes that are needed on both items.

City Attorney Ritter shared clarification that item 10 changes the current zoning from AO to Retail allowing for a convenience store with 2 gas pumps.

City Manager Mauldin-Jones confirmed with Councilmember Jaglowski that sustainable mitigation is being taken with the Millbrook East- Bridle Path extension.

Deputy Mayor Pro Tem Robinson requested other exit options be considered by the builder to Houston School Road. City Manager Mauldin-Jones shared that the builder does not own tracts of land to be considered for an additional exit to Houston School Road.

City Manager Mauldin-Jones shared with Council that the presented development only includes the rezoning request.

Mayor Hairston opened the public hearing.

**Speakers:**

**1543**

City Council Special Meeting

July 27, 2020

Page 5 of 5

Lubula Kanyinda, Architect, 7420 Lakeshore Trail, Arlington, TX, spoke on development design and that 20% of the sales will be dedicated to fresh foods for this project.

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

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 10 The vote was cast 5 for, 2 against. [Morris, Robinson]

11. **Z20-05B Conduct a public hearing and consider a Specific Use Permit (SUP) for eight (8) fuel pumps for the property located on the northeast corner of North Houston School Road and West Pleasant Run Road. The property is addressed as 2281 West Pleasant Run Road and 1520 North Houston School Road and described as being a 4.7 acre tract of land situated in the William Fleming Survey, Abstract Number 466, City of Lancaster, Dallas County Texas.**

City Attorney Ritter shared that item 11, for a Specific Use Permit (SUP), is moot as it was contingent upon approval of item 10.

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

The meeting was adjourned at 8:33 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor