

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MAY 9, 2022

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on May 9, 2022, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Deputy Mayor Pro-Tem Stanley M. Jaglowski
Keithsha C. Wheaton
Mayor Pro-Tem Racheal Hill
Betty Gooden-Davis

Councilmembers Absent:

Marco Mejia

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
Andrew Waits, Director of Public Works
Carey Neal, Assistant City Manager
Chris Youngman, Emergency Management Chief
Dori Lee, Director of Human Resources
Kenneth Johnson, Fire Chief
Lisa Wube, Director of Parks and Recreation
Mike Delmore, Director of Finance
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Keturah Barnett, Assistant to the City Manager
Nathaniel Johnson, Management Fellow
Scott Finley, Communications and Public Relations Coordinator
David T. Ritter, City Attorney
Ron Gleaves, IT Manager
James Maeland, Detective
Jennifer Avila, Deputy City Secretary
Fire Department Team

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on May 9, 2022.

Invocation:

Pastor David Diggles, S.O.W. Life Changing Ministries gave the invocation.

Pledge of Allegiance:

Councilmember Keithsha Wheaton led the pledge of allegiance.

Proclamations:

Mayor Hairston read the National Public Works Week and National EMS Week Proclamations.

Public Testimony/Citizen's Comments:

Opal Mauldin-Jones, City Manager, 211 N. Henry St., introducing Kenneth Johnson, Fire Chief, Ellen Clark, Chair of Friends of Lancaster Fire & Police and Al Hernandez, Manager. Public Affairs of Atmos Energy Corporation to make a presentation. Atmos Energy donated \$20,000 dollars to the Lancaster Fire Department for new safety equipment. Friends of Lancaster Fire & Police is proud to serve the Fire & Police department of the City of Lancaster.

Wanda Willis, 1335 Roan Dr., shared her concerns on the traffic on Wintergreen Rd and fixing the potholes on Wintergreen Rd to N. Dallas Ave.

Willard D. Coleman, 2155 S. Beckley Rd., shared his concerns on the safety in his father's neighborhood. David T. Ritter, City Attorney advised City Council regarding Willard D. Coleman concerns.

Consent:

1. **Consider approval of minutes from the City Council Joint Special Meeting held on March 8, 2022, City Council Regular Meeting held on March 14, 2022, and City Council Special Meeting held on March 28, 2022.**

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Gooden-Davis to approve consent item C1. The vote was cast 6 for, 0 against [Mejia absent].

Public Hearing:

2. **Z22-07 Conduct a public hearing and consider an ordinance rezoning a 1.98 acre tract from Agricultural Open (A-O) to Single-Family-Estate (SF-E) Residential. The property is addressed as 1533 Raintree Drive. It is further described as a tract of land situated in Volume 85227, Page 5467 in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is a request to rezone the subject property tract from Agricultural Open (A-O) to Single-Family Estate Residential (SF-2). 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. The applicant is requesting to rezone for the purpose of constructing a Single-Family dwelling unit on the property. The Comprehensive Plan Future Land Use Map designates this area as Rural Living. The notice was posted in the Focus Daily Newspaper on April 24, 2022, and property owners within 200 feet of the subject site were notified. On April 5, 2022 the Planning and Zoning Commission recommended approval of the request. Staff concurs with the Planning and Zoning Commission recommendation.

Mayor Hairston opened the public hearing.

There were no speakers.

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MOTION: Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to close public hearing. The vote was cast 6 for, 0 against. [Mejia absent]

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Hill to approve item 2. The vote was cast 6 for, 0 against. [Mejia absent]

Public Hearing:

- 3. Conduct a public hearing and consider a resolution approving the 2022 Standards of Care for Youth Programs operated by the City of Lancaster Parks and Recreation Department.**

City Manager Mauldin-Jones shared this item is to conduct a public hearing for the Standards of Care for Youth Programs operated by the City of Lancaster Parks and Recreation Department. Chapter 42 of the Human Resources Code, for the State of Texas requires and regulates that child-care agencies put in place a Youth Standards of Care in order to operate services that are provided to our residents. The Youth Standards of Care had been in place, we had suspended our services during the COVID-19 period for 2020 and 2021 to reduce the spread of COVID-19. With reimplementing our programs, it is necessary for Council to conduct a public hearing and consider adoption of our Standard of Care. The Lancaster Recreation Development Corporation Board members conducted their public hearing and are recommending approval of the Standards of Care as they have been presented. Staff concurs with the Lancaster Recreation Development Corporation recommendation.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Mayor Pro-Tem Hill to close public hearing. The vote was cast 6 for, 0 against. [Mejia absent]

MOTION: Mayor Pro-Tem Hill made a motion, seconded by Councilmember Gooden-Davis to approve item 3. The vote was cast 6 for, 0 against. [Mejia absent]

Action:

- 4. Discuss and consider a resolution ratifying the terms and conditions of a contract by and between the Lancaster Economic Development Corporation, ("LEDC") approving an agreement with HMWK, LLC for state government affairs and tax policy services in an amount not to exceed one hundred twenty-five thousand, five hundred dollars (\$125,500) from funds collected from the ¼ of 1 percent additional sales and use tax.**

City Manager Mauldin-Jones shared that the Lancaster Economic Development Corporation Board of Directors met at their April 21, 2022, Regular Meeting. Lancaster Economic Development Corporation discussed approving an agreement with HMWK, LLC for specialized governmental affairs, tax policy and consulting services related to the Texas Legislature. The Lancaster Economic Development Corporation conducted their public hearing and recommended approval on the agreement. Staff concurs with the Lancaster Economic Development Corporation recommendation.

Deputy Mayor Pro-Tem Jaglowski shared his excitement of the partnership with HMWK for their services.

MOTION Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Mayor Pro-Tem Hill to approve item 4. The vote was cast 6 for, 0 against. [Mejia absent]

5. **M22-15 Discuss and consider three (3) special exceptions: (1) Section 14.402, subsection (b) (9) B of the Lancaster Development Code; (2) Section 503.2.1 of the Fire Code; and, (3) Section 6.07.004 of the Code of Ordinances for a property located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue. The property is addressed as 660 West Belt Line Road and is described as being a 19.839 acre tract of land situated in the Engelbert Bader Survey, Abstract No. 172, Tract 29, in the City of Lancaster, Dallas County, Texas**

City Manager Mauldin-Jones shared that the property is located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue and is 19.839 acres in size. The subject property was rezoned as Single Family-Estates (SF-E) at the January 11, 2021 regular meeting. The applicant is requesting three (3) exceptions for the purpose of developing a single family home on one lot. The applicant is proposing a reduction of the roof pitch from the required 4:12 to ½:12. Section 14.402 Use Standards (b) Residential and Lodging Use Conditions (9) Single Family Dwelling (Attached, Detached, Zero Lot Line) B of the Lancaster Development Code (LDC) states that "The primary roof pitch must be at least four (4) in 12 inches". The applicant's roof pitch proposal does not meet the LDC roof pitch requirement. However, based on the City Council's desire to support custom design-build homes, the lower roof pitch design is consistent the City Council's current vision of diversifying the existing housing stock within the City. The home is unique in architectural design and blends in well with the surrounding landscape.

MOTION Councilmember Gooden-Davis made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 5. The vote was cast 6 for, 0 against. (Mejia absent)

Mayor Hairston shared his Happy Birthday wishes to Councilmember Wheaton along with the present Councilmembers.

MOTION: Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to adjourn. The vote was cast 6 for, 0 against. (Mejia absent)

The meeting was adjourned at 7:37 p.m.

ATTEST:

APPROVED:



Sorangel O. Arenas, City Secretary



Clyde C. Hairston, Mayor