

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF FEBRUARY 28, 2022
The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on February 28, 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
Marco Mejia
Keithsha C. Wheaton
Mayor Pro-Tem Racheal Hill (Arrived during Item 4)
Betty Gooden-Davis

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Andrew Waits, Director of Public Works
Carey Neal, Assistant City Manager
Chris Youngman, Emergency Management Chief
Dori Lee, Director of Human Resources
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth Johnson, Fire Chief
Mike Delmore, Director of Finance
Sam Urbanski, Police Chief
Vicki Coleman, Director of Development Services
Cheryl Womble, Purchasing Agent
Cynthia Smith, Administrative and Communications Supervisor
John Melton, Library Manager
Keturah Barnett, Assistant to the City Manager
Kellen Benbrook, Airport Manager
Kimberli Walker, Court Administrator
Ron Gleaves, IT Manager
Bester Munyaradzi Senior Planner
Ron Gleaves IT Manager
Crystal Cloud Utility Billing Manager
Todd McGehee Lead Animal Services Officer
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on February 28, 2022.

Invocation:

Rev. Kevin Norvell, Redeemer Missionary Baptist Church gave the invocation.

Pledge of Allegiance:

Councilmember Betty Gooden-Davis led the pledge of allegiance.

Proclamations:

Mayor Hairston read the Severe Weather proclamation.

Public Testimony/Citizen's Comments:

Dori Lee, 211 N. Henry St., shared employee recognition. In regards to the Employee Brag. Listed Paramedic student Riley and Pitman for their great work. Public Works received a Brag as well from resident Clyburn. Clyburn commended Hardmen, Lopez, and Martinez for their diligent work. Clyburn also bragged about City Manager Mauldin- Jones and recognized Council Member Gooden-Davis for the help in her district.

Consent:

1. Consider approval of minutes from the City Council Regular Meeting held on October 25, 2021, and November 8, 2021, and Special Meeting held on November 15, 2021.
2. Consider a resolution accepting the 2021 Lancaster Police Department Racial Profiling Analysis Annual Report.
3. Consider a resolution accepting the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2021.

MOTION: Councilmember Mejia made a motion with the memorandum provided changes to item 1, seconded by Councilmember Strain-Burk to approve Consent items 1-3. The vote was cast 6 for, 0 against [Hill absent].

Public Hearing:

4. **M19-07 Conduct a public hearing and consider an ordinance adopting the I-35E and Loop 9 Corridor Studies.**

City Manager Mauldin-Jones shared City Council identified the objective of conducting and completing the Loop 9 and I-35E Corridor Studies and the impact it make son our community . On January 14, 2021, the first Virtual Open House was held to provide information about the project and input opportunities for the public.

Brennan Kane from Halff Associates gave a presentation on I-35 and Loop 9 Corridor.

Deputy Mayor Pro-Tem Jaglowski stated the catalyst area for I-35 on Pleasant Run seems to be of importance to spin other developments in that area in the presentation by Kane. Loop Route 9 is the future but it might be a focal point to discuss with Economic Development.

Presenter Kane stated I-35 is a primary Corridor, but there are definitely areas for improvement and new development.

Councilmember Mejia stated it is going to take a lot of effort and that more job will need to be created for the residents who have disposable income. Also, that the council has a lot of work to do for this to come present.

Mayor Pro-Tem Hill wanted to know how it will be executed and another layer of information is needed to help understand how to drive the actions presented. She discussed the color scheme and wanting more elaboration.

Mayor Hairston opened the public hearing
Mike Anderson 615 Creekbin Court, Mesquite Texas, representing FCS Property, which owns approximately 200 acers on the South side of Bear Creek. Anderson commented that he agreed 90% with the presenter. Nevertheless, that the property is in rockets water district. He also stated to remember some residents do not have water and to rethink how to react to this process. Anderson stated flexibility is needed in this design and program. However, the Challenge is the rocket water district.

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

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, 1 against [Mejia].

Action:

5. **M22-06 Discuss and consider a height exception to the Lancaster Code of Ordinances Chapter 6, Fence Regulations, Sec 6.07.005 to allow the use of a six (6) foot ornamental fence on property addressed as 2820 N. I-35E. The property is described as a tract of land situated in the William Howerton Survey, Abstract No. 559, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is a request to make an exception for applicant located on 2829 N. Interstate 35 to put a fence on their city site. Staff recommends that the applicant install a six (6) foot ornamental fence and plant shrubs and trees outside the proposed fence for screening purposes. The shrubs and trees should achieve a minimum of six (6) feet in height at maturity to fully screen the proposed ornamental fence on the property and the applicant concurs with staff's recommendation.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 5. The vote was cast 7 for, 0 against.

6. **M22-10 Discuss and consider an ordinance granting a height exception to the Lancaster Code of Ordinances Chapter 6, Fence Regulations, Sec 6.07.005 to allow the installed six (6) foot iron ornamental and wood fence on property addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.**

City Manager Mauldin-Jones shared applicant submitted a request to installed six (6) foot iron ornamental and wood fence to exceed the maximum fence height by two feet and exceed the maximum allowable visibility along the 4150 North Dallas Avenue frontage. The applicant installed a (6) foot ornamental and wood fence at the front perimeter of the site without a permit. The Code of Ordinances Section 6.07.005 Height Limitation in Front Yards states that "front yard fences shall be constructed within the required front yard according to the following: (1) The fence is forty-eight (48) inches or less in height, and the fence is fifty (50) percent visibility open (no solid fences)". Staff recommends approval of the exception subject to the following conditions: 1. The applicant replacing the wood portion of the installed fence along Dallas Avenue with ornamental fence 2. Planting shrubs and trees outside the installed fence along the entire front yard perimeter of the property for screening purposes; trees and shrubs that will achieve a minimum of six (6) feet in height at maturity 3. A requirement upon the property owner, and any successors-in-interest to both enhance and maintain the shrubs and trees screening the view of the installed fence from Dallas Avenue all year round

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 6. The vote was cast 7 for, 0 against.

7. **M22-11 Discuss and consider exception requests to Section 14.402 (h)(1)(B) Auto Repair Garage, Major of the Lancaster Development Code (LDC) to allow garage doors to face the street and Section 14.402 (h)(4)(A) to allow entrances and exits of a carwash to directly face a public street. The property is located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue and is specifically addressed as 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

Mayor Recuse MPT Mayor Pro-Tem Hill to read item seven

City Manager Mauldin-Jones shared consider exception requests to the Lancaster Development Code. Applicant recently has the property rezoned in October 25th 2021 to allow property owner to expand the garage repair shop. Policy prohibits garage doors from facing a public street or a residential lot. Applicant is adding six (6) bay doors facing W. Pleasant Run Road, a Major Arterial Type A thoroughfare, in addition to a carwash with entrances and exits facing directly to the same public street. Both garage doors and carwash facing public streets are prohibited by the Sections of the LDC as noted. Staff recommends denial of the exception request as presented.

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Zachy, applicant from Lancaster Shop and Auto gave a presentation regarding the expansion.

Councilmember Mejia stated he needed a guarantee that he would update the other building as per the presentation.

Councilmember Gooden-Davis stated that her concern is the traffic it will bring during the day with a school near.

Presenter Zach stated during school hours they do not have any traffic.

Councilmember Strain-Burk asked if council could table it for a better understanding.

City Attorney stated that Council could table or deny without prejudice.

Councilmember Wheaton stated the expansion of the business would bring more money to the City.

MOTION: Councilmember Mejia made a motion to deny without prejudice, second by Councilmember Wheaton. The vote was cast 6 for 0 against [Hairston recused].

- 8. M22-12 Discuss and consider a resolution accepting one (1) water easement (a 800 square feet or 0.018 acre) water easement from White Tract Owner, LLC, (Grantor), to the City of Lancaster (City) 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 this is a request to accept one (1) water line easement to serve Lot 3, Block 1 for Midpoint Logistics Center. The property to be served by this line consists of 37.086 acres of land located on the northwest corner of Midpoint Drive and North Dallas Avenue.

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

- 9. Consider a resolution for the City of Lancaster to participate in the proposed opioid settlements brought by the state of Texas and other jurisdictions against various pharmaceutical companies for their roles in the national opioid crisis.**

City Manager Mauldin-Jones shared the State of Texas, along with a broad coalition of states and political subdivisions from across the country has sued opioid distributors and opioid manufacturers for their role in the national opioid crisis. Staff recommends approval of the resolution, as presented.

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

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MOTION: Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Wheaton to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 8:42 p.m.

ATTEST:

APPROVED:



Sorangel O. Arenas, City Secretary



Clyde C. Hairston, Mayor