

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 26, 2022

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on September 26, 2022, at 7:00 p.m. with a quorum present to-wit:

**Councilmembers Present (City Hall & Zoom):**

Mayor Clyde C. Hairston  
Carol Strain-Burk  
Stanley M. Jaglowski  
Marco Mejia  
Keithsha C. Wheaton  
Deputy Mayor Pro-Tem Mitchell Cheatham  
Mayor Pro-Tem Betty Gooden-Davis

**City Staff Present (City Hall & Zoom):**

Opal Mauldin-Jones, City Manager  
Sorangel O. Arenas, City Secretary  
David T. Ritter, City Attorney  
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  
Lisa Wube, Director of Parks and Recreation  
Ray Silva-Reyes, Assistant City Manager  
Mike Delmore, Director of Finance  
Sam Urbanski, Police Chief  
Shane Shepard, Director of Economic Development  
Vicki Coleman, Director of Development Services  
Cynthia Smith, Admin & Community Relations Supervisor  
Keturah Barnett, Assistant to the City Manager  
Ron Gleaves, IT Manager  
Scott Finley, Communications and Public Relations Coordinator  
Michelle Evans, Assistant Director of Human Resources  
Beau Jackson, Battalion Chief

**Call to Order:**

Mayor Hairston called the meeting to order at 7:00 p.m. on September 26, 2022.

**Invocation:**

Pastor William Goodwin, Grace Deliverance Bible Church gave the invocation.

**Pledge of Allegiance:**

Councilmember Strain-Burk led the pledge of allegiance.

**Proclamation:**

Mayor Hairston read the World Teachers' Week Proclamation.

**Public Testimony/Citizen's Comments:**

Ray Silva-Reyes, 211 N. Henry St. Lancaster, Texas; shared information regarding upcoming National Night Out and Town Hall meeting.

**Consent Agenda:**

1. **Consider approval of minutes from the City Council Special Meeting held on August 26 - 27, 2022 and August 29, 2022.**
2. **Consider a resolution, approving an interlocal agreement with Parkland Hospital for a Behavioral Health Response Team.**

Councilmember Jaglowski shared his support on consent item C2.

**MOTION:** Mayor Pro-Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve consent items C1 and C2. The vote was cast 7 for, 0 against.

**Public Hearing:**

3. **Z22-14 Conduct a public hearing and consider a request to rezone from Retail District (R) to Single-Family Residential District (SF-6) on 0.16 acre. The property is addressed as 119 East Hammond Avenue, located west of the intersection of East Hammond Avenue and North Henry Street. The property is known as Lot 4, Block 5 of the T J Beesleys 2 Addition in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that this item is a request to rezone from Retail District (R) to Single-Family Residential District (SF-6) on 0.16 acre. The property is addressed as 119 East Hammond Avenue, located west of the intersection of East Hammond Avenue and North Henry Street. The subject property is developed with a single-family home approximately 676 square feet in size. Although the properties to the east are single-family homes appropriately zoned, properties to the west are single-family homes zoned Retail. The single-family structures zoned Retail are legal non-conforming uses. Both water and sewer line availability are located along East Hammond Avenue. On August 26, 2022, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notices to property owners within 200 feet of the subject site. There are no letters in support or opposition to this request. On September 6, 2022, the Planning and Zoning Commission recommended denial as presented. Staff concurs with the Planning and Zoning Commission.

Mayor Hairston opened the public hearing.

Ruth Batista, 2836 S. Glenbrook Dr., Garland, Texas; the applicants realtor shared the struggle of selling the property as a Retail District (R) property.

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

Councilmember Jaglowski, asked for clarification since item 3 was denied by the Planning and Zoning Commission would it require super majority from City Council.

City Attorney Ritter, clarified that the City Council vote does require super majority of 75% (6 out of 7 councilmembers) to vote in favor of the item.

Councilmember Wheaton asked staff if someone is living on the property.

City Manager Mauldin-Jones, clarified that no one is living on the property.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to deny item 3. The vote was cast 6 for, 1 against [Mejia].

4. **Z22-15 Conduct a public hearing and consider a rezoning request from an Agricultural Open District (A-O) to Single-Family Residential District (SF-6) on 31.5 acres. The property is addressed as 1747 North Houston School Road, located north of the intersection of North Houston School Road and West Pleasant Run Road. The property is known as Tract 6 of the Marady Parks Addition, Abstract 1120 Pg 345, in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that this item is to consider a rezoning request from an Agricultural Open District (A-O) to Single-Family Residential District (SF-6) on 31.5 acres. The property is addressed as 1747 North Houston School Road, located north of the intersection of North Houston School Road and West Pleasant Run Road. The proposed density is six (6) units per acre. It is inconsistent with City Council Goals and Objectives to advocate for low density, high-quality single-family residential development. Low-density development includes densities ranging from 1 to 2 units per acre. On August 26, 2022 a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notices to property owners within 200 feet of the subject site. At the time of this report there were no letters received in support or opposition to this request. On September 6, 2022, the Planning and Zoning Commission recommended denial as presented. Staff concurs, with the Planning and Zoning Commission and approval does require a super majority vote.

Mayor Hairston opened the public hearing.

There were no speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Gooden-Davis to close the public hearing. The vote was cast 6 for, 1 against [Cheatham].

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to deny item 4. The vote was cast 7 for, 0 against.

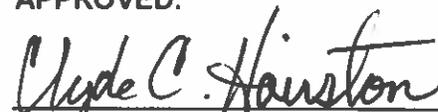
**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 7:28 p.m.

**ATTEST:**

  
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Sorangel O. Arenas, City Secretary

**APPROVED:**

  
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Clyde C. Hairston, Mayor