

MINUTES

LANCASTER CITY COUNCIL SPECIAL MEETING OF SEPTEMBER 16, 2024

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on September 16, 2024, at 7:15 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
Derrick Robinson [Zoom]
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 Ritter, City Attorney
Carey Neal, Deputy City Manager
Chris Youngman, Emergency Management and Communication Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Kenneth Johnson, Fire Chief
Rifat Alam, Director of Public Works
Timothy Vessakosol, Director of Park and Recreation
Tracy Alexander-Nichols, Director of Human Resources
Vicki Coleman, Director of Development Services
Anthony Medcalf, Fleet Superintendent
Beau Jackson, Battalion Chief
Camryn Thompson, Assistant to the City Manager
Cheryl Womble, Purchasing Agent
Greg Carrell, Assistant to the City Manager
Marcus Talton, Assistant Police Chief
Ron Gleaves, IT Manager
Stephanie Renteria, Administrative Assistant, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:43 p.m. on September 16, 2024.

Action:

1. M24-52 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Tasty Burrito, Inc., relating to building materials, amenities, and landscaping for the development of the property addressed as 1459 Park Circle Drive, being 1.420 acre property, Lot 15R, Block B, Beckley City Lots Addition, City of Lancaster, Dallas County, Texas.

Deputy City Manager Neal gave a staff report on action item 1.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to approve action item 1. The vote was cast 7 for, 0 against.

Public Hearing

2. **M24-43 Conduct a public hearing and consider an ordinance granting a special exception to the 45-foot maximum building height requirement set forth by the Mixed Density Residential Sub-District of the Medical District Overlay, to allow a 56-foot tall building, on the property addressed as 1459 Park Circle Drive, being 1.420 acres out of the Beckley City Lots, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 2.

Mayor Hairston opened the public hearing.

Greg Bucilla, 1601 Dove Street #187, Newport Beach, CA 92660, wishes not to speak, however, would like the record to show support for public hearing item 2.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to approve public hearing item 2. The vote was cast 7 for, 0 against.

3. **Z24-23 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to Single Family Estate (SF-E). The property is addressed as 1530 S. Houston School Road, located north of the intersection of S. Houston School Road and Bear Creek Road, being a 1.80 acre tract of land out of the G.W. Durrett Survey Abstract No. 389, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 3.

Mayor Hairston opened the public hearing.

No Speakers

Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 3. The vote was cast 7 for, 0 against.

4. **M24-53 Conduct a public hearing and consider an ordinance granting three (3) Special Exceptions to the Lancaster Development Code Section 804 (b)(1) Required Site Landscaping, Section 804 (c)(2) Internal Parking Lot Landscaping, and Section 504 (a)(6)(B) Screening, to: 1) not provide landscaping along the west property line; 2) not provide the tree islands at the end of the parking aisles located on the north side of**

the parking lot; 3) not to provide an opaque gate to the refuse storage area for a trash dumpster; on the property addressed as 727 W. Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Deputy City Manager Neal gave a staff report on public hearing item 4.

Mayor Hairston opened the public hearing.

Fredwin Brooks, 2307 Widom Crest, Heath, TX 75032 the developer and applicant requested the removal of the dumpster gate requirement, stating that the gate was inconvenient and constructing it from metal would be too expensive.

Deputy City Manager Neal clarified that the dumpster gate does not need to be made of metal and can be constructed from wood.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to approve public hearing item 4 with staff recommendations, including the gate requirement. The vote was cast 7 for, 0 against.

- 5. Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2024/2025 at \$0.604606 per one hundred dollars assessed valuation of all taxable property within the corporate limits to provide revenues for current maintenance and operational expenses and interest and sinking fund requirements; providing due and delinquent dates; penalties and interest; providing a homestead exemption and disability exemption.**

City Manager Neal gave a staff report on public hearing item 5.

Mayor Hairston opened the public hearing.

State Representative Carl Sherman, District 109, 103 N. Dallas Ave, Lancaster, TX 75146 shared his support for public hearing item 5.

Mayor Hairston closed the public hearing.

- 6. Conduct a public hearing and discuss an ordinance regarding the proposed budget for the fiscal year 2024/2025 beginning October 1, 2024, and ending September 30, 2025; providing that expenditures for said fiscal year shall be in accordance with said budget.**

Deputy City Manager Neal gave a staff report on public hearing item 6.

Mayor Hairston opened the public hearing.

City Council Special Meeting
September 16, 2024
Page 4 of 4

No Speakers.

Mayor Hairston closed the public hearing.

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

The meeting was adjourned at 8:13 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor