

**MINUTES**

**LANCASTER CITY COUNCIL REGULAR MEETING OF NOVEMBER 11, 2024**

**The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on November 11, 2024, at 7:05 p.m. with a quorum present to-wit:**

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

Mayor Clyde C. Hairston  
Stanley M. Jaglowski  
Derrick Robinson  
Deputy Mayor Pro Tem Mitchell Cheatham  
Mayor Pro Tem Betty Gooden-Davis

**Councilmember Absent:**

Carol Strain-Burk  
Marco Mejia

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

Opal Mauldin-Jones, City Manager  
Sorangel O. Arenas, City Secretary  
David Ritter, City Attorney  
Carey D. Neal Jr., Deputy City Manager  
Chris Youngman, Emergency Management and Communication Chief  
Christine Harris Reed, Director of Finance  
Jermaine Sapp, Director of Equipment and Facility Services  
Kenneth Johnson, Fire Chief  
Michael Delmore, Chief Financial Officer  
Rifat Alam, Director of Public Works  
Sam Urbanski, Police Chief  
Shane Shepard, Director of Economic Development  
Tracy Alexander-Nichols, Director of Human Resources  
Vicki Coleman, Director of Development Services  
Anthony Medcalf, Fleet Superintendent  
Camryn Thompson, Assistant to the City Manager  
Jennifer Avila, Deputy City Secretary  
Jordan Lister, Public Relations Intern  
Kellen Benbrook, Airport Manager  
Ron Gleaves, IT Manager

**Call to Order:**

Mayor Hairston called the meeting to order at 7:05 p.m. on October 28, 2024.

**Invocation:**

Apostle Urban M. Brown, the Life in Christ Family Church gave the invocation.

**Pledge of Allegiance:**

Councilmember Robinson led the pledge of allegiance.

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**Acknowledgements**

The City Council and City Manager Mauldin-Jones presented certificates to the graduating members of the 2024 Civic Leadership Academy.

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

Climmie Christian and Bobbie Christian, 2122 E. Pleasant Run Rd., Lancaster, TX 75146 expressed concerns about excessive noise and traffic from large vehicles or tractors on Pleasant Run Road.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146 provided information on the Vendor Application for the annual City of Lancaster Christmas Parade, the District 2 town hall meeting, and the Turkey Bowl Event.

**Consent Agenda:**

1. Consider the approval of the minutes from the Regular Meeting held on October 14, 2024, and October 28, 2024.
2. Consider a resolution amending Article 13.000 (Administrative Fees) of the Master Fee Schedule.
3. Consider a resolution approving the terms and conditions of a new 10-year Regulatory Service Agreement with the Trinity River Authority (TRA) & City of Lancaster.
4. Consider a resolution approving an agreement with Pape-Dawson Consulting Engineers, LLC. to perform Engineering Design services for Pinto Road 12" Water Main Design Services; in an amount not to exceed \$155,500.00.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve consent items C1 – C4. The vote was cast 5 for, 0 against [Strain-Burk, Mejia absent].

Mayor Hairston announced that Action Items 7-9 and Public Hearings 13-18 would be tabled until the Regular Meeting on December 9, 2024.

**Action:**

5. Discuss and consider a resolution approving the terms and conditions of a merchant agreement with Pace Payment Systems (Pace), MyGOV's online payment processing vendor.

City Manager Mauldin-Jones gave a staff report on action item 5.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve action item 5. The vote was cast 5 for, 0 against [Strain-Burk, Mejia absent]

- 6. M25-02 Discuss and consider a resolution granting an easement abandonment of a twenty foot (20') Sanitary Sewer Easement being 0.574 acres located within the 5.645 acre lot, described as Lot 5R, Block 1, out of the Stillmeadow Acres Addition, addressed as 1460 S. Interstate 35E City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on action item 6.

**MOTION:** Deputy Mayor Pro Tem Cheatham made a motion, seconded by Councilmember Jaglowski to approve action item 6. The vote was cast 5 for, 0 against [Strain-Burk, Mejia absent].

- 7. M25-05 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Lancaster, LTD. relating to building materials, amenities, and landscaping for the development of a 2.8338 acre tract of land out of the Smith Elkins Survey, Abstract No. 430, Page 325, addressed as 4201 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Action Item 7 was tabled to the Regular Meeting on December 9, 2024.

- 8. M25-06 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Project Frontier, relating to building materials and landscaping for the development of a 73.380-acre tract of land out of the N.R. Winniford Survey, Abstract No. 1543, and John Eveens Survey, Abstract No. 433, Tract 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Action Item 8 was tabled to the Regular Meeting on December 9, 2024.

- 9. M25-08 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with LTX Properties, LLC., relating to building materials, amenities and landscaping for the development of a 210.42-acre tract of land out of the G.W. Durrett Survey, Abstract No. 389 and the R. Rawlins Survey, Abstract No. 1128 addressed as 2141 & 1400 Bear Creek Road, being, City of Lancaster, Dallas County, Texas.**

Action Item 9 was tabled to the Regular Meeting on December 9, 2024.

- 10. Discuss and consider an amendment to Article 1.05 "Special Events" of the Code of Ordinances.**

City Manager Mauldin-Jones gave a staff report on action item 10.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve action item 10. The vote was cast 5 for, 0 against [Strain-Burk, Mejia absent].

- 11. Discuss and consider an amendment to Section 14.04 "Noise" of the Code of Ordinances to allow for an exception in designated districts.**

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City Manager Mauldin-Jones gave a staff report on action item 11.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 11. The vote was cast 5 for, 0 against [Strain-Burk, Mejia absent].

- 12. M25-03 Discuss and consider an exception request to the Lancaster Development Code Article 14.503 (A) (3) Residential Garages and Carports: waiving the requirement to recess the garage feet behind the nearest front building facade at the property located at 2936 Henry Road, being 0.45-acres out of the Will-Kee Addition, known as Lot 14R-2, Block G, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report on action item 12.

Fourier Ross, 1721 Calgary Dr., DeSoto, TX 75115, the applicant gave additional information regarding action item 12.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to deny action item 12. The vote was cast 5 for, 0 against [Strain-Burk, Mejia absent].

#### Public Hearing

- 13. Z24-24 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center uses on a 73.380 acre tract of land out of the N.R. Winniford Survey, Abstract No. 1543 and John Eveens Survey, Abstract No. 433, Track 7, on the property addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Public Hearing item 13 was tabled to the Regular Meeting on December 9, 2024.

- 14. Z25-03 Conduct a public hearing and consider an ordinance to change the zoning from Retail (R) to Single Family Residential (SF-6) on the property addressed as 119 E. Hammond Street. The property is 0.16-acre, Block 5, Lot 4, out of the T.J. Beesleys Second Addition, City of Lancaster, Dallas County, Texas.**

Public Hearing item 14 was tabled to the Regular Meeting on December 9, 2024.

- 15. Z25-04 Conduct a public hearing and consider an ordinance for a Specific Use Permit (SUP) for a Mini-Warehouse on a 2.8338 acre tract of land out of the Smith Elkins Survey, Abstract No. 430, Page 325, addressed as 4201 N. Dallas Ave, City of Lancaster, Dallas County, Texas.**

Public Hearing item 15 was tabled to the Regular Meeting on December 9, 2024.

- 16. Z25-05 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Retail (R), Data Center, Electrical Substations, Switching Stations, and Utility Transmission Line uses, on a 210.42-acre tract of land out of the G.W. Durrett Survey, Abstract No. 389 and the R.**

**Rawlins Survey, Abstract No. 1128 addressed as 2141 & 1400 Bear Creek Road, City of Lancaster, Dallas County, Texas**

Public Hearing item 16 was tabled to the Regular Meeting on December 9, 2024.

- 17. M24-50 Conduct a public hearing and consider an ordinance amending the Comprehensive Plan and the Future Land Use Map to change the land use from Rural Living to Logistics and Distribution on the property being 73.380 acres, out of the N.R. Winniford Survey Abstract No. 1543 and John Eveens Survey Abstract No. 433, Track 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Public Hearing item 17 was tabled to the Regular Meeting on December 9, 2024.

- 18. M25-01 Conduct a public hearing and consider an ordinance to amend the Future Land Use Map in the Comprehensive Plan to change the land use from Rural Living to Commercial Corridor on properties being a 210.42-acre tract of land out of the G.W. Durrett Survey, Abstract No. 389 and the R. Rawlins Survey, Abstract No. 1128 addressed as 2141 & 1400 Bear Creek Road, City of Lancaster, Dallas County, Texas.**

Public Hearing item 18 was tabled to the Regular Meeting on December 9, 2024.

**Executive Session:**

- 19. In accordance with the Texas Open Meetings Act, the City Council will convene in Executive Session to consider the following matters:**

- 1. Section 551.071 Pending, threatened, contemplated, or potential related litigation in regard to:**
  - a) Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).**
  - b) Real Property located at 632 E. Reindeer Road.**
  - c) Real Property located at 3410 Sherwood Drive.**
  - d) Future Infrastructure (Houston School Road water main damage).**
  - e) DeltaVictor LLC v. City of Lancaster.**
  - f) Sales Tax Audit.**
  - g) Jeremy Featherston v. Lancaster ZBA**

- 20. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

The City Council recessed for the Executive Session at 7:52 p.m. and reconvened into open session at 8:20 p.m.

No action on item 19.

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**MOTION:** Deputy Mayor Pro Tem Cheatham made a motion, seconded by Mayor Pro Tem Gooden-Davis to adjourn. The vote was cast 5 for, 0 against [Strain-Burk, Mejia absent]

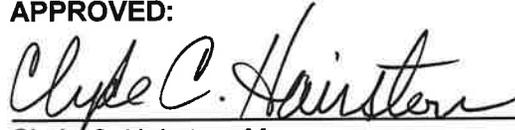
The meeting was adjourned at 8:21 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor