

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF DECEMBER 9, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on December 9, 2024, 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
Derrick Robinson [Zoom]
Marco Mejia [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 D. Neal Jr., Deputy City Manager
Christine Harris Reed, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Michael Delmore, Chief Financial Officer
Rifat Alam, Director of Public Works
Shane Shepard, Director of Economic Development
Timothy Vessakosol, Director of Park and Recreation
Vershurn Ford, Director of Community & Public Relations
Vicki Coleman, Director of Development Services
Beau Jackson, Battalion Chief
Camryn Thompson, Assistant to the City Manager
Cheryl Womble, Purchasing Agent
Greg Carrell, Assistant to the City Manager
Jennifer Avila, Deputy City Secretary
Jordan Lister, Public Relations Intern
Marcus Talton, Assistant Police Chief
Michelle Evens, Assistant Director of Human Resources
Ron Gleaves, IT Manager
Terry Hunter, Assistant Fire Chief

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on December 9, 2024.

Invocation:

Reverend John Richardson, Zion Primitive Baptist Church gave the invocation.

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Pledge of Allegiance:

Deputy Mayor Pro Tem Cheatham led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Small Business Saturday Proclamation.

Public Testimony/Citizen's Comments:

Joe Ellis, 2675 Nokomis Rd, Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for action item 18.

Lauren Ellis, 2675 Nokomis Rd, Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for action item 18.

Anthony Turner, 2642 Nokomis Rd, Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for action item 18.

Crystal Copley, 2642 Nokomis Rd, Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for action item 18.

Ricardo Doi, 1600 N Collins Blvd #3306, Richardson, TX 75080, representative of the applicant spoke in support of action item 19.

Royce Hartis Jr. 3205 Stainback Rd, Lancaster, TX 75146, shared support for action item 18.

Angela Bush, 1535 Reynolds St, Lancaster, TX 75134. shared concerns regarding speeding and littering in her neighborhood.

Seth Vander Putten, 1310 Elby St, Irving, TX 75061, wishes not to speak, however, would like the record to show opposition for action item 18.

Vershurn Ford, 211 N. Henry St, Lancaster, TX 75146 shared information regarding the 69th Christmas Parade & Festival, the Senior Life Center Legacy Ball and the Martin Luther King Parade.

Michelle Evans, 211 N. Henry St, Lancaster, TX 75146 shared several employee recognitions from citizens regarding city employees. First, citizens recognized Terrence Simmons and Walter Wheeler, crew leaders in the Public Works Department. Second, citizens recognized Don Crutcher, Inspection Manager, and Noemi Salinas, Permit Technician. Third, citizens expressed gratitude to Firefighters Isaac Martinez, Larry McCauley, Jose Taylor, Jonathan Hines, and Alexa Healy for their service.

Assistant Fire Chief Hunter presented the recognized Firefighters with Coins of Excellence for going above and beyond.

Consent Agenda:

1. Consider the approval of the minutes from the Regular Meeting held on November 11, 2024.
2. Consider a resolution authorizing an agreement with Everon for the installation of security monitoring equipment at the Fleet Building, Fire Station 2, Fire Station 3, Public Safety Building, and City Hall in an amount not to exceed sixty-one thousand five hundred twenty-seven dollars and ninety-five cents (\$61,527.95).
3. Consider a resolution authorizing the award of Bid #2024-07-A6 for Janitorial Services to Ambassador Services, LLC in the amount of \$196,503.28.
4. Consider a resolution approving the allocation of ARPA funds and awarding contracts to QKB for an aggregate amount not to exceed \$3,370,073.00 for the following infrastructure projects: Sewer Improvement behind Byrum Funeral Home on Dallas Avenue from 1st Street to 4th Street (\$461,927.00); Hall-Maple Street Phase 2 sewer reroute (\$262,059.00); Beltline Transfer Valve new installation (\$166,744.00); 21-inch sewer line along Deep Branch Creek from TRA Interceptor to W. Main Street (\$969,156.00); 12-inch water line along Beltline Road from Rolling Hills Place to I-35 and Idlewild Lane (\$808,035.00); and 12-inch water line along West Beltline Road to North Houston School Road (\$702,152.00).
5. Consider a resolution ratifying an agreement with QKB Inc. in an amount not to exceed one hundred seventy-seven thousand nine hundred ninety-six dollars and seventy-five cents (\$177,996.75) for the Hall-Maple Phase I Capital Improvement Project.
6. Consider a resolution approving an amendment to the Fiscal Year 2024 agreement and execution of the Fiscal Year 2025 agreement between the City of Lancaster and the Dallas Area Agency on Aging (DAAA) for continuation of the Congregate Meals Program for the Lancaster Senior Life Center.
7. Consider a resolution amending Article 3.000 (Building Related Fees), Article 9.000 (Municipal Drainage Utility System Fees), Article 10.000 (Utility Related Fees), and Article 15.000 (Parks and Recreation Fees) of the Master Fee Schedule.
8. Consider a resolution authorizing participation in the proposed opioid settlement brought by the state of Texas and other jurisdictions against Kroger.

- 9. Consider a resolution authorizing the purchase and installation of 1,618 Advanced Metering Infrastructure (AMI) compliant water meter registers from HydroPro Solutions through an Interlocal Agreement with Houston Galveston Area Council (HGAC) in an amount not to exceed three hundred ninety-three thousand five hundred twenty dollars and zero cents (\$393,520.00).

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C9. The vote was cast 7 for, 0 against.

Action:

- 10. Discuss and consider confirmation of Civil Service Commission appointment as designated by the City Manager.

City Manager Mauldin-Jones requested confirmation of the re-appointment of Lafayette Miles to the Civil Service Commission.

<u>Members</u>	<u>Term Expires</u>
Lafayette Miles	2027

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 10. The vote was cast 7 for, 0 against.

- 11. Discuss and consider the confirmation of committee member appointments to the Historic Landmark Preservation Committee (HLPC).

Mayor Hairston requested confirmation for the reappointment of Dee Hinkle to a regular position, the appointment of Gene Ryan to a regular position, and the reappointment of Michelle Washington to the alternate position.

<u>Members</u>	<u>Term Expires</u>
Dee Hinkle	2026
Jen Ryan	2026
Michelle Washington, Alternative	2025

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 11. The vote was cast 7 for, 0 against.

- 12. Discuss and consider the annual appointments to City of Lancaster Boards and Commissions.

Zoning Board of Adjustment

Mayor Hairston requested confirmation for the reappointment of Darlene Webb and Shanette Kennedy to a regular position with term expiring in 2026, and Akaniyane Vance to the alternative position with term expiring in 2025.

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

Airport Advisory Board

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappoint Miguel Gonzalez and Gary Wilson with term expiring in 2026 and Dale Gibbs as the alternative with term expiring in 2025 to the Airport Advisory Board. The vote was cast 7 for, 0 against.

Animal Shelter Advisory Committee

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to reappoint Dr. Caroline Brown and Floreli Gurrusquieta with term expiring in 2026 to the Animal Shelter Advisory Committee. The vote was cast 7 for, 0 against.

Mayor Pro Tem Gooden-Davis nominated Franchesca Banks for the alternate position.

Councilmember Strain-Burk nominated Meredith Delaisse for the alternate position.

The roll call vote was cast 6 for, 1 against [Strain-Burk] to appoint Franchesca Banks to the alternate position with term expiring in 2025 to the Animal Shelter Advisory Committee.

Capital Advisory Committee

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint Ashely Richardson to the regular position with term expiring in 2026 and Kristen Wicks to the alternative position with term expiring in 2025 to the Capital Advisory Committee. The vote was cast 7 for, 0 against.

Mayor Pro Tem Gooden-Davis nominated Jasmine Hooks for the ETJ position.

Councilmember Strain-Burk nominated Capri Truvillion for the ETJ position.

The roll call vote was cast 7 for, 0 against to appoint Jasmine Hooks for the ETJ position with term expiring in 2026 to the Capital Advisory Committee.

Economic Development Corporation (4A)

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint Ellen Clark, Ted Burks and Octavia Giadolor to the regular positions with terms expiring in 2026 to the Economic Development Corporation (4a). The vote was cast 7 for, 0 against.

Lancaster Recreational Development Corporation (4B)

MOTION: Councilmember Strain-Burk made a motion, second by Mayor Pro Tem Gooden-Davis to reappoint Latitia Carter, Linda Halton and Shelia Wilson to the regular positions with terms expiring in 2026 to the Capital Advisory Committee. The vote was cast 7 for, 0 against.

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Lancaster State Auxiliary Museum Advisory Board

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint Elizabeth Richardson to the regular position with term expiring in 2026 to the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against.

Mayor Pro Tem Gooden-Davis nominated Angelica Martinez to the regular position with term expiring 2026 and Daniel McCowan to the alternate position with term expiring in 2025.

MOTION: Councilmember Strain-Burk made a motion, second by Mayor Pro Tem Gooden-Davis to accept nominations for the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against.

Lancaster Veterans Memorial Library Advisory Board

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint Angela McCowan, David Birge to the regular positions with terms expiring in 2026 and Henry Jackson to the alternate position with term expiring in 2025 to the Library Advisory Board. The vote was cast 7 for, 0 against.

Parks & Recreation Advisory Board

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint Jerry W. Giles, Frances Allen and move Kirsten George to the regular position with terms expiring in 2026 to the Parks & Recreation Advisory Board. The vote was cast 7 for, 0 against.

Mayor Pro Tem Gooden-Davis nominated Allen Nix for the regular position.

Councilmember Strain-Burk nominated Debra Roberston for the regular position.

The roll call vote was cast 5 for, 2 against [Strain-Burk, Jaglowski] to appoint Allen Nix to the regular position with term expiring in 2026 to the Parks & Recreation Advisory Board.

MOTION: Councilmember Strain-Burk made a motion, second by Mayor Pro Tem Gooden-Davis to appoint Debra Roberston to the alternate position with terms expiring in 2025 to the Parks & Recreation Advisory Board. The vote was cast 7 for, 0 against.

Planning & Zoning Commission

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint Spencer Hervey and Taryn Walker to the regular positions with terms expiring in 2026 and Paula Young to the alternate position with term expiring in 2025 to the Planning & Zoning Commission. The vote was cast 7 for, 0 against.

Property Standards and Appeals Board

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint Joyce Whitaker, Andre Lindey to the regular positions with terms expiring in 2026 and Tenicia Oliver to the alternate position with term expiring in 2025. The vote was cast 7 for, 0 against.

Public Engagement Committee

District 3 – Councilmember Mejia committee member is vacant – pending nomination.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, second by Councilmember Strain-Burk to appoint Pearl Shaw to the District 4 position with term expiring in 2026 to the Public Engagement Committee. The vote was cast 7 for, 0 against.

Youth Advisory Committee

MOTION: Councilmember Strain-Burk made a motion, second by Mayor Pro Tem Gooden-Davis to appoint Deborah Lister to the regular position with term expiring in 2026 to the Youth Advisory Committee. The vote was cast 7 for, 0 against.

Zoning Board of Adjustment

Members	Term Expires	Position
Darlene Webb	2026	Regular Position
Shanette Kennedy	2026	Regular Position
Akaniyane Vance	2025	Alternative Position

Airport Advisory Board

Members	Term Expires	Position
Miguel Gonzelez	2026	Regular Position
Gary Wilson	2026	Regular Position
Dale Gibbs	2025	Alternative Position

Animal Shelter Advisory Committee

Members	Term Expires	Position
Dr. Caroline Brown	2026	Regular Position
Floreli Gurrusquieta	2026	Staff Position
Franchesca Banks	2025	Alternative Position

Capital Advisory Committee

Members	Term Expires	Position
Ashely Richardson	2026	Regular Position
Kristen Wicks	2025	Alternative Position
Jasmine Hooks	2026	ETJ Position

Economic Development Corporation (4A)

Members	Term Expires	Position
Ellen Clark	2026	Regular Position
Ted Burks	2026	Regular Position
Octavia Giadolor	2026	Regular Position

Lancaster Recreational Development Corporation (4B)

Members	Term Expires	Position
Latitia Carter	2026	Regular Position
Linda Halton	2026	Regular Position
Shelia Wilson	2026	Regular Position

Lancaster State Auxiliary Museum Advisory Board

Members	Term Expires	Position
Elizabeth Richardson	2026	Regular Position
Angelica Martinez	2026	Regular Position
Daniel McCowan	2025	Alternative Position

Lancaster Veterans Memorial Library Advisory Board

Members	Term Expires	Position
Angela McCowan	2026	Regular Position
David Birge	2026	Regular Position
Henry Jackson	2025	Alternative Position

Parks & Recreation Advisory Board

Members	Term Expires	Position
Jerry W. Giles	2026	Regular Position
Frances Allen	2026	Regular Position
Kirsten George	2026	Regular Position
Allen Nix	2026	Regular Position
Debra Roberston	2025	Alternative Position

Planning & Zoning Commission

Members	Term Expires	Position
Spencer Hervey	2026	Regular Position
Taryn Walker	2026	Regular Position
Paula Young	2025	Alternative Position

Property Standards and Appeals Board

Members	Term Expires	Position
Joyce Whitaker	2026	Regular Position
Andre Lindey	2026	Regular Position
Tenicia Oliver	2025	Alternative Position

Public Engagement Committee

Members	Term Expires	Position
Vacant	2026	Appointed By District 3
Pearl Shaw	2026	Appointed By District 4

Youth Advisory Committee

Members	Term Expires	Position
Deborah Lister	2026	Regular Position

- 13. Discuss and consider a resolution casting the City's vote for a member of the Board of Directors of the Dallas Central Appraisal District (DCAD).**

City Manager Mauldin-Jones gave a staff report on action item 13.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 13. The vote was cast 7 for, 0 against.

- 14. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement with NTT Global Data Centers Americas, Inc. (NTT).**

City Manager Mauldin-Jones gave a staff report on action item 14.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 14. The vote was cast 7 for, 0 against.

- 15. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement with Bridor USA, Inc.**

City Manager Mauldin-Jones gave a staff report on action item 15.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve action item 15. The vote was cast 7 for, 0 against.

- 16. Discuss and consider a resolution ratifying a performance agreement with Bridor USA, Inc., LLC and the Lancaster Economic Development Corporation (LEDC) in an amount not to exceed three million dollars (\$3,000,000).**

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City Manager Mauldin-Jones gave a staff report on action item 16.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve action item 16. The vote was cast 7 for, 0 against.

17. **M25-07 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Colt Lancaster DC, LLC and Colt Industrial Texas, LLC, relating to development standards for the development of the property being a 49.926-acre tract of land out of the Middleton Perry Survey, Abstract No. 1128 addressed as 2101 & 2421 E. Belt Line Road, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on action item 17.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve action item 17. The vote was cast 6 for, 0 against [Robinson absent].

18. **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.**

Deputy City Manager Neal gave a staff report on action item 18.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 18. The vote was cast 6 for, 0 against [Robinson absent].

19. **PS25-09 Discuss and consider approval of a Preliminary Plat for Beacon Hill Subdivision, creating 132 residential single-family lots and 5 open space lots on the property addressed as 2100 North Houston School Road, being a 37.626-acre tract of land out of the William Fleming Survey, Abstract No. 466, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on action item 19.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve action item 19. The vote was cast 6 for, 0 against [Robinson absent].

20. **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.**

Deputy City Manager Neal gave a staff report on action item 20.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 20. The vote was cast 6 for, 0 against [Robinson absent].

Public Hearing

21. **Conduct a Public Hearing and consider a resolution approving the 2025 Standards of Care for Youth Programs operated by the City of Lancaster Parks and Recreation Department.**

City Manager Mauldin-Jones gave a staff report on public hearing item 21.

Mayor Hairston opened the public hearing.

No Speakers

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve public hearing item 21. The vote was cast 6 for, 0 against [Robinson absent]

22. **Z25-02 Conduct a public hearing and consider a request to change the zoning from Lanport District Overlay and Logistics Port Planned Development to a Planned Development (PD) for Industrial Large-Scale Bakery (no retail sales), and other Lanport Overlay, Commerce Subdistrict uses, on the property addressed as 2101 & 2421 E. Belt Line Road being a 49.926-acre tract of land out of the Middleton Perry Survey, Abstract No. 1128, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on public hearing item 22.

Mayor Hairston opened the public hearing.

No Speakers

Mayor Hairston closed the public hearing.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 22. The vote was cast 6 for, 0 against [Robinson absent]

- 23. 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.**

Deputy City Manager Neal gave a staff report on public hearing item 23.

Mayor Hairston opened the public hearing.

City Attorney Ritter informed the City Council that, with Councilmember Robinson absent, this item requires a supermajority vote, meaning a unanimous 6-0 vote is needed to overturn the P&Z denial. He advised the Council to inform the applicant of the unanimous vote requirement and confirm whether they wish to proceed with the vote or request to table the item until the next regular meeting.

Crystal Copley, 2642 Nokomis Rd, Lancaster, TX 75146 shared her opposition for public hearing item 23.

Fernando Gonzalez, 2819 Nokomis Rd, Lancaster, TX 75146 shared his opposition for public hearing item 23.

Thonginh Inthalangsy, 3233 Nokomis Rd, Lancaster, TX 75146 shared his opposition for public hearing item 23.

Knijinski Mathonican, 618 Westridge Ave, Lancaster, TX 75146 shared her opposition for public hearing item 23.

Ellen Clark, 954 Nokomis Rd, Lancaster, TX 75146 shared her opposition for public hearing item 23.

Joanne Woods, 2668 Meadow Ln, Lancaster, TX 75146 wishes not to speak, however, would like the record to show opposition for public hearing item 23.

Lauren Ellis, 2675 Nokomis Rd, Lancaster, TX 75146 wishes not to speak, however, would like the record to show opposition for public hearing item 23.

Joe Ellis, 2675 Nokomis Rd, Lancaster, TX 75146 wishes not to speak, however, would like the record to show opposition for public hearing item 23.

Anthony Turner, 2642 Nokomis Rd, Lancaster, TX 75146 wishes not to speak, however, would like the record to show opposition for public hearing item 23.

Seth Vandeputte, 1310 Abelia St, Irving, TX 75146 shared his opposition for public hearing item 23.

Royce Hartis Jr., 3205 Stainback Rd, Lancaster, TX 75146 shared his support for public hearing item 23.

Luis DePalma, 2813 Nokomis Rd, Lancaster, TX 75146 shared his opposition for public hearing item 23.

City Attorney Ritter clarified that this item, as a comprehensive plan amendment under Section 208 A4 of the City Development Code, requires only a simple majority vote. He noted that the next public hearing, Item 24, will require a supermajority vote and advised that the applicant may choose to proceed with a vote on this item and table Item 24 or table both items.

Tommy Mann, 2728 N. Harwood St. Dallas, TX 75201 the applicant requested that the City Council consider tabling Public Hearing Items 23 and 24.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to table Public Hearing Items 23 and 24 to the next regular meeting on January 13, 2025. The vote was cast 3 for, 3 against [Hairston, Jaglowski, Cheatham absent][Robinson absent]. **Motion Failed.**

MOTION: Deputy Mayor Pro Tem Cheatham made a motion, seconded by Councilmember Strain-Burk to table Public Hearing Item 23 to the next regular meeting on January 13, 2025. The vote was cast 5 for, 1 against [Jaglowski] [Robinson absent].

- 24. 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.**

City Manager Mauldin-Jones recommended tabling the item to provide the applicant with an opportunity to address resident concerns.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to table Public Hearing Item 24 to the next regular meeting on January 13, 2025. The vote was cast 4 for, 2 against [Hairston, Jaglowski] [Robinson absent].

- 25. 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.**

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Deputy City Manager gave a staff report on public hearing item 25.

Mayor Hairston opened the public hearing.

Chris Elves, representing the applicant, stated he was available to address any questions from the Council.

City Attorney Ritter noted minor revisions to the draft ordinance, requiring two points of emergency access on the site, aligning with the developer's current plans.

Mayor Hairston closed the public hearing.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve public hearing item 25 with the condition requirement of two points of access. The vote was cast 4 for, 2 against [Strain-Burk, Jaglowski][Robinson absent].

26. **M25-04 Conduct a public hearing and consider an ordinance granting four (4) special exceptions to: 1) allow the use of metal screening on the north, east, and west building facades, which is more than twenty percent (20%) visible from a public street; 2) allow metal screen louvers on facades for screening of the rooftop equipment; 3) allow metal screen louvers within the precast concrete wall to a height of twenty seven (27) feet tall to screen adjacent to Belt Line Road right-of-way, 4) reduce the driveway spacing requirement in Section 1-04 (d) of the General Design Manual, on the property addressed as 1000 E. Belt Line Road, being 101.55-acres, known as Lot 2, Block A, Cawley EBL Lancaster Logistics, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on public hearing item 26.

Mayor Hairston opened the public hearing.

Greg Mikulecky, STACK Infrastructure, 1700 Broadway, Suite 1750, Denver, CO 80290 provided additional information on public hearing item 26.

Mayor Hairston closed the public hearing.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 26. The vote was cast 5 for, 0 against, 1 abstain [Cheatham] [Robinson absent] .

27. **Z25-06 Conduct a public hearing and consider an ordinance granting a Specific Use Permit to allow for an in-home Daycare, on 0.1483 acres, Lot 33, Block F, Pleasant Run Estates Phase 1B Subdivision, addressed as 1435 Pegasus Drive, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 27.

Mayor Hairston opened the public hearing.

Tessa Carter, 1435 Pegasus Dr, Lancaster, TX 75134, the applicant shared support regarding public hearing item 27.

Ruth Carter, P.O. Box 337, Cedar Hill, TX 75106, wishes not to speak, however, would like the record to show opposition for public hearing item 27.

Joyce Turner, 1431 Pegasus Dr. Lancaster, TX 75134, shared support for public hearing item 27.

Mayor Hairston closed the public hearing.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Mejia to approve public hearing item 27. The vote was cast 6 for, 0 against [Robinson absent].

Executive Session:

- 28. 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) CCGMG Contractor (Donlee Road)**
 - 2. In accordance with Chapter 551 Sections 551.071 and 551.072 of the Texas Government Code (the Texas Open Meetings Act), the City Council shall convene in executive session to deliberate the purchase, exchange, lease, or value of real property, located North of East Beltline Road and East of Nokomis Road, and consult with the City Attorney regarding related legal issues.**
- 29. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

Mayor Hairston wished Councilmember Mejia a Happy Birthday.

The City Council recessed for the Executive Session at 9:33 p.m. and reconvened into open session at 9:44 p.m.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham on Executive Session 1.a to approve an agreement to resolve the disputed change order CCGMG for the quantity change on the construction of Donlee Road, with 50 percent of the change order amount. The vote was cast 5 for, 0 against [Mejia, Robinson absent].

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MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham on Executive Session 2, to accept the offer from Atmos for the property interest easement and direct staff to prepare the necessary documents to execute the agreement. The vote was cast 5 for, 0 against [Mejia, Robinson absent].

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

The meeting was adjourned at 9:46 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor