

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF FEBRUARY 24, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on February 24, 2025, 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
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 D. Neal Jr., Deputy City Manager
Chris Youngman, Emergency Management and Communication Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth, Johnson, Fire Chief
Rifat Alam, Director of Public Works
Sam Urbanski, Police Chief
Timothy Vessakosol, Director of Parks and Recreation
Vershurn Ford, Director of Community & Public Relations
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Greg Carrell, Assistant to the City Manager
Jacqueline Page, Assistant Director of Finance
Michelle Evens, Assistant Director of Human Resources
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:01 p.m. on February 24, 2025.

Invocation:

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

Pledge of Allegiance:

Councilmember Mejia led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201, representing the applicant for action item 8 and public hearings 10 and 11, offered to provide his presentation now or during the scheduled public hearings.

City Attorney Ritter advised the Council to move action item 8 after public hearings 10 and 11, as the development agreement relates to those items.

Mayor Hairston announced the action item 8 will be moved to after public hearings item 10 and 11.

Tom DeCicco, 6546 Briarmeade Dr. Dallas, TX 75254 the developer for action item 7 shared that he is here to answer any questions regarding the item.

Vershun Ford (211 N. Henry St., Lancaster, TX 75146) provided information on the "It's Time, Texas Community Challenge," the Embrace the Fitness Challenge, and the closure of City offices on March 7th for Lancaster University staff training. He also shared information on International Women's Day, the Lancaster Recreation Center Spring Break Camp, and programs offered by the Lancaster Library.

Consent Agenda:

1. Consider the approval of the minutes from the City Council Special Meeting held on February 8, 2025, and the City Council Regular Meeting held on February 10, 2025.
2. Consider a resolution accepting the 2024 Lancaster Police Department Racial Profiling Analysis Annual Report.
3. Consider a resolution approving the terms and conditions of a Joint Election Contract and Election Services Agreement with Dallas County Elections to conduct a municipal General Election for the election of one councilmember for District 1, one councilmember for District 3, and one councilmember for District 5 to be held on Saturday, May 3, 2025.

Considerere una resolución aprobando los términos y condiciones del Contrato Elección Conjunta y servicios de la elección con las elecciones del condado de Dallas para llevar a cabo una elección general municipal para la elección de los distritos 1, 3 y 5 que se celebrará el Sábado, 3 de Mayo 2025.

4. Consider a resolution declaring an unopposed candidate in District 3 in the May 3, 2025 general municipal election elected to office; canceling the election in single member District 3; providing for all other provisions of Resolution No. 2025-02-10, as amended, ordering the election to remain in full force and effect.

5. Consider a resolution approving the terms and conditions of an agreement with RTE Rural Water through an interlocal agreement with The Interlocal Purchasing System (TIPS) for the repair and replacement of a 6-inch water main to an 8-inch water main on North Henry Street between 4th and 7th streets for an amount not to exceed one hundred ninety-two thousand seven hundred eighty-two dollars and fifty cents (\$192,782.50).

6. Consider a resolution accepting the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024.

Councilmember Strain-Burk requested to pull out consent item 6.

Councilmember Mejia requested to pull out consent item 4.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C3 and C5. The vote was cast 7 for, 0 against.

Councilmember Strain-Burk shared that the Council and staff had worked diligently on consent item 6, and requested City Manager Mauldin-Jones provide additional information regarding the item.

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

Councilmember Mejia spoke in regard of consent item 4 and thanked his constituents for re-electing him for an additional three-year term.

Action:

7. M25-12 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Lancaster Plaza, LLC, relating to building materials and landscaping for the development of a property being approximately 13.63 acres out of the Pollard Kirkland Abstract 746, Pg. 170, addressed as 2600 South Dallas Avenue, City of Lancaster, Dallas County, Texas.

Deputy City Manager Neal gave a staff report on action item 7.

Councilmember Robinson was disconnected from Zoom and left the meeting.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve action item 7. The vote was cast 6 for, 0 against [Robinson, absent].

Mayor Hairston announced that action item 8 would be moved to follow public hearings 10 and 11.

Public Hearing:

9. Z25-08 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to Commercial Highway (CH) on a property being approximately 13.63 acres out of the Pollard Kirkland Abstract 746, Pg. 170, addressed as 2600 South Dallas Avenue, City of Lancaster, Dallas County, Texas.

Deputy City Manager gave a staff report on public hearing item 9.

Mayor Hairston opened the public hearing.

Tom DeCicco, 6546 Briarmeade Dr., Dallas, TX 75254 spoke in support of public hearing 9 and offered to answer any questions regarding the item.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 9. The vote was cast 6 for, 0 against [Robinson, absent].

10. M24-50 Conduct a public hearing, consider, and take action on a request to amend the Comprehensive Plan and the Future Land Use Map to change the land use from Rural Living to Logistics and Distribution on a 73.380-acre property out of the N.R. Winniford Survey, Abstract No. 1543 and John Evans Survey Abstract No. 433, Tract 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.

11. Z24-24 Conduct a public hearing, consider, and take action on a request to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for data center uses on a 73.380 acre property out of the N.R. Winniford Survey, Abstract No. 1543 and John Evans Survey Abstract No. 433, Tract 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.

City Attorney Ritter gave a staff report on public hearing items 10 and 11, advising the Council that both required a supermajority vote.

Mayor Hairston opened the public hearing.

Tommy Mann, 500 Winstead Bldg., Dallas, TX 75201, representing the applicant, gave a presentation and requested that the Council remand these items to the Planning and Zoning Commission.

Anthony Turner, 2642 Nokomis Rd., Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for public hearing item 10.

Crystal Copley, 2642 Nokomis Rd., Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for public hearing item 10.

Anthony Turner, 2642 Nokomis Rd., Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for public hearing item 11.

Crystal Copley, 2642 Nokomis Rd., Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for public hearing item 11.

Thonginh Inthalangsy, 3233 Nokomis Rd, Lancaster, TX 75146, requested that the Council remand the item to the Planning and Zoning Commission for review.

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Anthony Depalma, 2813 Nokomis Rd., Lancaster, TX 75146, requested that the Council remand the item to the Planning and Zoning Commission for review.

Councilmember Jaglowski asked City Attorney Ritter if, in the event the Planning and Zoning Commission denied the items upon remand, it would require a supermajority vote when it is returned to the Council.

City Attorney Ritter clarified that remanding public hearing items 10 and 11 is legally permissible due to material changes. If Planning and Zoning denies the comprehensive plan, it returns to Council under Development Code 2.028a. Denied zoning changes require a supermajority, while comprehensive plan amendments require a simple majority.

Tommy Mann, representing the applicant, clarified that their zoning request is solely for a data center, which will not change. Both zoning and the comprehensive plan must be satisfied; if zoning limits them to data centers, that is their sole option. They would apply for a data center-specific comprehensive plan category if it existed.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to remand public hearing item 10 and 11 to the Planning and Zoning Commission. **The Roll Call vote was cast 4 for, 2 against [Hairston, Cheatham] [Robinson, Absent]**

- 8. M25-06 Discuss, consider, and take action on a Development Agreement with Project Frontier, relating to building materials and landscaping standards and other matters relating to development of a 73.380 acre property out of the N.R. Winniford Survey, Abstract No. 1543 and John Evans Survey Abstract No. 433, Tract 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

City Attorney Ritter advised the Council that, since public hearing items 10 and 11 are related to action item 8, he recommended rescinding action item 8 and remanding it to the Planning and Zoning Commission

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to rescind action item 8. The vote was cast 5 for, 1 against [Cheatham] [Robinson, absent].

- 12. Z25-07 Conduct a public hearing and consider a Specific Use Permit (SUP) for Minor Auto Repair, on the property legally described as Lots 8 & 9, Block B, out of the Brownlee Park Addition, addressed as 3240 & 3242 North I-35E, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on public hearing item 12.

Mayor Hairston opened the public hearing.

No speakers.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 12. The vote was cast 6 for, 0 against [Robinson, absent].

- 13. M25-15 Conduct a public hearing and consider a special exception from Article 6.07.005 (1) and 6.07.008 (e) of the Code of Ordinances, to allow an 8-foot tall fence at the front of the property along the southern property line, on the property addressed at 1433 Springcrest Circle, legally described as Lot 3, Block B, out of the Spring Valley Addition, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

No speakers.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve public hearing item 13. The vote was cast 5 for, 0 against [Cheatham recused] [Robinson, absent].

- 14. M25-16 Conduct a public hearing and consider an ordinance granting a special exception from Section 1-04 (B) (7) of the General Design Manual, to allow for asphalt sections of a parking lot, on the property addressed as 727 West Pleasant Run Road, legally described as Lot 3A, Block A, out of the Bellaire Acres Addition, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

Fred Brooks, 2307 Wisdom Crest Circle, Heath, TX 75032, wishes not to speak, however, would like the record to show support for public hearing item 14.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve public hearing item 14. The vote was cast 6 for, 0 against [Robinson, absent].

Executive Session:

- 15. 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) DeltaVictor LLC v. City of Lancaster.**

- d) Sales Tax Audit.**
- e) Chapter 54 1620 Enchanted Road.**
- f) 908, 910, 914, and 916 Westover Disability Rights Accomodation.**
- g) Reliable Paving Agreement**

16. 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 8:19 p.m. and reconvened into open session at 9:06 p.m.

City Attorney Ritter shared that the Council had two action items the first is regarding executive session item 15F a request from Disability Rights Texas: 1 to grant equivalent fire protection standards for residents at 908, 910, 914, and 916 Westover Drive, and 2 to redefine 'family' in Section 6.12.001 of the Code of Ordinances as four unrelated individuals, aligning with the LDC and S2. The motion is to grant these accommodation requests

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to approve the action item read by City Attorney Ritter. The vote was cast 6 for, 0 against. [Robinson, absent]

The City Attorney stated the second action item is to consider the proposed settlement agreement discussed in executive session, item 15G.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve the action item read by City Attorney Ritter. The vote was cast 6 for, 0 against. [Robinson, absent]

MOTION: Deputy Mayor Pro Tem Cheatham made a motion, seconded by Councilmember Jaglowski to adjourn. The vote was cast 6 for, 0 against. [Robinson, absent]

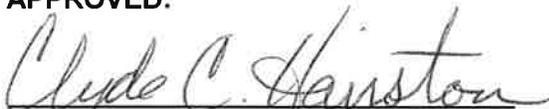
The meeting was adjourned at 9:08 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor