

## MINUTES

### LANCASTER CITY COUNCIL REGULAR MEETING OF FEBRUARY 12, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on February 12, 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  
Marco Mejia  
Derrick Robinson [Zoom]  
Mayor Pro Tem Mitchell Cheatham  
Deputy 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  
Carey Neal, Deputy City Manager  
Dori Lee, Assistant City Manager  
Jermaine Sapp, Director of Equipment and Facility Services  
Vicki Coleman, Director of Development Services  
Greg Carrell, Assistant to the City Manager  
Keaira English, Public Relations Manager  
Ron Gleaves, IT Manager  
Stephanie Renteria, City Secretary Administrative Secretary

#### **Call to Order:**

Mayor Hairston called the meeting to order at 7:10 p.m. on February 12, 2024.

#### **Invocation:**

Reverend Mitchell Cheatham gave the invocation.

#### **Pledge of Allegiance:**

Deputy Mayor Pro Tem Gooden-Davis led the pledge of allegiance.

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

Huda Mahdl, 1004 Walnut Falls Cir, Mansfield, TX 76063, informed Council that she had completed all necessary tasks regarding Tire King and submitted the relevant information.

Mike Major, 4449 Percy St, Lancaster TX 75134, shared that he is the new manager of the Tire King.

Dr. Naeem, 2301 W. Main St. Lancaster, TX 75146, wishes not to speak, however, would like the record to show his support for item 4.

Irene Mejia, 1500 W. Main St, Lancaster, TX 75146, wishes not to speak, however, would like the record to show her opposition for item 4.

Chris Anderson, 2505 W. Main St, Lancaster, TX 75146, shared his opposition for item 4.

Frank Mejia, 1500 W. Main St, Lancaster, TX 75146, shared his opposition for item 4.

Keaira English, 211 N. Henry Street, Lancaster, TX 75146; shared information on the Annual Lancaster Couch to 5K Run/Walk event, It's Time Texas Community challenge and the Lancaster Citizen Public Safety Academy.

Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146; expressed her appreciation for the Family Valentine's Day Dance. She also inquired about the progress of the stoplight installation at Beltline and Main and requested that the Council consider becoming involved with the board of St. Vincent's and constructing an inclusive playground for special needs children.

**Consent Agenda:**

1. **Consider approval of minutes from the Regular Meeting held on December 11, 2023.**
2. **Consider a resolution authorizing award of RFP 2023-17 to Assured Mechanical Solutions for the maintenance and repair of the Heating Ventilation and Air Conditioning (HVAC) units within City Facilities in an amount not to exceed one hundred thirty-one thousand four hundred sixteen dollars and seventy-six cents (\$131,415.76).**

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

**Action:**

3. **Discuss and consider a resolution ordering a General Election to be held on Saturday, May 4, 2024, for the election of a Mayor at-large; providing for the publication and posting of notice; and providing for early voting dates, times and locations.**

**Considere una resolución que ordena una Elección General que se celebrará el Sábado, 4 de mayo 2021, para la elección general de un alcalde; se dispone la publicación y aviso de notificación, prevea fechas de votación anticipada, horas y lugares.**

City Secretary Arenas gave a staff report regarding action item 3.

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

Mayor Hairston shared that per Councilmember Mejia's request, the City Council will convene in in Executive Session under chapter 551 of the Texas Government Code regarding action item 4 and Executive Session item 8.

The City Council recessed for Executive Session at 7:38 p.m. and reconvened into open session at 8:40 p.m.

4. **DP22-26 Discuss and consider an ordinance approving a general development plan for Lancaster Estates within the Mills Branch Overlay for a mixed housing type development. The property is located southwest of the intersection of North Houston School Road and West Belt Line Road addressed as 2301 West Main Street. The property is known as a 17.98 acre tract of land out of the John M. Rawlins Survey, Abstract 1208 Page 240 and G.K. Sneed Survey Abstract No. 1278, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding action item 4.

City Attorney Ritter clarified that the item is not a zoning change and therefore does not require notice. However, the City proactively provided notice to residents within a 200-foot radius. Although the relevant zoning notice occurred in 2003, this additional notification ensured transparency. City Attorney Ritter further explained that the current landowner possesses development rights consistent with the staff report's recommendations, which align with his interpretation of the City's regulations.

S.I. Abed, 4440 Lafite Ln, Colleyville, TX 76034, the engineer, gave a presentation on item 4.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve action item 4. The vote was cast 6 for, 1 against [Mejia].

- 5. M24-14 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Base21, LLC; DC1776, LLC; and TXWL, LLC relating to site design elements and building materials for the construction on the properties addressed as 1201 and 1345 E. Belt Line Rd, and 1240 Greene Rd. being a 98.60 tract of land situated in the James McMillan Survey, Abstract No. 987, John Greene Survey, Abstract No. 504, and the Thomas M. Ellis Survey, Abstract 432, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding action item 5.

**MOTION:** Councilmember Mejia made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 5. The vote was cast 7 for, 0 against.

#### **Public Hearing**

- 6. Z24-3 Conduct a public hearing and consider an ordinance granting a rezoning request from Agricultural Open (AO), Lanport Overlay, and Logistics Port Planned Development (PD) to a Planned Development (PD) with Data Center uses, and limited Logistics Port B uses, increase the maximum allowable building height to 110-feet from the current 45-feet or 3 stories, as outlined in the Lanport Overlay, and provide a parking ratio consistent with a Data Center working population on properties addressed as 1201 and 1345 E. Belt Line Rd., and 1240 Greene Rd. being a 98.60 acre tract of land, Abstract No. 504 a tract of land situated in the James McMillan Survey, Abstract No. 987, John Greene Survey, Abstract No. 504, and the Thomas M. Ellis Survey, Abstract 432, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

Rafaer Koakowski, 260 E. Davis St. #100, McKinney TX 75069, the engineer, shared his support for public hearing item 6.

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

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Mejia to approve public hearing item 6. The vote was cast 6 for, 0 against, 1 abstain [Cheatham].

7. **M24-22 conduct a public hearing and consider an ordinance granting a special exception to Section 14.504 (a) (4) (A) Building Articulation - to not meet the required horizontal and vertical building articulation requirement on a property addressed as 2543 Balomede Avenue, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report regarding public hearing item 7.

Mayor Hairston opened the public hearing.

Majid Khalaf 650 E. Tripp Rd. Sunnydale, TX 75182, the engineer, shared his support for public hearing item 7.

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

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 7 with the landscaping requirement. The vote was cast 7 for, 0 against.

**EXECUTIVE SESSION:**

8. **In accordance with Chapter 551 Section 551.071 of the Texas Government Code (the Texas Open Meetings Act), the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated, or potential related litigation in regard to:
  - 1) **Pleasant Run Road Improvements (Dallas County MCIP 31403)****
9. **Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

No action on item 8.1.

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

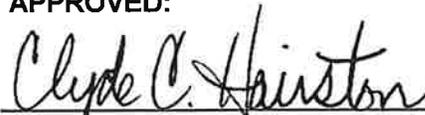
The meeting was adjourned at 9:32 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor