

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF AUGUST 11, 2025

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on AUGUST 11, 2025, at 7:30 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 [Zoom]
Derrick Robinson
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 Ritter, City Attorney
Chris Youngman, Emergency Management and Communications Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
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
Frank Garcia Assistant 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
Michelle Evens, Assistant Director of Human Resources
Ron Gleaves, IT Manager
Stephanie Renteria, Deputy City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:30 p.m. on August 11, 2025.

Invocation:

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

Pledge of Allegiance:

Councilmember Strain Burk led the pledge of allegiance

Presentation:

Film Friendly City

Public Testimony/Citizen's Comments:

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Shagayla Petty, 621 Willowood Lane, Lancaster, Texas, 75134, spoke on infestation from construction behind her home.

Vershurn Ford, 211 N. Henry Street, Lancaster, Texas, 75146, provided information on the following city events Budget Town Hall, Lancaster Animal Shelter Mega Adoption Event and the Senior Life Center Appreciation Day Event.

Consent Agenda:

1. Consider a resolution authorizing the repairs to lift stations #1, #2, and #3 through a cooperative agreement (Buyboard) with Global Pump Solutions in an amount not to exceed sixty-six thousand seven hundred ninety-seven dollars and seven cents (\$66,797.07); and ratifying emergency expenditures in an amount not to exceed two hundred eighty-four thousand four hundred fifteen dollars and fifty-five cents (\$284,618.55).
2. Consider a resolution authorizing the award of RFP 2025-09 for Banking Services to JP Morgan Chase.
3. Consider a resolution approving tank cleanings of 3 above-ground towers and 3 below-ground tanks and the repair of the Pleasant Run Tower from Consor Engineers (US Underwater) through an interlocal agreement with Buyboard in an amount not-to-exceed sixty-seven thousand and fifty dollars and zero cents (\$67,050.00).
4. Consider a resolution authorizing a professional service agreement for the purchase and installation of one thousand five hundred eighty two (1,582) Advanced Metering Infrastructure (AMI) compliant registers, three hundred (300) 3/4 inch full meters, one hundred (100) 1 inch full meters, one hundred ninety five (195) 1.5-2 inch full meters, and twelve (12) 3-4 inch full meters from HydroPro Solutions through an Interlocal Agreement with Buyboard in an amount not to exceed one million one hundred forty-seven thousand four hundred eighty dollars and forty-nine cents (\$1,147,480.49).
5. Consider a resolution authorizing an agreement with Puttbro's Hydrant and Meters through an interlocal agreement with the City of Richardson in an amount not to exceed one hundred seventeen thousand and no cents (\$117,000) for the maintenance of 1,800 fire hydrants.
6. Consider a resolution approving a Fire and Emergency Medical Services (EMS) Agreement with Dallas County for the provision of Fire and Emergency Medical Services (EMS) to unincorporated areas adjacent to the City of Lancaster.
7. Consider a resolution approving the Fiscal Year 2025/2026 employee insurance program; allowing the City Manager to enter into agreements with employee benefits providers and/or administrators as follows: (1) Blue Cross Blue Shield for medical administration with a Health Savings Account (HSA) option; (2) Blue Cross Blue Shield for dental benefit administration; (3) Surency for vision benefit administration and renewal of agreements with (4) Dearborn National for Short Term Disability Insurance, Long Term Disability, Term Life and AD&D insurance; (5) Flores & Associates for cobra

benefits administration; and (6) Alliance Work Partners for employee assistance program administration; authorizing execution of any necessary contracts and documents.

MOTION: Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve the consent agenda. The vote was cast 7 for, 0 against.

Action:

Action Item 10, 11, and 12 were tabled

- 8. M24-48 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with WHL Dallas 45, LLC., relating to building materials and landscaping for the development of the property being 116.88 acres out of the Jones Green Survey Abstract No. 503, and the M.W. Spencer Survey, Abstract No. 1287, addressed as 201 Sunrise Road, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on action item 8.

MOTION: Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Councilmember Strain Burk to approve action item 8. The vote was cast 7 for, 0 against.

Mayor Hairston recessed the meeting at 7:57 p.m.

Mayor Hairston reconvened at 8:02 p.m.

- 9. M24-49 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with WHL Dallas 45, LLC., relating to building materials and landscaping for the development of the property, being 419.35 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, Middleton Perry Survey, Abstract No. 1128, Jones Green Survey, Abstract No. 503, addressed as 1401, 1607, 2001, 2011, 2021, 2101, 2111, 2201, and 2701 Greene Road City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on action item 9.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve action item 9. The vote was cast 7 for, 0 against.

~~10. M25-29 Discuss and consider a resolution accepting a 5-foot franchise utility easement, being 335 square feet, on a property being 0.01 acre out of the Roderick Rawlins Survey, Abstract No. 1223, located at 250 East First Street, City of Lancaster, Dallas County, Texas.~~

~~11. M25-30 Discuss and consider a resolution accepting a 5-foot franchise utility easement, being 335 square feet, on a property being 0.1578 acre out of the Roderick Rawlins Survey, Abstract No. 1223, located at 250 East First Street, City of Lancaster, Dallas County, Texas.~~

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~~12. M25-32 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Historic Square Properties, LLC relating to building materials and landscaping for the development of the property described as Lots 1-5, Block 2, out of the original Town of Lancaster addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.~~

13. M25-35 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with HSM Hwy 342 & Telephone Rd, LP., relating to building materials and landscaping for the development of the property being 5.158 acres out of the John Hall Survey, Abstract No. 601, addressed as 100, 110, 120, and 3164 E. Telephone Road and 3100 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.

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 Gooden Davis to approve action item 13. The vote was cast 7 for, 0 against.

14. Discuss and consider the proposed FY 2025/2026 tax rate of \$0.599490 per \$100 assessed valuation and take a record vote to consider a tax rate to increase total tax revenues from properties on the tax roll in the previous year, and set public hearing dates regarding the proposed tax rate.

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

MOTION: Councilmember Strain Burk made a motion, seconded by Councilmember Mejia to approve action item 14. The roll call vote was cast 7 for, 0 against.

Public Hearing:

Public hearing item 17 was pulled by Developer

Public hearing item 19 tabled to August 25, 2025 meeting.

15. Z24-21 Conduct a public hearing and consider an ordinance changing the zoning from Logistics Port Planned Development (PD), Lanport Overlay to a Planned Development (PD) with Data Center uses and limited Logistics Port Planned Development, Logistics Port A Subdistrict uses being 116.88 acres out of the Jones Green Survey Abstract No. 503, and the M.W. Spencer Survey, Abstract No. 1287, addressed as 201 Sunrise Road, City of Lancaster, Dallas County, Texas.

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

Mayor Hairston opened the public hearing.

Dylan Adame, Kimley Horn, 2600 North Central Expressway, Richardson, Texas, 75080, shared if Council had any questions he was there to answer.

Mayor Hairston closed the public hearing.

MOTION: Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Councilmember Strain Burk to approve public hearing item 15. The vote was cast 7 for, 0 against.

- 16. Z24-22 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO), Lanport Overlay; Logistics Port Planned Development (PD) to a Planned Development (PD) with Data Center uses and limited Logistics Port, Logistics Port A Subdistrict and Lanport Overlay, Commerce Subdistrict uses. The properties combined are 419.35 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, Middleton Perry Survey, Abstract No. 1128, and Jones Green Survey, Abstract No. 503, addressed as 1401, 1607, 2001, 2011, 2021, 2101, 2111, 2201, and 2701 Greene Road, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing

Dylan Adame, Kimley Horn, 2600 North Central Expressway, Richardson, Texas, 75080, applicant shared why he is requesting 120 feet building height.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve action item 16 with the agreement to have the building at a maximum of 110 feet along with the parking adjustment.. The vote was cast 7 for, 0 against.

- ~~17. Z25-12 Conduct a public hearing and consider a request to change the zoning from Planned Development (PD) for Retail (R) to Planned Development for Retail (R) with Mini-Warehouse on the property being 3.3653 acres situated in the William Rawlins Survey, Abstract No. 1200, addressed as 1650 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.~~

- 18. Z25-15 Conduct a public hearing and consider an ordinance granting a zoning change from Single-Family Residential (SF-5) and (NS) Neighborhood Services, to a Planned Development (PD) for Retail (R) uses, a Convenience Store, and Fuel Station with 6 pumps for 12 vehicles, on the properties being 5.158 acres out of the John Hall Survey, Abstract No. 601, addressed as 100, 110, 120, and 3164 E. Telephone Road and 3100 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 18.

Mayor Hairston opened the public hearing

Chelsea Thurman, 9406 Bisc Camp Boulevard, Dallas, Texas, 75218, shared they accept the enhancement proposed by the City

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Brad White, 2627 Tillar Street, Fort Worth, Texas, 76107, shared the additional open space will be accounted for with the other development on the remaining land in PD. White also shared that the EV charging would be determined by the operator. But that he would commit to the enhancements.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve public hearing item 18 to include decorative pavers, full cut-off downcast LED lighting to minimize glare, decorative ballards, street furniture (bike racks, benches), public art, canopy columns wrapped in masonry and restriction of no overnight parking for tractors and trailers. The roll call vote was cast 7 for, 0 against.

~~19. Z25-16 Conduct a public hearing and consider an ordinance to change the zoning from Retail (R), Historic Preservation Overlay, Historic Downtown Overlay, to a Planned Development (PD), Historic Preservation Overlay, Downtown District Overlay, with Retail (R) uses, to include a microbrewery, day spa, and boutique hotel, on the property known as Lots 1-5, Block 2, out of the Original Town of Lancaster, addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.~~

20. M24-44 Conduct a public hearing and consider an ordinance to amend the 2020 Master Thoroughfare Plan of the Comprehensive Plan to reclassify Greene Road between Cornell Road and Sunrise Road from a four-lane Minor Arterial to a three-lane Major Urban Collector.

City Manager Mauldin-Jones gave a staff report on public hearing item 20.

Mayor Hairston opened the public hearing

Dylan Adame, Kimbley Horn, 2600 North Central Expressway, Richardson, Texas, 75080, applicant shared information on Cornell Road and Sunrise Road turning from a four-lane Minor Arterial to a three-lane Major Urban Collector

Soloman Bachmon, 1219 Wildwood Trail, Lancaster, Texas, 75146, shared his support for both public hearing item 20 and 21

Mayor Hairston closed the public hearing.

MOTION: Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Councilmember Mejia to deny public hearing item 20. The vote was cast 6 for, 1 against [Jaglowksi].

21. M24-45 Conduct a public hearing and consider an ordinance to amend the 2020 Master Thoroughfare Plan of the Comprehensive Plan to re-classify a segment of Alba Road between Greene Road to E. Belt Line Road from a four lane Major Arterial Type B to a Major Urban Collector (Type D1).

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

Mayor Hairston opened the public hearing

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Dylan Adame, Kimbley Horn, 2600 North Central Expressway, Richardson, Texas, 75080, shared if Council had any questions he was there to answer

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to deny public hearing item 21. The vote was cast 6 for, 1 against [Jaglowksi].

22. M25-34 Conduct a public hearing and consider an ordinance granting a special exception to Section 4.02 (b) (11) (B) of the Lancaster Development Code to allow an accessory structure to exceed the maximum 225 square feet requirement, to allow a 641-square-foot accessory structure on the property known as Lot 18, Block F, out of the Harvest Hill Phase 3 Addition, addressed as 126 Barry Lane, City of Lancaster, Dallas County, Texas.

City Manager Mauldin-Jones gave a staff report on public hearing item 22.

Mayor Hairston opened the public hearing

Alejandro Aguirre, 126 Barry Lane, Lancaster, Texas, 75146, shared that he is willing to abide by the City Rules and pull a permit.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to deny public hearing item 21. The vote was cast 7 for, 0 against.

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

The meeting was adjourned at 9:14 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor