



**NOTICE OF MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, JANUARY 14, 2014 – 7:00 P.M.**



**Chair, Quinnie Wright
Vice-Chair, Lawrence Prothro**

**Commissioner Genevieve Gregory
Commissioner Tom Barnett**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Lancaster reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

7:00 P.M.

AGENDA

CALL TO ORDER

CITIZENS COMMENTS (At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda)

CONSENT AGENDA: Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission member may request one or more items to be removed from the consent agenda for separate discussion and action.

ACTION

1. **PS13-12** Discuss and consider a Preliminary Plat for Lots 1 & 2, Block 1, Longhorn Business Park Section 6, situated in Marady Parks Survey, Abstract No. 1120, Page 345 an addition to the City of Lancaster, Dallas County, Texas. The property is located at the southwest corner of Fabrication Drive and East Longhorn Drive.

PUBLIC HEARING

2. **M13-10** Conduct a Public Hearing and consider a text amendment to the Lancaster Code of Ordinances, Chapter 14, The Lancaster Development Code (Ordinance #2006-04-13), Article 14.1204 Sign Type Specifications, amending subsection K, Political Signs.

ADJOURNMENT

ACCESSIBILITY STATEMENT

The Municipal Building is wheelchair accessible. If you plan to attend the meeting and have a physical impairment, which requires special arrangements or require sign interpretive services, please contact the City Secretary's Office 72 hours prior to the meeting at (972) 218-1310 or TDD 1-800-735-2988. Reasonable accommodations will be made to assist your needs.

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall,

January 10, 2014 @ 5:00 am/pm.

**Surupa Sen, Senior Planner,
Public Works and Development Services**

PLANNING & ZONING COMMISSION
Agenda Communication for
January 14, 2014

#1

PS 13-12 Discuss and consider a Preliminary Plat for Lots 1 & 2, Block 1, Longhorn Business Park Section 6, situated in Marady Parks Survey, Abstract No. 1120, Page 345 an addition to the City of Lancaster, Dallas County, Texas. The property is located at the southwest corner of Fabrication Drive and East Longhorn Drive.

Background

1. **Location and Size:** The property is located on the southwest corner of Fabrication and Longhorn Drive and is comprised of 11.0654 acres of land.
2. **Current Zoning:** The subject property is currently zoned Light Industrial (LI).
3. **Adjacent Properties:**
North: LI, Light Industrial (vacant)
South: LI, Light Industrial (Storage/Warehouse)
East: LI, Light Industrial (vacant)
West: LI, Light Industrial (Warehouse/Distribution)
4. **Comprehensive Plan Compatibility:** The Comprehensive Plan future land use map designates Longhorn Business Park with Light Industrial Land Use. The proposal is in conformance with the Comprehensive Plan.
5. **Case History:** N/A
6. **Public Notification:** There is no notification required.

Considerations

This is a request to Preliminary Plat Lots 1 & 2, Block 1, of Longhorn Business Park Section 6. Total 11.0654 acres tract of land is being divided into 2 lots. The property is zoned Light Industrial (LI) and is currently undeveloped. The purpose of this plat is to begin a process to develop one of the lots with a light manufacturing type facility. The property has access from Fabrication and Longhorn Drive.

Options/Alternatives

1. Approve the plat as presented.
2. Postpone the plat and direct staff.
3. Deny the plat.

Recommendation

Staff recommends **approval** of the plat (Option 1).

Approval Process

The Planning and Zoning Commission is the final approval authority.

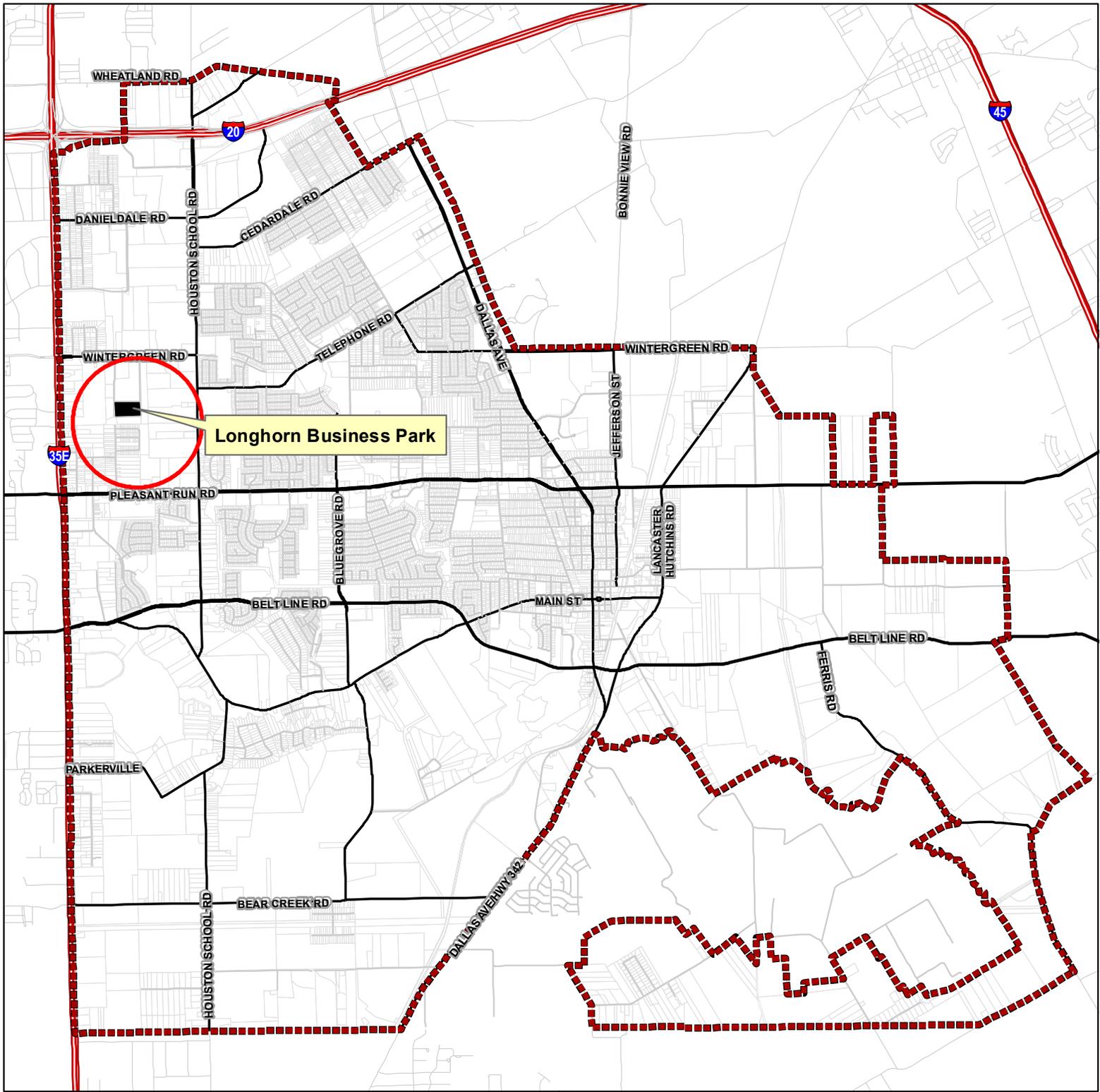
Attachments

1. Location Map
2. Zoning Map
3. Preliminary Plat

Prepared By and Submitted By:

Surupa Sen
Senior Planner, Public Works and Development Services

Date: January 14, 2014



Legend

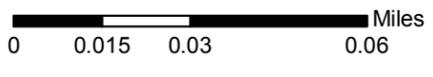
-  Lot 1, 2, Block 1, Longhorn Business Park
-  City Limits
-  Parcels

Location Map
 Lot 1 & 2, Block 1, Longhorn Business Park
 Preliminary Plat





Current Zoning - Longhorn Business Park Light Industrial (LI)



Legend

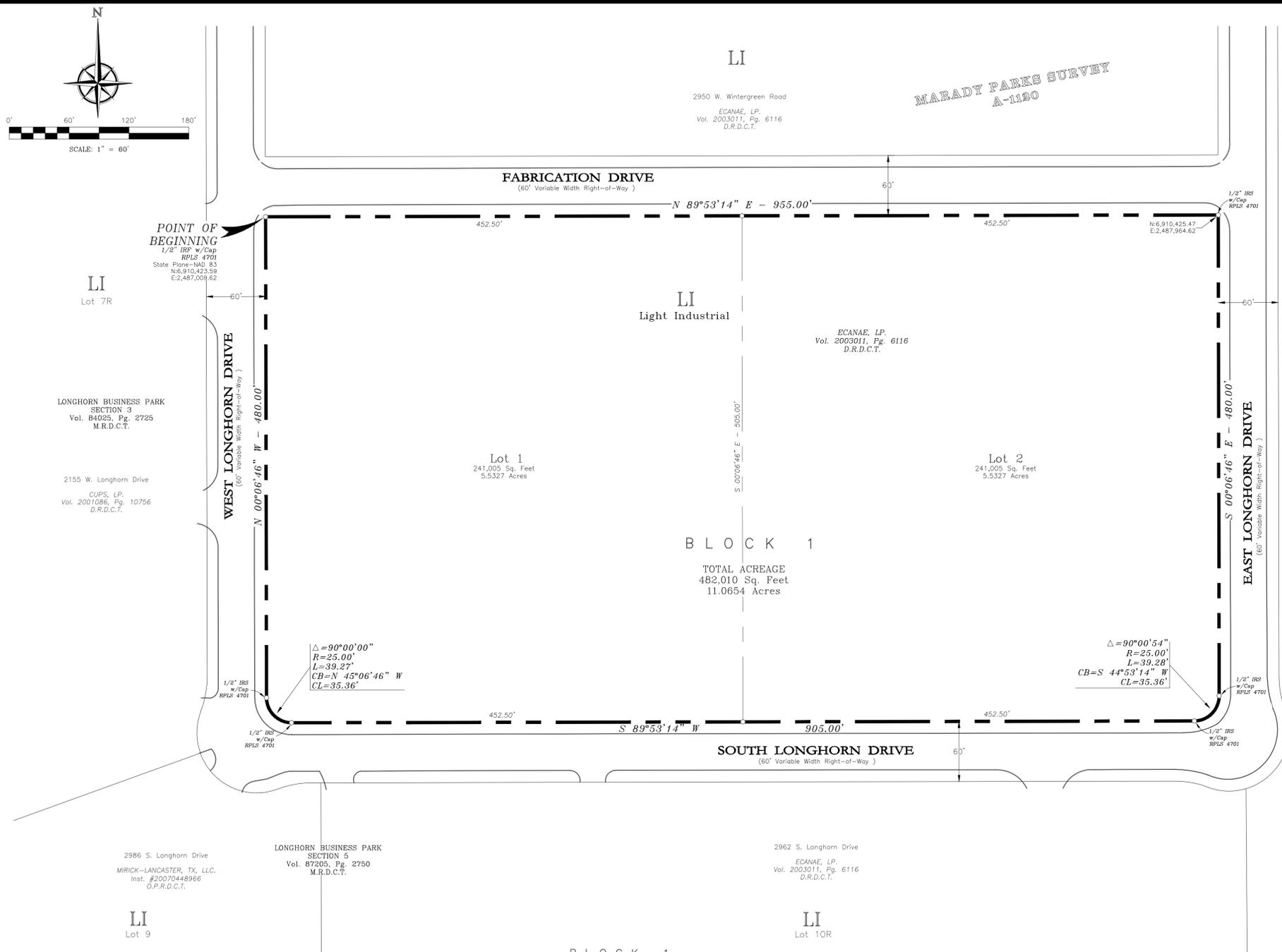
- Lots 1, 2, Blk 1, Longhorn Business Park
- City Limits
- Streets

Zoning

- MZ (Multi-Zonning)
- 2F-6 (2 Family Residential)
- A-O (Agricultural Open)
- CH (Commercial Hwy)

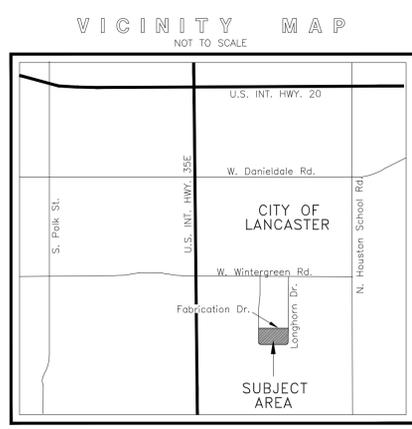
- | | |
|---------------------------|-----------------------------|
| CS (Commercial Services) | SF-4 (Residential Low) |
| LI (Light Industrial) | SF-5 (Residential Medium) |
| MI (Medium Industrial) | SF-6 (Residential High) |
| MF-16 (Mulit-Family) | SF-E (Single Family Estate) |
| MH (Mobile Home) | TC (Town Center) |
| NS (Neighborhood Service) | TH-16 (Town Home) |
| ORT (Office) | TND (Residential) |
| PD (Planned Development) | ZL-7 (Zero Lot Line Res) |
| R (Retail) | |





LEGEND

Vol. = Volume
 Pg. = Page
 Inst. # = Instrument Number
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas
 IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701"



PURPOSE STATEMENT:

The purpose of this plat is to subdivide the current unplatted 11.0654 acre tract of land into two equal lots.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0630 J (Effective Date August 23, 2001) published by the Federal Emergency Management Administration for City of Dallas, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject tract lies within the 100 Year Flood Plain.

GENERAL NOTES

- The Reference Bearing for the above prepared metes & bounds description is North 89 deg. 53 min. 14 sec. East along the south right-of-way line of Fabrication Drive as described in the Street Dedication Plat, recorded in Volume 87205, Page 2752, Deed Records of Dallas County, Texas.
- The Maximum Number of Lots Permitted by this Plat is 2.
- The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1982, on Grid Coordinate Values, No Scale and No Projection.

STATE OF TEXAS)
 COUNTY OF DALLAS)

WHEREAS, ECANAE, LP is the owner of that certain tract of land situated in the City of Lancaster, in the Marady Parks Survey, Abstract No. 1120 of Dallas County, Texas and being a part of that certain called 77.49 acre tract of land described in a deed from Ecanae, Inc. to Ecanae, LP, recorded in Volume 2003011, Page 6116, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "with cap"), set at the intersection of the south right-of-way line of Fabrication Drive (60' wide R.O.W.) and the East right-of-way line of West Longhorn Drive (60' wide R.O.W.) as dedicated by a Street Dedication Plat, recorded in Volume 87205, Page 2752, Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE: North 89 deg. 53 min. 14 sec. East, along the south line of said Fabrication Drive, a distance of 955.00 feet to a 1/2 inch iron rod, with cap, set for corner at the intersection of the south right-of-way line of said Fabrication Drive and the west right-of-way line of East Longhorn Drive (60' wide R.O.W.);

THENCE: South 00 deg. 06 min. 46 sec. East, along the west line of said East Longhorn Drive, a distance of 480.00 feet to a 1/2 inch iron rod, with cap, set for corner at the beginning of a curve to the right, having a radius of 25.00 feet and a chord that bears South 44 deg. 53 min. 14 sec. West - 35.36 feet;

THENCE: Continuing along the west right-of-way line of said East Longhorn Drive and along said curve to the right, through a central angle of 90 deg. 00 min. 54 sec. and along an arc distance of 39.28 feet to a 1/2 inch iron rod, with cap, set for corner at the end of said curve, on the north right-of-way line of South Longhorn Drive (60' wide R.O.W.);

THENCE: South 89 deg. 53 min. 14 sec. West, along the north line of said South Longhorn Drive, a distance of 905.00 feet to a 1/2 inch iron rod, with cap, set for corner at the beginning of a curve to the right having a radius of 25.00 feet and a chord that bears North 45 deg. 06 min. 46 sec. West-35.36 feet;

THENCE: Continuing along the north right-of-way of said South Longhorn Drive and along said curve to the right, through a central angle of 90 deg. 00 min. 00 sec. and along an arc distance of 39.27 feet to a 1/2 inch iron rod, with cap, set for corner at the end of said curve, on the east right-of-way line of the above mentioned West Longhorn Drive;

THENCE: North 00 deg. 06 min. 46 sec. West, along the east line of said West Longhorn Drive, a distance of 480.00 feet to the POINT OF BEGINNING and containing 482,010 square feet or 11.0654 acres of land.

OWNER DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ECANAE, LP, Owners, do hereby bind themselves and their heirs, assignees and successors of title, this plat designating the hereinabove described property as **LONGHORN BUSINESS PARK, SECTION 6, LOTS 1 & 2, BLOCK 1**, an addition to the City of Lancaster, Dallas County, Texas, and do hereby dedicate to the public use forever the streets, alleys and right-of-way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths that in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips, and any public utility shall at all times have the right of ingress and egress to and from any upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

WITNESS, my hand at Lancaster, Texas, this the _____ day of _____, 2014.

Larry Ford Ferguson
 President/Director
 ECANAE, LP

STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LARRY FORD FERGUSON, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ of _____, 2014.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Lawrence H. Ringley, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify, that I prepared this plat from an actual on the ground Survey of the land as described and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

DATED this the _____ day of _____, 2014.

PRELIMINARY
 RELEASED 12/02/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 Lawrence H. Ringley
 Texas Registered Professional
 Land Surveyor, No. 4701

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

Preliminary Plat - For Inspection Purposes Only
 Approved for Preparation of Final Plat

Chairman, City of Lancaster
 Planning and Zoning Commission _____ Date _____

Attest:
 Signature _____ Date _____

Name & Title _____

OWNER
 ECANAE, LP
 P.O. Box 866
 Lancaster, Texas 75146-0866
 214-371-0888
 Contact: Larry Ferguson

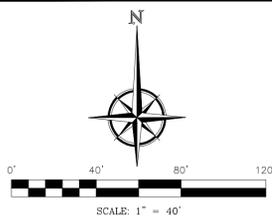
SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 Contact: Lawrence H. Ringley

**LONGHORN BUSINESS PARK SECTION 6
 PRELIMINARY PLAT OF
 LOTS 1 & 2, BLOCK 1
 11.0654 ACRES OUT OF THE
 MARADY PARKS SURVEY
 ABSTRACT NO. 1120, PAGE 345
 CITY OF LANCASTER
 DALLAS COUNTY, TEXAS**

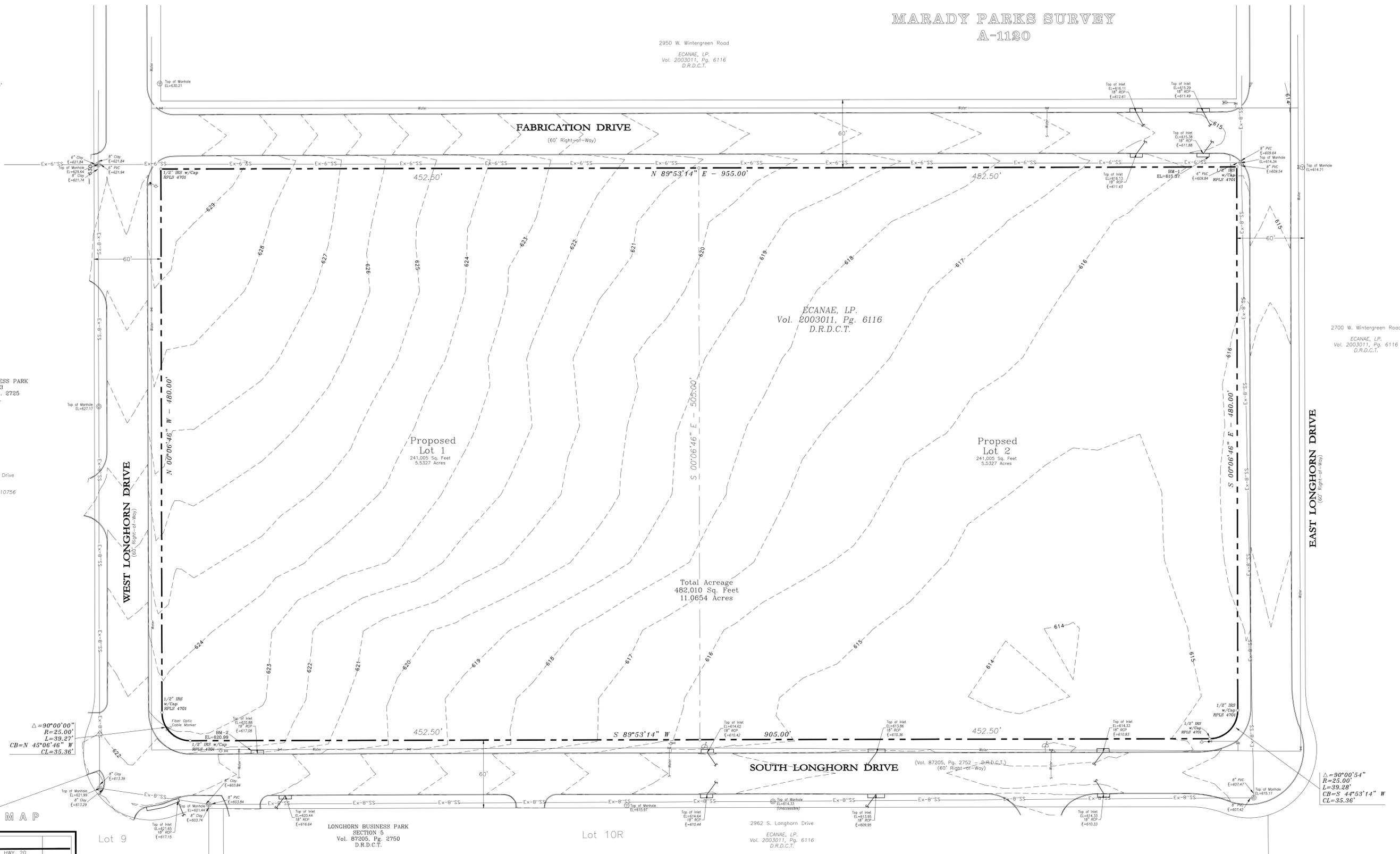
RINGLEY & ASSOCIATES, INC.
 SURVEYING • MAPPING • PLANNING
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job No.	Title	Sheet
Mark Head	11/20/13	1" = 60'	13143	13143-PP.DWG	1 of 1

MARADY PARKS SURVEY
A-1120



2950 W. Wintergreen Road
ECANAE, LP.
Vol. 2003011, Pg. 6116
D.R.D.C.T.



Lot 7R

LONGHORN BUSINESS PARK
SECTION 3
Vol. 84025, Pg. 2725
D.R.D.C.T.

2155 W. Longhorn Drive
CUPS, L.P.
Vol. 2001086, Pg. 10756
D.R.D.C.T.

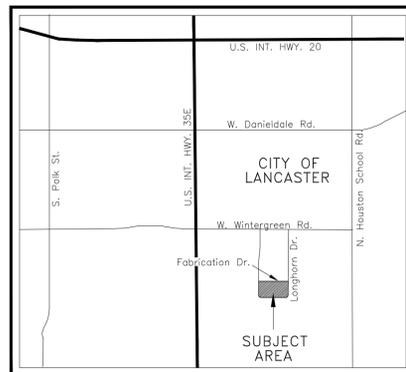
2700 W. Wintergreen Road
ECANAE, LP.
Vol. 2003011, Pg. 6116
D.R.D.C.T.

Proposed
Lot 1
241,005 Sq. Feet
5.5327 Acres

Proposed
Lot 2
241,005 Sq. Feet
5.5327 Acres

Total Acreage
482,010 Sq. Feet
11.0654 Acres

VICINITY MAP
NOT TO SCALE



Lot 9

LONGHORN BUSINESS PARK
SECTION 5
Vol. 87205, Pg. 2750
D.R.D.C.T.

Lot 10R

2962 S. Longhorn Drive
ECANAE, LP.
Vol. 2003011, Pg. 6116
D.R.D.C.T.

LEGEND

	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	BOUNDARY LINE
	ADJOINER PROPERTY LINE
	SANITARY SEWER LINE (Various Sizes)
	WATER LINE (Various Sizes)
	STORM SEWER LINE (Various Sizes)

SITE BENCHMARKS

- BM-1 = "X" at the Southeast corner of concrete curb inlet near the Northeast corner of Subject Property. Elev. = 615.37
- BM-2 = "X" at the Northwest corner of concrete curb inlet near the Southwest corner of Subject Property. Elev. = 620.99

CITY BENCHMARKS USED FOR CONTROL

LANCASTER #10

3 1/2" Brass cap with "City of Lancaster monument No. 10" stamped on it being approximately 0.3' below ground, West of the intersection of North Houston School Road and West Pleasant Run Road, 30.3' East of the second light pole from the intersection, and 12.7' North of the South back of curb of the median. Elev. = 578.94

LANCASTER #11

3 1/2" Brass cap with "City of Lancaster monument No. 11" stamped on it being approximately 0.3' below ground, South of the intersection of North Houston School Road, 33' South of a power pole, and 40' Southwest of a guy anchor. Elev. = 632.37

TOPOGRAPHIC SURVEY

**LONGHORN BUSINESS PARK SECTION 6
LOTS 1 & 2, BLOCK 1
11.0654 ACRES OUT OF THE
MARADY PARKS SURVEY
ABSTRACT NO. 1120, PAGE 345
CITY OF LANCASTER
DALLAS COUNTY, TEXAS**

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266
Texas Firm Registration No. 10061300

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	11/26/13	1" = 40'	13143	13143-T.DWG	1 of 1

PLANNING & ZONING COMMISSION
Agenda Communication for
January 14, 2014

#2

M 13-10 Conduct a Public Hearing and consider a text amendment to the Lancaster Code of Ordinances, Chapter 14, The Lancaster Development Code (Ordinance #2006-04-13), Article 14.1204 Sign Type Specifications, amending subsection K, Political Signs.

Background

On June 14, 2013, the Texas Legislature passed H.B. 259, modifying the Texas Election Code and requiring a public entity that controls or owns a building used as a polling location, to allow electioneering on the premises subject to reasonable regulations. "Electioneering" includes the posting, use, or distribution of political signs or literature.

Section 14.1204 (k) of the City's current sign ordinance prohibits political signs on City property at any time. It is necessary to amend the sign ordinance to comply with the new law and set reasonable regulations for electioneering at a polling location that is City property. The Lancaster Veterans Memorial Library is used as a polling location during early voting and on Election Day.

Public Notification: Notice for this public hearing has been posted on Focus Daily Newspaper on Sunday, December 29, 2013.

Considerations

Some parts of the sign ordinance remain unchanged such as: Political signs may not be placed within the 25 foot Visibility Triangle of any intersection. Political signs may not have an effective area greater than 36 square feet and may not be more than eight feet in height, including any supporting poles.

Electioneering is not allowed on driveways, parking areas, on medians within parking areas or driveways on the premises of a polling location. Electioneering signs that are attached to vehicles that are lawfully parked at the premises of a polling location are now permitted.

Options/Alternatives

1. Recommend approval of the text amendment as presented.
2. Postpone the text amendment and direct staff.

Recommendation

Staff recommends **approval** of the amendment (Option 1).

Approval Process

Upon recommendation by the Planning and Zoning Commission, the City Council will conduct a public hearing and render a final decision for this item at their January 27, 2014, regular meeting.

Attachments

1. Amending Sign Ordinance

Prepared By and Submitted By:

Surupa Sen
Senior Planner, Public Works and Development Services

Date: January 14, 2014

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING THE LANCASTER CODE OF ORDINANCES, CHAPTER 14, THE LANCASTER DEVELOPMENT CODE, BY AMENDING SECTION 14.1204 SIGN TYPE SPECIFICATIONS, BY DELETING SUBSECTION K, POLITICAL SIGNS IN ITS ENTIRETY AND REPLACING IT WITH A NEW SUBSECTION K, POLITICAL SIGNS TO PROVIDE FOR ELECTIONEERING AT POLLING LOCATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 14, 2013, the Texas Legislature passed H.B. 259, modifying the Texas Election Code and requiring a public entity that controls or owns a building used as a polling location, to allow electioneering on the premises subject to reasonable regulations; and

WHEREAS, according to this law, “electioneering” includes the posting, use, or distribution of political signs or literature; and

WHEREAS, electioneering includes posting of signs and in order to further the general health, safety and welfare of the citizens, electioneering signs and literature should not be present outside of the time for voting except for a limited period to erect and remove signs, and not be attached to improvements and landscaping; and

WHEREAS, the City Council further finds that the size of electioneering signs shall be limited and they should be set back from the public roadway in order to further traffic safety and remove visual clutter; and

WHEREAS, City Council deems it is in the best interest of the citizens of the City of Lancaster that the current sign regulations be amended and additional regulations be adopted to address concerns that may result from electioneering on public property, including damage to property, traffic safety concerns, and blight; and

WHEREAS, the City Council finds that the adoption of regulations is needed and that they further the public health, safety and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. That Section 14.1204, Sign Type Specifications, of the Lancaster Development Code, be, and the same is hereby, amended to provide for political signs and electioneering at polling locations, to read as follows:

“Sec. 14.1204 Sign Type Specifications

.....

(k) *Political Signs; Electioneering at Polling Locations*

(1) Political signs are strictly prohibited from any and all public property and rights-of-way within the city, except as provided in subsection (2). Political signs may not be illuminated or have moving elements.

(2) Electioneering at Polling Locations

1. Definitions

The following words and phrases as used in this article shall have the meanings as set forth in this section:

Electioneering shall mean the posting, use, or distribution of political signs or literature, including the use of tents, chairs, booths, tables or other furniture or devices to post, use or distribute political signs or literature.

Voting period shall mean the period each day beginning the hour the polls are open for voting and ending when the polls close or the last voter has voted, whichever is later on Election Day and early voting days.

2. Regulations and Exceptions

(a) The following regulations apply to electioneering on the premises of public property during the voting period.

(i). It is an offense for any person to leave any electioneering sign or literature on public property that is used as a polling place other than during the voting period and for thirty minutes before and after the voting period.

(ii). It is an offense for any person to engage in electioneering on driveways, parking areas, on medians within parking areas, or driveways on the premises of a polling location. This restriction shall not apply to

electioneering signs that are attached to vehicles that are lawfully parked at the premises of a polling location.

(iii). It is an offense for any person to attached, place or otherwise affix any electioneering sign, literature or material to any building, tree, shrub, pole or other improvement on public property used as a polling location.

(iv). It is an offense for any person to place any electioneering sign or literature within twenty-five (25) feet of the public road way adjacent to the public property where a polling location is located.

(v). It is an offense for any person to place an electioneering sign on the premises that exceeds thirty-six (36) square feet and is more than eight (8) feet in height, including any supporting poles.

(vi). It is an offense for any person to place an electioneering sign within the twenty five (25) foot Visibility Triangle of any intersection.

(vii). In addition to imposing any criminal penalty, electioneering sign(s) locating in violation of this section may be removed and disposed of by the entity in control of the public property.

(viii). The authority to conduct electioneering on public property under this Article is limited to the property on the premises where the voting is conducted and only for the voting period.”

.....

SECTION 2. That all provisions of the Code of Ordinances of the City of Lancaster, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any word, phrase, paragraph, section or phrase of this ordinance or of the Code of Ordinances, as amended hereby, be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof

other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances, as amended hereby, shall be guilty of a misdemeanor and upon conviction in the Municipal Court of the City of Lancaster, Texas, shall be subjected to a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Lancaster, Texas, this the _____ day of _____, 2014.

APPROVED:

MARCUS E. KNIGHT, MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY