



**NOTICE OF A REGULAR MEETING AND
SPECIAL WORK SESSION AGENDA
LANCASTER CITY COUNCIL
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**



Monday, June 27, 2022 - 7:00 PM

While one or more City Council Members may be present via video or audio link, a quorum of the City Council will be at the Municipal Center-City Council Chambers, as required by the Texas Open Meetings Act.

Please click the link below for forms:

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

Please click the link below to join the webinar:

https://us02web.zoom.us/join/register/tZYodu-ggDsoHd0GpR1yl_Js00FWnXCdVxUO

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

7:00 P.M. REGULAR MEETING:

CALL TO ORDER

INVOCATION: Ministerial Alliance

PLEDGE OF ALLEGIANCE: Deputy Mayor Pro-Tem Betty Gooden-Davis

PUBLIC TESTIMONY/CITIZEN'S COMMENTS:

At this time, citizens who have pre-registered before the call to order will be allowed to speak on any matter for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

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 Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider a resolution ratifying the purchase of one (1) ambulance, (Braun Ford F 550 Type 1) from Siddons Martin Emergency Group, LLC for an amount not to exceed four hundred twelve thousand three hundred seventy-three dollars (\$412,373.00).
2. Consider a resolution authorizing the purchase of one (1) Vacall Combo- All Jet Vac truck from Doggett Freightliner of South Texas LLC- Austin through an Interlocal Agreement with the Interlocal Purchasing System (TIPS) for an amount not to exceed four hundred fifteen thousand, eight hundred ninety-seven dollars and seventy-five cents (\$415,897.75).

ACTION:

3. M22-20 Discuss and consider a resolution granting one (1) permanent sanitary sewer easement (0.275-acre) and one (1) temporary construction easement (0.022 acre) to the Trinity River Authority from the City of Lancaster relating to the TM-1 Relief Interceptor, Phase 1A project, a wastewater pipeline replacement project within Ten Mile Creek Regional Wastewater System along Riverway Lane, in the Enchanted Forest Addition, of the James Hunter Survey, Abstract No. 557, Lancaster Texas; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dalls County, Texas as a deed.

ADJOURN REGULAR MEETING**7:15 P.M. SPECIAL WORK SESSION:****CALL TO ORDER**

1. Discuss Specific Use Permits (SUPs) in Retail zoning districts.

ADJOURNMENT

EXECUTIVE SESSION: The City Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities that are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

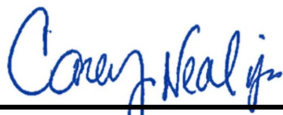
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on June 23, 2022 @ 11:45 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER CITY COUNCIL**City Council Special Work Session and Regular Meeting****Item 1.**

Meeting Date: 06/27/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government
Professional and Committed City Workforce

Submitted by: Jermaine Sapp, Director of Equipment & Facilities

Agenda Caption:

Consider a resolution ratifying the purchase of one (1) ambulance, (Braun Ford F 550 Type 1) from Siddons Martin Emergency Group, LLC for an amount not to exceed four hundred twelve thousand three hundred seventy-three dollars (\$412,373.00).

Background:

At the May 16, 2022, Work Session, Council received a presentation regarding the FY 2021-2022 equipment replacement plan. The plan included ratifying the purchase of one (1) ambulance, (Braun Ford F 550 Type 1) from Siddons Martin Emergency Group, LLC.

Operational Considerations:

Ratifying the approval of this purchase will improve efficiencies and operations of the Fire Department. The equipment being purchased was utilized as a demonstration vehicle and allows us to purchase for use at a reduced cost.

Legal Considerations:

The resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

This purchase is funded through the Equipment Replacement Fund, in an amount not to exceed our hundred twelve thousand three hundred seventy-three dollars (\$412,373.00).

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution
Exhibit A

CITY OF LANCASTER CITY COUNCIL**City Council Special Work Session and Regular Meeting****Item 2.**

Meeting Date: 06/27/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government
Professional and Committed City Workforce

Submitted by: Jermaine Sapp, Director of Equipment & Facilities

Agenda Caption:

Consider a resolution authorizing the purchase of one (1) Vacall Combo- All Jet Vac truck from Doggett Freightliner of South Texas LLC- Austin through an Interlocal Agreement with the Interlocal Purchasing System (TIPS) for an amount not to exceed four hundred fifteen thousand, eight hundred ninety-seven dollars and seventy-five cents (\$415,897.75).

Background:

At the May 16, 2022, Work Session, Council received a presentation regarding the FY 2021-2022 equipment replacement plan. The plan included the purchase of one (1) Vacall Combo- All Jet Vac truck from Doggett Freightliner for the water/waste water department.

Operational Considerations:

Approval of this purchase will improve efficiencies and operations of the water/waste water department. The equipment being purchased was utilized as a demonstration vehicle and allows us to purchase for use at a reduced cost.

Legal Considerations:

Texas law authorizes cooperative agreements to help save time in developing specifications and duplication during the bid process. The use of cooperative agreements is in accordance with Section 791.001 of the Texas Government Code and 271.101 of the Texas Local Government Code.

An interlocal agreement allows staff to utilize other agencies' formal bid contracts. Each entity's formal bid process must meet the requirements set forth in the statutes, including advertising, M/WBE participation, reference checks, verification of insurance and bonding, if required by specifications, and any other requirements. All legal requirements are verified by the Purchasing Agent prior to recommendation or use of a contract. Utilization of interlocal agreements save time associated with issuing bids or in obtaining quotes. Savings are achieved through aggregate volumes either through joint bidding opportunities or by addressing the cooperative language within the specifications to the vendors. The City of Lancaster maintains an interlocal agreement with the City of Dallas.

The resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

This purchase is funded through the Equipment Replacement Fund, in an amount not to exceed four hundred fifteen thousand, eight hundred ninety-seven dollars and seventy-five cents (\$415,897.75).

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Exhibit A

CITY OF LANCASTER CITY COUNCIL**City Council Special Work Session and Regular Meeting****Item 3.**

Meeting Date: 06/27/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Sound Infrastructure

Submitted by: Vicki D. Coleman, Director of Development Services

Agenda Caption:

M22-20 Discuss and consider a resolution granting one (1) permanent sanitary sewer easement (0.275-acre) and one (1) temporary construction easement (0.022 acre) to the Trinity River Authority from the City of Lancaster relating to the TM-1 Relief Interceptor, Phase 1A project, a wastewater pipeline replacement project within Ten Mile Creek Regional Wastewater System along Riverway Lane, in the Enchanted Forest Addition, of the James Hunter Survey, Abstract No. 557, Lancaster Texas; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dalls County, Texas as a deed.

Background:

The Trinity River Authority of Texas (TRA) , a conservation and reclamation district of the State of Texas, is preparing to replace approximately 4,500 linear feet of an existing wastewater pipeline within its Ten Mile Creek Regional Wastewater System, TM-1 Relief Interceptor, Phase 1A project. The project is generally located south of West Belt Line Road, north of Bear Creek Road, east of South Houston School Road and west of State Highway 342 (Dallas Avenue) in the City of Lancaster.

For the sewer line replacement, TRA needs to acquire one (1) permanent sanitary sewer easement (0.275 acres or 11,957 square feet) located within the James Hunter Survey, Abstract 557, Lots 2, 3, 4 and 5, Block I, Enchanted Forest Addition No. 2; and one (1) temporary construction easement (0.022 acres or 955 square feet) located within the James Hunter Survey, Abstract No. 557, Lot 5, Block G, Enchanted Forest Addition No.2. The City of Lancaster owns all of the referenced lots and they are designated 100% floodplain.

Operational Considerations:

The City of Lancaster contracts with the Trinity River Authority (TRA) to handle wastewater treatment. The TM-1 Relief Interceptor project will provide additional capacity to the wastewater lines within the City. The easements allow TRA to site lines for this additional capacity, as well as, address temporary access during construction. The temporary access easement will terminate once construction is complete.

Legal Considerations:

The resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution granting one permanent sanitary sewer easement and one temporary construction easement to the Trinity River Authority.

Attachments

Resolution

TRA Letter of Intent

Exhibit A - TRA Permanent Sanitary Sewer Easement

Exhibit B - TRA Temporary Construction Easement

CITY OF LANCASTER CITY COUNCIL**City Council Special Work Session and Regular Meeting****Item 1.**

Meeting Date: 06/27/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Quality Development

Submitted by: Vicki D. Coleman, Development Services Director

Agenda Caption:

Discuss Specific Use Permits (SUPs) in Retail zoning districts.

Background:

As prescribed in the City Council Rules and Procedures as amended August 2021, Section D. City Council Agenda Process, Subsection 1.b, Council Member Marco Mejia requested that an item be included on a City Council work session for the purpose of discussing the requirement for a SUP in Retail zoning districts for certain land use types.

The Lancaster Development Code (LDC) generally describes that the Retail zoning district provides for retail and service uses for one or more neighborhoods. This district is intended for retail uses that are lighter in intensity and intended to be located close to residential areas. Therefore, its associated development standards are more stringent and require a higher standard of development because of its proximity to residential zoning districts.

Operational Considerations:

The Lancaster Development Code (LDC) requires a Specific Use Permit (SUP) for any use identified in the Land Use Table as requiring one. Through the use of an SUP, City Council is able to more closely consider requiring additional standards on a use as may be necessary based on the surrounding conditions and circumstances that may warrant protecting adjacent property or uses from any adverse impact.

As an example, an applicant proposing a nightclub in a retail zoning district would require an SUP. The SUP request process should allow the City Council to more closely consider potential adverse impacts on the surrounding property owners and businesses. Based on surrounding conditions, the City Council could consider requiring additional standards on the applicant to minimize possible negative impacts. For a nightclub, impacts such as noise, late night crowds, calls for police service may be nuisance activity that a City Council would seek to mitigate. With the SUP process, the Council has the opportunity to consider requiring additional conditions that prevent undesirable activities. For example, the City Council could consider requiring specific closing times to prevent late night crowds and noise from disrupting the quiet enjoyment of adjacent residential neighbors or businesses. Additionally, another option may be to terminate alcohol sales or to require a minimum percentage of cash receipts from food sales.

Another example of the benefits of an SUP might be a City Council seeking to establish conditions on an applicant desiring to locate a shooting range within a retail district. As part of the SUP consideration, City Council would consider the excessive noise associated with firearm usage and the impact on neighbors. To minimize the noise commonly associated with discharging firearms, the SUP process allows City Council to require the applicant to install sound attenuation measures throughout their building to prevent loud noises from intruding on surrounding businesses.

In summary, the SUP process allows for an enhanced level of stipulations that would not otherwise

occur without the additional requirement of City Council consideration. The additional stipulations allow the City Council to provide added protection, as necessary, if conditions exist that are potentially disruptive to the existing surrounding community.

The following land uses require SUP approval from the City Council in a Retail zoning district.

Permitted Uses	Retail
Rural & Animal-Related	
Animal Boarding/Kennel without Outside Pens	S
Animal Hospital, Clinic	S
Residential & Lodging	
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S
Urban Residential	S
Institutional & Community Services	
Child Care Facility	S
Private School Primary, Secondary, Senior	S
Social Service Provider, not Rescue Mission or Shelter	S
Recreation, Entertainment & Amusement	
Billiard Parlor or Pool Hall	S
Commercial Amusement/Recreation (Inside)	S
Commercial Amusement/Recreation (Outside)	S
Golf Driving Range	S
Gun Club, Skeet or Target Range (Indoor)	S
Private Sports Arena, Stadium or Track	S
Retail & Personal Services	
Night Club, Discoteque, or Dance Hall	S
Commercial & Business Services	
Rental Store, without Outside storage and Display	S
Retail Store, 25,000 Sq Ft or more	S
Retail store with more than 2 fuel dispensers	S
Used Merchandise Store	S
Tattoo, Body Piercing (does not include earlobe piercing)	S
Portable Buildings-Commercial	S
Auto & Marine-Related	
Auto Repair Garage Minor	S
Car Wash/Auto Detail	S
Car Wash, Self Service	S
Industrial & Manufacturing	
Mining and Extraction (Sand, Gravel Oil & other)	S
Utilities, Communications & Transportation	
Antenna, Commercial	S

Antenna, Commercial, Free-Standing	S
Antenna, Commercial, Mounted	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Portable Building	S
Private Streets	S
Railroad Yard or Shop	S
Recording Studio	S
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Lancaster	S
Utility Installation, Other than Listed	S
Wireless Communication Tower	S

For City Council discussion only.