



**AMENDED**  
**NOTICE OF SPECIAL MEETING AND WORK SESSION AGENDA**  
**LANCASTER CITY COUNCIL**  
**JAMES R. WILLIAMS PUMP STATION**  
**TRAINING ROOM, 1999 JEFFERSON, LANCASTER, TEXAS**



**Monday, August 15, 2022 - 7:00 PM**

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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/tZctf-2pqzkiGd1y1NiYnkuaxXYRUgy4FcVW>

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

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

**7:00 P.M. SPECIAL MEETING:**

**CALL TO ORDER**

**ACTION:**

1. Discuss and consider the proposed FY 2022/2023 tax rate of \$0.691822 per \$100 assessed valuation, receive related tax calculation documents, take 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 on the proposed tax rate.

**ADJOURN SPECIAL MEETING**

**7:05 P.M. WORK SESSION:**

**CALL TO ORDER**

1. Discuss establishing standards for lot coverage limits within the Lancaster Development Code Article V. District Development Standards.
2. Discuss the allocation of Councilmember Marco Mejia's, District 3, training budget.
3. Discuss and receive a presentation regarding the status of the City of Lancaster American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Funds (CLFRF), projects.
4. Discuss the FY 2022/2023 proposed budget.

**ADJOURNMENT**

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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.

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ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities and 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.

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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.

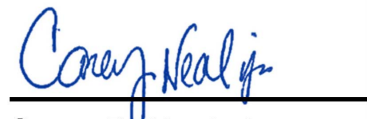
PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

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.

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#### **Certificate**

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on August 11, 2022 @ 9:30 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 Meeting and Work Session

1.

**Meeting Date:** 08/15/2022

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

**Goal(s):** Financially Sound Government

**Submitted by:** Opal Mauldin-Jones, City Manager

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### **Agenda Caption:**

Discuss and consider the proposed FY 2022/2023 tax rate of \$0.691822 per \$100 assessed valuation, receive related tax calculation documents, take 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 on the proposed tax rate.

### **Background:**

Pursuant to Truth-in-Taxation requirements, and following receipt of tax calculations from Dallas County Tax office, the governing body must take a record vote approving the proposed tax rate. The governing body must also set and announce the date, time, and location of any required public hearings to consider the tax rate.

On Monday, July 25, 2022, the Dallas Central Appraisal District (DCAD) released the Certified Values of properties within the City of Lancaster. This data was utilized to calculate the no-new-revenue tax rate (effective rate) and voter-approval (roll-back) tax rate for the 2022/2023 fiscal year.

The City of Lancaster experienced an increase of 21.87% in taxable property values over the previous fiscal year values.

### City of Lancaster Tax Rate Comparison (per \$100 assessed valuation)

Tax Rate Comparison	FY 2021/2022	FY 2022/2023
Certified Values	\$3,572,339,009	\$4,353,786,034
Voter-Approval Tax Rate	\$0.769287	\$0.691824
No-New-Revenue Tax Rate	\$0.764311	\$0.660078
Proposed Tax Rate	\$0.769287	\$0.691822

The City Manager's proposed budget will **raise more** total revenue from property taxes than last year's budget.

Fund	FY 2021/2022 Adopted Budget	FY 2022/2023 Proposed Budget
General Fund	\$34,576,660	\$38,323,836
G.O. Debt Service	\$6,535,395	\$5,489,220
Street Maintenance	\$893,084	\$1,116,547
WaterWastewater	\$18,793,019	\$20,630,177
Airport	\$444,500	\$518,962

Hotel/Motel	\$154,658	\$44,478
LEDC/4A	\$1,322,363	\$2,522,227
LRDC/4B	\$3,160,075	\$3,941,805
Golf Course	\$896,972	\$1,300,907
Sanitation	\$2,666,105	\$2,690,921
E911	\$260,596	\$382,850
Stormwater	\$1,640,237	\$2,379,240
New Equipment	N/A	\$0
<b>Total</b>	<b>\$71,753,664</b>	<b>\$79,341,171</b>

**Recommendation:**

Staff recommends that City Council take a record vote on the proposal to consider a tax rate that will result in an increase of total revenues from properties on the tax roll in the previous year. City Council will also announce the date, time and location of the public hearings regarding the proposed tax rate. The public hearings for the proposed FY2022/2023 Tax Rate and Budget are scheduled for Monday, September 12, 2022 and Monday, September 19, 2022 at 7:00 p.m. at the Lancaster Municipal Center, 211 North Henry Street, Lancaster, Texas 75146.

**Attachments**

2022 Tax Rate Calculation Worksheet

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# 2022 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Lancaster

Taxing Unit Name

211 N. Henry St., Lancaster, TX 75146

Taxing Unit's Address, City, State, ZIP Code

972.218.1300

Phone (area code and number)

www.lancaster-tx.com

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	<b>2021 total taxable value.</b> Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification, exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$ 3,521,510,276
2.	<b>2021 tax ceilings.</b> Counties, cities and junior college districts. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$ 0
3.	<b>Preliminary 2021 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$ 3,521,510,276
4.	<b>2021 total adopted tax rate.</b>	\$ 0.769287 /\$100
5.	<b>2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.</b>	
	A. Original 2021 ARB values:	\$ 165,540,890
	B. 2021 values resulting from final court decisions:	\$ 157,867,180
	C. 2021 value loss. Subtract B from A. <sup>3</sup>	\$ 7,673,710
6.	<b>2021 taxable value subject to an appeal under Chapter 42, as of July 25.</b>	
	A. 2021 ARB certified value:	\$ 128,573,160
	B. 2021 disputed value:	\$ 58,641,751
	C. 2021 undisputed value. Subtract B from A. <sup>4</sup>	\$ 69,931,409
7.	<b>2021 Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$ 77,605,119

<sup>1</sup> Tex. Tax Code § 26.012(14).

<sup>2</sup> Tex. Tax Code § 26.012(14).

<sup>3</sup> Tex. Tax Code § 26.012(13).

<sup>4</sup> Tex. Tax Code § 26.012(13).

Line	No-New Revenue Tax Rate Worksheet	Amount/Rate
8.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 3,599,115,395
9.	2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021. Enter the 2021 value of property in deannexed territory. <sup>5</sup>	\$ 0
10.	2021 taxable value lost because property first qualified for an exemption in 2022. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2021 market value:.....	\$ 104,630
	B. Partial exemptions. 2022 exemption amount or 2022 percentage exemption times 2021 value:.....	+ \$ 2,570,400
	C. Value loss. Add A and B. <sup>6</sup>	\$ 2,675,030
11.	2021 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022. Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021.	
	A. 2021 market value:.....	\$ 570,240
	B. 2022 productivity or special appraised value:.....	- \$ 1,359
	C. Value loss. Subtract B from A. <sup>7</sup>	\$ 568,881
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 3,243,911
13.	2021 captured value of property in a TIF. Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 7,323,588
14.	2021 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 3,588,547,896
15.	Adjusted 2021 total levy. Multiply Line 4 by Line 14 and divide by \$100	\$ 27,606,232
16.	Taxes refunded for years preceding tax year 2021. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. <sup>9</sup>	\$ 101,029
17.	Adjusted 2021 levy with refunds and TIF adjustment. Add Lines 15 and 16. <sup>10</sup>	\$ 27,707,261
18.	Total 2022 taxable value on the 2022 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup>	
	A. Certified values:.....	\$ 4,353,786,034
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office:.....	+ \$
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:.....	- \$ 0
	D. Tax increment financing: Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup>	- \$ 16,814,030
	E. Total 2022 value. Add A and B, then subtract C and D.	\$ 4,336,972,004

<sup>5</sup> Tex. Tax Code § 26.012(15).<sup>6</sup> Tex. Tax Code § 26.012(15).<sup>7</sup> Tex. Tax Code § 26.012(15).<sup>8</sup> Tex. Tax Code § 26.03(c).<sup>9</sup> Tex. Tax Code § 26.012(13).<sup>10</sup> Tex. Tax Code § 26.012(13).<sup>11</sup> Tex. Tax Code § 26.012, 26.01(c), 26.012(13).<sup>12</sup> Tex. Tax Code § 26.03(c).

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	<b>Total value of properties under protest or not included on certified appraisal roll.<sup>11</sup></b>	
A.	<b>2022 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup>	\$ 111,214,014
B.	<b>2022 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup>	+ \$ 0
C.	<b>Total value under protest or not certified.</b> Add A and B.	\$ 111,214,014
20.	<b>2022 tax ceilings.</b> Counties, cities and junior colleges enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$ 0
21.	<b>2022 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$ 4,448,186,018
22.	<b>Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021.</b> Include both real and personal property. Enter the 2022 value of property in territory annexed. <sup>18</sup>	\$ 0
23.	<b>Total 2022 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2021 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2022. <sup>19</sup>	\$ 250,615,671
24.	<b>Total adjustments to the 2022 taxable value.</b> Add Lines 22 and 23.	\$ 250,615,671
25.	<b>Adjusted 2022 taxable value.</b> Subtract Line 24 from Line 21.	\$ 4,197,570,347
26.	<b>2022 NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>	\$ 0.660078 /\$100
27.	<b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. <sup>21</sup>	\$ /\$100

## SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<b>2021 M&amp;O tax rate.</b> Enter the 2021 M&O tax rate.	\$ 0.589061 /\$100
29.	<b>2021 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,599,115,395

<sup>11</sup> Tex. Tax Code § 26.01(c) and (d).

<sup>12</sup> Tex. Tax Code § 26.01(c).

<sup>13</sup> Tex. Tax Code § 26.01(d).

<sup>14</sup> Tex. Tax Code § 26.012(6)(B).

<sup>15</sup> Tex. Tax Code § 26.012(6).

<sup>16</sup> Tex. Tax Code § 26.012(17).

<sup>17</sup> Tex. Tax Code § 26.012(17).

<sup>18</sup> Tex. Tax Code § 26.04(c).

<sup>19</sup> Tex. Tax Code § 26.04(d).

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	<b>Total 2021 M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100	\$ 21,200,985
31.	<b>Adjusted 2021 levy for calculating NNR M&amp;O rate.</b>	
A.	<b>M&amp;O taxes refunded for years preceding tax year 2021.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021.	+ \$ 74,233
B.	<b>2021 taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2022 captured appraised value in Line 18D, enter 0.	- \$ 56,339
C.	<b>2021 transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	+/- \$ 0
D.	<b>2021 M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	\$ 17,894
E.	Add Line 30 to 31D.	\$ 21,218,879
32.	<b>Adjusted 2022 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,197,570,347
33.	<b>2022 NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.505503 /\$100
34.	<b>Rate adjustment for state criminal justice mandate.</b> <sup>22</sup>	
A.	<b>2022 state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	\$ 0
B.	<b>2021 state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	- \$ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100.	\$ 0 /\$100
D.	Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100
35.	<b>Rate adjustment for indigent health care expenditures.</b> <sup>23</sup>	
A.	<b>2022 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose.	\$ 0
B.	<b>2021 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose.	- \$ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100.	\$ 0 /\$100
D.	Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100

<sup>22</sup> [Reserved for expansion]<sup>23</sup> Tex. Tax Code § 26.044<sup>24</sup> Tex. Tax Code § 26.044



Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
<b>36. Rate adjustment for county indigent defense compensation.<sup>29</sup></b>		
A. <b>2022 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose . . . . .	\$	0
B. <b>2021 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose. . . . .	\$	0
C. Subtract B from A and divide by Line 32 and multiply by \$100 . . . . .	\$	0 / \$100
D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100 . . . . .	\$	0 / \$100
E. Enter the lesser of C and D. If not applicable, enter 0. . . . .	\$	0 / \$100
<b>37. Rate adjustment for county hospital expenditures.<sup>30</sup></b>		
A. <b>2022 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. . . . .	\$	0
B. <b>2021 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021. . . . .	\$	0
C. Subtract B from A and divide by Line 32 and multiply by \$100 . . . . .	\$	0 / \$100
D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100 . . . . .	\$	0 / \$100
E. Enter the lesser of C and D, if applicable. If not applicable, enter 0. . . . .	\$	0 / \$100
<b>38. Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.		
A. <b>Amount appropriated for public safety in 2021.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year . . . . .	\$	0
B. <b>Expenditures for public safety in 2021.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . .	\$	0
C. Subtract B from A and divide by Line 32 and multiply by \$100 . . . . .	\$	0 / \$100
D. Enter the rate calculated in C. If not applicable, enter 0. . . . .	\$	0 / \$100
<b>39. Adjusted 2022 NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D. . . . .	\$	0.505503 / \$100 ✓
<b>40. Adjustment for 2021 sales tax specifically to reduce property values.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero.		
A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . .	\$	2,279,622
B. Divide Line 40A by Line 32 and multiply by \$100 . . . . .	\$	0.054308 / \$100
C. Add Line 40B to Line 39. . . . .	\$	0.559811 / \$100
<b>41. 2022 voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below.	\$	0.579404 / \$100 ✓
Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.		
- or -		
Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.		

<sup>29</sup> Tex. Tax Code § 26.0442<sup>30</sup> Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41. Disaster Line 41 (D41): 2022 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. <sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).		\$ <u>0</u> /\$100
42. Total 2022 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.  A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. <sup>28</sup>  Enter debt amount ..... \$ <u>7,318,243</u> B. Subtract unencumbered fund amount used to reduce total debt. .... - \$ <u>0</u> C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) ..... - \$ <u>0</u> D. Subtract amount paid from other resources ..... - \$ <u>0</u> E. Adjusted debt. Subtract B, C and D from A. .... \$ <u>7,318,243</u>		\$ <u>7,318,243</u>
43. Certified 2021 excess debt collections. Enter the amount certified by the collector. <sup>29</sup>		\$ <u>181,651</u>
44. Adjusted 2022 debt. Subtract Line 43 from Line 42E.		\$ <u>7,136,592</u>
45. 2022 anticipated collection rate. A. Enter the 2022 anticipated collection rate certified by the collector. <sup>30</sup> ..... <u>100.00</u> % B. Enter the 2021 actual collection rate. .... <u>103.61</u> % C. Enter the 2020 actual collection rate. .... <u>112.97</u> % D. Enter the 2019 actual collection rate. .... <u>99.88</u> % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>31</sup> ..... <u>100.00</u> %		<u>100.00</u> %
46. 2022 debt adjusted for collections. Divide Line 44 by Line 45E.		\$ <u>7,136,592</u>
47. 2022 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.		\$ <u>4,448,186.018</u>
48. 2022 debt rate. Divide Line 46 by Line 47 and multiply by \$100.		\$ <u>0.160438</u> /\$100 ✓
49. 2022 voter-approval tax rate. Add Lines 41 and 48.		\$ <u>0.739842</u> /\$100 ✓
D49. Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.		\$ <u>0</u> /\$100

<sup>27</sup> Tex. Tax Code § 26.042(a).<sup>28</sup> Tex. Tax Code § 26.012(7).<sup>29</sup> Tex. Tax Code § 26.012(10) and 26.04(b).<sup>30</sup> Tex. Tax Code § 26.04(b).<sup>31</sup> Tex. Tax Code §§ 26.04(h), (h-1) and (h-2).

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ 0 /\$100

### SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	<b>Taxable Sales.</b> For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>32</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ 0
52.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup>  Taxing units that adopted the sales tax in November 2021 or in May 2022. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup> - or - Taxing units that adopted the sales tax before November 2021. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 2,279,622
53.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,448,186.018
54.	<b>Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.051249 /\$100
55.	<b>2022 NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.660078 /\$100
56.	<b>2022 NNR tax rate, adjusted for sales tax.</b> Taxing units that adopted the sales tax in November 2021 or in May 2022. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ 0.660078 /\$100
57.	<b>2022 voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.739842 /\$100
58.	<b>2022 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.	\$ 0.688593 /\$100

### SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Tax Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup>	\$ 0
60.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,448,186.018
61.	<b>Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.	\$ 0 /\$100
62.	<b>2022 voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.688593 /\$100

<sup>32</sup> Tex. Tax Code § 26.041(d).

<sup>33</sup> Tex. Tax Code § 26.041(b).

<sup>34</sup> Tex. Tax Code § 26.041(d).

<sup>35</sup> Tex. Tax Code § 26.04(c).

<sup>36</sup> Tex. Tax Code § 26.04(c).

<sup>37</sup> Tex. Tax Code § 26.045(d).

<sup>38</sup> Tex. Tax Code § 26.045(b).

**SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.<sup>39</sup> In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;<sup>40</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>41</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>42</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	<b>2021 unused increment rate.</b> Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0.000000 /\$100
64.	<b>2020 unused increment rate.</b> Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0.003231 /\$100
65.	<b>2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$ 0 /\$100
66.	<b>2022 unused increment rate.</b> Add Lines 63, 64 and 65.	\$ 0.003231 /\$100
67.	<b>2022 voter-approval tax rate, adjusted for unused increment rate.</b> Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.691824 /\$100

**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>44</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>45</sup>

Line	De Minimis Rate Worksheet	Amount/Rate
68.	<b>Adjusted 2022 NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.505503 /\$100
69.	<b>2022 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,448,186,018
70.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.011240 /\$100
71.	<b>2022 debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.160438 /\$100
72.	<b>De minimis rate.</b> Add Lines 68, 70 and 71.	\$ 0.000000 /\$100

**SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.<sup>47</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year, and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

<sup>39</sup> Tex. Tax Code § 26.013(a).

<sup>40</sup> Tex. Tax Code § 26.013(c).

<sup>41</sup> Tex. Tax Code §§ 26.0501(a) and (c).

<sup>42</sup> Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2022.

<sup>43</sup> Tex. Tax Code § 26.063(a)(1).

<sup>44</sup> Tex. Tax Code § 26.012(b-a).

<sup>45</sup> Tex. Tax Code § 26.063(a)(1).

<sup>46</sup> Tex. Tax Code § 26.042(b).

<sup>47</sup> Tex. Tax Code § 26.042(f).

This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2021 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.769287 / \$100
74.	Adjusted 2021 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line.  If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. <sup>48</sup> Enter the final adjusted 2021 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 / \$100
75.	Increase in 2021 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0.769287 / \$100
76.	Adjusted 2021 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,588,547.896
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 27,606,232
78.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,197,570.347
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. <sup>49</sup>	\$ 0 / \$100
80.	2022 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0.691824 / \$100 ✓

### SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ....	\$ 0.660078 / \$100
As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: <u>26</u>	
Voter-approval tax rate. ....	\$ 0.691824 / \$100
As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). Indicate the line number used: <u>67</u>	
De minimis rate. ....	\$ 0.000000 / \$100
If applicable, enter the 2022 de minimis rate from Line 72.	

### SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code. <sup>50</sup>

print  
here

John R. Ames, PCC, CTA

Printed Name of Taxing Unit Representative

sign  
here

Taxing Unit Representative

Date

8/4/22

<sup>48</sup> Tex. Tax Code §26.042(c)

<sup>49</sup> Tex. Tax Code §26.042(b)

<sup>50</sup> Tex. Tax Code §§ 26.04(c-2) and (d-2)

## CITY OF LANCASTER CITY COUNCIL

### City Council Special Meeting and Work Session

1.

**Meeting Date:** 08/15/2022

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

**Goal(s):** Sound Infrastructure  
Quality Development

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

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#### **Agenda Caption:**

Discuss establishing standards for lot coverage limits within the Lancaster Development Code Article V. District Development Standards.

#### **Background:**

The Lancaster Development Code establishes standards for property development within zoning districts. Currently, the Lancaster Development Code does not provide lot coverage limits within base zoning districts. Lot coverage standards establish limits for the amount of impervious surface on a property. An impervious surface (i.e. pavement, a roof, etc) reduces the ability of stormwater to infiltrate into the ground.

Establishing a limit on lot coverage serves a city by 1) reducing the need and cost associated with additional drainage infrastructure; 2) reducing the environmental impacts of stormwater pollution as a result of water running across parking surfaces (i.e. oil on driveways and park lots, etc); and 3) reducing the impacts related to lot to lot drainage. Lot to lot drainage issues may occur when a neighboring property makes an improvement on their property that increases the amount of rainwater surface flow onto a surrounding property. Currently, there are no restrictions that limit the extent to which a property owner may pave their yard outside of any standards that may be established in association with a Planned Development (PD) ordinance or that may be established as a result of a lot being impacted by its location in a floodplain.

This item is for Council discussion only.

#### **Attachments**

Lot Coverage Comparison  
District Development Standards

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Maximum Lot Coverage in Residential Districts as established by the City's zoning regulations:

<b>CITY</b>	<b>Maximum Lot Coverage</b>
Cedar Hill	50% main and accessory buildings
Desoto	50% main and accessory buildings
Duncanville	Varies based on zones 90%-100%
Farmers Branch	50% main and accessory building
Haltom City	50% - single family; 60% townhomes
Keller	30% main buildings; 60% total impervious coverage
Grand Prairie	50 single-family; 60% townhomes – total impervious coverage
Rockwall	35% total impervious coverage
Rowlett	35%-45% total impervious coverage
The Colony	40% main structure single-family;
Waxahachie	50% by main and accessory buildings; 35% main structure only for duplexes
<b>City of Lancaster</b>	<b>Proposed - 50% total impervious coverage</b>

# District Development Standards

<i>District</i>	<i>Old District Name</i>	<i>Maximum Density 43,560</i>	<i>Dwellings Per Lot</i>	<i>Minimum Sq. Ft./Dwelling</i>	<i>Front Yard Setback</i>	<i>Rear Yard Set Back</i>	<i>Side Yard Setback</i>	<i>Max Building Height</i>
A-O	A-O	1 Unit/5 acres	1 Unit <sub>1</sub>	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. <sub>2,3,5</sub>	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit <sub>1</sub>	2,100 sq. ft.	30 ft.	10 ft. <sub>2,3,5</sub>	10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
SF-2	N/A	2 Unit/acre	1 Unit <sub>1</sub>	2,100 sq. ft.	30 ft.	10 ft. <sub>2,3,5</sub>	10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
SF-4	SF-1A	4 Units/acre	1 Unit <sub>1</sub>	2,100 sq. ft.	30 ft.	10 ft. <sub>2,3,5</sub>	10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
SF-5	SF-1	5 Units/acre	1 Unit <sub>1</sub>	1,750 sq. ft.	30 ft.	10 ft. <sub>2,3,5</sub>	10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sub>2,3,5</sub>	5 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sub>2,3,5</sub>	10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. <sub>7</sub>	30 ft.	10 ft. <sub>2,3,5</sub>	7 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. <sub>2,3,5</sub>	0 or 10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. <sub>8</sub>	10 ft. <sub>2,3,5</sub>	5 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. <sub>3</sub>	10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. <sub>9</sub>	0 or 10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
R	R	NA			25 ft.	0 ft./20 ft. <sub>9</sub>	0 or 10 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. <sub>9</sub>	0 or 20 ft. <sub>2,3,5</sub>	140 ft./60 ft. <sub>11</sub>
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. <sub>9</sub>	0 or 30 ft. <sub>2,3,5</sub>	35 ft. and 2.5 stories <sub>4</sub>
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. <sub>9</sub>	0 or 20 ft. <sub>2,3,5</sub>	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. <sub>9</sub>	0 or 20 ft. <sub>2,3,5</sub>	65 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. <sub>9</sub>	0 or 20 ft. <sub>2,3,5</sub>	65 ft.
TND	NA	NA						

## Notes:

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

June 28, 2021



## CITY OF LANCASTER CITY COUNCIL

### City Council Special Meeting and Work Session

2.

**Meeting Date:** 08/15/2022

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

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

**Submitted by:** Opal Mauldin-Jones, City Manager

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#### **Agenda Caption:**

Discuss the allocation of Councilmember Marco Mejia's, District 3, training budget.

#### **Background:**

As prescribed in the City Council Rules and Procedures, amended in August 2021, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Mejia requested that an item be included in a Work Session for the purpose of discussing the transferring of City Council training and education budget.

In November 2017, City Council adopted a travel policy regulating out-of-town travel, local meetings, entertainment, personal car mileage, and/or other expenses incurred by councilmembers while representing the City at various conferences, meetings, conventions, seminars, and other functions. At the July 25, 2022, Regular Meeting, City Council approved an amendment increasing the travel and education budget for Council as follows: Mayor increased from \$5,000.00 to \$7,500.00, and each City Councilmember increased from \$4,500.00 to \$7,000.

Councilmember Mejia requested to transfer his allocated training and education funds to a department. Councilmember Mejia's request was shared with the leadership team. The Fire Department and the Animal Services Division submitted a request.

The Fire Department submitted a request for new workout equipment to be purchased that will benefit the firefighters.

The Animal Services Division submitted a request for an animal play area adjacent to the Animal Shelter. The play area will be located on the west side of the Animal Shelter building. The outdoor play area would allow for staff to socialize with the animals, conduct dog-to-dog testing, animal training, and have an area to allow potential adoptive families to interact with the shelter animals and staff to host hands-on education sessions for residents.

Councilmember Mejia requested this item to be placed on a work session agenda for discussion.

#### **Attachments**

Fire Memo

Animal Services Memo

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Fire Department  
July 26, 2022



## MEMORANDUM

TO: MARCO MEJIA, COUNCIL MEMBER, DISTRICT 3

FROM: KENNETH L. JOHNSON, FIRE CHIEF 

SUBJECT: DONATION TO LANCASTER FIRE DEPARTMENT

For at least three years, the Fire Department has unsuccessfully requested new workout equipment for firefighters. Some of our equipment is so old, it dates back to the 1970's. To successfully sustain a career in the fire service, fitness is paramount. Effective exercise programs can improve performance, reduce injury, improve mobility, increase strength, manage stress and boost immunity. There is no other program or product that can do what exercise can for a firefighter.

In years past, LFD previously had access to Anytime Fitness, a local gym here in Lancaster. At this time, we no longer have the opportunity to use that facility.

LFD would be forever grateful if you would award a donation to our cause!





City Manager's Office  
Date: July 30, 2022



MEMORANDUM

TO: Opal Mauldin-Jones, City Manager

FROM: Keturah Barnett, Assistant to the City Manager

COPY: Carey Neal, Assistant City Manager  
Ray Silva-Reyes, Assistant City Manager

SUBJECT: Lancaster Animal Shelter Animal Play Area

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The Lancaster Animal Shelter is continually seeking ways connect and engage with the community while maintaining a quality, safe, and effective shelter for the animals impounded within the facility by increasing adoption opportunities. If the Animal Shelter is selected to receive the City Councilmember's funding, staff would like to recommend the implementation of an outside enclosed animal play area.

An outdoor play area will allow staff to socialize the animals, conduct dog-to-dog testing, animal training, and have an area to allow potential adoptive families to interact with the shelter animals and staff to host hands-on educational sessions for residents. Educational sessions for residents to learn how to handle and interact with animals will help improve the shelter's success rate for adoptions. Kennel stress is common in shelter facilities which causes animals to exhibit negative behavior; that can even be shown by animals that are normally non-aggressive. By the time animals arrive at the shelter, they could already be showing signs of kennel stress. Even with twice daily walks, behavioral deterioration can occur in animals that develop aggressive behavior towards staff and other animals in nearby kennels; deeming the animal pet aggressive. The animal's behavior and social skills are documented by staff and shared with potential adopting families and other shelter and rescues considering the animal for placement.

This fiscal year, the Lancaster Animal Shelter conducted 85 adoptions and 55 redemptions. To increase adoptions, the shelter is strengthening partnerships with small businesses, community organizations, and shelters/rescues in the Dallas Forth-Worth (DFW) area to host adoption events. For August 2022, the Lancaster Animal Shelter has committed to hosting an adoption event each Saturday of the month for the annual Clear the Shelter Initiative, and will host one (1) adoption event each month during FY 2022/2023.

The play area will consist of a 10x10 (100 square foot) pad placed on the left side of the Lancaster Animal Shelter building (see attached map). The estimated cost to construct a 90 linear foot fence and 25-50 square feet concrete pad is \$4,900. Staff would also incorporate animal-friendly play equipment and tools for training and testing. An estimated cost for play equipment is \$2,440 for a total amount of \$7,340.

Staff is committed to ensuring all the animals that come through the shelter have the resources they need to become adoptable. Through behavior training staff can ensure the animals at our shelter receive the resources they need to become adoptable and have a chance to be transported to a shelter/rescues or more desirably placed in a forever home.

Should you have any questions, or need additional information, please let me know. Thank you!

» HOME » CLASSIC AGILITY EQUIPMENT » BOW WOW BARREL™



Share 10



## Bow Wow Barrel™

\$1,220.00

☐ Custom Dog House Panel [add \$600.00]

☐ Surface Mount Plates [add \$340.00]

End Panel Color: Red/Yellow, Black/White or Green/White \*

Tunnel Color: Blue, Red or Green \*

Quantity: 1

 Buy Now

[Detail](#) [Overview](#)

### [Bow Wow Barrel Specifications](#)

#### Product Info & How-To Tips:

- Item #: 6703
- Lead Time: 1 week standard (3-4 weeks with surface

» HOME » CLASSIC AGILITY EQUIPMENT » [AGILITY WALK \(SET OF 5\)](#)



Share 1



## Agility Walk (Set of 5)

\$1,220.00

☐ Surface Mount Plates [add \$425.00]

Color Choice: Red, Blue or Green \*

Quantity: 1

 Buy Now

[Detail](#) [Overview](#)

### [Agility Walk Specifications](#)

#### Product Info & How-To Tips:

- Item #: 6413
- Lead Time: 2 weeks (3-4 weeks with surface mount plates)
- Set of five modular disks. Unlike products that are attached to a long post or track, these offer flexible installation options! Arrange them in a circle, a square with the tallest one in the center or single file.
- Standard Colors: Red, Blue or Green - custom colors available at an additional charge.
- No off-leash area is complete without an Agility Walk! We designed these 10 years ago to help dogs build confidence as they step or jump between the disks.







## Examples of Municipal Shelter Animal Train/Play Areas:



Cuyahoga County Animal Shelter in Valley View, Ohio



Delta Community Animal Shelter, Canada





## CITY OF LANCASTER CITY COUNCIL

### City Council Special Meeting and Work Session

3.

**Meeting Date:** 08/15/2022

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

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development  
Professional and Committed City Workforce

**Submitted by:** Opal Mauldin-Jones, City Manager

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#### **Agenda Caption:**

Discuss and receive a presentation regarding the status of the City of Lancaster American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Funds (CLFRF), projects.

#### **Background:**

August 16, 2021 and October 18, 2021, the City Council received a presentation and discussed ARPA projects at the Work Sessions. The American Rescue Plan Act of 2021, provides funding to local governments to broadly respond to the COVID-19 public health emergency. As established by the U.S. Department of Treasury guidance, the state, through the Texas Department of Emergency Management (TDEM), will distribute two separate payments to eligible non-entitlement units (NEUs) of local government, which are local governments that typically serve populations under 50,000. The total funding amounts were determined by a formula as directed by federal law and Treasury guidance. The state does not have discretion in determining these funding amounts, the eligibility of the NEUs, or how these funds must be spent.

NEUs may use these funds for eligible purposes, as follows:

1. To respond to the public health emergency with respect to COVID-19 or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
2. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the State, territory, or tribal government that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;
3. For the provision of government services to the extent of the reduction of revenue of such State, territory, or Tribal government due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the State, territory, or tribal government prior to the emergency; or
4. To make necessary investments in water, sewer, or broadband infrastructure.

The City of Lancaster's allocation is \$9,720,147.20 divided into two equal transactions of \$4,860,073.60.

City Council received an additional presentation regarding ARPA fund allocation. The first payment of \$4,860,073.60 was received on August 18, 2021, and the second payment is due a year later.

City Council will receive a presentation.





## CITY OF LANCASTER CITY COUNCIL

### City Council Special Meeting and Work Session

4.

**Meeting Date:** 08/15/2022

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

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development  
Professional and Committed City Workforce

**Submitted by:** Opal Mauldin-Jones, City Manager

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### **Agenda Caption:**

Discuss the FY 2022/2023 proposed budget.

### **Background:**

At the August 8, 2022, City Council Special Work Session the City Manager, presented the proposed FY 2022/2023 municipal budget. A detailed budget notebook was provided to City Council at the conclusion of the meeting that includes the following information.

Taxing Year	Proposed Tax Rate	Interest & Sinking	M&O	Street Maintenance (M&O)	New Equipment Fund (M&O)
2023	\$0.691822/\$100 assessed valuation	\$0.160438	\$0.503884	\$0.025	\$0.0025

City Council is scheduled to take a record vote on the proposed FY 2022/2023 tax rate on August 15, 2022. The first public hearing on the proposed FY 2022/2023 budget and tax rate is scheduled for September 12, 2022. The second public hearing and consideration of the proposed budget and tax rate is scheduled for September 19, 2022. The public hearing will be held at Lancaster Municipal Center, City Council Chamber, 211 N. Henry Street, Lancaster, Texas 75746.