



**NOTICE OF SPECIAL MEETING AGENDA
LANCASTER CITY COUNCIL
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**

Monday, December 5, 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/meeting/register/tZUIdGpqTkuGdQdx_Yfv5DvV7oHB3U-2pg6

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

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

7:00 SPECIAL MEETING

CALL TO ORDER

PUBLIC TESTIMONY:

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 approving the terms and conditions of an agreement with QKB Inc. for the replacement of water mains located at: (1) Centre St. from E. 2nd St. to E. 3rd St. (\$179,340.00); (2) Idlewild Lane from W. Pleasant Run Road North to Dead End (\$1,325,450.00); and (3) Hammond St. from Hall St. to Randlett St. (\$217,810.00); and the replacement of wastewater mains located at: (1) 1324 North Dallas Avenue south to Pleasant Run Road in the rear easement (\$192,995.00); (2) 400 Block of N. Dallas Avenue from E. 3rd Street to 422 N. Dallas Avenue in the rear easement (\$131,640.00); and (3) W. Main Street from Diann Street 462 feet west towards Beltline Rd. (\$204,135.00) for a total amount not to exceed two million two hundred fifty-one thousand three hundred seventy dollars and zero cents (\$2,251,370.00).
2. Consider a resolution approving the terms and conditions of a construction agreement with QKB Inc. for the replacement of the water main located on Bayport Drive from Rogers Avenue to Verona Road (\$368,700.00); the replacement of the wastewater main located on N. Elm Street from 6th Street to 8th Street in the rear easement (\$388,850.00); and a portion of

wastewater main located in the 500 block of Rolling Hills Place (\$127,700.00) for a total amount of eight hundred eighty-five thousand two hundred fifty dollars and zero cents (\$885,250.00). For a total amount including a ten percent contingency not to exceed nine hundred seventy-three thousand seven hundred seventy-five thousand dollars and zero cents (\$973,775.00).

3. Consider a resolution approving the terms and conditions of the agreements with Southwestern Bell Telephone Company, dba AT&T to provide enhanced emergency communications hosted and Virtual Private Network (VPN) service.
4. Consider a resolution amending Resolution 2022-03-24 for a Professional Services Agreement with Kreative Core Technologies for implementation service of the Tyler Technologies Enterprise Resource Planning (ERP) system in an amount not to exceed two million, eighty-two thousand six hundred, eighty dollars and zero cents. (\$2,082,680.00).
5. Consider a resolution amending Resolution 2022-03-23 with Tyler Technologies for Enterprise Resource Planning Software in an amount not to exceed one million, four hundred thirteen thousand, six hundred thirty-seven dollars and zero cents (\$1,413,637.00).
6. Consider amending the Code of Ordinances, Chapter 10, Article 10.04 (Fire Code).
7. Discuss and consider a resolution authorizing the award of Request for Proposal (RFP) 2022-12 to Central North Construction, LLC for the installation of gateway monument signage, landscape, irrigation and related improvements along Houston School Road, Pleasant Run Road, Beltline Road and Wintergreen Road at Dallas Avenue in an amount not to exceed \$4,497,785.32.

ACTION:

8. M22-32 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Schlachter Realty, LTD., relating to building materials for the development of the property located approximately 2,034 feet south of the intersection of Sunrise Road and Belt Line Road. It is further described as tracts of land situated in Tracts I and II (David A. Schlachter) and Tract III (Schlachter Realty, LTD), of the John Little Survey, Abstract No. 768, the M.H. Lavender Survey, Abstract No. 766, the E. Little Survey, Abstract No. 787, and the D. Garner Survey, Abstract No. 530, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

9. Z22-09 Conduct a public hearing and consider a rezoning request from Agricultural Open (AO) Lanport Overlay to Planned Development- Light Industrial (LI). The property is located approximately 2,034 feet south of the intersection of Sunrise Road and Belt Line Road. It is further described as tracts of land situated in Tracts I and II (David A. Schlachter) and Tract III (Schlachter Realty, LTD), of the John Little Survey, Abstract No. 768, the M.H. Lavender Survey, Abstract No. 766, the E. Little Survey, Abstract No. 787, and the D. Garner Survey, Abstract No. 530, City of Lancaster, Dallas County, Texas.
10. M22-18 Conduct a public hearing and consider several requests to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan. 1) Delete the segment of Pinto Road from the Sunrise Road Connector to Sunrise Road. 2) Delete the segment of Van Road between its intersection with the existing Sunrise Road and the realigned proposed Sunrise Road. 3) Delete the segment of Ferris Road between the existing Sunrise Road and the realigned proposed Sunrise Road.

11. M22-33 Conduct a public hearing and consider an amendment to the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan by: 1) Realigning Sunrise Road; and 2) Extending the Sunrise Road Connector from the existing Sunrise Road to the proposed realigned Sunrise Road.
12. M22-34 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan deleting a portion of Hana Lane's thoroughfare classification. The portion of roadway facility is situated in the V Wampler Survey, Abstract 1546, City of Lancaster, Dallas County, Texas.
13. M22-30 Conduct a public hearing and consider a comprehensive plan amendment request from Rural Living to Mixed Use Neighborhood. The property is located on the northwest corner of Springcrest Drive and West Pleasant Run Road, addressed as 2111 West Pleasant Run Road. The property is known as Lot 1A, Block B, out of the Spring Valley Addition, in the City of Lancaster, Dallas County, Texas.
14. M22-39 Discuss and consider an ordinance granting an exception to the Code of Ordinances, Chapter 6 Fence Regulations, Sec 6.07.008 to allow the use of an R-panel metal fence on property addressed as 3220 Prancer, City of Lancaster, Dallas County, Texas.

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 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.

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.

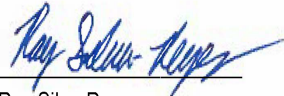
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 _____, 2022 @ 5:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Ray Silva-Reyes
Assistant City Manager

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 1.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure

Submitted by: Andrew Waits, Director of Public Works

Agenda Caption:

Consider a resolution approving the terms and conditions of an agreement with QKB Inc. for the replacement of water mains located at: (1) Centre St. from E. 2nd St. to E. 3rd St. (\$179,340.00); (2) Idlewild Lane from W. Pleasant Run Road North to Dead End (\$1,325,450.00); and (3) Hammond St. from Hall St. to Randlett St. (\$217,810.00); and the replacement of wastewater mains located at: (1) 1324 North Dallas Avenue south to Pleasant Run Road in the rear easement (\$192,995.00); (2) 400 Block of N. Dallas Avenue from E. 3rd Street to 422 N. Dallas Avenue in the rear easement (\$131,640.00); and (3) W. Main Street from Diann Street 462 feet west towards Beltline Rd. (\$204,135.00) for a total amount not to exceed two million two hundred fifty-one thousand three hundred seventy dollars and zero cents (\$2,251,370.00).

Background:

At the August 16, 2021, Council Work Session, City Council received a presentation regarding the American Rescue Plan Act of 2021, which 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), received and allocated two separate payments to eligible non-entitlement units (NEUs) of local government, which are local governments that typically serve populations under 50,000. The City of Lancaster's allocation is nine million, seven hundred twenty thousand, one hundred forty-seven dollars and twenty cents (\$9,720,147.20). On October 18, 2021, City Council received a presentation and discussed eligible projects for funding through the American Rescue Plan Act (ARPA) at the Work Session. The American Rescue Plan Act (ARPA) funds have a timeframe of 5 years to administer funds.

Sound Infrastructure has been identified as a key performance objective for the City Council. City staff have been completing infrastructure projects annually to realize the goal of having sound infrastructure. The completion of this project will continue to advance Council's objective. At the January 24, 2022, Council meeting, City Council approved a professional services agreement with Hardin & Associates Consulting to perform engineering design for the replacement of the proposed water and wastewater replacement projects. QKB Inc. was awarded RFP 2022-07 by the City Council on November 14, 2022, for water and wastewater repairs and replacements within the City of Lancaster. This agreement provides a fixed rate for repairs and replacement of City infrastructure at a set rate and allows for time and cost savings on bids. The contractor will replace the existing cast iron water lines with PVC and upsizing lines to 8". The contractor will also replace existing clay tile wastewater mains with PVC which will prevent cracking and infiltration of rain water into the wastewater system. The replacements are based on the design documents received from Hardin & Associates Consulting. City staff will serve as the project manager and coordinate with QKB Inc. to ensure the replacements are in accordance with the City of Lancaster design manual and standard specifications.

Operational Considerations:

This project consists of replacing existing water and wastewater mains in accordance with the engineering design documents received from Hardin & Associates.

Legal Considerations:

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

Public Information Considerations:

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

Fiscal Impact:

The City of Lancaster was awarded funding through the American Rescue Plan Act (ARPA) in 2022 for the following projects: (1) Centre St. from E. 2nd St. to E. 3rd St. (\$179,340.00); (2) Idlewild Lane from W. Pleasant Run Road North to Dead End (\$1,325,450.00); and (3) Hammond St. from Hall St. To Randlett St. (\$217,810.00); and the replacement of wastewater mains located at: (1) Northeast corner of Dallas Avenue to Pleasant Run Rd. in the rear easement (\$192,995.00); (2) N. Dallas Avenue from E. 3rd Street to 422 N. Dallas Avenue in the rear easement (\$131,640.00); and (3) W. Main Street from Diann Street 462 feet west towards Beltline Rd. (\$204,135.00) for a total amount of two million two hundred fifty-one thousand three hundred seventy dollars and zero cents (\$2,251,370.00).

Options/Alternatives:

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

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Agreement

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 2.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure

Submitted by: Andrew Waits, Director of Public Works

Agenda Caption:

Consider a resolution approving the terms and conditions of a construction agreement with QKB Inc. for the replacement of the water main located on Bayport Drive from Rogers Avenue to Verona Road (\$368,700.00); the replacement of the wastewater main located on N. Elm Street from 6th Street to 8th Street in the rear easement (\$388,850.00); and a portion of wastewater main located in the 500 block of Rolling Hills Place (\$127,700.00) for a total amount of eight hundred eighty-five thousand two hundred fifty dollars and zero cents (\$885,250.00). For a total amount including a ten percent contingency not to exceed nine hundred seventy-three thousand seven hundred seventy-five thousand dollars and zero cents (\$973,775.00).

Background:

Sound Infrastructure has been identified as a key performance objective for the City Council. City staff have been completing infrastructure projects annually to realize the goal of having sound infrastructure. The completion of this project will continue to advance Council's objective. QKB Inc. was awarded RFP 2022-07 by the City Council on November 14, 2022, for water and wastewater repairs and replacements within the City of Lancaster. This agreement provides a fixed rate for repairs and replacement of City infrastructure at a set rate and allows for time and cost savings on bids. The contractor will replace the existing cast iron water lines with PVC and will upsize lines to 8". The contractor will also replace existing clay tile wastewater mains with PVC which will prevent cracking and infiltration of rain water into the wastewater system. City staff will serve as the project manager and coordinate with QKB Inc. to ensure the replacements are in accordance with the City of Lancaster design manual and standard specifications.

Operational Considerations:

This project consists of replacing existing water and wastewater mains.

Legal Considerations:

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

Public Information Considerations:

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

Fiscal Impact:

The following projects were approved in the FY 22/23 budget: Bayport Drive from Rogers Avenue to Verona Road (\$368,700.00); the replacement of the wastewater main located on N. Elm Street from 6th Street to 8th Street in the rear easement (\$388,850.00); and a portion of wastewater main located in the 500 block of Rolling Hills Place (\$127,700.00) for a total amount of eight hundred eighty-five thousand two hundred fifty dollars and zero cents (\$885,250.00). Staff has included a ten percent contingency of (\$88,525.00) to the contract for a total not to exceed amount of nine hundred seventy-three thousand seven hundred seventy-five thousand dollars and zero cents (\$973,775.00).

Options/Alternatives:

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

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Agreement

Bid Tabulation

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 3.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure

Submitted by: Chris Youngman, Emergency Management Chief

Agenda Caption:

Consider a resolution approving the terms and conditions of the agreements with Southwestern Bell Telephone Company, dba AT&T to provide enhanced emergency communications hosted and Virtual Private Network (VPN) service.

Background:

The City of Lancaster's current AT&T hardware and software for the 911 system are at the end of its service life. The upgrade will allow for AT&T to house and maintain hardware referred to as a hosted system. This upgrade will also allow for the Lancaster E911 system to have text to 911 features. Text to 911 carries many significant benefits, in cases when the caller cannot communicate verbally. For example, text-to-911 will be very useful for people who are hard of hearing, deaf, or speech-impaired. Text-to-911 could also help in situations when a crime is in process; the caller is facing domestic abuse; the caller is injured and cannot speak; and many other scenarios.

Operational Considerations:

An enhanced 9-1-1 ("E 9-1-1") Service provided by AT&T that utilizes AT&T Premises to house E 9-1-1 hardware. Cloud-based technology helps streamline massive amounts of data coming into a call center. The upgrade of technology increases flexibility and system maintenance and upgrade cost. The system will be greatly improved with implementation, as it will enhance emergency number services to create a faster, more resilient system that allows seamless flow from the public to the 911 network.

Legal Considerations:

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

Fiscal Impact:

This is an agreement for a five-year term and the total cost shall not exceed three-hundred twenty-nine thousand dollars and zero cents (\$329,000.00). Billed monthly at a rate of \$5,483.33

Options/Alternatives:

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

Recommendation:

Staff recommends City Council approve the resolution as presented.

Attachments

Resolution

Exhibit A

Exhibit B

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 4.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Financially Sound Government
Sound Infrastructure

Submitted by: Opal Mauldin-Jones City Manager
Michael Delmore, Director of Finance

Agenda Caption:

Consider a resolution amending Resolution 2022-03-24 for a Professional Services Agreement with Kreative Core Technologies for implementation service of the Tyler Technologies Enterprise Resource Planning (ERP) system in an amount not to exceed two million, eighty-two thousand six hundred, eighty dollars and zero cents. (\$2,082,680.00).

Background:

Staff began implementation of transitioning from our current OpenGov (STW) system to Tyler Technologies. To ensure data integrity and access to historical data, there was an increase in the activities and processes required to convert up to 11 years of data. The scope change requires an increase of \$309,000.00 (three hundred nine thousand dollars and zero cents). We will continue operating parallel systems and conversion and implementation is scheduled for 3rd Quarter of 2024.

This is a companion item to the request to approve an agreement with Tyler Technologies.

Operational Considerations:

Staff continues utilization of OpenGov (STW) while our data conversion and system requirements are being prepared by Tyler Technology.

Legal Considerations:

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

Public Information Considerations:

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

Fiscal Impact:

The agreement will not exceed \$2,082,680.00 and will be implemented over the three (3) fiscal years. This project is included in our one-time capital projects program.

Options/Alternatives:

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

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution
Kreative Core Professional Services Agreement

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 5.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Financially Sound Government
Sound Infrastructure

Submitted by: Opal Mauldin-Jones City Manager
Michael Delmore, Director of Finance

Agenda Caption:

Consider a resolution amending Resolution 2022-03-23 with Tyler Technologies for Enterprise Resource Planning Software in an amount not to exceed one million, four hundred thirteen thousand, six hundred thirty-seven dollars and zero cents (\$1,413,637.00).

Background:

Staff began implementation of transitioning from our current OpenGov (STW) system to Tyler Technologies. To ensure data integrity and access to historical data, there was an increase in the activities and processes required to convert up to 11 years of data. The scope change requires an increase of \$69,931.60 (sixty-nine thousand, nine hundred thirty-one dollars and sixty cents). We will continue operating parallel systems and conversion and implementation is scheduled for 3rd Quarter of 2024.

Operational Considerations:

Staff continues utilization of OpenGov (STW) while our data conversion and system requirements are being prepared by Tyler Technology.

Legal Considerations:

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

Public Information Considerations:

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

Fiscal Impact:

The agreement will not exceed \$1,413,637.00 and will be implemented over the three (3) fiscal years. This project is included in our one-time capital projects program.

Options/Alternatives:

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

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution
Tyler Technologies Agreement

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 6.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 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
David Ritter, City Attorney

Agenda Caption:

Consider amending the Code of Ordinances, Chapter 10, Article 10.04 (Fire Code).

Background:

The International Codes and National Electrical Code are construction codes published by The International Code Council (ICC). The ICC is a model code organization established in 1994 after three previous regional code agencies, Building Officials and Code Administrators International Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International Inc. (SBCCI) merged together to form the International Code Council.

The International Codes have been adopted by the State of Texas as the state code for Texas. The majority of municipalities within Texas and the nation have adopted the International Codes as their minimum construction standards. In an effort to facilitate regional consistency, the North Central Texas Council of Governments (NCTCOG) proposed amendments to most of the 2015 ICC codes. These amendments with some modifications, serve as the basis for the set of codes for the City of Lancaster.

Every three years the ICC prepares a series of new codes for each municipality to consider and adopt as their minimum construction standards. Currently, the 2012 International Codes, 2012 International Energy Conservation Code and the 2011 National Electrical Code are the adopted codes of the City of Lancaster.

The State Legislature approved HB 1736 signed into law by Governor Abbott, mandated that all cities utilize the 2015 International Code Council Energy Codes effective September 1, 2016.

During the April 10, 2017, Regular Meeting, the City of Lancaster City Council previously adopted the 2015 International Fire Code, with local amendments and all appendix chapters, on April 10, 2017 via City Ordinance No. 2017-04-15.

At the November 7, 2022, Special Meeting, the City of Lancaster City Council amended the Code of Ordinances, Chapter 10, Article 10.04 (Fire Code).

Operational Considerations:

The adoption of more current construction and fire codes, along with regional amendments, allows the Building Inspections, Code Compliance Divisions as well as the Fire Department to remain aligned with the regional inspection community. The 2015 ICC codes were adopted by the majority of municipalities within this region and the State. The adopted codes allowed for more regionally consistent construction practices and construction/code compliance.

Legal Considerations:

The City Attorney has prepared the ordinance and approved it as to form.

Public Information Considerations:

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

Options/Alternatives:

1. City Council may approve the ordinance as presented.
2. City Council may deny the ordinance.

Recommendation:

Staff recommends approval of the ordinance as presented.

Attachments

Ordinance

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 7.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development

Submitted by: Andrew Waits, Director of Public Works
Ray Silva-Reyes, Assistant City Manager
Michael Delmore, Director of Finance

Agenda Caption:

Discuss and consider a resolution authorizing the award of Request for Proposal (RFP) 2022-12 to Central North Construction, LLC for the installation of gateway monument signage, landscape, irrigation and related improvements along Houston School Road, Pleasant Run Road, Beltline Road and Wintergreen Road at Dallas Avenue in an amount not to exceed \$4,497,785.32.

Background:

In 2007, City of Lancaster voters approved a thirty-seven million five hundred forty-five thousand six hundred ninety-five dollar (\$37,545,695) bond package for street, streetscape, and illumination improvements. Design and construction of streetscape and illumination for Pleasant Run Road, Beltline Road, Houston School Road, and Dallas Avenue (State Highway 342) were identified projects. The illumination project for Beltline Road was completed in 2017. The illumination project for Houston School Road was completed in 2021. Staff secured grant funding in the amount of two million two hundred seventy-eight thousand nine hundred seventy-eight dollars and eighty cents (\$2,278,978.80), for the installation of the streetscape along Dallas Avenue (State Highway 342) through the Texas Department of Transportation (TXDOT) Green Ribbon project. Halff Associates, Inc. prepared the streetscape plan submitted to TXDOT for the design elements. In July 2020, TXDOT entered into an Advanced Funding Agreement (AFA) with the City, to pay for the installation of landscape, and related improvements along SH 342 from Cedardale to Alexander Avenue.

Operational Considerations:

The Streetscape Master Plan was adopted by the City Council on September 28, 2020. City staff advertised the gateway monuments and streetscape project on October 10, 2022. This bid was processed in accordance with all local and state purchasing statutes. Four bids were received, two being certified M/WBE. The lowest qualified bidder was identified as Central North Construction, LLC. Central North Construction recently completed the Streetscape on Dallas Avenue and was the lowest qualified bidder for (RFP) 2022-12. The monument and streetscape proposed for Wintergreen Road and Dallas Avenue is not part of the bond but was included as an option in RFP 2022-12. The determining factors for locating the monument sign and streetscape at this location was due to lack of available ROW on Dallas Avenue. City of Lancaster Engineering staff will oversee the project and ensure it aligns with the adopted Streetscape Master Plan.

Legal Considerations:

The City Attorney has reviewed and approved the resolution and agreement, as to form.

Public Information Considerations:

Bids were advertised in the Focus Daily News on September 21, 2022, and October 30, 2022. Bids were posted on the City's electronic procurement system. A pre-bid meeting was held on October 19,

2022, and bids were opened on October 24, 2022. This item is being considered at a Special Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

The construction portion of this project will be funded through the voter approved funds for this project: \$1,235,197.94 from Bond issued in 2018, \$1,419,093.01 from Bond issued in 2015, \$1,383,422.32 from the Water & Sewer excess fund balance, and \$460,072.05 from the General Fund excess fund balance for a total not to exceed four million four hundred ninety-seven thousand seven hundred eighty-five dollars and thirty-two cents \$4,497,785.32. The excess fund balances in both the Water & Sewer Fund and the General Fund exceed the highest recommended threshold of 18 percent. The Streetscape Master Plan was planned and approved in 2007. The CPI inflation index has increased 42.6% from 2007 to 2022 requiring the use of funding sources other than Bonds.

Options/Alternatives:

1. City Council may approve the resolution, as presented (\$4,497,785.32).
2. City Council may approve the base bid for Houston School Road Gateway Monument Sign and Streetscape (\$1,446,262.56).
3. City Council may approve alternative bid #1 Pleasant Run Road Gateway Monument Sign and Streetscape (\$1,584,710.88).
4. City Council may approve alternative bid #2 Beltline Road Gateway Monument Sign and Streetscape (\$1,227,956.68).
5. City Council may approve alternative bid #3 Wintergreen Road at Dallas Avenue Monument Sign and Streetscape (\$238,855.20).
6. City Council may reject the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution
Exhibit A
Bid Tabulation
Rendering

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 8.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

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

Agenda Caption:

M22-32 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Schlacter Realty, LTD., relating to building materials for the development of the property located approximately 2,034 feet south of the intersection of Sunrise Road and Belt Line Road. It is further described as tracts of land situated in Tracts I and II (David A. Schlachter) and Tract III (Schlachter Realty, LTD), of the John Little Survey, Abstract No. 768, the M.H. Lavender Survey, Abstract No. 766, the E. Little Survey, Abstract No. 787, and the D. Garner Survey, Abstract No. 530, City of Lancaster, Dallas County, Texas.

Background:

1. Location and Size:

The property is located south of Belt Line Road and is approximately 2,034 feet south of the intersection of Sunrise Road and Belt Line Road. The property is approximately 301.8 acres in size.

2. Current Zoning: The subject property is currently zoned Agricultural Open (AO) - Lanport District Overlay Subdistrict Commerce

3. Adjacent Properties:

North: Planned Development-Logistics Port Walmart E-commerce

South: Lanport Overlay District - Vacant

East: City of Wilmer ETJ

West: Lancaster Regional Airport

4. Comprehensive Plan Compatibility:

The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Aviation uses. The proposed uses identified within the planned development request are consistent with the Comprehensive Plan.

5. Case History:

Date	Body	Action
01/02/2008	CC	Lanport Overlay Adopted by CC
06/07/2022	P&Z	Z22-09 Tabled to 08/02/2022 P&Z
08/02/2022	P&Z	Z22-09 Tabled to 09/06/2022 P&Z
09/06/2022	P&Z	Z22-

		09 Recommended approval with 20% open space
11/14/2022	CC	Z22-09 Tabled to 12/05/2022 CC

Operational Considerations:

This is a companion item to zoning case Z22-09, a zoning change request from Agricultural Open (AO) Lanport Overlay to Planned Development- Light Industrial (LI). The purpose of this development agreement is to ensure the planned development to be known as Texas Trimodal develops utilizing the building materials for proposed buildings as identified in the development Agreement. On September 1, 2019, the Texas Legislature passed House Bill 2439 which prohibits local governments from enforcing local codes concerning building materials on commercial and residential properties. House Bill 2439 "prohibits a governmental entity from enforcing a rule, charter provision, ordinance, order, building code or other regulation that prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building..." The development agreement illustrates the City and the Developer agree to the use of proposed building materials for the development depicted in Exhibit C of the Development Agreement.

Public Information Considerations:

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

Options/Alternatives:

1. City Council may approve the development agreement as presented.
2. City Council may approve the development agreement with changes and state those changes.
3. City Council may deny the development agreement.

Recommendation:

Staff recommends approval of the development agreement as presented.

Attachments

Resolution

Executed Development Agreement

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 9.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

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

Agenda Caption:

Z22-09 Conduct a public hearing and consider a rezoning request from Agricultural Open (AO) Lanport Overlay to Planned Development- Light Industrial (LI). The property is located approximately 2,034 feet south of the intersection of Sunrise Road and Belt Line Road. It is further described as tracts of land situated in Tracts I and II (David A. Schlachter) and Tract III (Schlachter Realty, LTD), of the John Little Survey, Abstract No. 768, the M.H. Lavender Survey, Abstract No. 766, the E. Little Survey, Abstract No. 787, and the D. Garner Survey, Abstract No. 530, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located south of Belt Line Road and is approximately 2,034 feet south of the intersection of Sunrise Road and Belt Line Road. The property is approximately 301.8 acres in size.
2. **Current Zoning:** The subject property is currently zoned Agricultural Open (AO) - Lanport District Overlay Subdistrict Commerce
3. **Adjacent Properties:**
 - North: Planned Development-Logistics Port Walmart E-commerce
 - South: Lanport Overlay District - Vacant
 - East: City of Wilmer ETJ
 - West: Lancaster Regional Airport
4. **Comprehensive Plan Compatibility:**

The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Aviation uses. The proposed uses identified within the planned development request are consistent with the Comprehensive Plan.
5. **Case History:**

Date	Body	Action
01/02/2008	CC	Lanport Overlay Adopted by CC
06/07/2022	P&Z	Z22-09 Tabled to 08/02/2022 P&Z
08/02/2022	P&Z	Z22-09 Tabled to 09/06/2022 P&Z
09/06/2022	P&Z	Z22-09 Reccomended approval with 20% open space
11/14/2022	CC	Z22-09 Tabled to 12/05/2022 CC

Operational Considerations:

Texas Trimodal is a proposed master planned development to be designed with the intent of supporting light industrial uses. The site will have frontage off the Sunrise Road Connector, Sunrise Road and Van Road, and will contain approximately 301.8 acres. The site is intended to be split into four tracts to attract a world-class business community. Each tract could potentially have multiple users and buildings with intended uses such as data centers, e-commerce, and other related logistics uses.

Pursuant to Section 14.1101 of the Lancaster Development Code (LDC), when reviewing a zoning change request, there are nine (9) considerations that must be made when deciding on a zoning change application. The following is an analysis of these considerations based upon the presented PD Concept Plan:

Consistency with the City's Comprehensive Plan

The City's Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Aviation uses. Primary land use considerations for the Aviation land use designation are primary flex industrial/office space. The intended industrial uses are consistent with the uses outlined in the Lanport Overlay Commerce Subdistrict.

Configuration of Uses are Compatible with Existing and Planned Adjoining Uses

The subject property is adjacent to undeveloped land and directly abuts the Lancaster Regional Airport. The surrounding area where the subject site is located is planned for industrial use. The Planned Development request is compatible with future uses that could potentially develop by right within the Lanport Overlay.

Conform to the City's Thoroughfare Plan

The request does not conform to the City's Thoroughfare Plan. As such, Case M22-18 is a companion item requesting to: 1) delete portions of Pinto Road from the Sunrise Road Connector to Sunrise Road; 2) delete portions of Van Road between its intersection with the existing Sunrise Road and the realigned proposed Sunrise Road; and 3) delete portions of Ferris Road between the existing Sunrise Road and the realigned proposed Sunrise Road.

Proposed Open Space

The development proposes approximately 37 acres of open space. Per section 14.101(b)(2)(A) of the Lancaster Development Code, "a minimum of twenty percent (20%) of the gross land area within the entire PD District shall be devoted to open space". The PD is providing 20% open space for each tract. The requirement has been met.

Publicly Accessible Open Space

Open space has been provided; however, it will not be accessible to the public. There will be a 10-12' wide off-street trail to follow the proposed Sunrise Road realignment. This development will provide one pedestrian connection to public rights-of-way per development lot to provide employees access to the off-street trail.

Amenities

Amenities such as open space and an off-street trail are part of the proposed PD. Employees will have access to the trail system.

Development Furthers The Public Health, Safety and General Welfare of The Community

The proposed PD does not negatively impact the health, safety, and wellness of the community. The request is compatible with what is currently allowed by right on surrounding properties, should they be developed.

Traffic Impact Analysis (TIA) Demonstrates The Capacity of The Proposed Roadways Support The Development

At this time a TIA has not been conducted. If approved, the Planned Development would allow for the TIA to be deferred to the site plan submittal process. This would allow flexibility to the overall site layout and phasing of this development. Property owner's will still be responsible for roadway improvements at the time of platting.

PD Comparison Chart

Standard	LanPort Commerce Sub-District	Proposed PD
Maximum Lot Coverage	50% Building coverage. 80% Lot coverage	80% Building footprint 50%. Building coverage on a single lot
Minimum Lot Width	None	50 Feet
Maximum Height	4-Stories, 64 Feet (FAA Restrictions)	110 Feet (FAA Restrictions)
Setbacks	Front 25 feet. 100 feet from arterials. Side 20 feet. Rear 20 feet. *Additional setbacks if adjacent to single-family and based on height*	25 feet from all platted lines adjacent to ROW. 15 feet from all other platted lines
Open Space	None	20% open space per tract
Landscaping, Screening, Tree Protection	Defers to LDC. Landscaping, screening and tree survey required	Defers to LDC. Landscaping, screening and tree survey required
Detention Screening	Detention screening required	Preserved trees in the detention facilities count towards the requirement of 1 tree per 5,000 sf dry land
Building Materials	100% of facade visible from ROW shall be masonry	Facades 20% visible from ROW shall be masonry
Articulation	Defers to LanPort Commerce Sub-district standards	Horizontal and vertical articulation required

Overall, the proposed planned development resembles the existing LanPort Overlay requirements with minor reductions to setbacks, changes to the building material requirements, landscaping, and allowed uses. Based upon an analysis of the nine (9) considerations that must be taken into account when reviewing a Planned Development application, the proposed zoning change request to a Planned Development is appropriate.

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. On May 22, 2022, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed 3 notifications of this public hearing to property owners within 200 feet of the subject site. Staff has received one letter of support and no opposition.

Options/Alternatives:

1. City Council may approve the zoning change request, as presented.
2. City Council may approve with changes and state those changes.
3. City Council may deny the request.

Recommendation:

On September 6, 2022, the Planning and Zoning Commission recommended approval of the request with the condition that the required open space be 20% per each development tract. Staff concurs.

Attachments

Ordinance
Location Map
Letter of Intent
Exhibit A-Survey
Exhibit B- Development Regulations
Exhibit C- Concept Plan
Exhibit D- Permitted Use Table
Exhibit E- Parking Requirements
Land Use Comparison Chart
Letter of Support
P&Z Staff Report
September 6, 2022 P&Z Draft Minutes

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 10.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

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

Agenda Caption:

M22-18 Conduct a public hearing and consider several requests to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan. 1) Delete the segment of Pinto Road from the Sunrise Road Connector to Sunrise Road. 2) Delete the segment of Van Road between its intersection with the existing Sunrise Road and the realigned proposed Sunrise Road. 3) Delete the segment of Ferris Road between the existing Sunrise Road and the realigned proposed Sunrise Road.

Background:

Texas Trimodal is a proposed master planned development to be designed with the intent of supporting light industrial uses such as data centers and e-commerce facilities. The proposed development would contain approximately 301.8 acres east of the Lancaster Regional Airport and lies along the City of Lancaster's municipal boundary.

The Master Thoroughfare Plan (MTP) provides guidance on the number of travel lanes for a roadway, based upon a classification system. Each classification outlines the design features of the roadway. The MTP designates Pinto Road as Major Arterial Type B and requires rights-of-way of 100-feet. Sunrise Road is designated as a Major Arterial Type B and requires rights-of-way of 100-feet. Van Road is designated as a Rural Minor Arterial and requires rights-of-way of 86 feet. Ferris Road is designated as a Major Arterial Type B and requires rights-of-way of 100 feet. The Sunrise Road Connector is designated as a Collector and requires rights-of-way of 60-feet.

On October 11, 2021, City Council approved a resolution supporting the Sunrise Road Phase II Feasibility Study's final report, recommending Alignment #2 for Sunrise Road. The realignment of Sunrise Road includes all associated pedestrian trail facilities to be installed in the rights-of-way. The study aligns with the applicants request.

Case History:

Date	Body	Action
01/2/2008	CC	Adopted Lanport Overlay
6/7/2022	P&Z	M22-18 Tabled to 8/2/2022 P&Z
8/2/2022	P&Z	M22-18 Tabled to 9/6/2022 P&Z
9/6/2022	P&Z	M22-18 Approved with staff recommendation
11/14/2022	CC	M22-18 Tabled to 12/5/2022 CC

Operational Considerations:

The applicant is requesting removal of the following roadway segments within the Planned Development's boundaries:

- Pinto Road from the Sunrise Road Connector to Sunrise Road
- Van Road between its intersection with the existing Sunrise Road and the realigned proposed Sunrise Road
- Ferris Road between the existing Sunrise Road and the realigned proposed Sunrise Road

Deletion of the thoroughfare segments provide greater site planning flexibility for the developer. The proposed changes will still incorporate north-south connectivity overall from Ferris Road and Sunrise Road, ultimately connecting to Loop 9 in the future. The proposed Sunrise Road realignment, approved by City Council on October 11, 2021 (Resolution 2021-10-88), will impact many of the proposed thoroughfares as originally adopted in the 2020 MTP. As a result, the planned thoroughfares no longer have the planned connectivity as originally adopted and will need to adjust as development occurs.

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. On May 22, 2022, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed 3 notifications of this public hearing to property owners within 200 feet of the subject site. One letter of support and no opposition received.

Options/Alternatives:

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

Recommendation:

On September 6, 2022 the Planning and Zoning Commission recommended approval of the request to amend the Master Thoroughfare Plan with staff's recommendation of the following: 1) delete portions of Pinto Road from the Sunrise Road Connector to Sunrise Road; 2) delete portions of Van Road between its intersection with the existing Sunrise Road and the realigned proposed Sunrise Road; and 3) delete portions of Ferris Road between the existing Sunrise Road and the realigned proposed Sunrise Road.

Attachments

Ordinance

MTP Exhibit 2

2020 MTP

Letter of Intent

Location Map

Letter of Support

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 11.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

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

Agenda Caption:

M22-33 Conduct a public hearing and consider an amendment to the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan by: 1) Realigning Sunrise Road; and 2) Extending the Sunrise Road Connector from the existing Sunrise Road to the proposed realigned Sunrise Road.

Background:

On October 11, 2021, City Council approved a resolution supporting the Sunrise Road Phase II Feasibility Study's final report, recommending "Alignment #2" for Sunrise Road. The realignment of Sunrise Road includes all associated pedestrian trail facilities to be installed in the rights-of-way. This Master Thoroughfare Plan (MTP) request will amend the 2020 MTP to show the realignment of Sunrise Road as adopted by the resolution passed by Council, and further maintain connectivity where the realignment will take place by extending the Sunrise Road Connector from the existing Sunrise Road to the proposed realigned Sunrise Road.

Operational Considerations:

The proposed Sunrise Road realignment, approved by City Council on October 11, 2021 (Resolution 2021-10-88), will impact many of the proposed thoroughfares as originally adopted in the 2020 MTP. As a result, the planned thoroughfares no longer have the planned connectivity as originally adopted and will need to adjust. This thoroughfare amendment will make the necessary changes to maintain connectivity.

Legal Considerations:

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

Public Information Considerations:

On September 23, 2022, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to property owners within 200 feet of the subject site. At the time of this report, staff had not received any letters of support and no letters of opposition.

Options/Alternatives:

1. City Council may approve the proposed MTP amendment.
2. City Council may approve the proposed MTP amendment with changes and state those changes.
3. City Council may deny the proposed MTP amendment.

Recommendation:

On October 4, 2022, the Planning and Zoning Commission recommended approval as presented. Staff recommends approval as presented.

Attachments

Ordinance

MTP Map

Sunrise Road Feasibility Study

P&Z Staff Report

October 4, 2022, P&Z Draft Minutes

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 12.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

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

Agenda Caption:

M22-34 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan deleting a portion of Hana Lane's thoroughfare classification. The portion of roadway facility is situated in the V Wampler Survey, Abstract 1546, City of Lancaster, Dallas County, Texas.

Background:

Hana Lane is designated as an Urban Collector in the 2020 Master Thoroughfare Plan. The applicant is seeking to build two Studio 6 Suites hotels and associated parking on a tract of land and therefore requests to waive the requirement to plan or construct the Hana Lane extension. Hana Lane is a Major Urban Collector (Type D2) which is a two-lane divided roadway and requires 60 feet of rights-of-way.

Operational Considerations:

The proposed Hana Lane extension is a Major Urban Collector (Type D2) which requires 60 feet of right of way dedication. Major collector roadways are designed for higher levels of mobility, more traffic, fewer driveways, as well as to connect vehicles to arterial roadways. The Hana Lane collector is planned to provide north-south connectivity between Belt Line Road and Pleasant Run Road. The proposed Hana Lane location would cross the referenced tract of land and require the applicant to dedicate rights-of-way to provide for the planned transportation connectivity within the area.

The site can be developed to incorporate Hana lane with future development on both sides of the rights-of-way. Between Belt Line Road to Pleasant Run there are only two collectors (Hana Lane and Rolling Hills Place) that provide north-to-south connectivity within close proximity to I-35E. As potential re-development occurs in the future, there is an opportunity for Hana Lane to connect to Pleasant Run Road as currently shown in the 2020 Master Thoroughfare Plan. The applicants request would eliminate potential connectivity, providing few options to travel north-to-south. In the future, Hana Lane will provide greater intra-city connectivity for residents traveling from Belt Line Road north to Pleasant Run Road. Hana Lane could serve as an alternate route to I-35E. Therefore, staff does not support the applicant's request.

The Lancaster Development Code (LDC), Section 14.208 City Council, (d) Council Approval or Denial (1) states that " Approval of an Item. The Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. However, when a proposed zoning request is heard by the City Council that has been denied by the Planning and Zoning Commission, a three/fourths (3/4) majority vote by the City Council shall be required for approval". Since the Planning and Zoning Commission recommended denial of this item, a super majority (6 of 7 members) is required for approval of this Master Thoroughfare Plan Amendment request.

Legal Considerations:

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

Public Information Considerations:

Notice of this public hearing was published in the official publication of record Focus Daily News on October 21, 2022.

Options/Alternatives:

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

Recommendation:

On November 1, 2022, the Planning and Zoning Commission recommended denial as presented. Staff concurs with the denial.

Attachments

Location Map

Letter of Intent

Hana Exhibit

Site Plan

Master Thoroughfare Plan Detail

2020 Master Thoroughfare Plan Exhibit

P&Z Staff Report

November 1, 2022 Draft P&Z Minutes

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 13.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

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

Agenda Caption:

M22-30 Conduct a public hearing and consider a comprehensive plan amendment request from Rural Living to Mixed Use Neighborhood. The property is located on the northwest corner of Springcrest Drive and West Pleasant Run Road, addressed as 2111 West Pleasant Run Road. The property is known as Lot 1A, Block B, out of the Spring Valley Addition, in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The proposed properties are located on the northwest corner of Springcrest Drive and West Pleasant Run Road and are currently addressed as 2111 West Pleasant Run Road. The property is .70 of an acre in size.
2. **Current Zoning:** The subject property is currently zoned Neighborhood Service (NS).
3. **Adjacent Properties:**
 - North: Single-family Residential (SF-4) - (Occupied Residence)
 - South: Agricultural - Open (A-O) - (Covenant Baptist Church)
 - East: Single-family Residential (SF-4) - (Blessed Rock of Deliverance Church)
 - West: Agricultural - Open (A-O) - (Vacant)
4. **Comprehensive Plan Compatibility:**

The Future Land Use Plan of the Comprehensive Plan identifies this site as Rural Living. The applicant is requesting an amendment to Mixed Neighborhood to align the land use to the zoning.
5. **Case History:**

Date	Body	Action
11/01/2022	P&Z	Recommended Approval of Rural Living to Mixed Use Neighborhood
10/14/2019	CC	Approved a Zoning Change from SF-4 to NS
09/10/2019	P&Z	Recommended Approval of a Zoning Change from SF-4 to NS

Operational Considerations:

The Comprehensive Plan Future Land Use map designates this property as Rural Living. Rural Living is described as an area of the community that has the ability to preserve a rural character. This

includes estate residential type areas. The high-end character of this housing is primarily focused on serving the needs of executives with densities less than 2 dwelling units per acre. The Rural Living category only allows for single-family dwellings, civic/institutional uses, parks, and open space.

Per Section 213.002 of the Texas Local Government Code, development regulations and a comprehensive plan are required to be consistent with one another. On October 14, 2019, City Council approved a request to change the zoning from SF-4 to NS. The purpose of the request is to implement the necessary comprehensive plan amendments, as the property has been re-zoned. Currently, there is a conflict between the land use and the zoning. This plan amendment will make the land use consistent with the base zoning district. As part of the zone change, a plan amendment is required.

The applicant has submitted a request to amend the land use to Mixed-Use Neighborhood. Mixed-use neighborhoods is defined as "offering Lancaster residents the ability to live, work and play in the same location. These neighborhoods will offer a mix of housing types and residential densities, ranging from single-family attached units to urban residential structures within walking distance of the goods and services required for daily living. They will include both vertically and horizontally integrated mixed-use buildings in a highly walkable environment. This category allows for the following: retail, restaurants, townhomes, urban residential, senior housing, professional office, live/work/shop units, civic/institutional uses, parks, and community buildings". The change to Mixed-Use Neighborhood will allow for the proposed commercial development of office/retail on the site.

Public Information Considerations:

On November 20, 2022 a notice for this public hearing appeared in the Focus Daily Newspaper. A sign was posted on the property and notices were mailed to owners within 200 feet of the subject property. Staff has not received any notices in support or opposition.

Options/Alternatives:

1. City Council may approve the request, as presented.
2. City Council may approve the request with changes, state those changes.
3. City Council may deny the requests.

Recommendation:

On November 1, 2022, the Planning and Zoning Commission recommended approval as presented. Staff concurs.

Attachments

Ordinance

Location Map

Future Land Use Map

Land Use Excerpt

P&Z Staff Report

November 1, 2022 Draft P&Z Minutes

CITY OF LANCASTER CITY COUNCIL

City Council Special Meeting

Item 14.

Meeting Date: 12/05/2022

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

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

Agenda Caption:

M22-39 Discuss and consider an ordinance granting an exception to the Code of Ordinances, Chapter 6 Fence Regulations, Sec 6.07.008 to allow the use of an R-panel metal fence on property addressed as 3220 Prancer, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 3220 Prancer Street and is approximately 0.61 acre in size.
2. **Current Zoning:** The subject property is currently zoned Agricultural Open (AO).
3. **Adjacent Properties:**
 - North Agricultural Open (AO); Single-Family Residences
 - South Agricultural Open (AO); Single-Family Residences
 - East Agricultural Open (AO); Undeveloped
 - West Agricultural Open (AO), Single-Family Residential (SF-4);
Single-Family Residences
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as Suburban Neighborhood. The current residential use is consistent with the Future Land Use Plan of the Comprehensive Plan.

Operational Considerations:

This is an exception request to install a 6-foot tall R-panel metal fence. Upon review of a permit application for the R-panel fence, the applicant was informed the R-panel material is not allowed by right in residential districts. Staff asked the applicant to consider wrought iron fencing, and the applicant stated they did not want wrought iron fencing, because they wanted privacy.

The applicant has other fence options (wood, brick, stone, concrete, vinyl, ornamental iron) as noted in **Section 6.07.008** of the fence ordinance. Corrugated metal fencing is not appropriate in a residential district, adjacent to other single-family homes. R-panel fencing is not compatible with the surrounding neighborhood aesthetic, and could set a precedent for additional R-panel fences to be installed in the neighborhood.

Section 6.07.008 Fence Construction, Materials, and Setback of the fence ordinance states that (a) "All fences, unless prohibited elsewhere in this Article, shall be constructed or maintained with wood, brick, stone, concrete, vinyl, ornamental iron or other materials as approved by the City Manager or

his/her designee. Fence posts shall be constructed or made of metal, brick, stone, concrete, fiberglass, or other material as approved by the City Manager or his/her designee. All fence posts must be placed at a depth of at least twenty-four (24) inches into the ground filled and anchored with concrete footers or encasement". The code does, however, allow for an exception in materials for industrial districts that are not adjacent to residential. The use of R-panel is allowed by right for the aforementioned industrial districts.

Furthermore, the fence cannot be located within any easement areas. As presented, the proposed fence is located within three drainage and utility easements. This property is adjacent to a drainage ditch and slopes downward directly towards the ditch. Installation of a solid screen fence inside these easements, and along the south property line would impede the flow of drainage and could result in pooling of water, improper drainage flow, and foundation damage. The proposed R-panel fence will negatively impact the subject property and surrounding properties. .

Public Information Considerations:

This item is being considered at a Special Meeting of the City Council noticed in accordance with the Texas Open Meetings Act. A notice was published in the Focus Daily Newspaper on Sunday November 20, 2022. In addition, notices were sent to property owners within 200 feet, and a sign was posted on the property. Staff has not received any notice of support or opposition.

Options/Alternatives:

1. The City Council may approve the ordinance, as presented.
2. The City Council may approve the ordinance with changes and state those changes.
3. The City Council may deny the ordinance, as presented.

Recommendation:

Staff recommends denial as presented.

Attachments

Location Map

Site Plan
