



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



**Monday, June 26, 2023 - 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/j/85082798928?pwd=cyszS2tQTWwyL1ICMTJYRVFIVUJyUT09>

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 WORK SESSION**

**CALL TO ORDER**

1. Discuss and receive a presentation regarding the proposed "Lancaster Gateway" Gietema Project.

**ADJOURNMENT**

**7:15 P.M. REGULAR MEETING**

**CALL TO ORDER**

**INVOCATION:** Lancaster Interdenominational Ministerial Alliance

**PLEDGE OF ALLEGIANCE:** Councilmember Derrick Robinson

**PROCLAMATION:** Jack and Jill Youth Leadership Conference

**PUBLIC TESTIMONY/CITIZENS COMMENTS:**

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

**CONSENT AGENDA:**

Items listed under the consent agenda are considered routine and are generally enacted in one

motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider ratification of a resolution approving the terms and conditions of an Agreement with Sound Design Studio, LLC to provide a production services package for the 2023 Lancaster/DeSoto 4th of July Celebration in an amount not to exceed Sixty-Five Thousand Dollars (\$65,000).
2. Consider a resolution approving the terms and conditions of an Interlocal Agreement by and between the City of Lancaster and DeSoto, Texas to provide an annual 4th of July Celebration.

#### **ACTION:**

3. M23-21 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Group Pacific Holdings, LLC., and Dunkirk Limited, Partnership., relating to site design elements and building materials for the construction of property located at the southeast intersection of Parkerville Road and S. I-35E, known as 1400 & 1402 S. I-35E, City of Lancaster, Dallas County, Texas.
4. Discuss and consider a resolution authorizing the City Manager to execute an agreement with Dallas County regarding the establishment of a multi-jurisdictional Inland Port Local Government Corporation.

#### **PUBLIC HEARING:**

5. M23-13 Conduct a public hearing and consider an ordinance amending the Future Land Use Plan of the Comprehensive Plan from Suburban Neighborhood to Commercial Corridor on a property located at the southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, known as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.
6. Z23-02 Conduct a public hearing and consider an ordinance granting a zoning change from Agricultural Open (AO) and Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway uses and a Car Wash. The properties are located at the Southeast intersection of Parkerville Road and S. I-35E, known as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.
7. M23-22 Conduct a public hearing and consider an ordinance granting a special exception to Section 14.1204 (j) Pole Sign Placement on properties located at the southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.
8. Z23-03 Conduct a public hearing and consider an ordinance granting a Specific Use Permit for an Oncor Switching Station, located approximately 0.5 miles east of the intersection of West Reindeer Rd. and State Highway 342, addressed as 1374 West Reindeer Rd., Lancaster, Dallas County, Texas.

9. Z23-08 Conduct a public hearing and consider a rezoning request from an Agricultural Open District (AO) to Single-Family Residential District (SF-4) on 31.29 acres. The property is addressed as 1747 North Houston School Road, located north of the intersection of North Houston School Road and West Pleasant Run Road. The property is known as Tract 6 of the Marady Parks Addition, Abstract 1120 Pg 345, in the City of Lancaster, Dallas County, Texas.
10. M23-20 Conduct a public hearing and consider approval of an ordinance granting three special exceptions to the Lanport Overlay Intensity subdistrict, specifically 1) Section 2 (a)- Building Setback, 2) Section 2 (b)- Development Street Frontage, 3) Section 4 (b)- Transparency, and two exceptions from the Lancaster Development Code (LDC) specifically 1) Section 14.804 (b) (1) D- Detention Basins, 2) Section 14.804 (a) (1)- Streetscape Buffer on a property located at 1800 North Lancaster Hutchins Road, known as Lot 1 & 2, Block A, out of the APEC Addition, City of Lancaster, Dallas County, Texas.

## EXECUTIVE SESSION:

11. In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the City Council may meet in executive session to discuss the following:
  1. Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning International Property Maintenance Code (IPMC) issues.
  2. Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning the proposed establishment of a local government corporation (LGC).
12. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

## 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 that are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

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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.

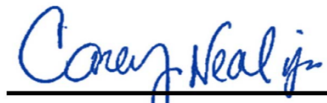
CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

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## Certificate

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on Friday, June 23, 2023 @ 7:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore,**

**Deputy Mayor Pro-Tempore and Council members.**

A handwritten signature in blue ink, reading "Carey D. Neal, Jr.", is positioned above a horizontal line.

Carey D. Neal, Jr.  
Deputy City Manager

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

**Meeting Date:** 06/26/2023

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

**Goal(s):** Quality Development

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

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**Agenda Caption:**

Discuss and receive a presentation regarding the proposed "Lancaster Gateway" Gietema Project.

**Background:**

Arcadia Realty Corp. is seeking to do a Public Facility Corporation (PFC) on a property designated as a Gateway into our city, as identified within the Lancaster Master Thoroughfare Plan (MTP). This proposal involves the establishment of a Public Facility Corporation (PFC) to facilitate the project.

A Public Facility Corporation (PFC) is a legal entity established under state statutes that enables the development and financing of public facilities through private partnerships. PFCs are commonly used to finance and construct infrastructure projects, including transportation systems, educational facilities, healthcare centers, and other public amenities. By utilizing a PFC, the burden of financing and maintaining public facilities is shifted partially or entirely to the private sector.

Council will receive a presentation from Mr. Bill Gietema of Arcadia Realty Corp.

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

**Meeting Date:** 06/26/2023

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

**Goal(s):** Healthy, Safe & Engaged Community

**Submitted by:** Dori Lee, Assistant City Manager

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**Agenda Caption:**

Consider ratification of a resolution approving the terms and conditions of an Agreement with Sound Design Studio, LLC to provide a production services package for the 2023 Lancaster/DeSoto 4th of July Celebration in an amount not to exceed Sixty-Five Thousand Dollars (\$65,000).

**Background:**

Lancaster will host the 2023 Lancaster/DeSoto 4th of July Celebration. As part of our annual agreement, the host city is responsible for securing the entertainment portion of the event. Sound Design Studio, LLC has partnered with the City of Lancaster to provide 4th of July entertainment since 2018. For the 2023 festivities, Sound Design has secured two headliner performers: 1) Carl Thomas and 2) Keke Wyatt.

The 4th of July Celebration will begin at 6:00 p.m. Tuesday, July 4th at the Helen Giddings Amphitheater in Lancaster Community Park, located at 1700 Veterans Memorial Parkway, Lancaster, Texas 75134.

**Legal Considerations:**

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

**Public Information Considerations:**

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

**Fiscal Impact:**

The 2023 4th of July Production Services Agreement with Sounds Design Studio, LLC provides compensation in an amount not to exceed Sixty-Five Thousand Dollars (\$65,000.00), as set forth in Exhibit "A."

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Production Services Agreement

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

**Meeting Date:** 06/26/2023

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

**Goal(s):** Healthy, Safe & Engaged Community

**Submitted by:** Dori Lee, Assistant City Manager

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**Agenda Caption:**

Consider a resolution approving the terms and conditions of an Interlocal Agreement by and between the City of Lancaster and DeSoto, Texas to provide an annual 4th of July Celebration.

**Background:**

The 4th of July Celebration has an annual rotation between the City of Lancaster and the City of DeSoto. Events have included concerts, vendors, kids fun zone, etc. With various city resource transitions each city has agreed to an interlocal to solidify the roles and responsibilities of each community (Lancaster and DeSoto) to plan and delegate each Party's responsibilities for the 4th of July event rotation initiating in Lancaster 2023 and rotating thereafter. The Host City's responsibilities agree to continue the tradition to rotate the responsibility of serving as the Host City for the event and to share in the cost and responsibilities. The host City's responsibilities will continue in this order for the subsequent Renewal Term.

**Operational Considerations:**

The host City in any given year of the Term of this Agreement shall have the following responsibilities:

- a) Secure a location for the Event;
- b) Schedule entertainment, including music and fireworks;
- c) Secure staff and providing equipment for entertainment including but limited to: sound systems, lighting, bounce houses, and stages;
- d) Secure food vendors;
- e) Provide and schedule staffing to ensure the Event's setup, breakdown, and clean-up; and
- f) Manage VIP operations.

The Non-Host City shall contribute the following sums for the Event no later than May 1:

- a) Fifty Percent (50%) of the total cost of fireworks for the Event. Both parties must agree on the total cost to be spent on fireworks before the Host City makes a commitment to the fireworks vendor.
- b) Eleven Thousand Five Hundred Dollars (\$11,500.00) towards the total non-fireworks costs for the entertainment for the Event.
- c) The Host City shall incur all additional costs associated with the Event except for the costs set forth in this Agreement.

**Legal Considerations:**

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

**Public Information Considerations:**

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

**Fiscal Impact:**

Parties not serving as the host City in any given year of the term of this agreement shall have the following responsibilities:

The Non-Host City shall contribute the following sums for the Event no later than May 1:

- a) Fifty Percent (50%) of the total cost of fireworks for the Event. Both parties must agree on the total cost to be spent on fireworks before the Host City makes a commitment to the fireworks vendor.
- b) Eleven Thousand Five Hundred Dollars (\$11,500.00) towards the total non-fireworks costs for the entertainment for the Event.
- c) The Host City shall incur all additional costs associated with the Event except for the costs set forth in this Agreement.

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Agreement

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 3.****Meeting Date:** 06/26/2023**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda**Goal(s):** Sound Infrastructure  
Quality Development**Submitted by:** Nyliah Acosta, Assistant Director of Development Services**Agenda Caption:**

M23-21 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Group Pacific Holdings, LLC., and Dunkirk Limited, Partnership., relating to site design elements and building materials for the construction of property located at the southeast intersection of Parkerville Road and S. I-35E, known as 1400 & 1402 S. I-35E, City of Lancaster, Dallas County, Texas.

**Background:**

**Location and size:** The properties are located at the southeast corner of Parkerville Road and S. I-35E, addressed as 1400 and 1402 S. IH-35 E and total 5.84 acres in size.

1. **Current Zoning:** The subject properties are currently zoned Commercial Highway (CH) and Agricultural Open (AO)
2. **Adjacent Properties:**
  - North: Agricultural Open (AO)- Undeveloped Land
  - South: Commercial Highway (CH)- Undeveloped Land
  - East: Agricultural Open (AO)- Undeveloped Land
  - West: City of Desoto- I-35E Service Road
3. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the property as Suburban Neighborhood. Suburban Neighborhood is appropriate for single-family detached, duplexes, and townhomes. The proposed commercial use is inconsistent with the Suburban Neighborhood designation, therefore the applicant has requested a plan amendment. M23-13 is a companion item to this request.

4. **Case History:**

Date	Body	Action
08/06/2019	P&Z	PS19-15 Approved Final Plat.
05/07/2019	P&Z	PS19-11 Approved the Preliminary Plat.
08/27/2018	CC	Z18-03 Approved the SUP request for a car wash/auto detail use.
08/27/2018	CC	Z18-02 Approved the rezoning request from AO to CH.

07/17/2018	P&Z	Z18-03 Recommend approval of the SUP request for a carwash /auto detail use.
07/17/2018	P&Z	Z18-02 Recommended approval of the rezoning request from AO to CH.

### **Operational Considerations:**

This is a companion item to zoning case Z23-02 and M23-13, a request to rezone the subject property from Commercial Highway (CH) and Agricultural Open (AO) to a Planned Development for Commercial Highway (CH) uses and a Car Wash. The purpose of this development agreement is to ensure the site develops utilizing building materials identified in the Development Agreement. During the 86th Texas Legislature session, House Bill 2439 passed and was effective as of September 1, 2019 which "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 D of the Development Agreement. Exhibit D illustrates the use of primarily masonry material on all facades of the proposed car wash, as well as a concept plan and landscape plan.

### **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 as presented.

### **Attachments**

Resolution

Development Agreement

Location Map

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 4.**

**Meeting Date:** 06/26/2023

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

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

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

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**Agenda Caption:**

Discuss and consider a resolution authorizing the City Manager to execute an agreement with Dallas County regarding the establishment of a multi-jurisdictional Inland Port Local Government Corporation.

**Background:**

The Inland Port of Dallas County consists of portions of unincorporated Dallas County and the cities of Dallas, DeSoto, Ferris, Hutchins, Lancaster, and Wilmer. Interstate Highways 20 (East/West) and 45 (North/South) cross through the heart of the Port and Loop 9 (East/West) is at its southern tip.

Dallas County desires to create a Local Government Corporation (LGC) to advocate for and coordinate the construction, development, enlargement, maintenance, and operation of facilities related to port operations, including intermodal facilitation, distribution centers, railroads, rail facilities, and security initiatives for the facilitation of international trade and to aid in mitigating congestion. The draft Certificate of Formation indicates that the LGC could also exercise powers under Chapter 394, Texas Local Government Code, which provides for "a means to finance the cost of residential housing at affordable prices for residents of local governments." Dallas County has indicated "that this section of the Texas Local Government Code was inadvertently added to the resolution; however, they are committed to removing that section of the resolution."

Pursuant to Texas Transportation Code Chapter 431, a Local Government Corporation (LGC) can be created to aid and act on behalf of one or more local governments to accomplish any governmental purpose of those local governments. b) A local government corporation has the powers of a transportation corporation authorized for creation by the Texas Transportation Commission, which among other powers, includes the power to issue bonds and notes, and to assess membership dues for the constituent government organizations. Dallas County has indicated that "their only intent for bonding and indebtedness is to not restrict the organization from having debt considering the nature of reimbursable grants and needing a line of credit in some instances."

Lancaster's proposed dues, as calculated on 2020 census numbers, would be approximately \$4,128.

Pursuant to Texas Transportation Code Section 431.006. Local Government Corporation are subject to all laws applicable to Texas non-profit corporations as set forth in the Texas Non-Profit Corporation Act.

March 2023 correspondence indicates that the LGC will be governed by a 15-person appointed board, with the following appointment allocations:

Dallas County	3
City of Dallas	3
City of Balch Springs	1
City of Cedar Hill	1
City of DeSoto	1
City of Duncanville	1
City of Hutchins	1
City of Lancaster	1
City of Mesquite	1
City of Seagoville	1
City of Wilmer	1
Total	15

Members would serve three-year terms and serve at the pleasure of the appointing authority. The LGC would retain an Executive Director, a Secretary, and such other staff as may be needed.

At the June 5, 2023, City Council Special Work Session, Council received a presentation regarding a proposal to establish an Inland Port Local Government Corporation.

Should Council desire to move forward with approval of the attached resolution, Council must appoint three individuals to serve as incorporators of the Inland Port of Dallas County proposed Local Government Corporation. Council must also appoint one individual to serve as the initial director of the Inland Port of Dallas County proposed Local Government Corporation.

#### **Attachments**

Resolution

Certificate of Formation

Bylaws

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 5.****Meeting Date:** 06/26/2023**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:**

M23-13 Conduct a public hearing and consider an ordinance amending the Future Land Use Plan of the Comprehensive Plan from Suburban Neighborhood to Commercial Corridor on a property located at the southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, known as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.

**Background:**

1. **Location and size:** The properties are located at the southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 and 1402 S. I-35E and total 5.841 acres in size.
2. **Current Zoning:** The subject properties are currently zoned Commercial Highway (CH) and Agricultural Open (AO). This is a companion item to Z23-02.
3. **Adjacent Properties:**  
 North: Agricultural Open (AO)-Undeveloped Land  
 South: Commercial Highway (CH)-Undeveloped Land  
 East: Agricultural Open (AO)-Undeveloped Land  
 West: City of Desoto, Texas- I-35E Service Road
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the properties as Suburban Neighborhood. Suburban Neighborhood is appropriate for single-family detached and duplex development.

**5. Case History:**

Date	Body	Action
05/02/2023	P&Z	M23-13 Recommended approval of Future Land Use plan amendment
08/06/2019	P&Z	PS19-15 Approved A Final Plat
05/07/2019	P&Z	PS19-11 Approved the Preliminary Plat
08/27/2018	CC	Z18-02 Approved the rezoning request from AO to CH
08/27/2018	CC	Z18-03 Approved A SUP for carwash/auto detail

07/17/2018	P&Z	Z18-02 Recommend approval of the rezoning request from AO to CH
07/17/2018	P&Z	Z18-03 Recommend approval of the SUP request for a carwash /auto detail

### **Operational Considerations:**

The City's 2016 Comprehensive Plan and Future Land Use Map identifies this site as Suburban Neighborhood. Suburban Neighborhood is suitable for single-family and duplex uses. The applicant has requested to change the land use to Commercial Corridor, which is suitable for retail and single or multi-tenant commercial uses.

The proposed use is inconsistent with the Suburban Neighborhood designation, as this does not allow for commercial uses. I-35E is one of the City's main Corridors. Generally, commercial uses develop in this area to provide services along the major thoroughfare. The City's vision for I-35E is to have quality development and to ensure quality growth while providing a connection between major thoroughfares. Development in this area should call for retail, restaurants, multi-tenant commercial, and junior anchor commercial uses that will attract residents and visitors alike. The proposed carwash and future commercial use is compatible within the I-35E corridor.

The change in land use designation would allow the zoning change to occur. The 5.841 acre site would then be able to develop with commercial uses.

### **Legal Considerations:**

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

### **Public Information Considerations:**

On May 21, 2023, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff mailed notification of this public hearing to property owners within 200-feet of the subject site and zoning signs were placed on the property. Staff has received one letter of support.

### **Options/Alternatives:**

1. The City Council may approve the Comprehensive Plan Amendment request.
2. The City Council may deny the Comprehensive Plan Amendment request.

### **Recommendation:**

On May 2, 2023, the Planning and Zoning Commission recommended approval of the Comprehensive Plan amendment. Staff concurs.

### **Attachments**

Ordinance

Site Plan

Location Map

Comprehensive Plan Excerpt

Letter of Support

P&Z Agenda Item - May 2, 2023

P&Z Approved Minutes - May 2 2023

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 6.****Meeting Date:** 06/26/2023**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:**

Z23-02 Conduct a public hearing and consider an ordinance granting a zoning change from Agricultural Open (AO) and Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway uses and a Car Wash. The properties are located at the Southeast intersection of Parkerville Road and S. I-35E, known as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.

**Background:**

1. **Location and size:** The properties are located at the southeast corner of Parkerville Road and S. I-35E, addressed as 1400 and 1402 S. IH-35 E and total 5.84 acres in size.
2. **Current Zoning:** The subject properties are currently zoned Commercial Highway (CH) and Agricultural Open (AO)
3. **Adjacent Properties:**  
 North: Agricultural Open (AO) - Undeveloped Land  
 South: Commercial Highway (CH) - Undeveloped Land  
 East: Agricultural Open (AO) - Undeveloped Land  
 West: City of Desoto - I-35E Service Road
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the property as Suburban Neighborhood. Suburban Neighborhood is appropriate for single-family detached, duplexes, and townhomes. The proposed commercial use is inconsistent with the Suburban Neighborhood designation, therefore the applicant has requested a plan amendment. M23-13 is a companion item to this request.

**5. Case History:**

<b>Date</b>	<b>Body</b>	<b>P&amp;Z</b>
05/02/23	P&Z	Z23-02 Recommended approval of PD
05/02/23	P&Z	M23-13 Recommended approval of a Plan Amendment
08/06/2019	P&Z	PS19-15 Approved Final Plat
05/07/2019	P&Z	PS19-11 Approved a Preliminary Plat
08/27/2018	CC	Z18-03 Approved a SUP request for a car wash/auto detail use



08/27/2018	CC	Z18-02 Approved a rezoning request from AO to CH.
07/17/2018	P&Z	Z18-03 Recommend approval of a SUP request for a carwash /auto detail use
07/17/2018	P&Z	Z18-02 Recommended approval of a rezoning request from AO to CH.

### **Operational Considerations:**

This is a request to rezone the subject property from Commercial Highway (CH) and Agricultural Open (AO) to a Planned Development for Commercial Highway (CH) uses and a Car Wash. The northern portion of the property has an existing gas station with a convenience store, and a restaurant with a drive-through. The plans provided are for conceptual purposes. If the rezoning is approved, a site plan review will be required and the properties will need to be platted.

Pursuant to Section 14.1101 of the Lancaster Development Code (LDC), when reviewing a zone change application, there are five (5) considerations that must be made when deciding on a zoning change application. The following is an analysis of these considerations:

**Consistency with the Comprehensive Plan:** The City's 2016 Comprehensive Plan designates this site as Suburban Neighborhood. Suburban Neighborhood is suitable for single-family and duplex uses. The proposed use is inconsistent with the Suburban Neighborhood designation, as this does not allow for commercial uses. As one of the City's main corridors, generally commercial uses will develop along I-35E to provide services along the major thoroughfare. The City's vision for I-35 is to have quality development to ensure quality growth while providing a connection between major thoroughfares. Development in this area should call for retail, restaurants, multi-tenant commercial, and junior anchor commercial uses that will attract residents and visitors alike. The proposed carwash and future commercial use is compatible within the I-35 corridor.

**Potential Impact on Adjacent Development:** A Chevron gas station and Taco Casa are currently operating on the site. All the surrounding properties to the north, south, and east are undeveloped, and the property to the west is in the City of Desoto. Further north and south of the subject site, are commercial uses. The proposed zone change will not negatively impact the surrounding area.

**Availability of utilities and access:** The subject property is served by City of Lancaster sewer and water. The applicant will be responsible for connecting to utilities necessary for development. Access to the property is via the service road and Parkerville Road.

**Site conditions such as vegetation, topography, and flood plain:** The site is partially developed with one lot. Upon construction of the remaining site, factors such as vegetation, topography and flood plain issues will be addressed as part of the platting and site plan approval process and more specifically during the civil review before construction.

**Timing of Development as it relates to Lancaster's Capital Improvement Plan:** The City of Lancaster Capital Improvement Plan (CIP) does not have improvement plans for Parkerville Road or I-35E Service Road.

Based upon an analysis of the five (5) criteria that must be taken into consideration when reviewing a change in zoning application. The proposed zone change will aid in the City's efforts to attract more commercial development to provide an array of services for residents and visitors. Therefore, staff recommends approval.

In addition to the request to amend the Comprehensive Plan, this agenda includes companion items for a sign exception request M23-22 and a development agreement M23-21.

**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 May 21, 2023, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff mailed notifications of this public hearing to property owners within 200-feet of the subject site and zoning signs were placed on the property. Staff received two letters of support.

**Options/Alternatives:**

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

**Recommendation:**

On May 2, 2023, the Planning and Zoning Commission recommended approval of the PD. Staff concurs with the Planning and Zoning Commission's recommendation.

**Attachments**

Ordinance  
Exhibit A  
Location Map  
Letter of Intent  
Letters of Support  
P&Z Agenda  
Draft Minutes

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 7.****Meeting Date:** 06/26/2023**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:**

M23-22 Conduct a public hearing and consider an ordinance granting a special exception to Section 14.1204 (j) Pole Sign Placement on properties located at the southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.

**Background:**

1. **Location and size:** The properties are located at the southeast corner of Parkerville Road and S. I-35E, addressed as 1400 and 1402 S. IH-35 E and total 5.84 acres in size.
2. **Current Zoning:** The subject properties are currently zoned Commercial Highway (CH) and Agricultural Open (AO)
3. **Adjacent Properties:**  
 North: Agricultural Open (AO)- Undeveloped Land  
 South: Commercial Highway (CH)- Undeveloped Land  
 East: Agricultural Open (AO)- Undeveloped Land  
 West: City of Desoto- I-35E Service Road
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the property as Suburban Neighborhood. Suburban Neighborhood is appropriate for single-family detached, duplexes, and townhomes. The proposed commercial use is inconsistent with the Suburban Neighborhood designation, therefore the applicant has requested a plan amendment. M23-13 is a companion item to this request.

**5. Case History:**

<b>Date</b>	<b>Body</b>	<b>P&amp;Z</b>
05/02/2023	P&Z	Z23-02 Recommended approval of PD
05/02/2023	P&Z	M23-13 Recommended approval of Plan Amendment
08/06/2019	P&Z	PS19-15 Approved Final Plat
05/07/2019	P&Z	PS19-11 Approved a Preliminary Plat
08/27/2018	CC	Z18-03 Approved a SUP request for a car wash/auto detail use

08/27/2018	CC	Z18-02 Approved a rezoning request from AO to CH.
07/17/2018	P&Z	Z18-03 Recommend approval of a SUP request for a carwash /auto detail use
07/17/2018	P&Z	Z18-02 Recommended approval of a rezoning request from AO to CH.

### **Operational Considerations:**

This is a companion item to Z23-02 and M23-13. The applicant proposes a commercial development with a carwash and two pole signs. One 45-foot tall pole sign currently exists at 1400 I-35E. This sign houses signage for the Chevron gas station and Taco Casa. The Taco Casa has a face area of 81.25 square feet, and the Chevron sign has a face area of 142.29 square feet. This sign was installed in 2020.

Section 14.204 (j) 2-Maximum Height, of the Sign Ordinance states, the maximum pole height is 30-feet from ground level to the top of a sign structure, and section 14.204 (j) 3- Maximum Areas states, the maximum sign area is two hundred twenty-five (225) square feet. The applicant is proposing to expand the existing pole sign to a three sign pole, 80-feet in height with a total combined face area of 422 square feet. In addition, the applicant proposes a second pole sign to accommodate two future commercial buildings. The pole sign will house two signs, and will be 80-feet in height with a total face area of 332 square feet.

Due to the site being adjacent to I-35E and the grade change between the commercial development and the highway, a larger pole sign would provide for enhanced visibility to allow drivers to see the signage from the highway.

### **Legal Considerations:**

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

### **Public Information Considerations:**

On June 16, 2023, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff mailed notifications of this public hearing to property owners within 200-feet of the subject site and zoning signs were placed on the property. Staff has not received letters of support or opposition.

### **Options/Alternatives:**

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

### **Recommendation:**

Staff recommends approval.

### **Attachments**

Ordinance

Site Plan

Existing Pole Sign

Location Map

**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 8.****Meeting Date:** 06/26/2023**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:**

Z23-03 Conduct a public hearing and consider an ordinance granting a Specific Use Permit for an Oncor Switching Station, located approximately 0.5 miles east of the intersection of West Reindeer Rd. and State Highway 342, addressed as 1374 West Reindeer Rd., Lancaster, Dallas County, Texas.

**Background:**

1. **Current Zoning:** The subject property is currently zoned Agricultural Open (AO)
2. **Adjacent Properties:**
  - North: Agricultural Open (AO) - Undeveloped
  - South: Agricultural Open (AO) - Undeveloped
  - East: Agricultural Open (AO) - Undeveloped
  - West: Agricultural Open (AO) - Undeveloped
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan designates this property as Suburban Living. The Comprehensive Plan does not specify compatibility between land use and infrastructure necessary for development.

**5. Background**

Date	Body	Action
06/12/23	CC	M23-15 Approved an Exception for Landscaping
06/06/23	P&Z	PS23-28 Approved a Preliminary Plat
06/06/23	P&Z	Z23-03 Recommended approval of an SUP for a Switching Station

**Operational Considerations:**

The applicant is requesting a Specific Use Permit (SUP) for the purpose of developing the property with a new switching station for Oncor. This project will involve the construction of a new gravel pad, new concrete drive, and electrical switching station with two improved surface access points connecting to Reindeer Road, with the coordination of the Texas Department of Transportation (TxDOT) in accessing Reindeer Road as Loop 9 progresses. This new switching station will provide improvements, such as a detention pond. The maximum height of the equipment will be approximately 65-feet and the proposed pad is expected to cover approximately 572,256 square feet (13.13 acres). Oncor is proposing to screen the substation with a masonry wall that is 8-feet tall.

Additionally, the site will be landscaped with trees along the east boundary line, and shrubs will be planted along the perimeter of the facility outside of the 8-foot masonry wall.

Oncor has stated the switching station is necessary to address the increase in load demand due to a new customer project with the potential to pick up additional load as the area continues to grow.

**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 May 21, 2023, 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 and posted a sign on the property.

**Options/Alternatives:**

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

**Recommendation:**

On June 6, 2023, the Planning and Zoning Commission recommended approval with the condition of installing and maintaining 1) an 8-foot masonry wall around the substation; and 2) landscaping in compliance with the landscape plan. Staff concurs.

**Attachments**

Ordinance

Location Map

Site Plan

Elevations

June 6, 2023 P&Z Draft Minutes

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 9.****Meeting Date:** 06/26/2023**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda**Goal(s):** Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development**Submitted by:** Nyliah Acosta, Assistant Director of Development Services**Agenda Caption:**

Z23-08 Conduct a public hearing and consider a rezoning request from an Agricultural Open District (AO) to Single-Family Residential District (SF-4) on 31.29 acres. The property is addressed as 1747 North Houston School Road, located north of the intersection of North Houston School Road and West Pleasant Run Road. The property is known as Tract 6 of the Marady Parks Addition, Abstract 1120 Pg 345, in the City of Lancaster, Dallas County, Texas.

**Background:**

1. **Location and Size:** The property is located north of the intersection of North Houston School Road and West Pleasant Run Road and is approximately 31.29 acres in size.
2. **Current Zoning:** The subject parcel is currently zoned Agricultural Open.
3. **Adjacent Properties:**
  - North: Agricultural Open (AO) - Single family homes
  - South: Planned Development (PD); Multi-Family (MF-16) - Apartments
  - East: Agricultural Open (AO) - Single- family homes
  - West: Multi-Family (MF-16) - Undeveloped
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan designates this site as Suburban Neighborhood. The proposed zoning district is consistent with the Future Land Use Plan of the Comprehensive Plan; however, the proposed density is not consistent with the City Council's vision of 1-2 single-family dwelling units per acre.

**5. Case History\_**

Date	Body	Action
6/06/23	P&Z	Z23-08 Recommended Denial of Zone Change From AO to SF-4
9/26/22	CC	Z22-15 Denied Zone Change From AO to SF-6

9/06/22	P&Z	Z22-15 Recommended Denial of Zone Change From AO to SF-6
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**Operational Considerations:**

This is a request to change the zoning from AO to SF-4 for the development of a 90-lot single-family subdivision. Within the proposed development, 77 lots will be rear loaded and 13 lots are front entry.

**Consistency with the Comprehensive Plan:** The City's Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Suburban Neighborhood uses. The Future Land Use Plan states that, "Suburban neighborhoods will continue to be the dominant place type in Lancaster, providing a variety of residential products ranging from townhomes to single-family detached. These neighborhoods would generally be formed as subdivisions with residential densities ranging from 2-8 dwelling units per acre." The proposed density is 2.88 units per acre. The proposed density is within the range indicated in the Comprehensive Plan; however, it is inconsistent with City Council Goals and Objectives which advocate for "low density, high-quality single-family residential development." Low-density developments include densities ranging from 1 to 2 units per acre. It should be noted amenities such as a trailhead, community center, pool, tennis court and playground have been provided. These are desired amenities that enhance the overall development.

**Potential Impact on Adjacent Development:** This subject property is surrounded by residential uses on the north, east, and west sides. The properties to the south are developed with three separate apartment complexes. City Council has expressed a vision to move away from the traditional neighborhood development patterns that already exist in Lancaster.

**Availability of utilities and access:** The subject property is served by City of Lancaster water and sewer. The applicant will be responsible for connecting to those utilities. Access to this site would be provided from North Houston School Road.

**Timing of Development as it relates to Lancaster's Capital Improvement Plan (CIP):** The Master Thoroughfare Plan (MTP) identifies North Houston School Road as a 100 foot Major Arterial Type B. Rights-of-way dedication will occur at the time of platting. Construction and acceptance of the public rights-of-way is required prior to the submittal of the final plat and application for building permits.

**Site conditions such as vegetation, topography, and flood plain:** The subject property is currently undeveloped. Upon construction of this site, factors such as vegetation, topography and flood plain issues will be addressed as part of the plat and civil engineering process and more specifically during the civil review before construction. A portion of this property is in the floodplain and will require a flood study. All FEMA floodplain regulations are applicable.

Based upon an analysis of the five (5) considerations that must be taken into consideration when reviewing a change in zoning application, the proposed zoning change request to SF-4 is not appropriate as the proposed zoning district allows a denser residential development that is inconsistent with the City Council's Goals and Objectives to promote greater housing diversity. Should the City Council be inclined to approve the zone change, a development agreement has been proposed to ensure building elevations, materials, and amenities as shown in the supplemental documents, are provided.

**Public Information Considerations:**

On May 21, 2023, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notices to property owners within 200 feet of the subject site and posted a sign on the property. At the time of this report, staff has not received any letters of support or opposition.

**Options/Alternatives:**

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

**Recommendation:**

On June 6, 2023, the Planning and Zoning Commission recommended denial of the requested zone change to SF-4. Staff concurs. Per Section 14.208 (d) (1) of the Lancaster Development Code, 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.

**Attachments**

Location Map

Letter of Intent

Site Plan

Lot Key

Open Space

Renderings

June 6, 2023 P&Z Draft Minutes

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 10.**

**Meeting Date:** 06/26/2023

**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

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**Agenda Caption:**

M23-20 Conduct a public hearing and consider approval of an ordinance granting three special exceptions to the Lanport Overlay Intensity subdistrict, specifically 1) Section 2 (a)- Building Setback, 2) Section 2 (b)- Development Street Frontage, 3) Section 4 (b)- Transparency, and two exceptions from the Lancaster Development Code (LDC) specifically 1) Section 14.804 (b) (1) D- Detention Basins, 2) Section 14.804 (a) (1)- Streetscape Buffer on a property located at 1800 North Lancaster Hutchins Road, known as Lot 1 & 2, Block A, out of the APEC Addition, City of Lancaster, Dallas County, Texas.

**Background:**

1. **Location and Size:** The property is located east of the intersection of North Lancaster Hutchins Road and Industrial Street addressed as 1800 North Lancaster Hutchins Road. The property is 13.707 acres in size.
2. **Current Zoning:** The subject property is zoned Light Industrial (LI) Lanport Overlay.
3. **Adjacent Properties:**
  - North: Light Industrial (LI) Lanport Overlay - Undeveloped
  - South: Light Industrial (LI) Lanport Overlay - Undeveloped and Warehouses
  - East: Planned Development (PD) Lanport Overlay - Warehouses
  - West: Light Industrial (LI) Lanport Overlay - Undeveloped; Industrial use
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan designates the site as Logistics and Distribution. The proposed warehouse use is compatible with the Future Land Use Plan of the Comprehensive Plan.

**Operational Considerations:**

The applicant proposes to develop the property with two warehouses totaling 199,832 square feet. The property is located in the Lanport Overlay District within the Intensity Subdistrict.

The site plan submitted by the applicant does not meet the minimum design standards of the overlay district and the LDC. Therefore, the applicant is requesting the following exceptions:

1. Section 2 (a)- Building Setback, of the Intensity Subdistrict states, "to create the campus style environment of the Intensity Subdistrict, there will be a minimum build-to-line established that will allow for minimum landscaping requirements and the open feel... from major streets and service roads, the front yard shall be 100-feet". The front yard setback is a 100-foot build-to-line. At the nearest point, Building 1 is 102-feet from the property line. This requirement has not been met. The term "build to line" refers to a zoning regulation or urban design principle that dictates the placement of buildings or structures along a designated line, usually along a street or thoroughfare.
2. Section 2 (b)- Development Street Frontage, of the Intensity Subdistrict states "a minimum of 80% of the building frontage is required to be built on the build-to-line. Only 20% of the building may be setback further". This requirement has not been met. The majority of the building is behind the build-to-line.
3. Section 4 (b)- Transparency, of the Intensity Subdistrict states, "A minimum of 20% of the facade may be made up of glass". The applicant has provided 14.5% glazing on the west facade of both buildings, which are adjacent to Lancaster Hutchins Road. The requirement has not been met.
4. Section 14.804 (a) (1)- Streetscape Buffer, of the Lancaster Development Code (LDC) states, "a Street Landscape Buffer strip with a minimum width of 6-feet, must be provided along the entire length of the property to be developed, between the back-of-curb and sidewalk". The streetscape buffer has not been provided.
5. Section 14.804 (b) (1) D- Detention Basins, of the LDC states, "there shall be a minimum of one tree for each 750 square feet of dry land area". The landscape plan is deficient 95 trees per the detention pond areas.

When an applicant requests a deviation from the requirement, it allows an opportunity to provide enhancements in lieu of requesting an exception. At this time, no additional enhancements or alternatives have been provided.

#### **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 June 16, 2023, 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 and posted a sign on the property. No letters of support or opposition have been received.

#### **Options/Alternatives:**

1. The City Council may approve the request.
2. The City Council may approve the request with conditions and state those conditions.
3. The City Council may deny the request.

#### **Recommendation:**

Staff recommends approval of Ordinance A supporting an exception to the setback and glazing requirements; and not supporting any special exceptions to the landscaping requirements.

#### **Attachments**

Ordinance A

Ordinance B  
Site Plan and Elevations  
Landscape Plan

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**CITY OF LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 11.****Meeting Date:** 06/26/2023**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

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**Agenda Caption:**

In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the City Council may meet in executive session to discuss the following:

1. Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning International Property Maintenance Code (IPMC) issues.
2. Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning the proposed establishment of a local government corporation (LGC).

**LANCASTER CITY COUNCIL****City Council Special Work Session and Regular Meeting****Item 12.****Meeting Date:** 06/26/2023**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

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**Agenda Caption:**

Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

**Background:**

This agenda item allows City Council to take action necessary, if any, on item(s) discussed in Executive Session.