



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

Monday, February 26, 2024 - 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/81069893489?pwd=SzBPdFlmcnRUcGw0ME1HUjYwL1JrZz09>

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

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

7:00 P.M. REGULAR MEETING:

CALL TO ORDER

INVOCATION: Lancaster Interdenominational Ministerial Alliance

PLEDGE OF ALLEGIANCE: Councilmember Carol Strain-Burk

PROCLAMATION:

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 approval of minutes from the Regular Meeting held on January 22, 2024.
2. Consider a resolution accepting the 2023 Lancaster Police Department Racial Profiling Analysis Annual Report.

ACTION:

3. M24-25 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Joseph Kemp, relating to building materials for the development of the properties addressed as 1818 & 1836 Cedardale Road being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.
4. M24-24 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Glenda Investments, Inc., relating to building materials, amenities, landscaping and phasing for the development of the property addressed as 405 Hana Lane described as a 5.43 acre tract of land out of the Muttick 2 addition, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

5. Z24-7 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Multi-Family (MF-16) uses for a Senior Living development on properties addressed as 1818 & 1836 Cedardale Road being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.
6. M24-15 Conduct a public hearing and consider an ordinance to amend the Comprehensive Land Use Plan and Future Land Use Map from Rural Living to Mixed-Use Neighborhood, on properties addressed as 1818 & 1836 Cedardale Road being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.
7. Z24-4 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Commercial Highway (CH) uses and a Car Wash on property addressed as 405 Hana Ln., described as a 5.43 acre tract of land out of the Muttick 2 addition, City of Lancaster, Dallas County, Texas.
8. Z24-11 Conduct a public hearing and consider an ordinance to revoke a Specific Use Permit (SUP) allowing the parking of three dump trucks on a property zoned Single-Family Residential (SF-6) located at 828 N. Lancaster Hutchins Rd., known as Lot 16, Block 1, out of the Eastside Acres Addition, City of Lancaster, Dallas County, Texas.

ACTION:

9. Discuss and consider declaring a certain board, commission or committee position(s) vacant due to excessive absences and a resignation.
10. Discuss and consider a resolution approving an agreement with Charter Communication, Inc. to provide access to broadband (high-speed internet) throughout the City of Lancaster in an amount not to exceed six hundred ninety-five thousand seventy dollars and zero cents (\$695,070.00).
11. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement by and between the City of Lancaster and Mayflower Star LLC.
12. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement by and between the City of Lancaster and Starflower Hospitality LLC.

13. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement, in an amount not to exceed one million five hundred thousand dollars (\$1,500,000) by and between the City of Lancaster, Texas and CP Lancaster Land, LP and authorizing the City Manager to execute the agreement, and provide an effective date.
14. Discuss and consider a resolution approving an amendment to Section 14.01 and 14.02 of the agreement for solid waste and disposal services with Community Waste Disposal, L.P. (CWD) to provide for a Consumer Price Index rate increase for residential and commercial solid waste services.
15. Consider a resolution amending Section 10.1700 (Garbage Collection Fees) of the Master Fee Schedule for fees and charges assessed for solid waste and recycling collection.

EXECUTIVE SESSION:

16. In accordance with Chapter 551 Section 551.071 of the Texas Government Code (the Texas Open Meetings Act), the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated, or potential related litigation in regard to:
 - 1) Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).
 - 2) Real Property located at 632 Reindeer Road.
 - 3) Real Property located at 3410 Sherwood Drive.
 - 4) Future Infrastructure (Houston School Road water main damage).
 - 5) DeltaVictor LLC v. City of Lancaster.
 - 6) Pleasant Run Road Improvements (Dallas County MCIP 31403).
 - 7) Sales Tax Audit.
 - 8) Potential dis-annexation of real estate.
17. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

ADJOURNMENT

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

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

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

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

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

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

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on February 22, 2024, @ 7:15 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Dori Lee
Assistant City Manager