



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

**Monday, October 19, 2020 - 7:00 PM**



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**While the Mayor may be physically present at City Hall, the other Councilmembers will attend via video or audio link due to the COVID-19 emergency situation.**

**IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and executive orders regarding the public will not be admitted to the physical meeting location.**

**Please click the link below to join the webinar:**

[https://us02web.zoom.us/join/register/WN\\_HdjgXEmjQc2cY9REMWdROW](https://us02web.zoom.us/join/register/WN_HdjgXEmjQc2cY9REMWdROW)

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

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

**CALL TO ORDER**

1. Receive a presentation from the Best Southwest Partnership (BSW) regarding their 2019/2020 Annual Report.
2. Receive a presentation from the Texas Human Legislation Network (THLN).
3. Discuss the Code of Ordinances Article 6 Building Regulations, Sec. 6.03.002 Commencing work without permit.
4. Receive a presentation regarding single-family Residential Incentive Programs for developers and builders.

**ADJOURNMENT**

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**EXECUTIVE SESSION:** The City Council reserve 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 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 the Lancaster City Hall on October 16, 2020 @ 10:00 a.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.**



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Sorangel O. Arenas  
City Secretary

## CITY OF LANCASTER CITY COUNCIL

### City Council Work Session

1.

**Meeting Date:** 10/19/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

**Goal(s):** Effective Municipal Operations  
Financially Sound City Government  
Healthy, Safe & Engaged Community

**Submitted by:** Carey Neal, Assistant to the City Manager

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### **Agenda Caption:**

Receive a presentation from the Best Southwest Partnership (BSW) regarding their 2019/2020 Annual Report.

### **Background:**

The Best Southwest Partnership was formed in 1986 by four cities Cedar Hill, DeSoto, Duncanville, and Lancaster. Since then the partnership has expanded and includes eleven (11) city partners and eighteen (18) other partners that include hospitals, colleges and universities, banks, utilities, and other businesses, all interested in improving the quality of life in the BSW region, thereby promoting economic development.

Cory Lacy, Best Southwest Partnership President, will make a presentation to City Council.

### **Attachments**

Best Southwest Annual Report

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# Best Southwest Partnership

2019-20 Update

August 2020



# Table of Contents

- **Welcome from the President..... 3**
- **History..... 4**
- **Welcome from the Chair ..... 6**
- **Leadership..... 7**
- **Goals (Pre- and Post-COVID) ..... 9**
- **Value for Our Members ..... 10**
  - Leading Information Resource
  - Social Media Expansion
  - Website Overhaul

- **Core Initiatives..... 11**
  - Education
  - Health
  - Transportation
  - Workforce and Economic Development
  - Legislative – TGIF Series
- **2020 and Beyond ..... 16**



## Welcome from the President

Thank you for your ongoing support of the Best Southwest Partnership. The history of BSWP has included many milestones and achievements, and there's no doubt that our response to the COVID-19 pandemic stands as a testament to our core vision of creating a thriving region for future generations. The challenges presented by this pandemic are many, including those that potentially have a detrimental effect on our workforce and economic development priorities. I am excited every day to be working with a team that is tirelessly committed to advancing our region while overcoming barriers and obstacles. I am very proud to say I represent the Best Southwest.

I look forward to working with our Board of Directors in 2020-21 as we continue to make history as the Best Southwest Partnership.

Sincerely,  
Cory Lacy



# History

The two-county Best Southwest Partnership region is a dynamic and growing area of the Dallas-Fort Worth Metroplex. The communities of Cedar Hill, DeSoto, Duncanville and Lancaster have been joined by Ferris, Glenn Heights, Hutchins, Ovilla, Red Oak, Wilmer and Balch Springs to partner in promoting the advantages and benefits of living in and investing in Southern Dallas County and Northern Ellis County.

The Best Southwest Partnership was formed in 1986 by four cities – Cedar Hill, DeSoto, Duncanville and Lancaster. There are 11 city partners and 18 other partners that include hospitals, colleges and universities, banks, utilities and other businesses, all interested in improving the quality of life in this region, thereby promoting economic development.

- ➔ **Core Initiatives:** Education, Healthcare, Transportation, and Workforce and Economic Development
- ➔ **BSWP Vision:** “Thriving Region for Future Generations”
- **Objectives:**
  - We bring different perspectives to energize and strengthen the development of the region.
  - We market the area as a whole to create significant opportunities.
  - We are a unified group of influential leaders who are passionate about the growth and success of this region.
  - Together, we’re even stronger.

“

**By producing locally, we can get them to the front lines quickly. Since most masks have been made overseas up until now, this local response is critical. It is not an easy time right now, but we are proud to do our small part in helping our country during this unprecedented crisis, and hopefully helping to keep people healthy.**

”

*Bruce Birnbach, CEO of American Leather Holdings*



American Leather manufacturing plants, including one in the Best Southwest region, shifted to producing protective face masks and gowns during the pandemic.



## Welcome from the Chair

Greetings! It has been my distinct pleasure to serve as 2020 Chair of the Best Southwest Partnership Board of Directors. As you know, it has been a most challenging year due to the COVID-19 pandemic and the uncertainty it has caused in all facets of our lives. We all agree that health and safety is our top priority, and I want to express my deepest sympathy and condolences if you have been touched directly by this insidious virus. Seeing our community come together in response to the pandemic clearly illustrates that we will overcome this challenge and achieve even greater things in the future.

I am proud that as an organization, we were able to pivot quickly and adjust our priorities when the pandemic hit our region. This report will summarize our pre- and post-COVID priorities and the progress we've made with our core objectives, as well as taking a quick look at 2020 and beyond. I am thrilled to pass the gavel

to Robyn Mota with Republic Services, who is supremely prepared to guide our talented Board as we look forward to a time when COVID-19 is more of a historical footnote than an everyday reality. Please continue to lend your full support to the Best Southwest Partnership as we strive to become even stronger post-COVID!



Take Care,  
Dr. Joe Seabrooks

# Leadership

## ➤ Executive Committee

- Dr. Joe Seabrooks,  
Dallas College Cedar Valley - Chair
- Robyn Mota,  
Republic Services – Chair-Elect
- Alfonso Hernandez, Atmos Energy –  
Immediate Past Chair
- Dr. Cynthia Mickens Ross, Methodist  
Charlton – Previous Past Chair
- Abdiel Ruiz,  
Ruiz Financial – Treasurer
- Trudy Lewis,  
City of Hutchins – Secretary
- Steve Martin,  
Duncanville Chamber – Vice Chair
- Randall Chase,  
Cedar Hill Chamber – Vice Chair
- Bridgette Taylor,  
Lancaster Chamber (Legacy Texas  
Bank) – Vice Chair
- Kenneth Govan, DeSoto Chamber  
(Oncor) – Vice Chair
- Honorable Curtistene McCowan,  
Mayor, City of DeSoto
- Cory Lacy, President,  
Best Southwest Partnership

## ➤ Board Members (Voting)

- Honorable Barry Gordon,  
City of Duncanville
- Honorable Carrie Gordon,  
City of Balch Springs
- Honorable Clyde Hairston,  
City of Lancaster
- Honorable Doug Hunt, City of Ovilla
- Honorable Chad McCurdy,  
City of Cedar Hill
- Honorable Michael Williams,  
UNT Dallas
- Dustin Anthamatten, Methodist  
Charlton Medical Center
- Kim Buttram, Cedar Hill EDC
- Paul Frederiksen, City of Duncanville
- Marlon Goff, City of Glenn Heights
- Tom Huth, Palladium USA
- Monica Kenney, Frost Bank
- Opal Maudin Jones,  
City of Lancaster
- Bob Mong, UNT Dallas
- Joe Newman, DeSoto EDC
- Stephanie Starrett,  
Plains Capital Bank

➤ **Board Members (Non-Voting)**

- Honorable Mark Stanfill, City of Red Oak
- Honorable Emmanuel Wealthy-Williams, City of Wilmer
- Marcus Balch, Texas State Technical College
- Felecia Benton, Zoe Communications
- Kim Britton, STAR Transit
- Cheryl Brown, CIGNA
- Guy Brown, City of Hutchins
- Michael Flusche, Office of U.S. Senator Ted Cruz
- Dr. Beatriz Joseph, Dallas College Mountain View
- Kimberly Hilley, TXU Energy
- Leonor Marquez, Los Barrios Unidos Community Clinic
- Patricia Coleman, Marketing/Branding Chair (Bank of DeSoto)
- Patricia Davis, Workforce/Economic Development Chair (Dallas College Cedar Valley)
- Sherese Lightfoot, Education Co-Chair (Lancaster ISD)
- Dr. Brenda Richardson Rowe, Health Care Chair (Harmony Community Development Corp.)
- Tierney Tinnin, Education Co-Chair (Cedar Hill ISD)

# 2020 Goals

## ➤ Pre-COVID

- Align BSWP Priorities with Dallas Regional Chamber (participate in DRC Southern Dallas Taskforce)
- Develop a Regional Housing Strategy (Executive/Middle Class/Affordable)
- Focus on Strengthening Our Regional Workforce (e.g., First Responders, Teachers, Advanced Manufacturing, etc.)
- Finalize Our Regional Transportation Plan
- Develop a Comprehensive Childcare/Early Childhood Strategy
- Develop a Customer Service Training Program for Regional Retail/Hospitality Industry

## ➤ Post-COVID

- Find Ways to Add Value for Our Members
- Become a Leading Information Resource for the Region
- Examine our Social Media Presence
- Evaluate our Website
- Become Involved in Local Transportation Initiatives
- Expand our Workforce/Economic Development Opportunities
- Continue to Support Our Local ISDs and Students with Our Scholarship Program
- Expand Our TGIF Legislative Series

# Value for Our Members

- Leading Information Resource
- **Pandemic Champions Series**
  - Social Media Campaign Highlighting the Efforts of Members During COVID-19 Global Pandemic
  - Promoting What Our Members are Doing to Serve the Region
- Created a New Website, [www.bestsouthwestresources.com](http://www.bestsouthwestresources.com), to Serve as an Information Clearinghouse for the Region
- Compiled List of All Essential Businesses
- Ran Our Pandemic Champions Video Series
- Promoted Our Education Scholarships
- Created a Place to House Community Information
- Social Media Expansion
- **Examined Current Social Media Platform**
  - Personal Facebook, Instagram and Twitter accounts That Were Not Updated
  - Created New Business Facebook Account
  - Relaunched Twitter and Instagram
  - Created BSWP LinkedIn Page
- Website Overhaul



# Core Initiatives

## ➤ Education

- Annual Education Luncheon Cancelled Due to COVID
- Created New Program to Award Scholarships to One Deserving Student in Each BSWP Member City

## ➤ Health

- Focus on Mental Health Awareness and Treatment

## ➤ Transportation

- Continue to Support Programs that Enhance Transportation for All Residents and Businesses in the BSWP Region
  - Partnered with NCTOG and USDOT to Sponsor a Study to Enhance Mobility at the Inland Port
- IH-45 in Hutchins
  - Interstate 45 at Dowdy Ferry intersection is a Key Crossing Location for Industrial, Residential, Commercial, and Retail traffic in the City of Hutchins, Immediately South of Interstate 20 and Just East of Dallas Inland Port Rail Line
  - Site Ensures Commuter Access in every direction
  - Crossing is Main Access Route for FedEx Ground (which employs 1,600 people), 3 Georgia Pacific Warehouses (encompassing over 2 million square feet), Republic Sanitation Services, 3 hotels, 6 quick service restaurants, as well as many travelers entering the Dallas Metropolitan Area

- IH-45 in Hutchins
  - DeSoto Mayor Curtistene McCowan Serves as Best Southwest Regional Transportation Council Representative
  - City of Hutchins Requested Her Assistance to Provide Advocacy and Support for Our Request with NCTCOG and TXDOT
  - She Quickly Coordinated a Meeting Between All Parties; City's Request That was Dormant for 6 years Received an Approved Project with Funding and Schematics in Less Than 2 Months



**Without the support, advocacy, relationship, and connection to our neighboring community, this project would not have been resolved. The Best Southwest Partnership has been an incredible value to the City of Hutchins and solidifies our understanding of the importance of membership.**



*Trudy Lewis, Hutchins City Administrator*

- Workforce and Economic Development
- **Partnered with Dallas College to Introduce the “Jobtimize” Program to the Region**
  - Program Evaluates Applicants for Open Positions in Any Field Based on Soft Skills as well as Past Experience and Education
  - Also Works for Existing Employees to Confirm They are in the Best Position for Success
- **Post-COVID Response**
  - Financial Assistance to Regional Businesses Affected by Pandemic Through a Texas Workforce Commission Skills Development Fund
  - Partnered with Employers During Pandemic on Retraining Initiatives to Help Ensure Positive Workforce Outcomes
- **Secured \$500,000 to Support Businesses in the BSWP and Southern Sector of Dallas County**
  - 282 Trainees Scheduled to Participate
  - 15 Companies Participating
  - Developed a iCSI Program That Would Provide a Consistent Customer Service Training Program for Local Businesses





- Legislative – TGIF Series
- **Moved Annual TGIF Event to Virtual Format Available on Zoom and Facebook Live**
  - Aug. 7 – **Economic Development**
    - Speaker: Adriana Cruz, Governor's Office of Economic Development
    - Facilitator: State Rep Carl Sherman
  - Aug. 14 – **Mental Health/Healthcare**
    - Speakers: Sabrina Conner, Director of External Affairs, North Texas Behavioral Health Authority and Sonja Gaines, Deputy Executive Commissioner, Texas Health and Human Services Commission
    - Facilitator: State Rep. Toni Rose
  - Aug. 21 – **Education**
    - Speakers: BSWP Superintendents Panel
    - Facilitator: State Senator Royce West
  - Aug. 28 – **Law Enforcement**
    - Speakers: BSWP Police Chiefs Panel
    - Facilitators: State Rep. Carl Sherman and State Senator Royce West

# TGIF

# LEGISLATIVE BREAKFAST SERIES

Virtual Sessions: 8-9:15 a.m.

Aug. 7

Economic Development

Series Sponsor: 

Aug. 14

Mental Health/Health Care

Series Sponsor: 

Aug. 21

Education During the Pandemic

Honorable  
Series Sponsor: **Michael Williams**

Aug. 28

Law Enforcement

Series Sponsor:



Title Sponsor



Presenting Sponsors



Silver Sponsors

Aug. 7

Cedar Hill EDC  
DeSoto EDC  
Duncanville Community  
and Economic Development Corporation  
Balch Springs EDC  
City of Wilmer  
Bank of DeSoto  
City of Glenn Heights

Aug. 14

City of Balch Springs  
Los Barrios Unidos  
Community Clinic

Aug. 21

Balch Springs EDC  
Lancaster ISD

Aug. 28

City of Balch Springs

Registration Link:  
[bestsouthwestresources.com](http://bestsouthwestresources.com)

# 2020 and Beyond →

Virtual Passing of Gavel to New Chair, Dec. 10, Noon (tentative)

Advance Progress of Core Objectives

Continued Proactive Response to COVID-19 Crisis

BSWP Retreat, Nov. 20, 8 a.m. - 2 p.m. (tentative)

“

**The benefits of the Best Southwest Partnership are many, but given a core focus of the partnership is health care, Methodist Charlton considers it a natural fit to be at the table to provide resources that will address the health disparities and drive health and wellness initiatives in the region.**

”

*Dr. Cynthia Mickens Ross, Director of Community Relations  
& External Affairs, Methodist Charlton Medical Center*

“

**I firmly believe in order to feel included, you have to be included. Thus the reason, as Mayor of the All-America City of DeSoto, I made a commitment to represent my city with the spirit of asking not only what the Best Southwest Partnership could do for DeSoto, but also what DeSoto could do to strengthen the Partnership. I am honored I have had the opportunity to serve and collaborate with such a phenomenal group of leaders focused on ‘Uplifting the Region Together.’**

”

*Curtistene S. McCowan, Mayor, City of DeSoto*

“

**When I think about the Best Southwest Partnership, I think about my famous quote: ‘Positive, Progressive Partnership, Produces Prosperity for All.’ Working together in a collaborative atmosphere always benefits the whole.**

”

*Clyde C. Hairston, Mayor, City of Lancaster*

“

**The Best Southwest Partnership allows us to rely on relationships and discuss the efforts that could be consistent throughout our region, while also working together to streamline ideas to equip our legislators.**

*Stephen Mason, Mayor, City of Cedar Hill*

”



**The stated objectives of the Best Southwest Partnership are not mere words crafted to fulfill an organizational need. The objectives are real and actionable, both for the BSWP and its members at the local level. I am pleased to attest personally to their efficacy. The unity and comradery evidenced among the members is truly extraordinary, and may I say, unique among municipalities. The relationships are synergistic serving to enhance the region as well as each city.**

**We truly are stronger together.**



*Barry L. Gordon, Mayor, City of Duncanville*

## CITY OF LANCASTER CITY COUNCIL

### City Council Work Session

2.

**Meeting Date:** 10/19/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

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

**Submitted by:** Carey Neal, Assistant to the City Manager

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### **Agenda Caption:**

Receive a presentation from the Texas Human Legislation Network (THLN).

### **Background:**

As prescribed in the City Council Rules and Procedures, amended August 2019, Section D. City Council Agenda Process, Subsection 1.b., Council Member Stanley Jaglowski requested a presentation from THLN regarding Texas State Law SB295 and HB940 on the "Unlawful Restraint of Dogs" be included on City Council Work Session for the purpose of consideration in Lancaster's Legislative Priorities.

Jamie Olin, THLN Board Member and Legislative Chair, and Stacy Sutton Kerby, Government Relations Director of THLN will make a presentation to City Council.

### **Attachments**

THLN Presentation

THLN SB295-HB940 Adequate Shelter Restraint Standards

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# Texas Law on the Adequate Shelter & Restraint of Dogs

City of Lancaster, Texas  
October 19, 2020



A puppy chained to a vehicle in Dallas, Texas  
(September 2014)



# Adequate Shelter & Restraint Bill aka “Humane Tethering”

## SUMMARY:

1. Define Tethering
2. Define inhumane Tethering
3. Describe Current Law
4. Describe Bill



# What are “Tethering” and “Restraint”?

**Tethering** is the act of using a rope, strap or cord to restrain and contain an animal (dog) on your property.

The tether is attached to the animal via a properly fitted harness at one end. The other end is attached to a fixed object.



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# What is “Inadequate Shelter & Restraint”?



## **Inadequate Shelter:**

- **No shade or escape from excessive heat**
- **No access to water**
- **No access to food**
- **No protection against freezing temperatures**
- **No protection against storms and standing water**

## **Inhumane restraint:**

- **A dog chained alone continuously suffers immense psychological damage and can become neurotic, unhappy, anxious and often aggressive.**
- **Some chained dogs have collars embedded in their necks, and some become entangled in their chains.**

# Dangerous to People

**Chained dogs have killed at least 109 people from 1965-2001:**

- **99 were children that wandered into reach of a chained dog**
- **11 were attacks by dogs who broke free of their restraint**

**Chained dogs are statistically more dangerous than free-running packs of dogs.**



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LEGISLATION  
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# Texas Children Killed by Inhumanely Tethered Dogs

## **Pablo Hernandez, 5 y/o**

Weslaco, Hidalgo County (2008)

Neighbors told deputies the dog was always chained up.



## **Amber Jones, 10 y/o**

San Antonio, Bexar County (2007)

Amber helped free a chained dog stuck in a fence and was attacked.



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# Organizations Against Inhumane Tethering

- **USDA**
- **AVMA**
- **CDC**
- **Various national organizations (ASPCA, HSUS, Mothers Against Chaining Dogs)**



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LEGISLATION  
NETWORK®**

# Current Texas State Tethering Law

In 2007, the Texas legislature passed a bill to address tethering standards, but unfortunately, the bill was very poorly drafted. The law (Chapter 821, Subchapter D, Texas Health & Safety Code) gives little or no protection to a tethered dog and, as written, is unenforceable.

***In fact, to THLN's knowledge, there has not been a single prosecution since the law's passage.***

# Purpose of the Humane Tethering Bill

- **This bill does not prohibit tethering.**
- The purpose of this bill is to set out clear and specific requirements for the humane tethering of a dog and to provide law enforcement and animal control officers the authority to enforce those requirements.
- These humane tethering requirements are common sense and consistent with those required in other states and in Texas city ordinances.
- This bill would create statewide minimum standards for the tethering of a dog.



# Summary of Changes to the Bill

- The tethering device must allow the dog access to a shelter of adequate size to allow the dog to stand erect, to turn easily and to sit and lay down in a comfortable and normal position and constructed in such a manner as to keep the dog dry and protected from exposure to extreme temperatures.
- The tethering device must allow the dog access to shade from direct sunlight and potable drinking water.
- The length of the tethering device must be at least five times the length of the dog as measured from the tip of the dog's nose to the base of the dog's tail or twelve feet whichever is greater.
- The tethering device must be attached to a collar or harness constructed of nylon, leather or similar material properly fitted to the dog.
- The tethering device must have swivels on both ends to prevent the dog from becoming entangled.
- The tethering device cannot be made of metal chain links more than a quarter of an inch thick or have any weights attached to it.
- The tethering device must be capable of keeping the dog from: (i) leaving the owner's property; (ii) entering within six feet of a public sidewalk, road or highway; or (iii) reaching an object or hazard that poses a risk of injury or strangulation to the dog.



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# Questions? Thank you!



**Jaime Olin, THLN Board Member  
& Legislative Chair**  
[jkolin27@gmail.com](mailto:jkolin27@gmail.com)



**Stacy Sutton Kerby, THLN Dir.  
Of Govt. Relations**  
[stacy@thln.org](mailto:stacy@thln.org)



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**[www.thln.org](http://www.thln.org)**

## **SB295/HB940 - BASIC STANDARDS OF SHELTER AND CARE FOR RESTRAINED DOGS**

Texas Health and Safety code, § 821.077, titled “Unlawful Restraint of Dogs”, was created in 2007, to establish requirements for restraining a dog to ensure the safety and health of the animal and community. The Texas Animal Control Association, LEO’s, and prosecutors maintain the law is unenforceable due to confusing language and a mandatory 24-hour warning period that limits an officer’s immediate enforcement of this statute, thereby preventing them from intervening in a critically unsafe situation. This bill addresses the following:

### **IMPROVEMENTS AND CLARIFICATIONS TO EXISTING LAW:**

- **Requires and defines adequate shelter.** The new definition protects from exposure to extreme temperatures and standing water and must be large enough to allow the dog to stand, turn around, and lie down.
- **Requires access to water.**
- **Prohibits the use of a chain.** Restraint must be attached to a collar or harness properly fitted to the dog. (Chains are #1 cause of unsafe and unlawful conditions.)
- **Strikes the mandatory 24-hour warning period** to allow officers to utilize their discretion to issue citations when situations are unsafe and imminent danger is present.

### **PROPOSED CHANGES ENSURE THE HEALTH AND SAFETY OF ALL:**

- **Chains are heavy and cause undue pain and injury when they easily tangle leading to aggression in dogs.** Pain and a lack of access to basic care causes dogs to be aggressive. There are many reports of chains breaking and aggressive dog attacks on children.
- **The mandatory 24-hour warning/wait period prevents law enforcement from addressing critical and dangerous situations when they occur,** leading to death, injury and repeat offenders.

**KEY EXEMPTIONS:** The Bill exempts when the dog is with his owner or unattended due to a temporary task such as camping, hunting or fishing, or when the dog is working related to agricultural activities, including when the dog is in a pick-up truck.

**ENDORSEMENTS:** Including, but not limited to, Texas Animal Control Association (TACA), Texas Veterinary Medical Association (TVMA), Texas Municipal League (TML), Texas Municipal Police Association (TMPA), and Combined Law Enforcement Agencies of Texas (CLEAT).

Shelby Bobosky, President: [shelby@thln.org](mailto:shelby@thln.org) / Laura Donahue Halloran, Exec. Director: [laura@thln.org](mailto:laura@thln.org)

## CITY OF LANCASTER CITY COUNCIL

### City Council Work Session

3.

**Meeting Date:** 10/19/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

**Goal(s):**  
Effective Municipal Operations  
Financially Sound City Government  
Sound Infrastructure  
Quality Development

**Submitted by:** Vicki Coleman, Development Services Director

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#### **Agenda Caption:**

Discuss the Code of Ordinances Article 6 Building Regulations, Sec. 6.03.002 Commencing work without permit.

#### **Background:**

As prescribed in the City Council Rules and Procedures, amended August 2019, Section D. City Council Agenda Process, Subsection 1.b., Council Member Carol Strain-Burk requested that an item be included on this City Council Work Session for the purpose of discussing the City of Lancaster current policies and procedures regarding penalties assessed for residents who repeatedly receive violations under Development Services.

The City's Code of Ordinances provides for the collection of double fees when work is performed without a permit. Additionally, the Code of Ordinances provides for the collection of an investigation fee equal to the permit fee. Although double permit fees are assessed for working without a permit, staff has not been assessing investigation fees which are also equal to the permit fee. We will be amending the Master Fee Schedule to allow for the collection of this fee.

While it is not uncommon that a project may be started without a permit (e.g. roof, deck remodel, etc). It is, however, unusual for a project or site owner to habitually perform work without a permit. The City's permitting system does not have a search factor to generate a report regarding the frequency of work without a permit to report on the frequency of this event occurring. Staff is working with the software provider to implement this reporting change. Within the last two years, staff's knowledge of habitual violators related to working without a permit was limited to a single address which has approximately five instances of performing work without first obtaining city approval.

The following are the relevant sections of the Code of Ordinances that provide guidance to penalties associated with performing work without a permit.

Sec. 6.03.002 Commencing work without permit

Where work for which a permit is required is started or preceded prior to obtaining said permit, the fees above shall be doubled. The payment of a double fee shall not relieve any persons from fully complying with the regulations prescribed in this article in the execution of the work or from any other penalties prescribed herein.

Sec. 6.04.052 Exceptions and amendments

109.8.1 Investigation. Whenever work for which a permit is required by this code has been

commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

This item is for Council discussion at the request of Councilmember Strain-Burk.

## CITY OF LANCASTER CITY COUNCIL

### City Council Work Session

4.

**Meeting Date:** 10/19/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

**Goal(s):** Quality Development

**Submitted by:** Vicki Coleman, Development Services Director

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#### **Agenda Caption:**

Receive a presentation regarding single-family Residential Incentive Programs for developers and builders.

#### **Background:**

As prescribed in the City Council Rules and Procedures as amended August 2019, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Carol Strain-Burk requested that an item be included on a work session agenda for the purpose of discussing a Residential Incentive Program.

At the City Council Work Session on June 22, 2020, and at a Strategic Planning Session on June 26 and 27, 2020, City Council received information and had a discussion regarding a Residential Incentive Program. A Residential Incentive Program is designed for developers and residential home builders, as well as property owners, who execute an approved Residential Development Plan with the City to recoup an agreed percentage of taxes received by the City for newly constructed owner-occupied single-family homes. Qualifications, performance standards, requirements, and the amount of incentives are created and adopted by the City Council.

The Residential Incentive Program is a reimbursement plan made possible by increased sales tax and/or property tax revenue that would be increased property values over a period of time designated by the City.

City Council will receive a presentation regarding the components of a Residential Incentive Program.