

MINUTES

LANCASTER CITY COUNCIL SPECIAL MEETING OF FEBRUARY 16, 2026

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on February 16, 2026, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Stanley M. Jaglowski
Marco Mejia [Zoom]
Derrick Robinson
Mayor Pro Tem Mitchell Cheatham
Deputy Mayor Pro Tem Betty Gooden-Davis

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David Ritter, City Attorney
Chris Youngman, Emergency Communications and Management Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth Johnson, Fire Chief
Michael Delmore, Chief Financial Officer
Rifat Alam, Director of Public Works
Sam Urbanski, Police Chief
Vershurn Ford, Director of Community and Public Relations
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Gregory Carrell, Assistant to the City Manager
Jacqueline Paige, Assistant Finance Director
Jerry Rand, City Marshal
Karl Stundins, Assistant Director of Economic Development
Michelle Evans, Assistant Director of Human Resources
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 8:20 p.m. on February 16, 2026.

Public Testimony/Citizen's Comments:

No Speakers.

Action:

- 1. Discuss and consider a resolution approving the terms and conditions of a renewal agreement for solid waste and disposal services with Community Waste Disposal, L.P. (CWD) to provide solid waste collection, hauling, and disposal for residential and commercial customers and recyclable materials collection processing and adopting rates for the City of Lancaster.**

City Manager Mauldin-Jones gave a staff report on action item 1.

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Councilmember Strain-Burk shared that she requested and received the surrounding Cities rates for CWD.

Councilmember Mejia stated that the City should have solicited bids for trash services and requested information on costs and bulk service used by surrounding cities for comparison. --

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Stain-Burk to approve action item 1. The vote was cast 6 for, 1 against [Mejia].

- 2. M26-02 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Perfection Hail, LLC, relating to building materials and landscaping for the development of a minor auto repair facility on the property being 0.92 of an acre, legally described as Lots 15, 16, & 17, Block A, of the Beckley City Lots Addition, addressed as 1611 Idlewild Lane, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on action item 2.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 2. The vote was cast 7 for, 0 against.

Public Hearing:

- 3. Z26-02 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) for Minor Auto Repair, specifically Paintless Dent Repair, on a property being 0.92 of an acre, legally described as Lots 15, 16 & 17, Block A, out of the Beckley City Lots Addition, addressed as 1611 Idlewild Lane, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 3.

Elias Rodriguez, 317 E. Jefferson, Dallas, TX., 75203, applicant, shared information on the business location at 1611 Idlewild Lane, City of Lancaster.

Councilmember Jaglowski expressed appreciation to the applicant for their interest in doing business with the City and stated that the requested SUP does not align with the City's vision for that area.

Mayor Hairston opened the public hearing.

No speakers.

Mayor Hairston closed the public hearing.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Stain-Burk to approve public hearing item 3 with the following conditions 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited; 2) All repair work shall occur within an enclosed structure; no outdoor vehicle repair or service activity shall be permitted; 3) All parking shall be provided on an improved surface; 4) Installation and/or operation of a paint booth is prohibited; 5) The SUP is for the exclusive use of auto dent repair limited to the operator of this application. New operators will be required to obtain a new SUP. The vote was cast 6 for, 1 against [Jaglowski].

Public Hearing item 4 was pulled by applicant.

- ~~4. **M25-38 Conduct a public hearing and consider a request to amend the future land use map of the Comprehensive Plan from Suburban Mixed-Use to Commercial Corridor on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, being 3.17 acres addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.**~~
- 5. Z26-03 Conduct a public hearing and consider ordinance granting a Specific Use Permit (SUP) for Minor Auto Repair, on the property being 0.522 of an acre, legally described as Lot 13, Block A, Beckley City Lots Addition, addressed as 1480 North I-35E, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 5.

Mayor Hairston opened the public hearing.

No speakers.

Mayor Hairston closed the public hearing

MOTION: Councilmember Stain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 5 with the following conditions: 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited; 2) All repair work shall occur within an enclosed structure; no outdoor vehicle repair or service activity shall be permitted; 3) All parking shall be provided on an improved surface; 4) Installation and/or operation of a paint booth is prohibited; 5) a 10-foot landscape buffer including trees and shrubs must be planted along the perimeter of the site on I-35E, Idlewild Court and Idlewild Lane; 6) The SUP is for the exclusive use of auto dent repair limited to the operator of this application. New operators will be required to obtain a new SUP. The vote was cast 7 for, 0 against.

- 6. Z26-04 Conduct a public hearing and consider an ordinance granting a zoning change from Agriculture Open (AO) to Light Industrial (LI) on a property being 19.25 acres in size, legally described as Lot 2, Block A, of Yampa Addition. The property is addressed as 2304 East Longhorn Drive, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 6.

Mayor Hairston opened the public hearing.

Thomas Hillsman, 6519 Westgate Dr., Dallas, TX, 75254, applicant gave a presentation on public hearing item 6.

Tyler Jones, 4510 Runnemedede Rd., Atlanta, GA, 30327, applicant spoke in favor of public hearing item 7

Mayor Hairston closed the public hearing

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve public hearing item 6. The vote was cast 7 for, 0 against.

7. **Z25-13 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) to allow for a ninety (90) feet-tall wireless communications tower, with two special exceptions: 1) to Section 5.01 (i) of the Lancaster Development Code (LDC) to exceed the 65-foot maximum height; and 2) Section 8.04(b)(1)(A) of the LDC, to not meet the 20% landscaping requirement, on the property being 0.43 of an acre out of the Peter B Stout Survey, Abstract No. 1305 Pg. 30, addressed as 1100 Interstate 20 (I-20) City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 7.

Mayor Hairston opened the public hearing.

Alan Scivally, 4 Country Place Cir., Arlington, TX, 76016, applicant spoke in favor of public hearing item 7.

Mayor Hairston closed the public hearing

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve public hearing item 7. The vote was cast 7 for, 0 against.

Public Hearing item 8 was pulled by applicant.

8. ~~Z25-20 Conduct a public hearing and consider a zoning change request from Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway and Major Auto Repair uses on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.~~

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 9:07 p.m.

ATTEST:


 Sorangel O. Arenas, City Secretary

APPROVED:


 Clyde C. Hairston, Mayor

