

## MINUTES

## PLANNING AND ZONING COMMISSION REGULAR MEETING OF JANUARY 6, 2026

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on January 6, 2026, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Taryn Walker, Chair  
Sharonda Betts, Vice-Chair  
Spencer Hervey  
Sonya Roston  
Kathy Cheatham, Alternate

**Commissioners Absent:**

Lawrence Prothro

**City Staff Present:**

Vicki D. Coleman, Director of Development Services  
Nyliah Acosta, Assistant Director of Development Services  
Gregory Carrell, Assistant to the City Manager

**Call to Order**

Chair Walker called the meeting to order at 7:00 p.m. on January 6, 2026.

**Public Testimony:**

At this time, citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. 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.

There were no speakers.

**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 Commission 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 Planning and Zoning Commission Regular Meeting held on December 2, 2025.
2. PS26-16 Consider approval of a Preliminary Plat to create Lot 1, Block 1 out of Cater2U Addition, being 0.448 of an acre out of the Roderick Rawlins Survey, addressed as 1120 and 1122 North Dallas Avenue, City of Lancaster, Dallas County, Texas.
3. PS26-17 Consider approval of a Final Plat to create Lot 1, Block 1 out of Cater2U Addition, being 0.448 of an acre out of the Roderick Rawlins Survey, addressed as

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**1120 and 1122 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

- 4. PS26-13 Consider approval of a Preliminary Plat to create Lots 27R & 28, Block A, out of the De Leon Addition, being 3.179 acres out of the Pollard Kirkland Survey, Abstract No. 746, addressed as 2927 Green Acre Lane, City of Lancaster Extra Territorial Jurisdiction (ETJ), Dallas County, Texas.**
- 5. PS26-14 Consider approval of a Final Plat to create Lots 27R & 28, Block A, out of the DeLeon Addition, being 3.179 acres out of the Pollard Kirkland Survey, Abstract No. 746, addressed as 2927 Green Acre Lane, City of Lancaster Extra Territorial Jurisdiction (ETJ), Dallas County, Texas.**

**MOTION:** Commissioner Hervey made a motion to approve the consent agenda, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against. (Prothro absent).

## PUBLIC HEARING:

- 6. M25-38 Conduct a public hearing to 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.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

There were no speakers.

Chair Walker closed the public hearing.

**MOTION:** Vice-Chair Betts made a motion to deny item 6, seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Prothro absent).

- 7. 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.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

There were no speakers.

Chair Walker closed the public hearing.

**MOTION:** Commissioner Hervey made a motion to deny item 7, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against. (Prothro absent).

8. **Z25-13 Conduct a public hearing and consider a request for a Specific Use Permit (SUP) to allow for a ninety (90) feet-tall wireless communications tower on a property addressed as 1100 Interstate 20, being 0.43 of an acre out of the Peter B Stout Survey, Abstract No. 1305 Pg. 30, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

Alan Scivally, applicant, 4 Country Place Circle, Dalworthington Gardens, Texas, 76016, spoke in favor of item 8.

Chair Walker closed the public hearing.

The Commission had discussion regarding the visual impact of the tower.

**MOTION:** Vice-Chair Betts made a motion to recommend approval of item 8, seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Prothro absent).

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

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

Elias Rodriguez, applicant, 447 Timberline Drive, Duncanville, Texas, 75137, spoke in favor of item 9.

Chair Walker closed the public hearing.

The Commission had discussion regarding staff-recommended conditions.

**MOTION:** Vice-Chair Betts made a motion to approve item 9 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; seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Prothro absent).

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10. **Z26-03 Conduct a public hearing and consider approval of 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.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

Alexia Carpenter, applicant, 3604 Pendleton Court, Heartland, Texas, 75114, spoke in favor of item 10.

Elias Rodriguez, applicant, 447 Timberline Drive, Duncanville, Texas, 75137, spoke in favor of item 10.

Chair Walker closed the public hearing.

The Commission had discussion regarding the details of the current operation.

**MOTION:** Vice-Chair Betts made a motion to recommend approval of Item 10 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, seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Prothro absent).

11. **Z26-04 Conduct a public hearing and consider 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.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

Thomas Hillsman, applicant, 6519 Westgate Drive, Dallas, Texas, 75254, spoke in support of item 11.

Chair Walker closed the public hearing.

The Commission had discussion regarding the site context.

**MOTION:** Vice-Chair Betts made a motion to approve item 11, seconded by Chair Walker. The vote was cast 4 for, 1 against. (Hervey against, Prothro absent).

**ACTION:**

12. **PS24-47 Consider a 12-month extension of a preliminary plat to create Lots 1, 2 and 3, Block A, out of the Lancaster Gold Addition, being 33.0807 acres of land situated in the M.H. Lavender Survey, Abstract No. 766, John Little Survey, Abstract No. 768, and E.D. Little Survey, Abstract No. 787, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Dan Grant, applicant, 2600 North central Expressway, Suite 400, Richardson, Texas, 75080, did not speak, but was in favor of item 12.

The Commission had discussion regarding the preliminary plat extension process.

**MOTION:** Vice-Chair Betts made a motion to extend the preliminary plat for 12-months, seconded by Chair Roston. The vote was cast 4 for, 1 against. (Hervey against, Prothro absent).

13. **Discuss and consider the election of a Chair to the Planning and Zoning Commission.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

The Commission had no discussion.

**MOTION:** Vice-Chair Betts made a motion to re-elect Chair Walker, seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Prothro absent).

14. **Discuss and consider the election of a Vice-Chair to the Planning and Zoning Commission.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

The Commission had no discussion.

**MOTION:** Commissioner Roston made a motion to re-elect Vice-Chair Betts, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Prothro absent).

**ADJOURNMENT:**

**MOTION:** Vice-Chair Betts made a motion to adjourn, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Prothro absent).

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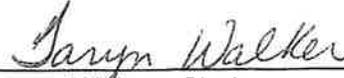
The meeting was adjourned at 8:01 P.M.

**ATTEST:**



Vicki Coleman, Director of Development Services

**APPROVED**



Taryn Walker, Chair