

MINUTES**September 22, 2025****PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS****City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas****REGULAR MEETING****ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)**

POSITION NO.	REGULAR NAME	MEMBER	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 4	Ronnie Chenault, Vice- Chairman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi, Chairwoman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Wana Alwalee	<input type="checkbox"/> Present In-Person Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Absent (* Attendance
Alternate No. 2	Debbie Screws	<input type="checkbox"/> Present In-Person Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Absent (* Attendance

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	<input type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Ti'Ara Clark	Planner	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Kim Buttram	Director of Economic Development	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Teferi at 7:00 p.m.; Planning and Development Services Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for the September 8, 2025, Planning and Zoning Commission meeting.

ACTION

Commissioner Arnold motioned to approve the minutes; Commissioner Melend seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0925-0415.**

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0415 submitted by TMI Climate Solutions for a zoning change from Planned Development (PD) – Commercial Ordinance No. 4959 to PD – Commercial Ordinance No. 4959 with a Conditional Use Permit to allow a manufacturing use, SIC Code 3585, production of HVAC and air-handling units and equipment located at 1755 E US HWY 80 (also address as 19400 IH-635, the 2100 through 2300 Blocks of Orlando Ave, and 2443 and 2501 Westwood Ave.).

Garrett Lanford, Assistant Director of Planning & Development, presented to the Commission.

DISCUSSION

There was no discussion.

APPLICANT

John Wood and Eric Sauve, both from Pointe-Claire, Quebec, and Vernon Cash of Shelbyville, Missouri, on behalf of TMI Climate Solutions, addressed the Commission, providing an overview of TMI Climate Solutions, its manufacturing facilities, and environmental stewardship.

DISCUSSION

There were discussions related to the proposed facility's workforce/staffing, air filtration/emissions handling, and TMI's current shipping activities.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing. No one came forward; the public hearing was closed.

DISCUSSION

There were no further discussions

ACTION

Commissioner Walker moved to approve the application; Commissioner Chenault seconded. The motion passed 7-0.

5. ZONING APPLICATION NO. Z0925-0416.

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0416 submitted by SRB Mesquite, LLC., for a zoning change from Commercial with Conditional Use Permit Ordinance No. 5162 within TERRA Overlay District to Planned Development – Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district with modified development standards located at 1738 N. Town East Blvd (also addressed as 3000 Town East Mall).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions concerning development standards, the proposed hotel/parking garage, and parking in general.

APPLICANT

Steve Meier, 4516 Lovers Lane, Dallas, TX, addressed the Commission on behalf of SRB Mesquite, LLC., providing an overview of the extensive research and surveying involved in preparing the project proposal. Offered to answer any questions from the Commission.

DISCUSSION

Commissioner Cumby asked Mr. Meier whether or not hotel parking would be underground. Mr. Meier advised that the lowest level of the parking garage would be ground level, but emphasized that the concept plan is still in development.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing. No one came forward; the public hearing was closed.

ACTION

Commissioner Melend made a motion to approve as presented; Commissioner Walker seconded. The motion passed 7-0.

7. DIRECTOR'S REPORT.

Garrett Langford provided the director's report, updating the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on September 15, 2025:

Zoning Application No. Z0725-0406, submitted by KCG Companies, LLC., for a Comprehensive Plan amendment to change the future land use designation from Light Industrial to High Density Residential and for a change of zoning from Planned Development – Age Restricted Residential and Industrial Ordinance No. 4919 to Planned Development – Age Restricted Multifamily and Commercial to allow a 260-unit multifamily development for senior living (aged 55 and up) on a 11-acre tract of land and a commercial development on a ~3.8 tract of land with modified development standards located at 2210 East Scyene Road (also addressed as 2235 East Glen Boulevard). (No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) Public hearing held. Approved by Ordinance No. 5198. Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0410 submitted by Angelica Chapa on behalf of Zanas 8885 Corporation (Mi Rinconcito) for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a convenience store located at 1200 East Davis Street, Suite 127. **Public hearing held. Approved by Ordinance No. 5194.**

Zoning Application No. Z0725-0409, submitted by Mike Doherty, Foster Street Capital, LLC, for a change of zoning from Downtown Mesquite-Mixed Use (DM-MU) Subdistrict to DM-MU Subdistrict with a Conditional Use Permit to allow for sign manufacturing as a permitted use located at 720 Military Parkway, Unit D. **Public hearing held. Approved by Ordinance No. 5199.**

Zoning Application No. Z0725-0411, submitted by Mark Cohen on behalf of Town East Shopping Center, for a change of zoning from Service Station to General Retail to allow uses permitted by-right in the General Retail zoning district located at 2801 Motley Drive. **Public hearing held. Approved by Ordinance No. 5200.**

Zoning Application No. Z0525-0396, submitted by Hemphill Seminary, LLC., for a change of zoning from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use with modified separation requirements located at 1028 South Belt Line Road. (No responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial of the request.) **Public hearing held. Denied.**

Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a change of zoning from Agricultural Zoning District to R-3, Single Family Zoning District and a Comprehensive Plan Amendment to change future land use designation from Commercial to Low Density Residential, located at 10079 South Belt Line Road (also addressed 2298 South Belt Line Road). **Public hearing held. Approved by Ordinance No. 5201.**

Mr. Langford also advised the Commission on upcoming Planning & Zoning cases going before the City Council.

9. Discuss training topics and options for the Planning & Zoning Commission:

Mr. Langford reminded the Commissioners of the upcoming joint meeting regarding the North Gus Thomasson Corridor to be held on September 29, 2025.

Mr. Langford provided updates on upcoming items, including the comprehensive plan kickoff and Roadway Impact Study, both scheduled to begin next year, anticipated zoning ordinance amendments based on recent legislation, as well as recent staffing activities within the Planning & Development Services Department.

Mr. Langford advised the Commissioners that some appointments will expire in December and that he will send out reappointment forms by email.

Commissioner Melend asked the Commission to take a moment to express its commendation to Kim Buttram, Director of Economic Development, on her work in bringing growth to the City. Ms. Buttram expressed gratitude and commended the Commission for their efforts as well.

The next meeting will be held on Monday, October 13, 2025.

Chairwoman Teferi adjourned the meeting at 8:00 p.m.

Chairwoman Soira Teferi