

**MINUTES****January 12, 2026****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)**

| <b>POSITION NO.</b>  | <b>REGULAR<br/>NAME</b>           | <b>MEMBER</b> | <b>ATTENDANCE</b>  |
|----------------------|-----------------------------------|---------------|--|
| Position No. 1       | Michael Morris                    |               | <input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by  |
| Position No. 2       | Millie Arnold,<br>Chairwoman      |               | <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                   |               | <input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by  |
| Position No. 5       | Rick Cumby                        |               | <input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by  |
| Position No. 6       | Jeffrey Walker, Vice-<br>Chairman |               | <input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by  |
| Position No. 7       | Soira Teferi                      |               | <input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by  |
| <b>ALTERNATE NO.</b> | <b>ALTERNATE NAME</b>             |               | <b>ATTENDANCE</b>  |
| Alternate No. 1      | Wana Alwalee                      |               | <input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes) |
| Alternate No. 2      | Debbie Screws                     |               | <input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes) |

**ATTENDANCE: STAFF**

|                   |  |   |
|-------------------|--|---|
| Adam Bailey       | Director, Planning & Development Services            | <input checked="" type="checkbox"/> Present In-Person |
| Garrett Langford  | Assistant Director, Planning & Development Services  | <input checked="" type="checkbox"/> Present In-Person |
| Elizabeth Douglas | Planner  | <input checked="" type="checkbox"/> Present In-Person |
| Carolyn Horner    | Senior 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 |

**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.

**COMMISSION BUSINESS****3. ELECTION OF COMMISSION OFFICERS.**

In accordance with Mesquite City Code, Chapter 20, Article III, Division 1, [Sec. 20-326](#), the Commission shall make nominations and vote to elect the following Commission officer positions (to serve until December 31, 2026):

- Chairperson

Commissioner Melend nominated Commissioner Arnold; Commissioner Arnold accepted the nomination. Commissioner Chenault nominated Chairwoman Teferi; Chairwoman Teferi declined the nomination. Chairperson Teferi motioned to appoint Commissioner Arnold as Chair; Commissioner Walker seconded the motion. The motion carried 6-0.

- Vice-Chairperson

Commissioner Chenault nominated Commissioner Walker; Commissioner Walker accepted the nomination. Commissioner Arnold motioned to appoint Commissioner Walker as Vice-Chair; Commissioner Melend seconded the motion. The motion carried 6-0.

**CONSENT AGENDA****4. MINUTES.**

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

**ACTION**

Commissioner Melend motioned to approve the minutes; Commissioner Chenault seconded the motion. The motion passed 6-0.

**PUBLIC HEARINGS****5. ZONING APPLICATION NO. Z1025-0423.**

Conduct a public hearing and consider approval of Zoning Application No. Z1025-0423 submitted by Civil Engineering Professionals, LLC., on behalf of Hamon & Lilay Enterprises, LLC., for a zoning change from Planned Development – General Retail, Ordinance No. 3962, to Planned Development – Service Station to allow a convenience store with fuel sales (6 fueling positions) located within 500 feet of a residential district and a public or private school located at 3225 N. Town East Blvd.

Carolyn Horner, Senior Planner, presented to the Commission.

**DISCUSSION**

There were discussions concerning the distance from the nearby residential area and public school. Mr. Langford advised the Commission that the sale of alcohol, due to its proximity to the school, would be allowed only with a variance approval, which is a separate application from the rezoning request.

Commissioner Chenault asked about the garbage dumpster and where it would be located. Ms. Horner advised that the applicant is still working with Traffic to update the location and that the issue will be resolved prior to presenting to Council.

**APPLICANT**

Correen Robertson, 4532 Lodestone Lane, Fort Worth, TX, spoke to the Commission on behalf of the applicant.

**DISCUSSION**

A Commissioner asked whether the new project would be a new building; Ms. Robertson stated that it would.

**PUBLIC COMMENTS**

Chairwoman Arnold opened the public hearing.

No one came forward; the public hearing was closed.

**ACTION**

Commissioner Chenault made a motion to approve the application; Vice-Chair Walker seconded the motion; the motion passed 6-0.

**6. ZONING APPLICATION NO. Z1225-0432.**

Conduct a public hearing and consider approval of Zoning Application No. Z1225-0432 submitted by Zipline International, Inc., for a zoning change from Commercial to Commercial

with a Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) as a primary use located at 227 E. US HWY 80.

Elizabeth Douglas, Planner, presented to the Commission.

### **DISCUSSION**

There were no discussions regarding the presentation.

### **APPLICANT**

Stefanie Cooke, 1155 Kas Drive, Richardson, TX, presented a video to the Commission that provided an overview of the drone delivery system.

### **DISCUSSION**

There were discussions concerning citizen/business access to the drone service, safety systems, protocols for goods stolen during delivery, and the drone's travel range per delivery.

### **PUBLIC COMMENTS**

Chairwoman Arnold opened the public hearing.

No one came forward; the public hearing was closed.

### **ACTION**

Commissioner Melend made a motion to approve the application. Commissioner Chenault seconded the motion; the motion passed 6-0.

### **DIRECTOR'S REPORT**

#### **7. DIRECTOR'S REPORT.**

Adam Bailey, Director of Planning & Development Services, welcomed new Commissioner Michael Morris and updated the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on December 15, 2025, and January 5, 2026:

**Zoning Application No. Z0725-0408**, submitted by Sohail Ahmed on behalf of 4R International LLC, for a change of zoning from Commercial within the Skyline Logistic Hub Overlay District to Planned Development - Commercial within the Skyline Logistic Hub Overlay District to allow a convenience store with fuel sales (14 fueling positions) located within 500 feet of a residential zoning district located at 4301 East US Highway 80. (One response in favor and none 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. 5222.**

**Zoning Application No. Z1025-0421**, submitted by Mesquite I-20, LLC, for a change of zoning from Agricultural within K-20 Floating Overlay to Planned Development - Commercial, with a Conditional

Use Permit to allow a convenience store with fuel sales, restaurant, retail, and a limited service hotel with modified development standards along with uses permitted in the Commercial zoning district on ~14 acre tract of land located at the south corner of IH-20 and FM 2932 (KCAD Property ID 54189). (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. 5223.**

**Zoning Application No. Z1125-0429** submitted by Jessica Rivera, Hot Trash Junk Removal, LLC, dba Haute Trash Thrift, for a change of zoning change from Commercial to Commercial with a Conditional Use Permit to allow the sale of gently used clothing, furniture, home décor, and accessories as a permitted use at 3129 Interstate 30, Unit H. (One response in favor and none in opposition to the application has 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. 5224.**

**Zoning Application No. Z1125-0430**, submitted by Masterplan Consultants on behalf of Peter Piper Pizza, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a coin-operated amusement game room, located at 5550 South Buckner Boulevard, Suite 300. (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. 5225.**

**Zoning Application No. Z0425-0391**, submitted by Braulio and Irma Camarillo, for a change of zoning from R-1 Single Family Residential to Planned Development - General Retail with a Conditional Use Permit to allow a contractor shop with outdoor storage with modified development standards located at 301 and 325 North Town East Boulevard. (One response in favor and none 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. Postponed to the January 20, 2026, City Council meeting.**

Mr. Bailey updated the Commissioners on the Roadway Impact Fee and Comprehensive Plan projects, which are planned to kick off in February.

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

There was no discussion on this topic.

**The next meeting will be held on Monday, January 26, 2026.**

Chairwoman Arnold adjourned the meeting at 7:59 p.m.

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**Chairwoman Millie Arnold**