

MINUTES**December 8, 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	☒	Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 2	Millie Arnold	☒	Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 3	Roger Melend	☒	Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 4	Ronnie Chenault, Vice-Chairman	☒	Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 5	Rick Cumby	☒	Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 6	Jeffrey Walker	☒	Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 7	Soira Teferi, Chairwoman	☒	Present In-Person Telephone/Video ☐ Absent ☐ Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Wana Alwalee	☐ Present In-Person	☒ Absent (* Attendance Required: ☒ No ☐ Yes)
Alternate No. 2	Debbie Screws	☐ Present In-Person	☒ Absent (* Attendance Required: ☒ No ☐ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	☐ Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	☒ Present In-Person
Elizabeth Douglas	Planner	☒ Present In-Person
Carolyn Horner	Senior Planner	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	☒ 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 November 24, 2025, Planning and Zoning Commission meeting.

4. ELEVATION APPROVAL – POLO RIDGE.

Consider approval of a palette of proposed elevations and façade materials of single-family homes pursuant to the Polo Ridge Development Agreement submitted by First Texas Homes for the Polo Ridge subdivision located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road.

ACTION

Commissioner Melend motioned to approve items 3 and 4; Commissioner Chenault seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS**5. ZONING APPLICATION NO. Z0425-0391.**

Conduct a public hearing and consider approval of Zoning Application No. Z0425-0391 submitted by Braulio and Irma Camarillo, for a zoning change from R-1 Single Family 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 N. Town East Boulevard.

Assistant Director Garrett Langford presented to the Commission, advising that this Applicant had appeared at the November 10, 2025, Planning & Zoning Commission meeting; however, the case was re-noticed to include the request for a Conditional Use Permit.

DISCUSSION

There was a discussion initiated by Commissioner Chenault regarding the plausibility of General Retail only and not including the construction office with outdoor storage. Mr. Langford advised that the proposed contractor shop would not be used for retail; however, it would be used as office space, which is allowed in the General Retail zoning districts. Additionally, the request for General Retail is less intensive than Commercial, which would allow additional uses not suitable for the location.

APPLICANT

Braolio Camarillo, 2110 Country Dell Drive, Garland, TX, 75040, approached the podium to answer any questions from the Commission.

DISCUSSION

Commissioner Melend asked Mr. Camarillo if the concept plan had changed from the previous submission; Mr. Camarillo stated that it had not changed.

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 the application with the CUP and the recommended stipulations. Commissioner Walker seconded the motion; the motion passed 7-0.

6. ZONING APPLICATION NO. Z0725-0408.

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0408 submitted by Sohail Ahmed, on behalf of 4R International LLC., for a zoning change 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 located within 500 feet of a residential zoning district and to increase the number of vehicle fueling pumps to 7 (14 fueling positions), located at 4301 E US HWY 80.

Mr. Langford presented to the Commission.

DISCUSSION

There were no discussions regarding the presentation.

APPLICANT

Sohail Ahmed, 1529 Hudnall Farm Road, Keller, TX, 76248, presented a video of the proposed development to the Commission.

DISCUSSION

There were discussions regarding the location of the proposed electric vehicle (EV) charging stations, operational hours, and lighting around the location for security purposes.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

Commissioner Melend inquired about the distance between the fuel pumps and the nearby residential area; Mr. Langford advised that the distance would be slightly more than 200 feet.

ACTION

Commissioner Chenault made a motion to approve the application along with all Staff recommendations. Commissioner Arnold seconded the motion; the motion passed 7-0.

7. ZONING APPLICATION NO. Z1025-0421.

Conduct a public hearing and consider approval of Zoning Application No. Z1025-0421 submitted by Mesquite I-20, LLC for a zoning change from Agricultural within K-20 Floating Overlay to Planned Development – Commercial with a Conditional Use Permit allow convenience store with fuel sales, restaurant, retail, 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).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions about the definition of a limited-service hotel and about requiring electric vehicle (EV) charging stations. Mr. Langford advised the Commission that a stipulation may be added to include EV stations in the Planned Development proposal.

APPLICANT

Clark East, 1840 Sandy Cove, Houston, TX, 77058, appeared on behalf of the Applicant.

DISCUSSION

Commissioner Melend asked Mr. East about adding EV charging stations; Mr. East stated that they could be included. There were further discussions concerning the number of rooms projected for the hotel and the addition of EV charging stations to the development. Mr. East stated that there would be no issue with adding a condition requiring EV charging stations.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Chenault made a motion to approve the application along with Staff recommendations and stipulations, with an added stipulation that eight charging stations, two at the restaurant, two at the fuel center, and four at the hotel, would be included. Commissioner Dharma seconded the motion; the motion passed 7-0.

8. ZONING APPLICATION NO. Z1125-0429.

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0429 submitted by Hot Trash Junk Removal, LLC., dba Haute Trash Thrift, for a zoning change from Commercial to Commercial with a Conditional Use Permit to allow the sale of used merchandise including clothing, furniture, and home decor, located at 3129 Interstate 30, Unit H.

Senior Planner Carolyn Horner presented to the Commission.

APPLICANT

Jessica Rivera, 3517 Loganwood Drive, Dallas, TX 75227, presented a short slideshow listing brand names and examples of items to be sold.

DISCUSSION

Commissioner Chenault asked the Applicant whether the business would buy items from the public; Ms. Rivera stated that they would only sell.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

Commissioner Melend asked Ms. Horner about the size of the store; Ms. Horner replied that Unit H is a seventeen-hundred (1700) square foot unit.

ACTION

Commissioner Melend made a motion to approve the application for a zoning change with a Conditional Use Permit, with Staff recommendations. Commissioner Arnold seconded the motion; the motion passed 7-0.

9. ZONING APPLICATION NO. Z1125-0430.

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0430 submitted by Master Plan on behalf of Peter Piper Pizza for a zoning change from Commercial to Commercial with a Conditional Use Permit to allow a coin-operated amusement game room, located at 5550 S. Buckner Blvd., Suite 300.

Planner Elizabeth Douglas presented to the Commission.

DISCUSSION

Commissioner Melend inquired about the 2026 Comprehensive Update Plan and whether or not the zoning for this property would be changed; Mr. Langford advised that it is a possibility.

There were additional discussions about the current use of the location and whether alcohol would be sold. Ms. Douglas advised that there would not be any sales of alcohol.

APPLICANT

Karl Crawley, 3333 Welborn, Dallas, TX 75219, appeared on behalf of the Applicant. Mr. Crawley provided information on the business and background.

DISCUSSION

There were discussions regarding the hours of operation and the type of games that would be available.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Arnold made a motion to approve the application. Commissioner Melend seconded the motion; the motion passed 7-0.

DIRECTOR'S REPORT

10. DIRECTOR'S REPORT.

Mr. Langford updated the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on December 1, 2025:

Zoning Application No. Z0525-0400, submitted by Dr. Shailesh Vora for a change of zoning from Planned Development - Multifamily Ordinance No. 4344 to Planned Development - Multifamily with modified development standards to allow a 36-unit multifamily development located at 4741 North Galloway Avenue. (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. 5218.**

Zoning Application No. Z1025-0424, submitted by Jordan Gaunt for a change of zoning from Planned Development - Agriculture Ordinance No. 4791 to Planned Development - Agriculture Ordinance No. 4791 with a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) with modifications to

allow the ADU to exceed the maximum size of 1,000 square feet by 200 square feet for a total size of 1,200 square feet and to exceed the maximum height of 15 feet by 3 feet for a total height of 18 feet, located at 6713 Emerson Drive. (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.) **Public hearing held. Approved by Ordinance No. 5219.**

Mr. Langford updated the Commissioners on current special projects, including the ongoing Gus Thomasson Corridor, the Comprehensive Update Plan, and the Roadway Impact Fee study. He further advised the Commission to expect a number of text amendments that will begin next year to bring the Mesquite Zoning Ordinance up to date.

Mr. Langford announced that Commissioner Dharmarajan did not seek reappointment, and this was his last meeting. He thanked Mr. Dharmarajan for his service and contributions to the City and Planning & Zoning Department.

11. 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 12, 2026.

Chairwoman adjourned the meeting at 8:36 p.m.

Chairwoman Soira Teferi