

MINUTES**November 10, 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 Required: ☒ No ☐ Yes	☒ Absent (* Attendance
Alternate No. 2	Debbie Screws	☐ Present In-Person Required: ☒ No ☐ Yes	☒ Absent (* Attendance

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	☒ Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	☒ Present In-Person
Ti'Ara Clark	Planner	☐ 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 October 27, 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. 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-3 Single Family to Planned Development – Commercial, and a Comprehensive Plan Amendment to change the future land use designation from Neighborhood Retail to Commercial 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.

DISCUSSION

Commissioner Melend and Mr. Langford discussed the proposed screening modification, which would include an eight-foot (8') screening wall along the front of the property.

APPLICANT

Braulio Camarillo, 2110 Country Dell Drive, Garland, TX, appeared before the Commission to explain his business and current usage of the property. He asked the Commission if they could offer any other options that would allow him to utilize the property as requested in the zoning application.

DISCUSSION

Mr. Langford addressed Mr. Camarillo's question regarding the possibility of an alternative rezoning action, suggesting possible alternatives to the Commission, including a Planned Development – General Retail district. Commissioner Melend asked whether the request could be approved with a Conditional Use Permit (CUP) under Planned Development – General Retail, as this would allow the City to restrict the proposed use to the applicant and would require future property owners to request a CUP for outdoor storage. Mr. Langford indicated that a CUP is a possibility, but the application would need to be re-noticed. He advised that if it is the Commission's consensus to use the CUP route, they should postpone the request to allow it to be re-noticed.

Commissioner Walker asked Mr. Camarillo what he is proposing to store on the property; Applicant responded that it is primarily work pickups and 20-foot trailers. Mr. Camarillo expressed his desire to make the property more attractive.

Commissioner Melend asked Mr. Camarillo if he would be okay with a postponement to allow a revision; Mr. Camarillo replied that he would be okay with revising the application.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Barrett Pulham, 3611 Redwolf Drive, Mesquite, TX, expressed to the Commission his preference that there would be no construction/noise on the property, as his home is directly east of the property. He stated that the proposed screening wall sounds good.

Tracy Jones, 3603 Red Wolf Drive, Mesquite, TX, stated that he likes the quiet since the previous owner left. He said that the retaining wall could help; that he doesn't mind a new business, but has concerns about noise.

No one else came forward; the public hearing was closed.

The applicant returned to the podium to assure respondents that there would be no construction or related noise. He further advised that his business hours will be Monday through Friday.

ACTION

Commissioner Melend made a motion to postpone the item to allow staff and the applicant to revise the application. Commissioner Cumby seconded the motion; the motion passed 7-0.

5. **ZONING APPLICATION NO. Z0525-0400.** Conduct a public hearing and consider approval of Zoning Application No. Z0525-0400 submitted by Dr. Shailesh Vora for a zoning change 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 N. Galloway

Mr. Langford presented to the Commission.

DISCUSSION

The Commissioners Arnold, Melend, and Mr. Langford discussed the proposed parking and whether or not it would be acceptable. Commissioner Dharmarajan asked if electric vehicle charging stations would be included in the plan.

APPLICANT

Dr. Shailesh Vora addressed the Commission, advising that he has invested in real estate for the past thirty years and believes that the property is a good location for the proposed development. He further mentioned that the proposed units will include an “office space” for residents who work from home. Dr. Vora indicated that they would look into EV charging stations for the project.

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 with Exhibits A, B, and C as presented. Commissioner Melend seconded. The motion passed 7-0.

6. **ZONING APPLICATION NO. Z1025-0424.** Conduct a public hearing and consider approval of Zoning Application No. Z1025-0424 submitted by Jordan Gaunt for a zoning change 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-foot and to exceed the maximum height of 15 feet by 3 feet for a total height of 18 feet located at 6713 Emerson Drive.

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions regarding the State’s stance on Accessory Dwelling Units; the intended use of the structure, and future enforcement of the allowed usage.

APPLICANT

Jordan Gaunt, Applicant, provided family photos; photos of the property’s existing residential structure, as well as a conceptual drawing of the new unit.

Commissioners Chenault and Melend commented on Mrs. Gaunt's presentation/plan and that they have no issues with the request.

PUBLIC HEARING

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; Commissioner Arnold seconded. The motion passed 7-0.

DIRECTOR'S REPORT

7. DIRECTOR'S REPORT.

Director Adam Baiely updated the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on November 3, 2025:

Zoning Application No. Z0925-0419, submitted by Culinary Community Kitchen, for a change of zoning from General Retail to Planned Development - General Retail to allow all uses permitted in the General Retail District and a Mobile Food Unit Park ("MFU-Park") with modified standards, including a reduction in the 200-foot separation requirement from residential dwellings for the MFU-Park located at 4401 North Belt Line Road. (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. 5212.**

Mr. Bailey also advised the Commission on the upcoming zoning cases to be heard by Council and provided an update on Planning & Zoning projects, including the Gus Thomasson Corridor, Comprehensive Plan, and Impact Fee Study.

Mr. Bailey advised the Commission that a new staff member had been hired. Carolyn Horner, Senior Planner, approached the podium and introduced herself to the Commission.

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, November 24, 2025.

Chairwoman adjourned the meeting at 8:19 p.m.

Chairwoman Soira Teferi