

MINUTES

July 28, 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 MEMBER NAME	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 type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
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 checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" 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
Ti'Ara Clark	Planner	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Planning & Development Administrative Aide	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Cliff Keheley	City Manager	<input checked="" type="checkbox"/> Present In-Person
Beverly Abell	Downtown Manager	<input checked="" type="checkbox"/> Present In-Person
James Johnston	Downtown Development Coordinator	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Vice Chairman Chenault 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 July 14, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve the minutes. Commissioner Arnold seconded; the motion carried 7-0.

PUBLIC HEARINGS**PUBLIC HEARING AND CONSIDER APPROVAL OF THE FOLLOWING ORDINANCES RELATING TO THE PROPOSED NEW DOWNTOWN MESQUITE “DM” SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT):****4. ZONING TEXT AMENDMENT: ZTA No. 2025-02.**

Discuss and consider approval of Zoning Text Amendment No. 2025-02, amending the Mesquite Zoning Ordinance “MZO” by creating a new zoning classification to be known as the Downtown Mesquite “DM” Special Purpose Zoning District (**DM-District**) including the Core (**DM-C**), Mixed-Use (**DM-MU**), and Edge (**DM-E**) Subdistricts, containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, building height, setback, parking, signage, landscaping, screening, and permitted uses. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The proposed Zoning Text Amendment also includes repealing the Central Business (**CB**) Zoning District classification, and the Military Parkway-Scyene Corridor (**MP-SC**) Overlay District classification, and associated regulations, as those classifications are replaced with the new DM-District classification(s) and associated new regulations. The properties are *rezoned* to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

5. PLAN AMENDMENT AND ZONING MAP AMENDMENT: Application No. Z0725-0405.

Discuss and consider Zoning Application No. Z0725-0405, submitted by the City of Mesquite, for:

- (a) a Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area, and
- (b) for a change of zoning for the properties described below in this Notice from their current zoning classifications and zoning overlay to the Downtown Mesquite “DM” Special Purpose Zoning District (**DM-District**) classification for all properties with frontage on Military Parkway and W. Scyene Road between the east right-of-way line of IH-635 and S. Carmack St; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Ave to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack St to the west, all as more particularly shown on the accompanying map.

6. ZONING TEXT AMENDMENT: ZTA No. 2025-03.

Discuss and consider approval of Zoning Text Amendment No. 2025-03, amending the Mesquite Zoning Ordinance “MZO” by revising Appendix C – Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing provisions related to the Central Business (**CB**) Zoning District classification, and the Military Parkway-Scyene Corridor (**MP-SC**) Overlay District classification, and the associated regulations, as those districts have been repealed and replaced with the new DM-District, including its sub-districts, in ZTA No. 2025-02. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The properties are *rezoned* to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

Garrett Langford presented the three items to the Commission.

NON-PUBLIC HEARING ITEMS

7. MESQUITE CITY CODE: Chapter 13 – Signs.

Discuss proposed amendments to the Mesquite City Code, Chapter 13 (Signs) covering the sign components of the new proposed Downtown Mesquite “DM” Special Purpose Zoning District

(**DM-District**). *[Note: This item is for informational purposes only – No action is required by the Commission.]*

Garrett Langford, Assistant Director of Planning & Development Services, presented all items to the Commission.

DISCUSSION

Commissioner Melend inquired about certain overlays/planned developments which were chosen for inclusion in the Edge district; Mr. Langford stated that those areas were included because there are no existing concept plans or development standards associated with them. Commissioner Melend inquired about allowable size for multi-family ground-floor retail. Mr. Lanford explained that the size of any structure would depend on the actual property size. Commissioner Dharmarajan asked if roadside cafes (cafes with outdoor seating) would be allowed; Mr. Langford affirmed.

There were additional discussions concerning the newly passed law concerning multi-family usage and how it would be applied with the new zoning standards; enforcement of ground floor building requirements/standards; parking availability and requirements; maximum lot coverage in the core district; and the ability of non-conforming businesses to rebuild structures lost by natural disaster/fire.

PUBLIC COMMENTS

Vice Chairman Chenault opened the public hearing for Items 4, 5 and 6; no one came forward. The public hearing was closed.

The public hearing was reopened; the following citizens addressed the Commission:

1. Mary Traveland, 204 N. Galloway, Mesquite, TX, inquired about how her business was included in the re-zoning proposal and expressed concern regarding the increase in crime and the possible effect on safety in the downtown area.

Mr. Langford responded to the concern regarding security in the downtown area, stating that a zoning change would not trigger a change. New developments will be reviewed and if there are any concerns related to security and safety, those issues would be addressed by the police department.

2. Tim Whitehead, 315 N. Ebrite, Mesquite, TX, asked Mr. Langford if the non-conforming status would apply automatically.

Mr. Langford advised that if the zoning change is approved, the status becomes effective immediately.

3. Ann Yeager, 412 W. Kimbrough and 315 N. Ebrite, Mesquite, TX, expressed concern regarding increased parking; the effect on businesses and residents, as well as how crime will be abated in the downtown area. Ms. Yeager also asked if the proposed guideline for the rebuilding of non-conforming business structures after a natural disaster/fire could be revised regarding the 60% of property value condition.

Mr. Langford advised that the rebuild policy is part of the City Ordinance and he will look into whether that condition could be revised. He further advised, regarding the parking concern, that it has been determined that there is an appropriate amount of available parking in the downtown area at this time. Karen Strand, Assistant City Attorney, added that there is a possibility of parking agreements with churches and other businesses to provide additional parking in the downtown area.

4. John Evans, 244 S. Walker Street, Mesquite, TX, inquired about sidewalks; whether the City of Mesquite would pay for or help with adding sidewalks.

Mr. Langford advised that the new zoning changes would not require existing property owners to add sidewalks; only new developments would be required to include sidewalks. He also suggested that the City has a 50/50 sidewalk program and added that if the City rebuilds a street, a sidewalk would be included.

City Manager Cliff Keheley addressed the Commission, providing a brief outline on how the police department would respond to any issues and concerns related to crime. He also advised that new developers want to ensure adequate parking for their businesses; the City will work with these developers to acquire areas for parking. Mr. Keheley responded to a question from Commissioner Arnold concerning adding additional lighting in the downtown area. Commissioner Dharmarajan asked if an offsite parking facility with autonomous vehicles for transporting visitors to the downtown area would be feasible; Mr. Keheley stated that the City is ready for autonomous vehicles.

Commissioner Melend suggested to City Staff that the WIFI capability be enhanced in the downtown area.

ACTION

Commissioner Arnold made a motion to approve items 4, 5 and 6; Commissioner Melend seconded. The motion passed 6-1, with Commissioner Cumby opposed.

DIRECTOR'S REPORT

8. DIRECTOR'S REPORT.

Adam Bailey advised the Commission on recent City Council action taken on zoning-related items at their meeting on July 21, 2025:

Zoning Application No. Z0525-0397 submitted by Austin McDaniel, on behalf of Simple Development Partners, for a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a change of zoning from Planned Development (PD) - Light Commercial Ordinance No. 2174 and Traditional Neighborhood Mixed

Residential to PD - Commercial with a Conditional Use Permit being granted for a brewery, along with modified development standards to allow a light industrial development that includes uses permitted in the Commercial Zoning District, as well as permitting warehouse distribution, beverage manufacturing, and other manufacturing located at 2100 E US Highway 80.

(No responses in favor and one 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. 5179.**

9. Training updates and opportunities for the Planning and Zoning Commission:

Chairwoman Teferi attended the APA Texas Elected & Appointed Officials Workshop on July 25, 2025, in North Richland Hills.

There will be an APA Texas annual conference in October at College Station, themed “Love and Happiness”.

Mr. Bailey and Mr. Langford advised the Commission on an upcoming joint meeting between Planning & Zoning, City Council and the Economic Development Advisory Board on September 29, 2025. The topic will be the North Gus Thomasson Corridor Study. The location is TBD.

The next meeting will be held on Monday, August 11, 2025.

Co-Chair Chenault adjourned the meeting at 8:17 p.m.

Vice Chairman Ronnie Chenault