

**MINUTES**

**May 11, 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 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, 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, Chairman	Vice-	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input checked="" 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	Vacant		<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws		<input checked="" type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

**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
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Jennifer Horton	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 Arnold at 7:00 p.m.; Planning and Development Services Planner Elizabeth Lonix 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 April 27, 2026, Planning and Zoning Commission meeting.

**ACTION**

Commissioner Chenault made a motion to approve the minutes; Commissioner Melend seconded. The motion passed 7-0.

**PUBLIC HEARINGS****4. ZONING APPLICATION NO. Z0326-0445.**

Conduct a public hearing and consider approval of Zoning Application No. Z0326-445 submitted by Elite Emerald Construction for a zoning change from Commercial to Commercial with a Conditional Use Permit for a primary outdoor storage yard located at 4501 IH 30.

Carolyn Horner, Senior Planner, Presented to the Commission.

**DISCUSSION**

Mr. Chenault asked about landscaping along Big Town Blvd and IH 30. Ms. Horner stated that staff is suggesting that the City require the applicant to include a combination of trees, shrubs, berms, and low-level planting (flowers, grass, low-level landscaping), but the landscaping must be cohesive, not just grass along both frontages. There was some discussion by Mr. Meland regarding the screening wall, the right-of-way, and security. Ms. Horner confirmed that staff is suggesting moving the screening fence back from the front of the building for visual purposes. The applicant proposes locating the screening fence at the front property line to secure the parking lot and lock it at night. Ms. Arnold asked about the flow of traffic from the frontage road and Big Town Blvd. Ms. Horner stated that, to her understanding, most of the traffic would come from the frontage road. Emergency vehicles could enter from either driveway. Mr. Chenault inquired about the business in front of the property. Ms. Horner confirmed it is a vacant lot.

**APPLICANT**

Kevin Moore, 102 N Shiloh Rd STE 302, Garland, TX 75042, presented on behalf of the applicant, providing an overview of the concept plan and details on the parking and drop-off areas. Mr. Moore discussed the proposed 2-story building location and the applicant's desire to protect and secure the site at night and on weekends. He further elaborated on the proposed office building and how it will include maintenance bays to maintain the applicant's construction equipment. Regarding screening, he indicated that it will consist of an 8-ft-tall cedar fence, with wrought iron at the entrance and a vegetative screen. He goes on to explain that on the frontage road, they will have landscaping in front of the screening fence and around the building.

**DISCUSSION**

During the discussion, Ms. Arnold requested confirmation that the primary purpose of the business is road construction. She also commented favorably on the proposed 8-foot fence surrounding the property and asked questions regarding site lighting, equipment storage, and property security. Mr. Moore stated that the applicant intends to keep the existing light poles, though a few may need to be relocated.

Mr. Meland requested clarification regarding the proposed relocation of the building and the placement of vehicle parking behind the fence. He also asked about the driveway surface, the location of stored supplies, and whether the north and east sides of the property would include similar landscaping treatments. In addition, he inquired whether supplies would be stored directly on the ground. The applicant responded that road construction supplies are typically delivered directly to job sites rather than stored on the property. The applicant also confirmed that the site would be cleaned up, with existing conditions either removed, replaced, or improved.

Mr. Chenault requested additional clarification regarding the proposed building location and fencing. The applicant explained that the exact building placement would be finalized during the site plan process. Ms. Screws asked about the proposed service bays, and the applicant confirmed that the building would include four bay doors for servicing company vehicles and equipment.

Property owner and owner of Elite Emerald, Roland Salazar, 3215 Pleasant Valley, Sachse, Texas 75048, stated that no oil changes would occur on-site and that maintenance activities would be limited to minor equipment maintenance. Ms. Arnold asked about the anticipated hours of operation and the number of employees. Mr. Salazar stated that the business would employ approximately 8 to 10 office and field employees, with operating hours generally from 6:30 a.m. to 6:30 p.m.

Ms. Arnold commented that she was familiar with the area and noted that the property had remained vacant for a long time. She stated that it was encouraging to see a potential business reinvest in the site and asked whether the company operated from another location. Mr. Salazar explained that most of the company's projects are for the City of Dallas and the City of Mesquite, and that much of the equipment typically remains at job sites or moves directly between projects. However, he

stated that a centralized location would provide a better base for operations and for storing a limited amount of equipment when necessary.

Mr. Walker asked whether the existing chainlink fence would remain or be replaced. Mr. Salazar stated that the applicant would most likely install an 8-foot cedar fence around the property for privacy and security purposes. Ms. Arnold commented that cedar fencing would provide improved security for the site.

### **PUBLIC COMMENTS**

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

### **DISCUSSION**

There were further discussions regarding the fencing in relation to the right-of-way on IH 30 and the 25-foot setback. Staff explained that the suggested stipulations limit the screening fence from being in front of the building along the IH-30 service road. However, the applicant could install a chainlink or wrought iron fence up to 8 feet in height at the 25-ft setback line, allowing the applicant to secure the front parking lot.

### **ACTION**

Commissioner Meland made a motion to approve with staff's recommended stipulations; Commissioner Chenault seconded. The motion passed 7-0.

### **DIRECTOR'S REPORT**

#### **5. DIRECTOR'S REPORT.**

Mr. Langford gave an update on City Council action taken on zoning-related items at their meeting on May 4, 2026:

- Adam Bailey presented a presentation on Data Center Presentation during the pre-meeting. Mr. Langford recommended that the Commission view it. He noted there will be a presentation to the Commission on Data Centers at the June 8<sup>th</sup> meeting after the City Council hears an update on June 1<sup>st</sup>. There may also be future text amendments pending the feedback from Council and the Commission on how the City should regulate data centers.
- Zoning Applications No. Z0126-0435 and No. Z0126-0436, involving BJ's Wholesale Club's request to modify development standards, located at 4355 Childress Avenue and 4420 N. Galloway Ave, were both postponed to a date uncertain.
- Mr. Langford gave an update on major projects such as the North Gus Thomasson Rd project, the Comprehensive Plan Update, and the Roadway Impact Fee study.

Mr. Langford informed the Commission that there will be a Saturday morning training upcoming; the date and time have not been determined. The goal is to have multiple zoning-related Boards and Commissions in attendance.

**The next meeting will be held on Tuesday, May 26, 2026.**

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

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**Chairwoman Millie Arnold**