

MINUTES

April 27, 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)

POSITION NO.	REGULAR NAME	MEMBER	ATTENDANCE
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 checked="" type="checkbox"/> Present In-Person Telephone/Video <input 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
ALTERNATE NO.	ALTERNATE NAME		ATTENDANCE
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 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 type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input 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 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 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. Z0226-0441.**

Conduct a public hearing and consider approval of Zoning Application No. Z0226-0441 submitted by WRA Architects on behalf of Mesquite ISD for a zoning change from Single Family Residential R-3 to Single Family Residential R-3 with a Conditional Use Permit to allow an elementary school located at 3719 and 4000 Moon Drive.

Carolyn Horner, Senior Planner, Presented to the Commission.

There were no questions from the Commission.

APPLICANT

Kenny Gilbert, 6547 Kenwell Street, Dallas, TX 75209, gave an overview of the presented concept plan, providing details on the parking and drop-off areas.

DISCUSSION

Chairwoman Arnold asked whether the school would be two-story; Mr. Gilbert advised that it would. Ms. Arnold also asked about the projected completion date; Mr. Gilbert stated that it would be in 2028.

PUBLIC COMMENTS

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

ACTION

Commissioner Walker made a motion to approve; Commissioner Chenault seconded. The motion passed 7-0.

5. ZONING APPLICATION NO. Z0226-0439

Conduct a public hearing and consider approval of Zoning Application No. Z0226-0439 submitted by Dynamic Engineering on behalf of Johnson Development Associates for a zoning change to amend Planned Development – Light Commercial Ordinance No. 5129 to allow miniwarehousing, self-storage as a permitted use with modified development standards located on the southern 5-acre portion of 5201 Northwest Drive.

Ms. Horner presented to the Commission.

DISCUSSION

Mr. Melend inquired about the size of the adjacent communications tower and whether the proposed building's height would interfere with it. Garrett Langford, Assistant Director of Planning & Development, advised that the height of the tower is ninety-five and a half feet. Mr. Langford added that the lowest antenna on the tower is approximately 70 feet above ground and advised that the proposed structure will have a maximum height of 30 feet.

APPLICANT

Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas, and Greer Condor, 4030 Gilbert Avenue, Dallas, Texas, gave a brief overview of the proposed project to the Commission and advised that they would answer any questions.

DISCUSSION

There were no questions or comments from the Commission.

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 with the Staff recommendations; Commissioner Cumby seconded. The motion passed 7-0.

DIRECTOR'S REPORT**6. DIRECTOR'S REPORT.**

Mr. Langford gave an update on City Council action taken on zoning-related items at their meeting on April 20, 2026:

- Zoning Application No. Z1125-0427, submitted by Mayse Associates on behalf of Chick-fil-A, Inc., for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Planned Development - Commercial within the TERRA Overlay District to allow uses permitted in Commercial zoning and to modify development standards located on a ~1.8-acre portion of 1638 and 1800 North Town East Boulevard. (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.) **Approved by Ordinance No. 5240.**
- Council received a briefing concerning hens in residential areas. Council will explore options regarding keeping hens in the City.

Mr. Langford gave an update on the North Gus Thomasson Corridor Study, as well as the Roadway Impact Fee Study and Comprehensive Plan.

7. Commissioner Training

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 Monday, May 11, 2026.

Chairwoman Arnold adjourned the meeting at 7:49 p.m.

Chairwoman Millie Arnold