

**MINUTES****June 9, 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)**

<b>POSITION NO.</b>	<b>REGULAR MEMBER NAME</b>	<b>ATTENDANCE</b>
Position No. 1	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 2	Millie Arnold	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>
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 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 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

**CALL TO ORDER****1. ROLL CALL**

The meeting was called to order by Vice Chariman 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 May 27, 2025, Planning and Zoning Commission.

**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 Lilian Estates 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 made a motion to approve both items on the consent agenda; Commissioner Arnold seconded; the motion carried 6-0.

Chairwoman Teferi arrived at 7:05 p.m.

**PUBLIC HEARINGS****5. ZONING APPLICATION NO. Z0325-0388.**

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0388 submitted by Halff Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, for a Comprehensive Plan amendment to revise the boundaries of the Utilities future land use designation and a zoning change from Light Commercial and R-3, Single Family Residential to PD – Light Commercial with modified development standards to allow an expansion of the electric substation at 200 and 427 Gross Road.

Planner Ti'Ara Clark presented to the Commission.

**DISCUSSION**

There were discussions regarding any additional structural elements that might be included in the expansion; Oncor's screening standards compared to the City's requirements and whether or not the existing chain link fence would be replaced. Additionally, there was a discussion concerning tree mitigation; Ms. Clark advised the Commission that public utility sites are not required to comply with that particular development standard.

**APPLICANT**

Ashton Miller, 777 Main Street, Fort Worth, TX, spoke to the Commission on behalf of the Applicant and Oncor.

**DISCUSSION**

There were discussions regarding screening, entrances into and security around the substation. Additionally, Mr. Miller explained the types of structures that would be included in the expansion.

**PUBLIC COMMENTS**

Chairwoman Teferi opened the public hearing; no one came forward.

Chairwoman Teferi closed the public hearing.

**ACTION**

A motion was made by Commissioner Melend to approve the application with staff recommendations; Commissioner Chenault seconded the motion.

The motion carried 7-0.

**6. ZONING APPLICATION NO. Z0325-0389.**

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0389 submitted by Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club, for a zoning change from PD – Commercial (Ord. 1643) to PD – Commercial to allow a convenience store with limited fuel sales with modifications to the maximum number of vehicle fueling positions and to the 500-ft separation requirement from a residential district located at 4444 N. Galloway Ave.

Garrett Langford, Assistant Director of Planning and Development Services, presented to the Commission. During Mr. Langford's presentation, he advised the Commission that although the application includes "convenience store" in the change request, there would only be fuel sales on site and would not include a convenience store.

**DISCUSSION**

There were several items discussed, including the total number of pumps, entrances, and how many employees would be on-site. Concerns were discussed regarding the potential impact on property values, traffic impact, and whether or not there is a more suitable location for the fuel station.

**APPLICANT**

Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201 and Marc LaVoie, of BJ's Wholesale Club, 350 Campus Drive, Marlborough, MA, addressed the Commission, providing an overview of the company. Both responded to concerns about added traffic and advised the Commission that the fuel at the service station would only be available to members of BJ's Club, further stating that the fuel station was designed to mitigate traffic build-up.

**DISCUSSION**

Commissioner Melend asked if the wholesale club has already been approved; the Applicant advised that there is an approved site plan for the building site located west of Galloway, between I-30 and Childress.

**PUBLIC COMMENTS**

Aurea Louzau, 4324 Coryell Way, Mesquite, TX, 75150, expressed her opinion that there is no purpose for another fuel center in the area and that it would be an inconvenient location for BJ's members.

James Tyler, 1605 Hutchinson St., Mesquite, TX 75150, addressed the Commission, suggesting that the Applicant should look at alternative locations.

No one else came forward; Chairwoman Teferi closed the public hearing.

**DISCUSSION**

Commissioner Melend addressed the Commissioners concerning the fact that residents of Mesquite have been asking for a wholesale club for a long time.

**ACTION**

Commissioner Melend made a motion to approve the application with staff recommendations; Commissioner Cumby seconded. The motion passed with a 5-2 vote; Commissioners Arnold and Dharmarajan were opposed.

**DIRECTOR'S REPORT**

7. Director of Planning and Development Services Adam Bailey provided the Director's Report on the recent City Council action taken on zoning-related items at their meeting on June 2, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0225-0383, submitted by JDJR Engineers & Consultants, Inc., on behalf of Chase Cooley of 20100 LBJ Freeway, LLC., for a change of zoning from General Retail and Planned Development - Light Commercial Ordinance No. 2649 to Planned Development - Light Commercial with modified planned development standards to allow an auto dealership (new and used vehicles) with major automobile repair and collision services, and a multi-tenant commercial development located at 20100 IH 635, 20104 IH 635, and 1000 Ridgeview Street. (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 of the application with certain stipulations.) Public hearing held. **Approved by Ordinance No. 5170.**

8. Discuss training topics and options for the Planning and Zoning Commission.

**There will be an update on this topic at the next meeting.**

Mr. Bailey announced Garrett Langford's new title of Assistant Director of Planning and Development Services.

The next meeting will be held on Monday, June 23, 2025.

Chairwoman Teferi adjourned the meeting at 8:06 p.m.

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**Chairwoman Soira Teferi**