

MINUTES**September 8, 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
Karen Strand	Deputy City Attorney	☒ 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 August 11, 2025, and August 25, 2025, Planning and Zoning Commission meetings.

ACTION

Commissioner Dharmarajan motioned to approve the minutes; Commissioner Walker seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS**4. PLAT APPLICATION NO. PL0625-0267.**

Conduct a public hearing and consider approval of Plat Application No. PL0625-0267 submitted by Michael Kersten, on behalf of Gerardo Rodriguez, for a residential replat of the property at 2518 Picdilly Blvd, further described as Lot 91A of the Sherwood Forest Addition No. 2, into three lots.

Ti'Ara Clark, Planner, presented to the Commission.

DISCUSSION

There was no discussion.

APPLICANT

Applicant was present but did not come forward.

PUBLIC COMMENTS

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

DISCUSSION

Commissioner Arnold inquired about the applicant's intentions regarding the proposed additional two lots and whether or not a multi-family structure could be developed. Garrett Langford advised the Commission that this application is for a subdivision of the property and that the current zoning status of single family residential would still apply to all three lots.

ACTION

Commissioner Cumby moved to approve the application; Commissioner Arnold seconded. The motion passed 7-0.

5. ZONING APPLICATION NO. Z0725-0407.

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0407 submitted by Arcelia Cortina and Martin Flores for a zoning change from Truman Heights Neighborhood – Mandatory Office Shopfront to Truman Heights Neighborhood – Single Family Residential located at 2031 Hillview Drive.

Ms. Clark presented.

DISCUSSION

There were discussions concerning the adjacent businesses and the specifications for rebuilding a residential structure on the subject property under the current development requirements.

APPLICANT

Arcelia Cortina addressed the Commission, explaining that current requirements for a rebuild are not feasible due to the Fire Code and parking requirements.

DISCUSSION

There were no further discussions or questions from the Commission.

PUBLIC COMMENTS

Chairwoman Teferi 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.

6. ZONING APPLICATION NO. Z0825-0414.

Conduct a public hearing and consider approval of Zoning Application No. Z0825-0414 submitted by City of Mesquite for a zoning change from R-3 Single Family Residential to Planned Development – Commercial to allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials located 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson Road.

Garrett Langford presented to the Commission.

DISCUSSION

There were questions and discussions concerning who would be selling the landscaping materials, as well as whether or not products would still be offered to residents free of charge.

Tony Carson, Director of Solid Waste, reassured the Commission that residents would still receive materials free of charge, with the added benefit of receiving mulch and compost in bags. Mr. Carson also discussed the benefits of the planned partnership between the City and Living Earth.

DISCUSSION

There were no further questions or comments from the Commission.

PUBLIC COMMENTS

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

ACTION

Commissioner Arnold made a motion to approve with staff recommendations; Commissioner Screws seconded. The motion passed 7-0.

7. DIRECTOR'S REPORT.

Garrett Langford provided the director's report, updating the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on September 2, 2025:

Zoning Application No. Z0625-0402 submitted by WRA Architects, Inc. on behalf of the Mesquite Independent School District (MISD) for a change of zoning from R-2, Single Family Residential within the Town East Retail and Restaurant Area (TERRA) Overlay District to R-2, Single Family Residential within the TERRA Overlay District with a Conditional Use Permit to allow a high school as a permitted use on the subject property and allow the expansion of North Mesquite High School located at 18201 IH 635. (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. 5193.**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0410 submitted

by Angelica Chapa on behalf of Zanas 8885 Corporation (Mi Rinconcito) for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a convenience store located at 1200 East Davis Street, Suite 127. (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. 5194.**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0625-0404 submitted by Centurion American on behalf of MM Mesquite Retail 3 LLC for a change of zoning to amend Planned Development - Light Commercial Ordinance Nos 4595, 4799, and 5019 to allow the installation of a 30-foot-tall multi-tenant freestanding sign located at 21717 IH 635 (also known as 355 and 375 Rodeo Center Blvd). (No responses in favor and one response 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. Postponed.**

Mr. Langford also advised the Commission on several upcoming Planning & Zoning cases going before City Council.

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

Mr. Langford reminded the Commissioners about the upcoming APA Texas Chapter annual conference to be held October 22-24, 2025, in College Station, as well as the joint meeting regarding the North Gus Thomasson Corridor to be held on September 29, 2025.

The next meeting will be held on Monday, September 22, 2025.

Chairwoman Teferi adjourned the meeting at 7:39 p.m.

Chairwoman Soira Teferi