

MINUTES**June 22, 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		☒ Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 2	Millie Arnold, Chairwoman		☒ 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		☒ 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, Vice- Chairman		☒ Present In-Person Telephone/Video ☐ Absent ☐ Present by
Position No. 7	Soira Teferi		☒ Present In-Person Telephone/Video ☐ Absent ☐ Present by
ALTERNATE NO.	ALTERNATE NAME		ATTENDANCE
Alternate No. 1	Vacant		☐ Present In-Person ☐ Absent (* Attendance Required: ☐ No ☐ Yes)
Alternate No. 2	Debbie Screws		☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	☒ Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	☒ Present In-Person
Elizabeth Douglas	Planner	☒ Present In-Person
Carolyn Horner	Senior Planner	☒ Present In-Person
Jennifer Horton	Planner	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Arnold at 7:00 pm; 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 May 28, 2026, Planning and Zoning Commission meeting. There was a change to the Comprehensive Plan Study – removing Commissioner Arnold, adding Commissioner Screws.

ACTION

Commissioner Chenault made a motion to approve the minutes; Commissioner Meland seconded. The motion passed 6-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0426-0448.**

Conduct a public hearing and consider recommending approval of Zoning Application No. Z0426 0448 submitted by Ricky Ponton for a zoning change from General Retail to Planned Development – General Retail with a Conditional Use Permit to allow an Electrical Contractor Office and Warehouse with Accessory Outdoor Storage with modified development standards located at 1402 and 1406 Rodeo Center Blvd. Planner Jennifer Horton presented to the Commission. (Jennifer Horton- Planner)

DISCUSSION

Commissioner Chenault asked Ms. Horton the distance between the 1406 and 1410 Rodeo Center Blvd; Ms. Horton stated she did not know the exact distance, but she stated that the drainage channel is on 1410 Rodeo Center Blvd. Mr. Chenault asked for clarification that the drainage channel is between the two properties. Ms. Horton confirmed that it is and stated that it creates a buffer between the 1406 and 1410 Rodeo Center Blvd. Staff recommended approval to keep the current wrought iron fence, with stipulations that no outdoor storage can be viewed from or through the fence.

APPLICANT

Ricky Ponce, 1406 Rodeo Center Blvd, came before the Commission to answer any questions.

DISCUSSION

Ms. Arnold stated that she understands he had been in business for a while. Mr. Ponce confirmed that he had been in business since 2004.

Ms. Arnold wanted clarification that Mr. Ponce is trying to expand this business with outdoor storage and that he will enclose it with a fence. Mr. Ponce stated that he wants a nice parking lot with a fence; he does not typically keep trucks at the location. If there is a truck on site, it might be kept indoors, but they would like to keep a couple of trucks outside, if needed. Typically, his employees take the vehicles home each night.

Ms. Arnold asked what type of trucks. Mr. Ponce state three quarter ton trucks- Chevys and Fords. Ms. Arnold asked what will be stored on the property. Mr. Ponce stated that electrical parts, such as plugs, switches, plates, and miscellaneous electrical items for the business, were not large items. He keeps about 400 items in inventory. When an order comes in, they fulfill the request and either move it out the next day or deliver it to the site. Orders are only for people who work for him; he does not sell electrical equipment to the public. Mr. Ponce stated that he has 22.

Mr. Meland asked about the security and lighting in the parking lot. Mr. Ponce stated that there is currently lighting and security on the property. He does not have cameras at this time, but they will be reinstalled.

Mr. Meland asked if the parking lot will be concrete. Mr. Ponce confirmed it will be. He also wanted to confirm a question early regarding the separation between the fences at 1406 and 1410 Rodeo Center Blvd, stating it was about 40 feet.

Ms. Arnold asked if there were any additional questions for the applicant.

PUBLIC COMMENTS

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

ACTION

Mr. Chenault made a motion to approve with Staff's recommendations. Mr. Melend seconded. The motion passed 7-0.

5. ZONING APPLICATION NO. Z0526-0452

Conduct a public hearing and consider recommending approval of Zoning Application No. Z0526 0452 submitted by Veronica Morales for a zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit to allow an Accessory Dwelling Unit with modifications to reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces located at 1303 Buena Vista Street. (Jennifer Horton – Planner)

DISCUSSION

Ms. Arnold asked Ms. Horton to show the slide with the side-by-side photos of the existing parking situation. Ms. Arnold asked for clarification on which driveway is substandard. Ms. Horton identified the substandard driveway in the picture and stated that when the City redid Lee Street, they rebuilt the approach back to the way it was. The approach will remain, but these two spaces cannot be considered legal parking spaces and therefore cannot be counted or included in the four required parking spaces.

Mr. Meland inquired about the additional or alternate driveway off Buena Vista; he asked about the Engineering Variance process. Ms. Horton stated that it would be reviewed by the Engineering Department. She also stated that during the Pre-Application Meeting, Traffic Engineering reviewed the request and indicated they are generally supportive of this type of request. Ms. Horton stated that the Engineering Team does not foresee any obstacles for this type of request, and there is no cost to the applicant to apply for an engineering variance.

Ms. Horton indicated that Staff is recommending approval to reduce the minimum lot size requirement, but not to reduce the required number of parking spaces, and that the applicant obtain building permits.

APPLICANT

Veronica Morales, 1303 Bueno Vista St., came before the Commission. Ms. Morales requested the use of the existing parking spaces on the property rather than constructing another driveway. Ms. Morales stated that she does not anticipate a parking issue or increase traffic in the neighborhood. Ms. Morales stated that constructing an additional driveway would create an unnecessary expense and reduce the green space on the property.

DISCUSSION

Ms. Arnold stated she is familiar with this neighborhood and noted that the location where the inadequate parking is currently used was a garage before it was converted to living space. Ms. Morales stated she spoke with several neighbors about the garage conversion and confirmed it was a garage at one time.

Ms. Arnold asked who the ADU was for. Ms. Morales stated that it is for her father, who no longer drives, and that it would not add any additional vehicles to the property.

Ms. Arnold asked how many vehicles are on the property. Ms. Morales stated three: one is hers, and the other two are her daughters and their husbands. She does mention that they will be moving out at the beginning of next year. Ms. Arnold clarified with Ms. Morales that when the garage is converted to an ADU there will be only two parking spaces, and they will not be parking a vehicle in the unauthorized space. Ms. Morales confirmed that they will not be parking in that space.

PUBLIC COMMENTS

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

ACTION

Mr. Chenault made a motion to approve with staff recommendations and staff assessments one and two. Mr. Walker seconded. The motion passed 7-0.

6. ZONING TEXT AMENDMENT NO. 2026-01

Conduct a public hearing and consider recommending approval of Zoning Text Amendment No. 2026-01, amending the Mesquite Zoning Ordinance by making certain additions and deletions to certain sections in Parts 1, 1-A, 3, and 6, including but not limited to, the following Sections 1-400 (Performance Standards); Part 1A (Landscaping, Buffering and Screening and Tree Preservation); 3-200 (Nonresidential Use Regulations); 3-300 (Development Standards); 3-400 (Off-Street Parking and Loading Regulations); 3-500 (Supplementary Use Regulations); 3-600 (Outdoor Sales, Display and Storage Regulations); 3-700 (Accessory Structure Regulations); and Section 6-102 (Definitions) pertaining to revising and establishing regulations related to and for Data Centers and related uses such as Accessory Backup Generators, and Battery Energy Storage Systems (“BESS”).

DISCUSSION

Ms. Teferi commented on the key standards slide and wanted clarification on a vacant lot returning to its previous conditions. Ms. Teferi used the Agricultural zoning as an example, asking if the requirements would be replanting the grass and starting from scratch. Mr. Bailey stated that starting from scratch could be part of a decommissioning plan, but did not want to require that. The purpose of setting a decommissioning plan in place at the time of application submission is for City Council to review the applicant's plans. Mr. Bailey also comments that Data Centers would not be allowed in the Agricultural zoning; it would need to be rezoned to Industrial.

Mr. Meland asked why cryptomining is prohibited because, from his understanding, it uses less electricity, less cooling, and is not as utility-demanding as a full data center. Mr. Bailey stated this is a slightly different use and that Mr. Meland is correct that the energy aspect of cryptomining and how it is regulated from a financial aspect, the equipment in there is taxed differently, and that the City is not getting the tax revenue based on property usage. It is regulated differently, and many cities recognize this and are prohibiting them.

Mr. Meland asks about BESS and residential. Mr. Bailey stated the City has no standards on battery backup, which is tied to data centers and due to this the City felt the need to have the companion piece to regulate them from a commercial standard. This is not regulated from a residential standpoint. Mr. Meland comments that he notices that there are more residential backups. Mr. Bailey also notes that this does not affect BESS manufacturing, as there is a facility in Mesquite that makes these units. Mr. Bailey goes on to state that if a data center or another

industrial site wants to use BESS as a backup, they would need to be screened, meet setbacks, and these would set the standards for accessory use.

Mr. Meland asked about impact fees on the new development with the water usage increase and whether there would be a separate water impact fee for data centers.

Mr. Bailey stated they will have impact fees. When it comes to water specifically, the City would like them to use a closed system. The idea behind this is data center brings in the water and stays within the closed loop until the discharge. Once the water is discharged, it will need to meet wastewater standards.

Mr. Meland stated that he understands the closed-loop system but asked whether the facility would require additional water and, if so, what impact that would have on the City's water and wastewater systems. Mr. Meland further stated that he was curious about the impact fees for industrial development and acknowledged that an impact fee study is currently underway. He asked whether the impact fees for industrial uses are expected to increase as a result of the study.

Mr. Bailey says potentially, acknowledges the impact fee questions, but does not have an answer at this time.

Mr. Meland stated that this would be something we should bring up in the impact study.

Mr. Bailey stated that the Roadway Impact Fee Study is underway and that we will eventually move on to the water and wastewater impact fee study. When we get to this study, Mr. Bailey stated that we will look into it.

Mr. Chenault states he is very impressed with the guidelines, but asked why wait three years if it is shut down or closed before we act on a decommission plan.

Mr. Bailey stated it is a balance; some regulations wait five years, and some 12 months. 12 months may be premature, and another data center can move it to it. Mr. Bailey states that as a staff, we believe that 36 months is a good median; this is just a recommendation, and City Council could decide to change it to 24 or 12 months. Or the applicant can activate the decommissioning plan if they know no one plans to move it.

Mr. Cumby asked about the noise standard, testing the noise after 6 months, and what happens if they do not meet the standards.

Mr. Bailey stated they would be a violation, and we would give them time to correct it. If they fail again, then citations will be written.

Mr. Morris asked about any electrical impact – would there be any electrical impact fees.

Mr. Bailey stated he is not aware of any electrical impact fees.

Mr. Walker comments that since the data centers are operating 24 hours a day, 7 days a week, there will be maintenance requirements for the servers and they will need some security. Mr. Walker inquired about what this would entail.

Mr. Bailey stated he believes the CUP application requires an internal and external security plan. In terms of maintenance, that would be in the operating procedures.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing.

- Lance Pope, 2519 Moreland Drive, Mesquite, TX, expressed his support for the Data Centers.

ACTION

Mr. Meland made a motion to approve. Mr. Walker seconded. The motion passed 7-0.

DIRECTOR'S REPORT

7. DIRECTOR'S REPORT

Adam Bailey, Director of Planning & Development, advised the Commission that there were no Planning and Zoning cases on the June 15, 2026, Council Agenda.

8. Discussion Training topics and options for the Planning and Zoning Commission

- Saturday, July 11, 2026, open house for the NGTC study at the Elk Lodge from 10 am to 1 pm. This is a come-and-go event.
- Saturday, August 1st will be a training day for the Commission as well as for members of the Board of Adjustment, Landmark Commission, and Building Standards Board. City Manager's Office and City Council will be included. The training session will be from 8:30 am to noon. Breakfast will be provided.

The next meeting will be held on Monday, July 13, 2026.

Chairwoman Arnold adjourned the meeting at 8:09 pm.

Chairwoman Millie Arnold