

MINUTES**April 28, 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 MEMBER NAME	ATTENDANCE
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 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
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
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 type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	Senior Planner	<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 at 7:17 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 April 14, 2025, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve the minutes; Commissioner Melend seconded; the motion carried 6-0.

PUBLIC HEARINGS**1. ZONING APPLICATION NO. Z0125-0380.**

Conduct a public hearing and consider approval of Zoning Application No. Z0125-0380, submitted by Bhadresh Trivedi, Dosti Partners LLC, for a zoning change from Agricultural to Planned Development - Commercial with modified development standards to allow a flex office development with uses permitted in the Commercial zoning district with no outdoor storage located at 5801 Shannon Road (DCAD Address - 5800 Shannon Road).

Manager of Planning and Zoning Garrett Langford presented to the Commission

DISCUSSION

Commissioner Cumby asked about the property's street address and the removal of the existing trees. Mr. Langford explained the addressing and tree removal processes, including tree survey and tree mitigation. Commissioners Arnold and Dharmarajan asked about the building's height. Mr. Langford stated that the Concept Plan shows the buildings may be up to three stories in height; however, the zoning ordinance limits how close a building can be to the property line based on the building height.

APPLICANT

Applicant Mathias Haubert, 2600 Network Blvd, Frisco, TX 75034, spoke to the Commission on the proposed development. Mr. Haubert indicated that the building height is variable but typically is 1.5 to 2 stories. He further indicated that a number of trees along the south property line will remain to provide a buffer. In response to Commissioner Arnold, he indicated that no roll-up doors would face the streets and that a wide variety of uses, as permitted in the PD, could go in the buildings.

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 Cumby to approve the zoning change to PD-Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan). Commissioner Melend seconded; the motion carried 6-0.

Chairperson Teferi advised the applicant that the case will be on the City Council Agenda for consideration on May 19, 2025.

DIRECTOR'S REPORT

4. Director of Planning and Development Services Adam Bailey provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on April 21, 2025:

Conduct a public hearing and consider ordinance for Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a change of zoning from Agricultural Zoning District to R-3, Single Family Zoning District and a Comprehensive Plan Amendment to change future land use designation from Commercial to Low Density Residential, located at 10079 South Belt Line Road (also addressed 2298 South Belt Line Road). **Postponed to May 19, 2025.**

Conduct a public hearing and consider ordinance for Zoning Application No. Z0325-0386, submitted by Lighthouse Learning Academy Mesquite, LLC., for a change of zoning from General Retail with Conditional Use Permits (Ordinance Nos. 4855 and 4901) to General Retail with a Conditional Use Permit to allow child daycare services as a permitted use located at 1515 East Kearney Street, Suites 402, 500, and 600 and repealing all ordinances in conflict with the provisions of this ordinance. **Approved by Ordinance No. 5161**

Two cases presented to the Commission on April 14, 2025 will be on the City Council Agenda for May 5, 2025: Z1123-0338 and Z0325-0390.

Mr. Bailey advised the Commission that he will send them a survey to get feedback on training topics/opportunities.

Chairwoman Teferi adjourned the meeting at 7:51 p.m.

Chairwoman Soira Teferi