

MINUTES**August 11, 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
David Paschall	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 July 28, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve the minutes. Commissioner Chenault seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0525-0396.**

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0396 submitted by Hemphill Seminary, LLC for a zoning change from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use with modified separation requirements located at 1028 S. Belt Line Road.

This case will be rescheduled for the August 25, 2025, Planning & Zoning Commission meeting, due to re-noticing. Ti'Ara Clark advised Chairwoman Teferi to open the public hearing to allow the property owners in attendance an opportunity to address the Commission.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Monica Kujawa, 1120 Aragon Trail, Mesquite, TX, addressed the Commission, expressing concern for the loss of the current "greenbelt" and tranquility provided by the forest along the eastern portion of the subject property. Ms. Kujawa further stated that many adjacent property owners are families with small children and therefore, were unable to attend the meeting; she recommended Zoom as an alternative for citizens to attend meetings.

Tim Bartley, 1128 Aragon Trail, Mesquite, TX, addressed the Commission, stating that he understands that progress and infrastructure are inevitable, but suggested perhaps an alternative location could be considered.

Larry Thomas, 200 Stonegate Lane, Sunnyvale, TX, on behalf of the Applicant, came before the Commission to confirm the rescheduled date for this case.

Chairwoman Teferi closed the public hearing.

5. ZONING APPLICATION NO. Z0625-0402.

Conduct a public hearing and consider approval of Zoning Application No. Z0625-0402 submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a zoning change from R-2, Single Family Residential within TERRA Overlay to R-2, Single Family Residential within TERRA Overlay 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.

Garrett Langford, Assistant Director of Planning & Development, presented to the Commission.

DISCUSSION

There were no questions from or discussions among the Commissioners.

APPLICANT

Roland Gentry, 2208 Briarcrest Drive, Plano, TX, on behalf of the Applicant, spoke to the Commission. Mr. Gentry explained that the project was part of a Mesquite ISD bond package approved in May 2025 and will provide safety and security to faculty and students in the form of a two-story storm shelter.

There were no questions from the Commission.

PUBLIC COMMENTS

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

ACTION

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

6. ZONING APPLICATION NO. Z0625-0404.

Conduct a public hearing and consider approval of Zoning Application No. Z0625-0404 submitted by Centurion American on behalf of MM Mesquite Retail 3 LLC for a zoning change to amend Planned Development – Light Commercial Ordinance No. 4595, 4799, and 5019 to

allow the installation of a 30-foot-tall multitenant freestanding sign located at 21717 IH 635 (also known as 355 and 375 Rodeo Center Blvd).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions regarding the proposed size in relation to the current ordinance and an existing nearby sign that exceeds height limitations; the location of the sign in relation to highway exits, as well as signage type.

APPLICANT

Perla Tavera, on behalf of the Applicant, came before the Commission to answer questions. Commissioner Walker inquired about the safety of the sign; Ms. Tavera stated that the sign would be built according to approved plans and would meet inspection requirements. Commissioner Chenault asked if the current development at the site is “hidden” by a wall; Ms. Tavera stated that it is, and this fact is why they need a larger sign to help with attracting business.

PUBLIC COMMENTS

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

ACTION

Commissioner Melend made a motion to approve; Commissioner Screws seconded. The motion passed 7-0.

7. ZONING APPLICATION NO. Z0725-0410.

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0410 submitted by Angelica Chapa on behalf of Zanas 8885 Corporation (Mi Rinconcito) for a zoning change from General Retail to General Retail with a Conditional Use Permit to allow a convenience store located at 1200 E. Davis Street, Suite 127.

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions related to the other type of products to be sold; a nearby service station that is already selling beer/wine and the subject property’s proximity to a specific restaurant.

APPLICANT

Angelica Chapa, Applicant, addressed the Commission, clarifying that Zanas 8885 Corporation only wants to sell imported beers from South America. She further stated that the location will not be a full-fledged convenience store; it would be considered a “catered” item store.

PUBLIC COMMENTS

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

ACTION

Commissioner Melend made a motion to approve, limiting the Conditional User Permit to Zanas 8885 Corporation. Commissioner Chenault seconded. The motion passed 6-1, with Commissioner Walker opposed.

DIRECTOR'S REPORT**8. DIRECTOR'S REPORT.**

Garrett Langford provided the director's report, updating the Commission on recent City Council action taken on zoning-related items at their meeting on August 4, 2025:

Zoning Application No. Z0525-0401 submitted by Thomas Forbes, Gemumori Games, LLC., for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow a coin-operated game room, located at 2156 Town East Mall (parcel address 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.) **Public hearing held. Approved by Ordinance No. 5181.**

Zoning Application No. Z0525-0395 submitted by Birat Dhakal, Triangle Engineering LLC, for a change of zoning to amend Planned Development - Industrial Ordinance No. 5119 to modify Exhibit C - Concept Plan to include an additional flex office building located at 1202 Interstate Highway 30. (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. 5180**

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

Chairwoman Teferi provided an update on her recent attendance at the APA Texas Elected & Appointed Officials Workshop on July 25, 2025, in North Richland Hills.

The next meeting will be held on Monday, August 25, 2025.

Chairwoman Teferi adjourned the meeting at 7:55 p.m.

Chairwoman Soira Teferi