

**MINUTES****November 24, 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 NAME</b>	<b>MEMBER</b>	<b>ATTENDANCE</b>
Position No. 1	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 3	Roger Melend	<input type="checkbox"/> Present In-Person Telephone/Video	<input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 4	Ronnie Chenault, Vice- Chairman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi, Chairwoman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video	<input type="checkbox"/> Absent <input type="checkbox"/> Present by
<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>	
Alternate No. 1	Wana Alwalee	<input type="checkbox"/> Present In-Person Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)	<input checked="" type="checkbox"/> Absent (* Attendance
Alternate No. 2	Debbie Screws	<input type="checkbox"/> Present In-Person Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)	<input checked="" type="checkbox"/> Absent (* Attendance

**ATTENDANCE: STAFF**

Adam Bailey	Director, Planning & Development Services	<input 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
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	<input checked="" type="checkbox"/> 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 November 10, 2025, Planning and Zoning Commission meeting.

**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 First Texas Homes 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 Chenault motioned to approve items 3 and 4; Commissioner Arnold seconded the motion. The motion passed 6-0.

**PUBLIC HEARINGS****5. ZONING APPLICATION NO. Z1125-0428.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0428 submitted by KCG Companies, LLC, for a zoning change to amend Planned Development Ordinance No. 5198 to adjust the unit mix for the senior living multifamily development by increasing the number of one-bedroom units from 129 to 135 and reducing the number of two-bedroom units from 131 to 125, located at 2235 East Glen Blvd.

Assistant Director Garrett Langford presented to the Commission.

**DISCUSSION**

There was no discussion.

**APPLICANT**

Alan Naul, 522 Country Lane, Coppell, TX, on behalf of Applicant, gave a brief statement to the Commission explaining the proposed amendment to Planned Development Ordinance 5198.

**DISCUSSION**

There was no discussion.

**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 the application. Commissioner Chenault seconded the motion; the motion passed 6-0.

**6. ZONING APPLICATION NO. Z0725-0408.**

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0408 submitted by Sohail Ahmed, on behalf of 4R International LLC., for a zoning change from Commercial within the Skyline Logistic Hub Overlay District to Planned Development – Commercial within the Skyline Logistic Hub Overlay District to allow a convenience store with fuel sales located within 500 feet of a residential zoning district and to increase the number of vehicle fueling pumps to 7 (14 fueling positions), located at 4301 E US HWY 80.

Mr. Langford advised the Commission that this case has been postponed due to required re-noticing. No action was taken by the Commission.

**DIRECTOR'S REPORT****7. DIRECTOR'S REPORT.**

Mr. Langford updated the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on November 17, 2025:

**Zoning Application No. Z0925-0417** submitted by Wing Aviation, 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 to allow a Drone Delivery Service (SIC 4789a) located at 1800 North Town East Boulevard (future address of 9005 Town East Mall). (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. 5217**

**Zoning Application No. Z0925-0418**, submitted by David Vu Tran, Sam's Nail Supply, for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within TERRA Overlay District with a Conditional Use Permit to allow wholesale trade of

nail and beauty supplies located at 3677 Emporium Circle. (One response in favor and one in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) **Public hearing held. Denied.**

Mr. Langford advised the Commission that Ti'Ara Clark, Planner, has submitted a letter of resignation from her position with the Planning and Development Services Department.

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

There was no discussion on this topic.

**The next meeting will be held on Monday, December 8, 2025.**

Chairwoman adjourned the meeting at 7:18 p.m.

---

**Chairwoman Soira Teferi**