

**MINUTES**

**OCTOBER 14, 2024**

**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 MEMBER NAME</b>	<b>ATTENDANCE</b>
Position No. 1	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 2	Millie Arnold	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent

<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>
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	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

**ATTENDANCE: STAFF**

Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
John Cervantes	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Jordan Gregory	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Ti'Ara Clark	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Millie Laird	Admin. Aide Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent

**CALL TO ORDER**

**1. ROLL CALL**

The meeting was called to order at 7:00 p.m. Admin. Aide - Planning & Development Services, Millie Laird, took roll call and declared a quorum was present.

**PUBLIC COMMENTS**

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

There were no comments.

**CONSENT AGENDA****3. MINUTES.**

Consider approval of the minutes for September 23, 2024, Planning and Zoning Commission.

**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 Crescent Estates 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**

Vice-Chair Arnold made a motion to approve the consent agenda as presented; Commissioner Melend seconded; the motion carried 7-0.

**5. ZONING APPLICATION Z1024-0370.**

Conduct a public hearing and consider approval of Zoning Application No. Z1024-0370 submitted by Brent Bordovsky on behalf of Marc Miller, Super Star Car Wash, for a zoning change to amend Planned Development (PD) – General Retail, Ordinance No. 4984, to modify the development standards to allow a CMU block screening wall in lieu of a precast screening wall located at 1415 S. Belt Line Road.

**PRESENTATION**

Manager of Planning and Zoning Garrett Langford presented to the Commission.

**DISCUSSION**

There were discussions regarding the possibility of drainage being affected by the CMU block screening wall as well as the current gap between the project wall and the existing wall located on adjacent business property.

**APPLICANT**

Wes Hoblit, 777 Main Street, Fort Worth, TX, on behalf of the applicant, presented to and answered questions from the Commission. Jeff Sylvester, 2764 N Monticello Dr, Florence, AZ, answered questions about the wall's construction.

**PUBLIC HEARINGS**

The Chair opened the public hearing.

C.M. Schade, MD, PhD, PE, 220 Riggs Circle, Mesquite, TX, expressed concerns related to the current gap between the project wall and the existing wall on the adjacent business property as well as the expansion joints on the CMU wall.

Wes Hoblit returned to the podium to address the concerns from the public hearing as well as an additional question from the Commission regarding the wall foundation and structure.

**ACTION**

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

**DIRECTOR'S REPORT**

6. Director's Report on recent City Council action taken on zoning related items at their meeting on October 7, 2024.

Mr. Langford stated that the following cases were approved.

Zoning Application No. Z0824-0367, submitted by the City of Mesquite, for a zoning change to amend Planned Development - Industrial Ordinance No. 4785 to allow additional manufacturing and industrial uses in addition to other uses allowed in the Industrial Zoning District with modifications located at 20 East Trinity Pointe (284-acre industrial park generally located south of IH-20, southwest of FM 2932, and northwest of Griffin Lane), located at 12875, 12905, 12935, 12955, and 12995 FM 2932. – **Approved by Ordinance No. 5143**

Zoning Application No. Z0624-0364, submitted by Jackson Walker LLP on behalf of FRHP Lincolnshire LLC., for a comprehensive plan amendment to change the future land use designation from the Gus Thomasson Special Planning Area to Commercial and for a zoning change from Commercial and North Gus Thomasson Corridor (NGTC) to Planned Development - Commercial with modified development standards to allow an outdoor display lot selling recreational vehicles and trailers in addition to other uses permitted in the Commercial Zoning District located at 4201 Gus Thomasson Road, 2713 IH 30, 2749 IH 30, and 2779 IH 30. **Approved by Ordinance No. 5144.**

Chairman Melend adjourned the meeting at 7:41 p.m.

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**Chairman Roger Melend**