

MINUTES

March 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)

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 type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Rick Cumby	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 6	Jeffrey Walker	<input checked="" 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 checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" 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**

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 March 10, 2025, Planning and Zoning Commission.

Commissioner Screws stated that the minutes should be corrected to reflect that the motion to approve the consent agenda was made by Commissioner Screws, not Commissioner Cumby, who was absent on that date. Garrett Langford, Manager of Planning and Zoning, advised the Commission that the minutes will be amended with the correction.

ACTION

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

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0924-0369.**

Conduct a public hearing and consider approval of Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a zoning change 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 S. Belt Line Road (also addressed 2298 S. Belt Line Rd).

Ti'Ara Clark, Planner, presented to the Commission.

DISCUSSION

There were discussions regarding future development fencing/screening, proximity to the existing residential properties to the South and impact on traffic congestion.

APPLICANT

Applicant Casey Simmons, 10079 S. Belt Line Road, Mesquite, Texas, spoke to the Commission, addressing the concerns related to future development.

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 Melend to approve with Staff's recommendations. Commissioner Walker seconded; the motion carried 7-0.

5. ZONING APPLICATION NO. Z0325-0386.

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0386, submitted by Lighthouse Learning Academy Mesquite, LLC., for a zoning change from General Retail with Conditional Use Permits (Ord. 4855 and Ord. 4901) to General Retail with a Conditional Use Permit to allow child daycare services as a permitted use located at 1515 E. Kearney St., Suites 402, 500, and 600.

Ti'Ara Clark presented to the Commission.

APPLICANT

Applicant Keisha Williams addressed the Commission.

DISCUSSION

There was a discussion regarding the ongoing success and expansion of the daycare since its opening.

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 Arnold to approve the CUP application to include suites 402, 500, and 600, replacing previous CUPs issued to the applicant for the same address. Commissioner Melend seconded; the motion carried 7-0.

DIRECTOR'S REPORT**6. Adam Bailey provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on March 17, 2025:**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, for a change of zoning from Planned Development - Mixed Use (Ordinance No. 4038) to

Planned Development - General Retail (GR) on Tract 1 and Planned Development - Townhouses on Tract 2, and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail on Tract 1 and from Parks, Open Space, and Drainage to Medium Density Residential on Tract 2, to allow a retail development with contractor uses in addition to those permitted in the GR district on Tract 1 and a townhome development on Tract 2 with modified development standards, located at 2200 Lawson Road (east and south of the Lawson Road and Clay Mathis Road intersection). (No responses 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. **Postponed to the June 2, 2025, City Council meeting.**

Mr. Bailey informed the Commission of upcoming training opportunities that will be offered in-house as well as the upcoming American Planners' Association Conference to be held in Bryan Station, October 2025.

The next scheduled Planning and Zoning meeting will be on April 14, 2025.

Chairwoman Teferi adjourned the meeting at 7:35 PM.

Chairwoman Soira Teferi