

MINUTES**July 14, 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	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 2	Millie Arnold	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 3	Roger Melend	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 4	Ronnie Chenault	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)
Alternate No. 2	Debbie Screws	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)

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
Millie Laird	Planning & Development Administrative Aide	☒ Present In-Person
Karen Strand	Deputy 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 June 23, 2025, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve both items on the consent agenda; Commissioner Dharmarajan seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0525-0395.**

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0395 submitted by Birat Dhakal, Triangle Engineering LLC., for a zoning change to amend Planned Development – Industrial Ordinance No. 5119 to modify Exhibit C - Concept Plan to include an additional flex office building located at 1202 IH 30.

Assistant Director Garrett Langford presented to the Commission. There were no questions from the Commissioners.

APPLICANT

Kien Kaw, 1782 W. McDermott Drive, Allen, TX, 75013, stood before the Commission to answer any questions.

DISCUSSION

Commissioner Arnold asked about the purpose of the “flex office”; Mr. Kaw indicated that the space would be utilized as a flex space or showroom. Commissioner Melend inquired about parking requirement and if it would the current plan still suffice due to the addition of the flex office. Mr. Langford responded that staff had reviewed the revised concept plan and confirmed that it complies with parking and other development standards.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; Chairwoman Teferi closed the public hearing.

ACTION

Commissioner Walker made a motion to approve the zoning application; Commissioner Melend seconded. The motion carried 7-0.

5. ZONING APPLICATION NO. Z0525-0401.

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0401 submitted by Thomas Forbes, Gemumori Games, LLC., for a zoning change from Commercial within the TERRA Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit to allow a coin-operated game room, located at 2156 Town East Mall (parcel address 1800 N. Town East Blvd).

Mr. Langford presented to the Commission.

APPLICANT

Thomas Forbes (applicant), 8428 Mesa Verde Dr., Plano, TX 75025, stood before the Commission to answer any questions.

DISCUSSION

There was a discussion regarding the type of games that would be installed; whether food or beverage would be served (per applicant, there will only be games at the location) and if security personnel would be onsite, to which the applicant stated that the mall provides security.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; Chairwoman Teferi closed the public hearing.

ACTION

Commissioner Chenault made a motion to approve the zoning application; Commissioner Arnold seconded. The motion carried 7-0.

6. ZONING APPLICATION NO. Z0125-0379.

Conduct a public hearing and consider approval of Zoning Application No. Z0125-0379 submitted by QT South, LLC., (QuikTrip) for a zoning change from Agricultural within the K-20 Floating Zone to Planned Development-Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential district; to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district; and to increase the maximum number of vehicle fueling positions to 20 fueling positions on approximately 3.4 acres of land located at northwest corner of IH-20 and FM-740 (KCAD Property Id. Numbers 227047 and 227048).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions regarding whether there would be EV charging units available; if screening would be required; concerns that the 12-car stacking plan would be sufficient for mitigating traffic build-up. There was a discussion about the current “acceleration ramp” onto IH-20 and if it will be reconstructed to allow an entrance into the location; Mr. Langford indicated that any driveway connecting to the ramp would be subject to TXDOT approval. Additionally, the usage of the entrance on the northern end of the site, off FM 740, was discussed. Mr. Langford advised the Commission that the entrance would be used for future developments, as well.

APPLICANT

Corey Vaughan, 8700 Freeport Parkway, Irving, TX 75063, addressed the Commission on behalf of the applicant, specifically answering Commissioner Dharmarajan’s concern related to EV charging availability at the location.

DISCUSSION

Commissioner Walker asked Mr. Vaughan about the number of jobs that would be available. Commissioners Cumby and Dharmarajan expressed opinions that including EV charging stations would be good for the public and travelers.

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; Commissioner Cumby seconded the motion. The motion carried 6-1, with Commissioner Dharmarajan abstaining.

DIRECTOR’S REPORT

7. Director Adam Bailey presented the Director’s Report on recent City Council action taken on zoning-related items at their meeting on July 7, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0388 submitted by Halff Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, for a Comprehensive Plan amendment to change the future land use designation from Parks, Open Space, and Drainage to Utilities and a change of zoning from Light Commercial and R-3, Single Family Residential to Planned Development - Light Commercial with modified development standards to allow an expansion of the electric substation at 200 and 427 Gross Road. (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. 5174.**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0389 submitted by Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club, for a change of zoning from Planned Development (PD) - Commercial (Ord. 1643) to PD - Commercial to allow limited fuel sales with modifications to the maximum number of vehicle fueling positions and to the 500-foot separation requirement from a residential district located at 4444 North Galloway Avenue. (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. 5175.**

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) and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail to allow a retail development with contractor uses in addition to those permitted in the GR district with modified development standards, located at 2200 Lawson Road (east of the Clay Mathis Road and Lawson 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. This item was postponed at the March 17, 2025, City Council meeting.) Public hearing held. **Denied.**

8. Mr. Bailey gave the Commission a briefing on the Downtown Mesquite Zoning District.
9. Mr. Bailey discussed training topics and options for the Planning & Zoning Commission.
10. Assistant Director Garret Langford gave the Commission a briefing on recent planning and zoning legislation enacted from the 89th Texas Legislative Session.

The next meeting will be held on Monday, July 28, 2025.

EXECUTIVE SESSION

The Commissions adjourned into Executive Session to consult with City Attorney as authorized by Texas Government Code Section 551.071 at 8:55 PM. The meeting reconvened at 9:19 PM and no action was taken.

Chairwoman Teferi adjourned the meeting at 9:19 p.m.

Chairwoman Soira Teferi