

MINUTES**March 23, 2026****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	Michael Morris		☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 2	Millie Arnold, Chairwoman		☒ 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		☒ 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, Vice- Chairman		☐ Present In-Person Telephone/Video	☒ Absent ☐ Present by
Position No. 7	Soira Teferi		☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
ALTERNATE NO.	ALTERNATE NAME		ATTENDANCE	
Alternate No. 1	Vacant		☐ 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
Elizabeth Douglas	Planner	☒ Present In-Person
Carolyn Horner	Senior Planner	☒ Present In-Person
Jennifer Horton	Planner	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Arnold 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 March 9, 2026, Planning and Zoning Commission meeting.

ACTION

Commissioner Melend made a motion to approve the minutes; Commissioner Chenault seconded the motion. The motion passed 6-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z1125-0427.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0427 submitted by Mayse Associates on behalf of Chick-fil-A, Inc., for a zoning change from Commercial within the Town East Restaurant Retail Area (TERRA) Overlay District to Planned Development – Commercial within the TERRA Overlay District to allow uses permitted in Commercial zoning and to modify development standards located on a ~1.8-acre portion of 1638 and 1800 N. Town East Blvd.

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

DISCUSSION

Commissioner Melend asked about the proposed location of the pole-sign; Mr. Langford advised that it would be in the north-east portion of the property, in front of the restaurant.

Commissioner Teferi inquired if being a former employee of this restaurant would prevent her from voting; Mr. Langford advised that it would not.

APPLICANT

Priya Acharya, on behalf of the Applicant, approached the podium and stated that she was present to answer any questions from the Commission.

DISCUSSION

There was no discussion.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing. No one came forward; the public hearing was closed.

DISCUSSION

There was a discussion between Commissioner Melend and Mr. Langford concerning pole-sign options and whether the Commission would approve both or would they need to pick one. Mr. Langford advised that if there was a preference among the Commission, that particular sign could be picked as part of the motion. As presented, both pole signs comply with the sign ordinance.

ACTION

Commissioner Chenault made a motion to approve the application with all Staff recommendations; Commissioner Cumby seconded. The motion passed 5-1, with Commissioner Teferi abstaining.

5. ZONING APPLICATION NO. Z0126-0435.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0435 submitted by Jackson Walker LLP on behalf of BJ's Wholesale Club for zoning change from Planned Development (PD) – General Retail and Commercial, Ordinance No. 1643, to PD-General Retail to allow uses permitted in General Retail zoning and to modify development standards located at 4355 Childress Ave.

Mr. Langford presented to the Commission.

DISCUSSION

There was a discussion regarding the location and height of the proposed pole sign and its comparison to nearby business signs.

APPLICANT

Jonathan Vinson, 2323 Ross Avenue, Suite 600, Dallas, TX, provided the Commissioners with justification for the requested modification of sign standards. Mr. Vinson further stated that there will be landscape buffering along Childress Avenue, which will minimize the impact on the neighborhood.

DISCUSSION

There were no questions or comments from the Commission.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing. No one came forward; the public hearing was closed.

ACTION

Commissioner Melend made a motion to approve with staff recommendations; Commissioner Chenault seconded. The motion passed 6-0.

6. ZONING APPLICATION NO. Z0126-0436.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0436 submitted by Jackson Walker LLP on behalf of BJ's Wholesale Club for zoning change to amend Planned Development (PD) – Commercial, Ordinance No. 5175, to modify development standards for the PD located at 4420 N. Galloway Ave (northeast corner of N. Galloway Ave and Barnes Bridge Rd).

Mr. Langford presented to the Commission.

DISCUSSION

There were no questions or comments from the Commission.

APPLICANT

Jonathan Vincent, on behalf of the Applicant, provided the Commission with an overview of the proposed modifications to the planned development.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing.

James Tyler, 1605 Hutchinson, Mesquite, TX, expressed to the Commission that his biggest concern would be about the lighting from the pole sign due to his backyard facing the intersection. Mr. Tyler further stated that he doesn't believe the sign is necessary and that it will confuse drivers.

No one else came forward; the public hearing was closed.

APPLICANT

Mr. Vincent returned to the podium to respond to Mr. Tyler's comments, stating that he understands the concern. He further stated that the intersection is large and signage is important for BJ's members to help locate the fuel center.

DISCUSSION

There was a discussion between the Commission and Mr. Vincent concerning the placement of the proposed pole sign and the direction from which the illumination would be visible. Mr. Vincent advised that the illuminated side of the sign would face north and south along Galloway.

ACTION

Commissioner Chenault made a motion to approve with all recommendations. Commissioner Teferi seconded the motion. The motion passed 6-0.

7. ZONING APPLICATION NO. Z0326-0442. Conduct a public hearing and consider approval of Zoning Application No. Z0326-0442 submitted by Pleasant Grove Community Baptist Church for zoning change from General Retail to General Retail with a Conditional Use Permit to allow a day care located at 3216 Military Parkway (also addressed as 3210 Military Parkway).

Elizabeth Douglas, Planner, presented to the Commission.

DISCUSSION

Commissioner Melend inquired about the proposed drop-off area and if it would be covered. Ms. Douglas advised that the site plan does include a covered area. Mr. Melend expressed concern that the proposed “canopy” would not be sufficient to provide the required coverage. Ms. Douglas stated that the Applicant will be revising the site plan, and staff will ensure that the drop-off area meets standards.

Commissioner Arnold asked if there would be a circular driveway included to facilitate with drop-offs. Ms. Douglas advised that the site plan will be revisited. Ms. Arnold further inquired if the day care would be connected to the church. Ms. Douglas stated that they would not be connected and will be two separate buildings. Ms. Arnold also asked about the proposed location of the entrance to the drop-off area. Staff advised that the existing parking lot would be extended to include the circular drive.

Commissioner Melend expressed concern about the height of the existing fence; Ms. Douglas advised that a landscaping plan would be required with the site plan. Mr. Langford further stated that there will be a separate fence for the playground area.

APPLICANT

Frank Williams, general contractor (address unknown), approached the podium on behalf of the Applicant. He advised the Commission that he could answer any questions related to the design or layout.

There were no questions or comments from the Commissioners.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing. No one came forward; the public hearing was closed.

ACTION

Commissioner Chenault made a motion to approve the application with all Staff recommendations; Commissioner Cumby seconded. The motion passed 6-0.

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

Mr. Langford provided the Director's report, advising the Commission on recent City Council action taken on zoning-related items and items of interest at their meetings on March 16, 2026:

- **Zoning Application No. Z0126-0434**, submitted by Rande LeCours, SLS Consultants, for a change of zoning to amend Planned Development (PD) - Industrial, Ordinance No. 4962, to modify the development standards and concept plan in the PD for the East Tract located at 180, 200, 270, and 300 Long Creek Road. **Denied**. Per Mr. Langford, the Applicant requested a reconsideration for the April 6th City Council meeting.
- **Variance Application No. V0226-0442 (TABC)**, submitted for consideration of an ordinance approving a variance reducing the separation requirement from 300 feet to 100 feet between Towneast Food Mart and Mesquite Academy, a Mesquite Independent School serving 6th through 12th grades, located at 2704 Motley Drive, to allow the sale of beer and wine for off-premises consumption at a proposed service station and convenience store, located at 3225 North Town East Boulevard. **Postponed to the April 6, 2026, City Council Meeting.**

Mr. Langford also advised the Commission on several Planning and Zoning related items which will be on the April 6, 2026, City Council Agenda, including a pre-meeting presentation on a possible amendment to the City Code related to chickens, a construction contract for the Opal Lawrence restoration project; the Prosperity Fire Protection zoning application (Live Oak Drive) and a possible re-zoning of City owned property on Gross Road.

Mr. Langford advised the Commission that a presentation was made to Council on March 2, 2026, on the North Gus Thomasson Corridor Study. He will provide a summary of the presentation to the Commission at a later date.

Mr. Langford advised the Commission on the progress of the Roadway Impact Fee study and the Comprehensive Plan, stating that there are no updates at the moment and that City Staff are currently working with both consultant groups.

The next meeting will be held on Monday, April 13, 2026.

Chairwoman Arnold adjourned the meeting at 8:33 p.m.

Chairwoman Millie Arnold