

**MINUTES**

**MAY 28, 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	Mr. Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 2	Ms. Millie Arnold	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent
Position No. 3	Mr. Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 4	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 5	Rick Cumby	<input type="checkbox"/> Present In-Person <input checked="" 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 type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

**ATTENDANCE: STAFF**

Jeff Armstrong	Director of Planning and Development	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person
Jordan Gregory	Planner	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	Planner	<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**

The meeting was called to order at 7:00 p.m. Administrative Aide Devanee Winn 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 May 13, 2024, Planning and Zoning Commission.

**ACTION**

Commissioner Dharmarajan made a motion to APPROVE as presented; Commissioner Teferi seconded; the motion carried 5-0.

**PUBLIC HEARINGS****4. ZONING APPLICATION Z0524-0361**

Conduct a public hearing and consider approval of Zoning Application No. Z0524-0361 submitted by the City of Mesquite for a zoning change to amend Planned Development – General Retail Ordinance No. 2399 to modify the sign requirements for the subject property located at 3201 E. Cartwright Road.

**PRESENTATION**

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

**PUBLIC HEARINGS**

Chairman Melend opened the public hearing.

No one came to speak. The public hearing was closed.

**ACTION**

Commissioner Dharmarajan made a motion to APPROVE with staff's recommendations; Commissioner Walker seconded; the motion carried 5-0.

**DIRECTOR'S REPORT****5. DIRECTOR'S REPORT.**

**Director's Report on recent City Council action taken on zoning related items at their meetings on May 20, 2024.**

The Director of Planning & Development Services Jeff Armstrong presented to the Commission. The zoning actions are as follows;

- 1. Zoning Application No. Z0324-0353, submitted by Foresite Group, LLC, for a change of zoning from Agricultural to Planned Development - General Retail to allow an auto parts retailer and other uses permitted in the General Retail zoning district, located at 6491 FM 741. Approved by Ordinance No. 5108.**

**6. Receive briefing regarding the proposed Downtown Overlay ordinance.**

No presentation was given. The item was postponed.

Chairman Melend adjourned the meeting at 7:20 PM.

---

**Chairman Roger Melend**