

MINUTES

June 8, 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 MEMBER NAME	ATTENDANCE
Position No. 1	Michael Morris	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold, Chairwoman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby	<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker, Vice-Chairman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Jennifer Horton	Planner	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Arnold at 7:00 p.m.; Planner Elizabeth Lonix 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 May 11, 2026, Planning and Zoning Commission meeting.

ACTION

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

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0326-0446.**

Conduct a public hearing and consider recommending approval of Zoning Application No. Z0326-0446 submitted by Jackson Walker, LLP, for a zoning change from Agricultural within the K-20 Floating Overlay District to Planned Development – General Retail to allow the development of a convenience store with fuel sales, including 12 fueling positions, within the required 500-foot separation distance from a residential zoning district, along with modified development standards located east corner of FM 740 and FM 2757 (KCAD Property ID 234837).

Senior Planner Carolyn Horner presented to the Commission.

DISCUSSION

Chairwoman Arnold asked Ms. Horner if there would be electric vehicle (EV) charging stations included on the site; Ms. Horner advised that it would be a question for the Applicant.

APPLICANT

Jonathan Vinson, on behalf of the Applicant, came before the Commission and gave an overview of the proposed project.

DISCUSSION

Ms. Arnold asked Mr. Vinson if there would be EV stations included; Mr. Vinson advised that he was not sure, as the project is for 7-Eleven and it is up to them to include them.

Commissioner Chenault asked if the fueling stations would be for passenger vehicles only and not for commercial vehicles; Mr. Vinson advised that it is only for passenger vehicles.

There was a discussion concerning signage; Commissioner Melend inquired if there would be a pole sign included on the site. Mr. Vinson advised that the project will adhere to City codes.

Ms. Arnold asked Mr. Vinson about the operating hours; Mr. Vinson advised that it would most likely be a twenty-four-hour business. Ms. Arnold also asked if lighting and security would be addressed; Mr. Vinson advised that it would.

PUBLIC COMMENTS

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

DISCUSSION

There was a final discussion related to lighting; Ms. Horner advised that Staff can add a stipulation to require lighting fixtures to face downward and be shielded.

ACTION

Mr. Chenault made a motion to approve with Staff's recommended stipulations, including the downward-facing lighting; Ms. Arnold requested to add an additional stipulation that there will be at least two (2) EV charging stations included. Mr. Chenault agreed to the amendment to the motion to include 2 EV charging stations. Mr. Melend seconded. The motion passed 6-0.

5. ZONING APPLICATION NO. Z0526-0450

Conduct a public hearing and consider recommending approval of Zoning Application No. Z0526-0450 submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a zoning change from North Gus Thomasson Corridor (NGTC) District to Planned Development – Light Commercial with a Conditional Use Permit to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive.

Ms. Horner presented to the Commission.

DISCUSSION

There was a discussion about the timing of the request in regard to the North Gus Thomasson Corridor Study that is currently underway. Ms. Horner advised the Commission that any zoning changes would most likely remain in place.

Mr. Melend commented that there are several nearby businesses with outdoor storage.

APPLICANT

Xinyan (George) Zhou, on behalf of the Applicant, approached the podium. Mr. Zhou advised the Commission that this revised application took into consideration the previous Staff/Commission suggestions and that the site plan is more defined. He further stated that hazardous materials would not be stored on-site.

DISCUSSION

Mr. Melend inquired about the current administrative office that is at the location and how long it has been there. The Applicant advised that it has been operating there for a year. There were additional questions and discussions about the proposed screening and hours of operation.

Mr. Walker inquired about the existing parking lot and if there are any plans to redo the parking lot, to which the Applicant responded that the parking lot meets space requirements.

Ms. Arnold asked Ms. Horner to bring the photo of the existing parking lot back to the presentation screen. Mr. Langford advised the Commission that a site plan would need to be submitted and that changes to the parking lot might be required to install the landscaping and fire lane.

PUBLIC COMMENTS

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

ACTION

Mr. Melend made a motion to approve with staff recommendations, including the four recommended CUP stipulations. Mr. Chenault seconded. The motion passed 6-0.

DIRECTOR'S REPORT**6. DIRECTOR'S REPORT**

Adam Bailey, Director of Planning & Development, gave an update on City Council action taken on zoning-related items at their meeting on June 1, 2026:

- Zoning Application No. Z0326-0445 submitted by Elite Emerald Construction for a change of zoning from Commercial to Commercial with a Conditional Use Permit for a primary outdoor storage yard located at 4501 IH 30. Approved by Ordinance No. 5254.

Mr. Bailey advised the Commission that there would be no Planning and Zoning cases on the June 15, 2026 Council Agenda.

There were several additional updates, including:

North Gus Thomasson Corridor Study:

- An open house will be held at the Elks Lodge on July 11th from 10 am to 1 pm.; any questions may be directed to Garret Langford.

Roadway Impact Fee Study is still in the data gathering phase.

Comprehensive Plan Study:

- Mr. Bailey thanked Commissioners Chenault, Arnold, and Walker for attending the Strategic Comprehensive Plan Kickoff Meeting on May 28th.
- On June 22nd and 23rd there will be stakeholder meetings with City departments held in the Planning and Development Conference Room.

Upcoming Zoning Text Amendments:

- 6/22/2026: Data Centers
- 7/13/2026: Autonomous loading sites (drones)

Mr. Bailey advised the Commission that the Planning and Zoning Team is finally fully staffed.

Mr. Bailey discussed his recent trip to Detroit for the National Planning Conference; he stated that he learned a lot about Data Centers and Artificial Intelligence (AI). He further advised the Commission that he will attend the National Alliance of Preservation Commissions (NAPC) Annual Conference in Minneapolis.

7. Commission Training.

Mr. Bailey advised that Saturday, August 1st will be a training day for the Commission as well as for members of the Board of Adjustment, Landmark Commission, and Building Standards Board. City Manager's Office and City Council will be included. The training session will be from 8:30 am through noon. Breakfast will be provided.

8. Receive a briefing regarding data center regulations.

Mr. Bailey presented his proposed framework for Data Center Regulations.

The next meeting will be held on Monday, June 22, 2026.

Chairwoman Arnold adjourned the meeting at 8:12 pm.

Chairwoman Millie Arnold