

**MINUTES**

**June 23, 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)**

<b>POSITION NO.</b>	<b>REGULAR MEMBER NAME</b>	<b>ATTENDANCE</b>
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 checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input 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
<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 checked="" 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 type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<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**

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 9, 2025, Planning and Zoning Commission.

**ACTION**

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

**PUBLIC HEARINGS****4. ZONING APPLICATION NO. Z0525-0397.**

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0397 submitted by Austin McDaniel, on behalf of Simple Development Partners for a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a zoning change from Planned Development-Light Commercial Ordinance No. 2174 and Traditional Neighborhood Mixed Residential to PD-Commercial with or without a Conditional Use Permit modified development standards to allow a light industrial development that includes uses permitted in the Commercial zoning district, as well as permitting warehouse distribution, beverage manufacturing, and other manufacturing located at 2100 E US Highway 80.

Assistant Director Garrett Langford presented to the Commission.

**DISCUSSION**

There were discussions concerning the type of screening that would be installed along Heritage Trail, the main parking lot, the truck lot, and along US 80, and the type of signage that would be

used on the proposed building and/or along US 80. Commissioner Melend asked for clarification regarding the conditional use permit wording in the zoning application. Concerns were expressed regarding the depiction of outdoor silos (fermenters) on the concept plan. Commissioner Arnold asked if the reconstruction of Jane Street would adhere to the City's standards and whether or not there would be a noise buffer for the tap room (depicted without walls in the building rendering), considering the proximity to residents. Commissioner Melend asked if it would be possible to have an enclosed building rather than the proposed open-air plan. Commissioner Dharmarajan stated that he would like to receive information on the brewing process and whether there would be any emissions that would affect the neighborhood. There were additional discussions regarding the Jane Street reconstruction and the allowance of on-site mobile food units.

### **APPLICANT**

Stephen Graham, 9459 Hobart, Dallas, TX, spoke on behalf of the applicant to the Commission.

Karl Sanford, 1620 Kyle Avenue, Dallas, TX 75208, co-owner of Manhattan Project Brewery, spoke to the Commission, addressing concerns related to brewery emissions and outdoor silos.

### **PUBLIC COMMENTS**

Chairwoman Teferi opened the public hearing.

Daniel A. Martinez, 2205 Anita Drive, Mesquite, TX, addressed the Commission, stating that he does not feel that the neighboring residents want a brewery nearby. He expressed concerns about potential flooding, the number of young families with children in the neighborhood, and the increased noise and traffic congestion that the brewery would bring to the area.

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

### **DISCUSSION**

There was a discussion regarding stormwater drainage in the area; Commissioner Melend stated that drainage would be included in the street construction. Garrett Langford confirmed that the drainage features would meet the City's specifications, which include some of the most stringent requirements in the metroplex. A concern related to the number of entrances to the development and whether they would only be on Jane Street. Mr. Langford commented that the existing service road is planned for reconstruction and may eventually include an entrance into the property.

### **ACTION**

A motion was made by Commissioner Melend to approve the zoning change to the Planned Development, as presented, with Staff recommendations, and to approve the brewery with a Conditional Use Permit; Commissioner Walker seconded the motion.

The motion carried 5-2, with Commissioners Teferi and Arnold opposed.

### **DIRECTOR'S REPORT**

5. Assistant Director of Planning and Development Services Garrett Langford provided the Director's Report on the recent City Council action taken on zoning-related items at their meeting on June 16, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0393, submitted by John Droblyn with Droblyn Holdings, LLC, for a change of zoning from Planned Development (PD) - Commercial (Ordinance No. 4653) within the Town East Retail and Restaurant Area (TERRA) Overlay District to PD - Commercial (Ordinance No. 4653) within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow the sale of used clothing as a permitted use at 1645 North Town East Boulevard, Unit 503. (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. 5173.**

6. Discuss training topics and options for the Planning and Zoning Commission.

Mr. Langford advised the Commission that several bills related to Planning & Zoning were recently passed; they will take effect in the fall.

A workshop involving the City Council, Economic Development, Downtown Development Advisory Board and Planning and Zoning will be held in late August/September; Commissioners will have the opportunity to attend.

A public engagement event will be held on June 24<sup>th</sup> at Heritage Plaza to present the Downtown Zoning Ordinance to interested citizens and business owners. This is the last step before the proposed ordinance goes to City Council in late August.

The next meeting will be held on Monday, July 14, 2025.

Chairwoman Teferi adjourned the meeting at 8:19 p.m.

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**Chairwoman Soira Teferi**