

MINUTES

March 9, 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		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" 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, Chairman	Vice-	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" 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 checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" 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
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.; 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 February 23, 2026, Planning and Zoning Commission meeting.

ACTION

Commissioner Melend motioned to approve the minutes; Commissioner Chenault seconded the motion. The motion passed 5-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z1125-0431.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0431 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 to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive. **Postponed from the February 23, 2026, Planning and Zoning Commission meeting.**

Carolyn Horner, Senior Planner, presented to the Commission.

DISCUSSION

There were discussions concerning the North Gus Thomasson Corridor Study and the possible impact on the subject property, pending the consultant's recommendations; the current usage of the property and the Applicant's wish to expand the existing business as well as fencing proposals/requirements. There was a lengthy discussion among the Commissioners, Garrett Langford, Assistant Director of Planning & Development, and Karen Strand, Assistant City Attorney, regarding the possible postponement of the request until after the NGTC study has been completed.

APPLICANT

Tailim Song, 8131 Lyndon B. Johnson Freeway, Suite 770, Dallas, TX, spoke to the Commission on behalf of the Applicant. Mr. Song provided an overview of the plans to remodel and add landscaping to the property. He further advised the Commission that he had prepared a summary of neighboring businesses that are similar to the Applicant's proposed usage.

DISCUSSION

There were several questions and comments from the Commissioners. Commissioner Chenault asked about plans for the existing warehouse at the rear of the property; Commissioner Walker asked if any hazardous materials would be stored, to which the Applicant responded there would not be. Commissioner Arnold asked what would be stored on the property; Mr. Song advised that stored items would include piping for sprinkler systems and related materials.

Commissioner Melend inquired about the current number of staff on location. The owners came forward and advised that there are currently seven employees. Commissioner Melend further inquired if they would increase the number of on-site employees; owner advised that it is possible.

There were further discussions among the Commissioners and the owners regarding the number of sprinkler system installers as well as the current and proposed fencing. Mr. Song advised the Commission that they are still working on fencing and improvement plans. Mr. Langford stated that the Applicant will need to provide a site plan and come into compliance with the requirements.

PUBLIC COMMENTS

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

There was an additional discussion between Mr. Langford and the Commission concerning the three possible actions that can be taken tonight.

ACTION

Commissioner Melend made a motion to approve the application with Staff recommendations; Commissioner Walker seconded. The motion passed 4-1, with Commissioner Chenault opposed.

5. ZONING APPLICATION NO. Z1025-0422.

Conduct a public hearing and consider approval of Zoning Application No. Z1025-0422 submitted by City of Mesquite for a Comprehensive Plan Amendment to change the future land use designation from Park, Open Space, Drainage to Light Industrial, and for a zoning change from R-3, Single Family Residential to Planned Development – Industrial with modified development standards to allow uses permitted in the Industrial zoning district located at 1396 W Scyene Rd (also addressed as 201 Gross Rd) and 600 Gross Rd (also addressed as 601 Gross Rd).

Mr. Langford presented the item to the Commission.

DISCUSSION

There was a discussion concerning the property, which was mostly comprised of floodplain, and the inability to develop on that portion.

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; Commissioner Melend seconded. The motion passed 5-0.

Ms. Strand advised Chairwoman Arnold to enter executive session following the Director's report.

DIRECTOR'S REPORT

6. 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 2, 2026:

Mr. Langford advised the Commission that there were no Planning and Zoning cases heard by the Council; however, there was a presentation from the consultants on the North Gus Thomasson Corridor Study.

Mr. Langford introduced the new staff member, Planner Jennifer Horton.

The Commission entered executive session at 8:06 p.m. No actions were taken or official decisions made during the executive session.

The Commission reconvened at 8:14 p.m.

The next meeting will be held on Monday, March 9, 2026.

Vice-Chair Walker adjourned the meeting at 8:15 p.m.

Chairwoman Millie Arnold