

MINUTES**February 9, 2026****PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS
REGULAR MEETING****City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas****ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)**

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Michael Morris	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Position No. 2	Millie Arnold, Chairwoman	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Rick Cumby	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Present by Telephone/Video
Position No. 6	Jeffrey Walker, Vice-Chairman	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Position No. 7	Soira Teferi	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Present by Telephone/Video
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 checked="" 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
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 January 12, 2026, Planning and Zoning Commission meeting.

ACTION

Commissioner Chenault motioned to approve the minutes; Commissioner Screws seconded the motion. The motion passed 6-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0425-0392.**

Conduct a public hearing and consider approval of Zoning Application No. Z0425-0392 submitted by Austin Bridge & Road, LP., for a zoning change from Planned Development, Ordinance No. 1110, to Planned Development, Ordinance No. 1110, with a Conditional Use Permit to allow the continued use of a Temporary Concrete Batch Plant located at 3220 E US HWY 80.

Garrett Langford, Assistant Director, presented to the Commission.

DISCUSSION

There were discussions regarding the purpose and duration of the CUP. Mr. Langford advised that, should the applicant need additional time, they can apply for another CUP.

APPLICANT

Joel Laisch, Austin Bridge & Road, 1199 S. Beltline Road, Suite 110, Coppell, TX 75019, provided the Commission with an overview of the batch plant's operations, along with information on noise generated. According to the applicant, the facility produces noise only slightly above ambient levels, given its proximity to the freeway.

DISCUSSION

There were discussions about the project's duration and noise levels.

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 the application with staff recommendation; Commissioner Chenault seconded the motion; the motion passed 6-0.

5. ZONING APPLICATION NO. Z1225-0433.

Conduct a public hearing and consider approval of Zoning Application No. Z1225-0433 submitted by JPI Development for a zoning change to amend Planned Development (PD) – Multifamily, Ordinance No. 5110, to modify the development standards for the PD located at 900 and 1000 Windbell Circle.

Garrett Langford, Assistant Director, presented to the Commission.

DISCUSSION

There were discussions regarding the requirement of the crosswalk. Mr. Langford advised that any crosswalk locations would be evaluated by Public Works, including Traffic Engineering, and the Fire Marshal's office during the site plan review process.

APPLICANT

Karsten Lowe, JPI Development, 9001 Cypress Waters Blvd, Ste. 2A, Dallas, TX 75019, presented an overview and timeline of the proposed development.

DISCUSSION

There were discussions regarding the electric vehicle charging station, security, access, and crosswalks. Mr. Lowe stated that they will have EV-ready stations, but it has not been determined when they will be installed. He further indicated that they will work with City staff regarding the crosswalk locations and signage. The site will have gated access points and cameras that will be monitored by a third-party management company. Commissioner Melend stated that while the requirement for a crosswalk is not included in the PD, he strongly recommends that it be evaluated. Mr. Langford noted that staff will work with the applicant on the matter.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Walker made a motion to approve the application with staff's recommendation. Commissioner Chenault seconded the motion; the motion passed 6-0.

DIRECTOR'S REPORT

6. DIRECTOR'S REPORT.

Mr. Langford gave a report on recent City Council action taken on zoning-related items and items of interest at their meetings on January 20, 2026, and February 2, 2026:

Zoning Application No. Z0425-0391 submitted by Braulio and Irma Camarillo, for a change of zoning from R-1 Single Family Residential to Planned Development - General Retail with a Conditional Use Permit to allow a contractor shop with outdoor storage with modified development standards located at 301 and 325 North Town East Boulevard. **Denied.**

Zoning Application No. Z1025 0423 submitted by Civil Engineering Professionals, LLC., on behalf of Hamon & Lilay Enterprises, LLC., for a change of zoning from Planned Development General Retail, Ordinance No. 3962, to Planned Development Service Station to allow a convenience store with fuel sales (6 fueling positions) located within 500 feet of a residential district and a public or private school located at 3225 North Town East Boulevard. **Approved by Ordinance No. 5226 with the added stipulation that landscaping be increased to 20%.**

Zoning Application No. Z1225 0432 submitted by Zipline International, Inc., for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) as a primary use located at 227 East U.S. Highway 80. **Approved by Ordinance No. 5227**

Mr. Langford updated the Commissioners on staffing, the Gus Thomasson Corridor Study, the Roadway Impact Fee, and the Comprehensive Plan projects.

7. Discuss training topics and options for the Planning & Zoning Commission:
Mr. Langford stated that staff will begin providing short training sessions at Commission meetings starting in March or April, depending on the length of the agenda.

There was no discussion on this topic.

The next meeting will be held on Monday, February 23, 2026.

Chairwoman Arnold adjourned the meeting at 8:30 p.m.

Chairwoman Millie Arnold