

MINUTES**May 27, 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)**

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
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 type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 4	Ronnie Chenault	<input type="checkbox"/> Present In-Person <input checked="" 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
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	<input checked="" 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

Garrett Langford	Manager of Planning & Zoning	<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 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 May 12, 2025, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve the minutes; Commissioner Screws seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0425-0393.**

Conduct a public hearing and consider approval of Zoning Application No. Z0425-0393 submitted by Uptown Cheapskate LLC, for a zoning change from PD – Commercial (Ord. 4653) within the TERRA Overlay to PD – Commercial (Ord. 4653) within the TERRA Overlay with a Conditional Use Permit to allow the sale of used clothing as a permitted use at 1645 N Town East Blvd, Unit 503.

Planner Ti'Ara Clark presented to the Commission.

DISCUSSION

There was no discussion.

APPLICANT

John Droblyn, 16178 CR 413, Lindale, TX, spoke to the Commission on behalf of the Applicant, explaining the business model.

DISCUSSION

There were discussions regarding: the brands and types of clothing that would be sold; the number of employees; the business hours as well as the buying/selling process. Concerns related to the sanitization of clothing/footwear items were also discussed.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Cumby to approve the application with staff recommendations; Commissioner Screws seconded the motion.

The motion carried 7-0.

DIRECTOR'S REPORT

5. Manager of Planning and Zoning Garrett Langford provided the Director's Report on the recent City Council action taken on zoning-related items at their meeting on May 19, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0125-0380, submitted by Bhadresh Trivedi, Dosti Partners LLC, for a change of zoning from Agricultural to Planned Development - Commercial with modified development standards to allow a flex office development with uses permitted in the Commercial zoning district with no outdoor storage located at 5801 Shannon Road (DCAD Address - 5800 Shannon Road). (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. 5168.**

6. Discuss training topics and options for the Planning and Zoning Commission.
The discussion on this item was delayed due to the absence of two Commissioners.

The next meeting will be held on Monday, June 9, 2025.

Chairwoman Teferi adjourned the meeting at 7:37 p.m.

Chairwoman Soira Teferi