

MINUTES**October 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 NAME	MEMBER	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 2	Millie Arnold	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 3	Roger Melend	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 4	Ronnie Chenault, Vice- Chairman	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 5	Rick Cumby	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 6	Jeffrey Walker	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 7	Soira Teferi, Chairwoman	☐ Present In-Person Telephone/Video	☒ Absent ☐ Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Wana Alwalee	☒ Present In-Person Required: ☐ No ☒ Yes)	☐ Absent (* Attendance
Alternate No. 2	Debbie Screws	☒ Present In-Person Required: ☒ No ☐ Yes)	☐ Absent (* Attendance

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	☐ Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	☒ Present In-Person
Ti'Ara Clark	Planner	☐ Present In-Person
Elizabeth Douglas	Planner	☐ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Vice-Chairman Chenault at 7:00 p.m.; Planning and Development Services Administrative Aide Millie Laird took roll call and declared a quorum was present. Alternate Alwalee sat in place of Commissioner Teferi.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for the September 22, 2025, Planning and Zoning Commission meeting.

ACTION

Commissioner Melend motioned to approve the minutes; Commissioner Arnold seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0925-0418.**

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0418 submitted by David Vu Tran, Sam's Nail Supply, for a zoning change from Commercial within TERRA Overlay District to Commercial within TERRA Overlay District with a Conditional Use Permit to allow wholesale trade of nail and beauty supplies located at 3677 Emporium Circle. *(Tabled from the October 13, 2025, Planning and Zoning Commission meeting.)*

Assistant Director Garrett Langford presented to the Commission.

DISCUSSION

There were discussions regarding the Applicant's history of use of the property, as well as the current lack of compliance with fire department requirements.

Commissioner Dharmarajan expressed the opinion that previous use in adjacent and nearby properties involved warehousing to some degree and that he does not see an issue with the request.

Commissioner Cumby stated that he didn't understand why a warehouse would not fit into the area, based on the current usage of nearby properties.

There were additional discussions regarding the Applicant's business plan, including wholesale/retail sales ratios and the projected number of trucks entering the property each day.

Commissioner Alwalee expressed the opinion that the proposed warehouse usage does not fit with the existing TERRA overlay district.

APPLICANT

Jonathan Vinson, 2323 Ross Avenue, Dallas, TX, addressed the Commission on behalf of the Applicant and provided a slide show which detailed the Applicant's reason for the CUP request and included photos of the existing masonry screening wall along the property, which would presumably mitigate a negative impact on the adjacent residential area. The presentation also illustrated the potential revenue for the City based upon the most recent taxable value of the property. The remainder of the presentation countered the comments included in the Staff Report.

DISCUSSION

There were discussions between the Commission and Mr. Vinson regarding the division of the store (wholesale versus retail areas); the anticipated vehicle type and size to be used for deliveries; and the percentage of retail sales, to which the Applicant responded that seventy (70) percent would be small retail and thirty (30) percent wholesale.

Commissioner Melend asked if there is a difference in the fire code for retail versus warehouse; Mr. Langford affirmed that there is a difference.

PUBLIC COMMENTS

Vice-Chairman Chenault opened the public hearing.

Jim Phaup, 228 Mansfield, Sunnyvale, TX, expressed opposition to the request, citing his belief that the business would be more wholesale than retail, and advised the Commission that, per his past experience serving on the planning and zoning commission, it is best to follow the recommendations of Planning staff.

No one else came forward; the public hearing was closed.

DISCUSSION

Commissioner Dharmarajan stated that the distinction between retail and warehouse definitions is semantic, and that the property needs to be put to use and generate tax revenue for the City. Commissioner Melend agreed, noting that the City has granted CUPs to businesses within overlay districts in the past.

Mr. Vinson returned to the podium to counter the comments from Mr. Phaup. Commissioner Arnold asked Mr. Vinson whether or not eighteen-wheelers would be on-site; Mr. Vinson stated his opinion that the volume of sales would not require an eighteen-wheeler.

ACTION

Commissioner Melend made a motion to approve the CUP with the stipulation that the CUP allowance be limited to the Applicant; Commissioner Walker seconded. The motion passed 4-3 with Commissioners Arnold, Chenault, and Alwalee opposing.

5. ZONING APPLICATION NO. Z0925-0417.

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0417 submitted by Wing Aviation, LLC., for a zoning change from Commercial within the TERRA Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) with a modification to reduce the 200-ft separation requirement from a residential zoned property by 30 feet located at 1800 N. Town East Boulevard (future address of 9005 Town East Mall).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions about whether a permanent structure would be built, the possibility of repairing the current parking lot, and the type of screening that would be used.

APPLICANT

Zenobia Haynes, 1800 N. Town East Boulevard, Mesquite, TX, addressed the Commission on behalf of Wing Aviation. Ms. Haynes provided a slideshow depicting the drone models to be utilized, as well as photographs of existing drone nests operating in other cities. Ms. Haynes answered questions from the Commission regarding service limitations through DoorDash and Town East Mall, site security, and hours of operation.

DISCUSSION

There were further discussions regarding residential privacy and the level of noise generated by the drones.

PUBLIC COMMENTS

Vice-Chairman Chenault opened the public hearing. No one came forward; the public hearing was closed.

There was an additional discussion regarding wooden fencing versus mesh screening.

ACTION

Commissioner Alwalee made a motion to approve with staff recommendations, with a modification to remove the requirement for a 6-foot-tall solid wood fence and replace it with an 8-foot-tall metal fence with a durable screening material approved by the Director of Planning and Development Services; Commissioner Arnold seconded. The motion passed 7-0.

7. **DIRECTOR'S REPORT.**

Mr. Langford provided the director's report, updating the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on October 20, 2025:

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0925-0415**, submitted by TMI Climate Solutions, for a change of zoning from Planned Development (PD) - Commercial Ordinance No. 4959 to PD - Commercial Ordinance No. 4959 with a Conditional Use Permit to allow a manufacturing use, SIC Code 3585, production of HVAC and air-handling units and equipment located at 1755 East US Highway 80 (also address as 19400 IH-635, the 2100 through 2300 Blocks of Orlando Avenue, and 2443 and 2501 Westwood Avenue.). (One response in favor and one response in opposition were 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. 5210**

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0725-0407**, submitted by Arcelia Cortina and Martin Flores, for a change of zoning from Truman Heights Neighborhood - Mandatory Retail Office Shopfront to Truman Heights Neighborhood - Single Family Residential to allow the development of a single-family home located at 2031 Hillview Drive. (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. This item was postponed at the October 6, 2025, City Council meeting.) **Public hearing held. Approved by Ordinance No. 5211.**

Mr. Langford also advised the Commission on the upcoming Zoning Application No. Z0925-0419, to be presented to City Council on November 3, 2025.

9. **Discuss training topics and options for the Planning & Zoning Commission:**

- Mr. Langford provided an update on the recent conference (TAPA) in College Station and the relevant sessions attended by Staff.
- Mr. Langford reminded the Commissioners of the Planning and Development Services' Board Appreciation gathering on Wednesday, December 3rd at 6:00 p.m., at Alejandro's in downtown Mesquite.

The next meeting will be held on Monday, November 10, 2025.

Vice-Chairman Chenault adjourned the meeting at 8:57 p.m.

Vice-Chairman Ronnie Ceanult