

MINUTES**October 13, 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 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 the September 22, 2025, Planning and Zoning Commission meeting.

ACTION

Commissioner Arnold motioned to approve the minutes; Commissioner Melend seconded the motion. The motion passed 6-0.

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.

DISCUSSION

Planner Ti'Ara Clark advised the Commission that the Applicant would like to request a postponement.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing. No one came forward; the public hearing was left open.

ACTION

Commissioner Arnold made a motion to table the request, with the public hearing left open until October 27, 2025; Commissioner Cumby seconded. The motion passed 6-0.

5. ZONING APPLICATION NO. Z0925-0419.

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0419 submitted by Culinary Community Kitchen for a zoning change from General Retail to Planned Development – General Retail to allow all uses permitted in the General Retail district and a Mobile Food Unit Park (“MFU-Park”) with modified standards, including a reduction in the 200-foot separation requirement from residential dwellings for the MFU-Park located at 4401 N. Belt Line Road.

Assistant Director Garrett Langford presented to the Commission.

DISCUSSION

There were discussions concerning the definition of MFU; whether or not overnight parking would be allowed, customer parking, and anticipated business hours.

Commissioner Chenault expressed concern about potential noise from food trucks. Mr. Langford advised that the site would be subject to the City’s noise ordinance and that generators would not be allowed on-site.

Commissioner Cumby asked if the fencing along the north side of the property could be more than the proposed wooden fence.

APPLICANT

Mike Kelly, owner, addressed questions from Commissioners. Mr. Kelly provided a tablet to the Commissioners, on which they could view pictures and videos of the site.

DISCUSSION

There were further discussions related to truck parking, noise control, seating for customers, property lighting, and traffic flow from Belt Line Rd. Commissioner Walker asked the applicant if safety and security would be addressed; Mr. Kelly advised that there were no plans for on-site security.

PUBLIC COMMENTS

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

ACTION

Commissioner Chenault made a motion to approve with staff recommendations; Commissioner Melend seconded. The motion passed 6-0.

7. **DIRECTOR'S REPORT.**

Director of Planning and Development Services Adam Bailey 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 6, 2025:

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.) **Public hearing held. Postponed to the October 20, 2025, City Council Meeting.**

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0825-0414**, submitted by City of Mesquite, for a change of zoning from R-3 Single Family Residential to Planned Development – Commercial to allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials located at 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson 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. 5204.**

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0925-0416** submitted by SRB Mesquite, LLC., for a change of zoning from Commercial with Conditional Use Permit Ordinance No. 5162 within Town East Retail and Restaurant Area (TERRA) Overlay District to Planned Development - Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district with modified development standards located at 1738 North Town East Boulevard (also addressed as 3000 Town East Mall). (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.) **Public hearing held. Approved by Ordinance No. 5205.**

Mr. Bailey also advised the Commission on upcoming Planning & Zoning cases going before the City Council.

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

There was no discussion on this item. Mr. Bailey made the following announcements.

- Staff expressed gratitude to the Commissioners for their participation in the NGTC meeting held on September 29th, 2025.
- Provided updates on upcoming items, including the comprehensive plan kickoff, as well as Code Text Amendments (CTA), both expected in January.

- Announced that the Senior Planner position has been filled and the new employee will start in November.
- Staff will be attending the upcoming APA (Texas Chapter) Conference in College Station, October 22 through October 24, and will provide a summary of the conference at the next meeting.
- Staff invited the Commissioners to the Planning and Development Services' Board Appreciation gathering on December 3rd at 6:00 pm.

The next meeting will be held on Monday, October 27, 2025.

Chairwoman Teferi adjourned the meeting at 7:46 p.m.

Chairwoman Soira Teferi