

MINUTES**August 25, 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

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 August 11, 2025, Planning and Zoning Commission.

Prior to the meeting, a citizen advised Ms. Laird that there was an error in the minutes. Garrett Langford advised the Commission that the minutes will need to be revised and approved during the next meeting. The Commission took no action on the minutes.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0525-0396.**

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0396 submitted by Hemphill Seminary, LLC for a zoning change from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use with modified separation requirements located at 1028 S. Belt Line Road.

Ti'Ara Clark, Planner, presented to the Commission.

DISCUSSION

There were discussions and questions raised concerning the existing green space and tree mitigation requirements, the effect on nearby property values, the distance of the proposed tower from the existing residential structures, the occupancy status of a nearby dwelling on the adjacent church's property, and public safety concerns, specifically regarding children.

APPLICANT

David Draper of Hemphill Seminary addressed the Commission, discussing the need for expanded cell service coverage in the area, as well as addressing concerns regarding tree mitigation and public safety.

DISCUSSION

Concerns were raised and discussed regarding the EMF output of cell towers, the possibility of relocating the proposed tower to meet the City's separation requirement, the availability of cell tower-related safety data, and the coverage area for the proposed tower.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Larry Thomas, 200 Stonegate Lane, Sunnyvale, TX, advised the Commission that the aforementioned residential structure is currently occupied and asked the City to take this fact into consideration regarding its distance from the tower.

Monica Kujawa, 1120 Aragon Trail, Mesquite, TX, addressed the Commission, expressing her concerns regarding the loss of tranquility and noise abatement provided by the existing greenbelt, the possibility of decreased property value, as well as tower emissions and the potential impact on nearby residents' health. She further mentioned several cell towers/bases located nearby, which are shorter than the proposed tower's height.

Terry White, 505 Riggs Circle, Mesquite, TX, addressed the Commission, citing published data from 38 European studies related to health risks associated with residing near cellular transmission towers.

Ron Smith, 622 Creekbend Drive, Mesquite, TX, addressed the Commission, expressing opposition due to his opinion that the tower would be an eyesore, would affect property values, and would not add much to the service coverage.

Chairwoman Teferi closed the public hearing.

APPLICANT

Mr. Draper returned to the podium to address additional concerns raised during public comments.

ACTION

Commissioner Melend moved to approve the application; Commissioner Arnold seconded. The motion failed 3-3 with Commissioners Chenault, Teferi, and Walker opposed. Chairwoman Teferei announced that in the event of a tie vote, the matter is deemed as a recommendation for denial.

5. ZONING APPLICATION NO. Z0725-0406.

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0406 submitted by KCG Companies, LLC for a Comprehensive Plan amendment to change the future land use designation from Light Industrial to High Density Residential and for a zoning change from Planned Development – Age Restricted Residential and Industrial Ordinance No. 4919 to Planned Development – Age Restricted Multifamily and Commercial to allow a 260-

unit multifamily development for senior living (aged 55 and up) on a 11-acre tract of land and a commercial development on a ~3.8 tract of land with modified development standards located at 2210 E Scyene Rd (also addressed as 2235 East Glen Blvd).

Garrett Langford, Assistant Director of Planning & Development, presented to the Commission.

DISCUSSION

There were questions and concerns related to the lack of an access gate, the removal of a second entrance off East Glen Blvd from the previous concept plan, fencing requirements, traffic analysis, A.M. traffic at the intersection of East Glen Blvd and Clay Mathis Rd, emergency access, and the request for a reduction in the required number of covered parking spaces. There was a suggestion from Commissioner Dharmarajan to include electric vehicle charging stations.

APPLICANT

Alan Naul, 522 Country Lane, Coppell, TX, addressed the Commission on behalf of the applicant, providing an in-depth background for the proposed project.

DISCUSSION

There were further discussions regarding the absence of a gate; the possibility of installing license plate readers for the entrances into the community; the number of affordable housing units within the development; the affect on traffic; the possibility of providing shared electrical vehicles for residents; deed restrictions related to age of residents; the possibility of revolving management; and the overall security of the premises.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Debra Melton, 803 Caladium, Mesquite, TX, expressed excitement and favor for the proposed development.

Francis Griffin, 2540 Beau Drive, Mesquite, TX, expressed concern related to traffic, the enforcement of age requirements for residents, and the increased pressure on existing infrastructure.

Alfonzo Hernandez, 2101 Bent Brook Drive, Mesquite, TX, stated that he understands this development would affect traffic, but he would prefer to see an age-restricted facility versus another industrial building and more eighteen-wheelers. He further stated that he is in favor of the development as long as it is age-restricted and only seniors are allowed.

Mark Sellner, 807 Banbury Court, Mesquite, TX, suggested to the Commission that a left turn lane on East Glen would be needed; further stated that he likes the idea of something besides a warehouse

being developed. He agrees with the previous speaker and likes the idea of not having another warehouse there.

Rose Fernandez, 2101 Bent Brook Drive, Mesquite, TX, expressed opposition to the development, citing that the noise from the nearby train tracks would deter residents from staying.

The public hearing was closed.

APPLICANT

Mr. Naul returned to the podium to address additional concerns raised during public comments.

ACTION

Commissioner Melend made a motion to approve; Commissioner Arnold seconded. The motion passed 5-1, with Commissioner Walker opposed.

6. ZONING APPLICATION NO. Z0725-0409.

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0409 submitted by Mike Doherty, Foster Street Capital, LLC., for a zoning change to allow a Conditional Use Permit for sign manufacturing as a permitted use located at 720 Military Parkway, Unit D.

Ms. Clark presented to the Commission.

DISCUSSION

Commissioner Chenault asked if the proposal complies with the downtown ordinance; Ms. Clark stated that it does. Commissioner Dharmarajan asked about the type of paint products that would be utilized in the sign fabrication; Ms. Clark advised that the applicant would be able to provide more information on that matter.

APPLICANT

Mike Doherty, 3000 Blackburn, Dallas, TX, addressed the Commission, providing a description of the types of products the proposed business would provide. Mr. Doherty responded to Mr. Dharmarajan's inquiry related to paint products.

DISCUSSION

There were no further questions or comments from the Commission.

PUBLIC COMMENTS

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

ACTION

Commissioner Walker made a motion to approve; Commissioner Chenault seconded. The motion passed 6-0.

7. ZONING APPLICATION NO. Z0725-0411.

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0411 submitted by Mark Cohen on behalf of Town East Shopping Center for a zoning change from Service Station to General Retail to allow uses permitted by right in the General Retail zoning district located at 2801 Motley Drive.

Mr. Langford presented to the Commission.

DISCUSSION

There were no discussions.

APPLICANT

Mark Cohen addressed the Commission, providing details on the project.

PUBLIC COMMENTS

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

ACTION

Commissioner Arnold made a motion to approve; Commissioner Melend seconded. The motion passed 6-0.

DIRECTOR'S REPORT**8. DIRECTOR'S REPORT.**

Adam Garrett 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 August 18, 2025:

Zoning Application No. Z0125-0379 submitted by QT South, LLC., (QuikTrip) for a change of zoning from Agricultural within the K-20 Floating Zone to Planned Development-Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential district, to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district, and to increase the maximum number of vehicle fueling positions to 20 fueling positions on approximately 3.4 acres of land located at northwest corner of IH-20 and FM-740 (KCAD Property ID Numbers 227047 and 227048). (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. 5186.**

Zoning Text Amendment No. 2025-02, amending the Mesquite Zoning Ordinance (MZO) by creating a new zoning classification to be known as the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts, containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, building height, setback, parking, signage, landscaping, screening, and permitted uses. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The proposed Zoning Text Amendment also includes repealing the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and associated regulations, as those classifications are replaced with the new DM-District classification(s) and associated new regulations. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405. (The Planning and Zoning Commission recommends approval with certain stipulations.) **Public hearing held. Approved by Ordinance No. 5187.**

Zoning Application No. Z0725-0405, submitted by the City of Mesquite, for: (a) a Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area, and (b) for a change of zoning for the properties described below in this Notice from their current zoning classifications and zoning overlay to the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) classification for all properties with frontage on Military Parkway and West Scyene Road between the east right-of-way line of IH-635 and South Carmack Street; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Avenue to the north, South Florence Street to the east, Holley Park Drive to the south, and South Carmack Street to the west, all as more particularly shown on the accompanying map. (Four responses in favor and seven 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. 5188.**

Zoning Text Amendment No. 2025-03, amending the Mesquite Zoning Ordinance (MZO) by revising Appendix C - Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing provisions related to the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and the associated regulations, as those districts have been repealed and replaced with the new DM-District, including its sub-districts, in ZTA No. 2025-02. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405. (The Planning and Zoning Commission recommends approval with certain stipulations.) **Public hearing held. Approved by Ordinance No. 5189.**

An ordinance amending Chapter 13 of the City Code covering the sign components of the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District). **Approved by Ordinance No. 5190.**

Conduct a public hearing and consider a request submitted by Wesley Johnson on behalf of James Best to appeal under Section 7.5-15 of the City Code an administrative decision on the amount of the impact fee

in proportion to the demand created by a new development located at 880 IH-30. **Public hearing held. Request was denied.**

An ordinance providing funds for the 2025-26 Fiscal Year by adopting and approving the budget for said period and appropriating and setting aside the necessary funds out of the general and other revenues of the City for said fiscal year for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said budget. (This item was postponed at the August 4, 2025, City Council meeting.) **Public hearing held. Approved by Ordinance No. 5183.**

A resolution ordering a Special Election on November 4, 2025, for the purpose of submitting a proposed tax rate that exceeds the voter-approved tax rate for the 2025 tax year. **Approved by Resolution No. 29-2025.**

9. Training updates and opportunities for the Planning and Zoning Commission:

Mr. Bailey reminded the Commissioners about the upcoming APA Texas Chapter annual conference to be held October 22-24, 2025, in College Station. There will be a training session for Planning Commissioners.

Commissioners were advised of a possible joint meeting on the Gus Thomasson Corridor Study. This will be a collaborative meeting to include City Council, Planning & Zoning Staff, and Economic Development Advisory Board Members to be held, tentatively, on Monday, September 29, 2025.

An update was given on the Comprehensive Plan update; a kickoff is anticipated for January 2026.

Future items:

An update was given on the Comprehensive Plan; kickoff is anticipated for January 2026.

Impact Fee Study, FY26-Quarter 1.

Code text amendments related to new legislation and industry change.

The Manager of Historic Preservation position has been filled, effective September 22, 2025.

The Commission was advised of Municode training to be held at 11:30 a.m. on Tuesday, August 26th at City Hall.

Mr. Bailey announced that the Planning & Zoning Staff were recognized by the 2025 Richard R. Lillie, FAICP, Planning Excellence Program.

The next meeting will be held on Monday, September 8, 2025.

Chairwoman Teferi adjourned the meeting at 9:23 p.m.

Chairwoman Soira Teferi