



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
March 23, 2026 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for the March 9, 2026, Planning and Zoning Commission meeting.

PUBLIC HEARINGS

The City Council may approve modified development standards and/or a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

4. **ZONING APPLICATION NO. Z1125-0427.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0427 submitted by Mayse Associates on behalf of Chick-fil-A, Inc., for a zoning change from Commercial within the Town East Restaurant Retail Area (TERRA) Overlay District to Planned Development – Commercial within the TERRA Overlay District to allow uses permitted in Commercial zoning and to modify development standards located on a ~1.8-acre portion of 1638 and 1800 N. Town East Blvd.

5. ZONING APPLICATION NO. Z0126-0435.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0435 submitted by Jackson Walker LLP on behalf of BJ’s Wholesale Club for zoning change from Planned Development (PD) – General Retail and Commercial, Ordinance No. 1643, to PD-General Retail to allow uses permitted in General Retail zoning and to modify development standards located at 4355 Childress Ave.

6. ZONING APPLICATION NO. Z0126-0436.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0436 submitted by Jackson Walker LLP on behalf of BJ’s Wholesale Club for zoning change to amend Planned Development (PD) – Commercial, Ordinance No. 5175, to modify development standards for the PD located at 4420 N. Galloway Ave (northeast corner of N. Galloway Ave and Barnes Bridge Rd).

7. ZONING APPLICATION NO. Z0326-0442.

Conduct a public hearing and consider approval of Zoning Application No. Z0326-0442 submitted by Pleasant Grove Community Baptist Church for zoning change from General Retail to General Retail with a Conditional Use Permit to allow a day care located at 3216 Military Parkway (also addressed as 3210 Military Parkway).

DIRECTOR’S REPORT

8. DIRECTOR’S REPORT.

Receive the Director’s Report on recent City Council action taken on zoning-related items at their meeting on March 16, 2026.

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

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on **March 23, 2026**, was posted on the bulletin boards at the Municipal Center and City Hall by **March 17, 2026**, (at least three (3) business days prior to the date of the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for at least three (3) business days prior to the date of the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services