

MINUTES

February 23, 2026

**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	Michael Morris	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold, Chairwoman	<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby	<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker, Vice-Chairman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input 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

Adam Bailey	Director, Planning & Development Services	<input type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Vice-Chair Walker 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 February 9, 2026, Planning and Zoning Commission meeting.

ACTION

Commissioner Chenault motioned to approve the minutes; Commissioner Screws seconded the motion. The motion passed 6-0.

PUBLIC HEARINGS**4. PLAT APPLICATION NO. PL0925-0282.**

Conduct a public hearing and consider approval of Plat Application No. PL0925-0282 submitted by Burns Surveying, on behalf of Ashley Rivera, for a residential replat of the properties at 991 and 992 Greenwood Drive, further described as being a portion of Lots 1 and 2, Block A, of Woodland Park Addition.

Garrett Langford, Assistant Director, presented to the Commission.

DISCUSSION

There were no questions or comments from the Commission.

APPLICANT

The applicant was present but did not approach the podium.

PUBLIC COMMENTS

Vice-Chair Walker opened the public hearing.

Joanne Hernandez, 111 Woodhill, Mesquite, TX 75181, approached the podium to express concern about what the proposal would mean to her and her property. Mr. Langford advised Ms. Hernandez

that the applicant is only seeking to replat their property, that there is no request for a rezoning of the property, and that there would be no effect on her (Ms. Hernandez's) own property.

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

ACTION

Commissioner Melend made a motion to approve the application; Commissioner Chenault seconded. The motion passed 6-0.

5. ZONING APPLICATION NO. Z1125-0431.

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0431 submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a zoning change from North Gus Thomasson Corridor (NGTC) District to Planned Development – Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive.

Senior Planner Carolyn Horner advised the Commission that the applicant had requested a postponement of the hearing. Ms. Horner also requested that the public hearing be opened and allowed to remain open until the next Planning & Zoning Commission meeting on March 9, 2026.

PUBLIC COMMENTS

Vice-Chair Walker opened the public hearing.

No one came forward.

ACTION

Commissioner Melend made a motion to postpone the item and to leave the public hearing open until March 9, 2026. Commissioner Chenault seconded the motion; the motion passed 6-0.

6. ZONING APPLICATION NO. Z0126-0434.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0434 submitted by Rande LeCours, SLS Consultants, for a zoning change to amend Planned Development (PD) – Industrial, Ordinance No. 4962, to modify the development standards and concept plan in the PD for the East Tract located at 180, 200, 270, and 300 Long Creek Road.

Ms. Horner presented to the Commission.

DISCUSSION

There was a brief discussion concerning the size of the proposed building. Ms. Horner provided clarification of the term “no heavy load trucks”, indicating that eighteen-wheeler trucks would not be a part of the data center's operations.

APPLICANT

Mandy Squib, 2699 Howell Street, Suite 275, Dallas, TX, on behalf of the applicant, presented an in-depth overview of the proposed data and amendments to the development standards and concept plan.

DISCUSSION

There were discussions between Ms. Squib and the Commission regarding hours of operation, the type of data to be processed, and the quantity and type of generators to be utilized on-site. Ms. Squib indicated that the data center may have one or multiple clients. The facility utilized multiple diesel generators.

PUBLIC COMMENTS

Vice-Chair Walker opened the public hearing.

Troy Smith, 285 Long Creek Road, Mesquite, TX, approached the podium and asked whether Long Creek Road would still be reconstructed per the original plans. Mr. Langford advised that the proposed data center is not expected to generate heavy-load vehicle traffic and, therefore, would not trigger the existing requirement in the PD ordinance for reconstruction of Long Creek Road. Reconstruction of Long Creek Road would be required if the building were used for operations involving heavy-load vehicles, such as a warehouse or distribution facility.

DISCUSSION

There were no further questions or comments from the Commission.

ACTION

Commissioner Chenault made a motion to approve the request, including all staff recommendations. Commissioner Melend seconded. The motion passed 5-1, with Commissioner Morris dissenting.

DIRECTOR'S REPORT**7. DIRECTOR'S REPORT.**

Mr. Langford provided the Director's report, advising the Commission on recent City Council action taken on zoning-related items and items of interest at their meetings on February 16, 2026:

Zoning Application No. Z0425-0392 submitted by Austin Bridge & Road, LP, for a change of zoning from Planned Development, Ordinance No. 1110, to Planned Development, Ordinance No. 1110, with a Conditional Use Permit to allow the continued use of a Temporary Concrete Batch Plant located at 3220 East U.S. Highway 80. (One response in favor and none 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.) **Approved by Ordinance No. 5229**

Zoning Application No. Z1225-0433 submitted by JPI Development for a change of zoning to amend Planned Development (PD) - Multifamily, Ordinance No. 5110, to modify the development standards and the concept plan for the PD located at 900 and 1000 Windbell Circle. (One response in favor and none 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.) **Approved by Ordinance No. 5230.**

Mr. Langford updated the Commission on the following items:

- The upcoming North Gus Thomasson Corridor Study presentation to City Council on March 2, 2026.
- The Roadway Impact Fee Study has kicked off, with the project expected to take several months to complete.
- The Comprehensive Plan, including the Strategic Plan, has kicked off. It will take approximately 2 years to complete.

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

Mr. Langford asked the Commission if they would be willing to participate in a pre-meeting beginning at 6:30 p.m. to provide training and updates. Commissioners expressed interest in the suggestion; Mr. Langford stated that this would begin in April.

The next meeting will be held on Monday, March 9, 2026.

Vice-Chair Walker adjourned the meeting at 7:50 p.m.



Vice-Chair Jeffrey Walker