



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
October 12, 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 September 28, 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. Z0926-0464**

Conduct a public hearing and consider recommending approval of Zoning Application No. Z0926-0464 submitted by Braulio Camarillo, B&B Tellus, LLC, for a zoning change from R-1 Single Family Residential zoning to General Retail zoning located at 301 and 325 N. Town East Blvd.

5. **ZONING TEXT AMENDMENT NO. Z2026-05**

Conduct a public hearing and consider an ordinance revising Appendix C, the Mesquite Zoning Ordinance (“MZO”), of the Mesquite City Code, by Zoning Text Amendment No. 2026-05, including, but not limited to, Part 1, “General Provisions”; Part 3, “Nonresidential Districts”; Part 4, “PD and Overlay Districts”; Part 5, “Administration”; and Part 6, “Definitions,” for the purpose of defining car wash uses and revising the permitted-use and/or prohibited-use, location, development, and operational standards applicable to car washes.

DIRECTOR’S REPORT

6. **DIRECTOR’S REPORT.**

Receive the Director’s Report on recent City Council action taken on zoning-related items at their meeting on October 5, 2026.

7. **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 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.

The City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary’s office at 972-216-6244 or TDD 1-800-735-2989.

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 **October 12, 2026**, was posted on the bulletin boards at the Municipal Center and City Hall by **October 6, 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