

**MINUTES**

**JANUARY 9, 2023**

**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)**

| <b>POSITION NO.</b>  | <b>REGULAR MEMBER NAME</b> | <b>ATTENDANCE</b>                                     |   |   |
|----------------------|----------------------------|---|---|---|
| Position No. 1       | Mr. Nellapalli Dharmarajan | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent   |
| Position No. 2       | Ms. Millie Arnold          | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent   |
| Position No. 3       | Mr. Roger Melend           | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent   |
| Position No. 4       | Elizabeth Rodriguez-Ross   | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent   |
| Position No. 5       | Mr. Claude McBride         | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent   |
| Position No. 6       | Ms. Sheila Lynn            | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent   |
| Position No. 7       | Ms. Debbie Screws          | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent   |
| <b>ALTERNATE NO.</b> | <b>ALTERNATE NAME</b>      | <b>ATTENDANCE</b>                                     |   |   |
| Alternate No. 1      | Rick Cumby                 | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> * Absent<br>(* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes) |
| Alternate No. 2      | Dr. Michael Fulton         | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> * Absent<br>(* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes) |

**ATTENDANCE: STAFF**

|                  |   |   |   |
|------------------|---|---|---|
| Garrett Langford | Manager of Planning and Zoning              | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |
| Jeff Armstrong   | Director of Planning & Development Services | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |
| John Cervantes   | Planner                                     | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |
| Jalyn Porchay    | Planner                                     | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |
| Karen Strand     | Deputy City Attorney                        | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |
| Devanee Winn     | Administrative Aide Planning & Development  | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |

**CALL TO ORDER**

**1. ROLL CALL**

Administrative Aide of Planning & Development Devanee Winn took roll call and declared a quorum was present.

**PUBLIC COMMENTS**

**2. No comments.**

**COMMISSION BUSINESS****3. ELECTION OF COMMISSION OFFICERS.**

In accordance with Mesquite City Code, Chapter 20, Article III, Division 1, Sec. 20-326, the Commission shall make nominations and vote to elect the following Commission officer positions (to serve until December 31, 2023):

- Chairperson
- Vice-Chairperson

NOTE: A regular member may serve again as Chair or Vice-Chair for consecutive terms.

[*SEE Mesquite City Code, Chapter 20, Article III, Division 1, Sec. 20-326.*]

**ACTION**

Commissioner McBride nominated Chairman Melend as Chairperson. There were no other nominations. Commissioner Screws seconded; the nomination carried 7-0.

Vice-Chair Lynn nominated Commissioner Arnold for Vice-Chairperson. There were no other nominations; Commissioner Rodriguez-Ross seconded; the nomination carried 7-0.

**CONSENT AGENDA****4. MINUTES**

**Consider approval of the minutes for December 12, 2022, Planning and Zoning Commission.**

**5. PLAT APPLICATION NO. PL1122-0144**

Consider approval of Plat Application No. PL1122-0144 submitted by LJA Engineering, Inc., on behalf of HC, Solterra, LLC, for a final plat for Solterra Phase 1C addition, an 81-lot single-family subdivision on 20.048 acres generally located north of Twin Oaks Drive and west of E. Cartwright Road.

**6. PLAT APPLICATION NO. PL1122-0145**

Consider approval of Plat Application No. PL1122-0145 submitted by Hanna Surveying and Engineering LLC., on behalf of Guillermo Perales, for Towne Centre Commercial, Lot 2R-1 and 4, Block 1, a replat plat of Towe Centre Commercial, Lot 2R, Block 1 located at 2150 Towne Centre Drive.

**ACTION**

Vice-Chair Arnold made a motion to **APPROVE** the consent agenda as presented; Commissioner Lynn seconded; the motion carried 7-0.

**PUBLIC HEARINGS**

**7. ZONING APPLICATION NO. Z1022-0258**

Conduct a public hearing and consider Zoning Application No. Z1022-0258 submitted by Dulce Reyes for a Zoning Change from General Retail to General Retail with a Conditional Use Permit to allow an alternative financial establishment with modifications to requirements that permit it to (1) be located within 200 feet of any lot zoned or used for residential purposes and (2) be co-located within the same structure as other uses, located at 1336 N. Galloway Avenue, Suite 150A.

**PRESENTATION**

Planner John Cervantes presented to the Commission. Mr. Cervantes explained that the Commission previously heard this case on November 28, 2022, and the Commission approved the case. Mr. Cervantes explained that the reason for the repeat was the original notice that was sent out had the wrong meeting date.

**DISCUSSION**

The Commission wanted to know if the applicant's business did payday loans and hours of operation.

**APPLICANT**

The applicant, Dulce Reyes, explained that her business would not do payday loans. The business would consist of check cashing, money transfers, and bill pay. Ms. Reyes told the Commission that the hours of operation would be 9 AM to 8 PM, seven days a week.

**PUBLIC HEARINGS**

Chairman Melend opened the public hearing. No one came to speak. The Chair closed the public hearing.

**ACTION**

Commissioner Dharmarajan made a motion to APPROVE with the stipulation that there will be no payday loans operating through the business; Commissioner McBride seconded; the motion carried 7-0.

**8. ZONING APPLICATION NO. Z1122-0259**

Conduct a public hearing and consider Zoning Application No. Z1122-0259 submitted by Celeris Group Consulting Engineers on behalf of Oncor Electric Delivery Company LLC fka Texas Utilities Electric Company for a Zoning Change from Industrial within the Skyline Logistic Hub Overlay District to Industrial within the Skyline Logistic Hub Overlay District with a Conditional Use Permit to allow a 195-ft tall telecommunication tower, located at 1545 High Point Drive.

**PRESENTATION**

Planner Jalyn Porchay presented to the Commission. Mr. Porchay addressed a correction to the case number. The case number should have read **Z1022-0259**, not **Z1122-0259**, as presented on the agenda.

### **DISCUSSION**

The Commission has concerns about if the tower will interfere with the City's communications regarding Emergency calls (911 calls). Also, Commissioner Dharmarajan wanted to know if there would be interference with delivery drones that the UPS might use for deliveries in the future and what would be the environmental impact of the propane-powered generator that will be used for backup power.

### **APPLICANT**

Representing the applicant, Chris Prescott, 4613 Sandura Lane, Flower Mound, TX. Mr. Prescott explained that it would be a lattice tower and that it would not be for cellular use. This tower is for Oncor use only. Mr. Prescott explained that this tower was triggered by the electrical outages that were caused by the 2020 ice storm that knocked out power to so many. It is a very important Oncor tower and there is not a tower like this in the Mesquite area, so it is a critical tower to support Oncor facilities in the area. Mr. Prescott addressed the environmental concern and stated the propane generators are regulated and the maintenance is kept up constantly to make sure the generator is running within the regulatory guidelines.

### **PUBLIC HEARINGS**

Chairman Melend opened the public hearing. No one came to speak. The Chair closed the public hearing.

### **ACTION**

Commissioner Rodriguez-Ross made a motion the **APPROVE**; Commissioner Lynn seconded; the motion carried 7-0.

#### **9. ZONING APPLICATION NO. Z1122-0261**

Conduct a public hearing and consider Zoning Application No. Z1122-0261 submitted by STM Energy for a Zoning Change from General Retail and Planned Development – General Retail Ordinance No. 3872 to Planned Development – General Retail to allow an electrical substation and battery energy storage system, located at 705 State Highway 352. **THIS ITEM HAS BEEN WITHDRAWN FOR CONSIDERATION. THE APPLICATION WILL BE RENOTICED TO ANOTHER PUBLIC HEARING DATE.**

#### **10. ZONING APPLICATION NO. Z1122-0279**

Conduct a public hearing and consider Zoning Application No. Z1222-0279 submitted by Centurion American for a Zoning Change to amend "Exhibit C – Development Standards" in Planned Development Ordinance No. 4766, a master plan community known as Polo

Ridge generally located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road.

**PRESENTATION**

Manager of Planning and Zoning Garrett Langford presented to the Commission.

**DISCUSSION**

Commissioner Rodriguez -Ross wanted to know what the difference is in the sizes of the homes. Mr. Langford stated he did not have that information and the applicant was not present due to previous obligations he had that kept him from this meeting.

**PUBLIC HEARINGS**

Chairman Melend opened the public hearing. No one came to speak. The Chair closed the public hearing.

**ACTION**

Commissioner McBride made a motion to APPROVE; Vice-Chair Arnold seconded; the motion carried 7-0.

**11. ZONING APPLICATION NO. Z1222-0281**

Conduct a public hearing and consider Zoning Application No. Z1222-0281 submitted by The Nehemiah Company for a Zoning Change to amend “Exhibit B – Legal Description of the Property,” “Exhibit E – Planned Development Standards,” and “Exhibit F – Building Setback, Area, and Bulk Requirements for Residential” in Planned Development Ordinance No. 4739, a master plan community known as Talia (formerly known as Spradley Farms) generally located between FM 2757 and IH-20 and north of IH-20 east of FM 740.

**PRESENTATION**

Manager of Planning and Zoning Garrett Langford presented to the Commission. There were no questions for the staff or the applicant.

**PUBLIC HEARINGS**

Chairman Melend opened the public hearing. No one came to speak. The Chair closed the public hearing.

**ACTION**

Commissioner McBride made a motion to APPROVE with staff’s recommendations; Commissioner Rodriguez-Ross seconded; the motion carried 7-0.


**12. DIRECTOR’S REPORT**

**Director’s Report on recent City Council action taken on zoning items at their meeting on December 19, 2022, and January 3, 2023**

Director of Planning & Development Services Jeff Armstrong stated the zoning action taken is as follows:

1. Application No. Z0822-0250, submitted by Alejandro Delgadillo, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a tunnel carwash with a modification to the 100-foot residential buffer requirement, located at 1700 Oates Drive. **APPROVED by Ordinance No. 4998.**

Chairman Melend adjourned the meeting at 8:12 PM.

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Chairman Roger Melend