

MINUTES

JANUARY 23, 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)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE		
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 type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" 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 type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" 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
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE		
Alternate No. 1	Rick Cumby	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> * Absent (* 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 (* 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
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

Note: Vice-Chair Arnold was seated for Chairman Melend; Commissioner Fulton was seated for Commissioner McBride's Position No. 5

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.

CONSENT AGENDA**3. MINUTES**

Consider approval of the minutes for January 9, 2023, Planning and Zoning Commission.

ACTION

A motion was made by Commissioner Screws to **APPROVE** the consent agenda as presented; Commissioner Fulton seconded; the motion carried 6-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z1122-0261**

Conduct a public hearing and consider Zoning Application No. Z1122-0261 submitted by STM Energy for a Comprehensive Plan Amendment to change the future land use designation of the property from Neighborhood Retail to Utilities and a Zoning Change from General Retail and Planned Development – General Retail No. 3872 to Planned Development – General Retail to allow an electrical substation and battery energy storage facility 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 IF THE REQUEST IS RESUBMITTED.**

No action was taken.

5. ZONING APPLICATION NO. Z0123-0282

Conduct a public hearing and consider Zoning Application No. Z0123-0282 submitted by MJM Architects, LLC, on behalf of Dollar General for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow Pop Shelf, a Variety Store SIC Code 533, with modifications to Section 3-510 of the Mesquite Zoning Ordinance pertaining to separation from another variety store, located 19153 IH 635.

PRESENTATION

Planner Jalyn Porchay presented to the Commission.

DISCUSSION

The Commissioners wanted to know the difference between a miscellaneous and a variety store if Pop Shelf was a subsidiary of Dollar General and if there would be fresh produce available. Mr. Porchay explained the difference between the two stores. Pop Shelf is a subsidiary of Dollar General, and no, they will not have fresh produce available.

APPLICANT

Todd Rush, 1701 Parkway Central, McKinney, TX, and Evan Smith, 16600 Dallas Parkway Suite 300, Dallas, TX, came up to speak. Mr. Rush presented to the Commission.

Commissioner Ross and Vice-Chair Arnold wanted to know what kind of food they would be selling. Mr. Rush explained it would be pre-packaged food. Commissioners wanted to know the hours of operation and if there are Dollar Generals in the vicinity of the proposed site. Mr. Smith explained that they did not want this Pop Shelf Store to be anything like a Dollar General. They want a high-end variety store. The hours of operation are 9 AM to 9 PM, 7 days a week.

PUBLIC HEARINGS

Vice-Chair Arnold opened the public hearing. No one came to speak. The Vice-Chair closed the public hearing.

ACTION

Commissioner Rodriguez-Ross made a motion to **APPROVE** with staff's recommendations; Commissioner Lynn seconded; the motion passed 6-0.

6. DIRECTOR'S REPORT

Director's Report on recent City Council action taken on zoning items at their meeting on January 17, 2023

Manager of Planning & Zoning Garrett Langford stated the zoning action taken is as follows:

1. Zoning Application No. Z1022-0258, submitted by Dulce Reyes, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow an Alternative Financial Institution 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. **DENIED**
2. Zoning Application No. Z1122-0278, submitted by Shannon Taylor and Matthew Gabeline of Park and Tow Solution, for a change of zoning from Commercial within the Skyline Logistic Hub Overlay District to Commercial within the Skyline Logistic Hub Overlay District with a Conditional Use Permit to allow a towing company to have primary outdoor storage, located at 2530 Big Town Boulevard and 4501 East US Highway 80. **APPROVED** by Ordinance No. 5001

Vice-Chair Arnold adjourned the meeting at 7:45 PM.



Vice-Chair Millie Arnold