

MINUTES

MARCH 13, 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 type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input checked="" 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 type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input checked="" 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
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes)

ATTENDANCE: STAFF

Jeff Armstrong	Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Garrett Langford	Manager of Planning and Zoning	<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
Lexie Woodward	Manager of Economic 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.

NOTE: Alternate Commissioner Fulton was seated for Vice-Chair Arnold and Alternate Commissioner Cumby was seated for Commissioner Rodriguez-Ross.

PUBLIC COMMENTS

2. No comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for February 27, 2023, Planning and Zoning Commission.

ACTION

A motion was made by Commissioner Fulton to **APPROVE** the minutes as presented; Commissioner Lynn seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0922-0256.**

Conduct a public hearing and consider Zoning Application No. Z0922-0256, submitted by Archana Prasad, Heights Engineering for a change of zoning from Planned Development – Commercial Ordinance No. 1146 to Planned Development – Commercial No. 1146 with a Conditional Use Permit to allow limited fuel sales within 500 feet of a residential district, located at 2200 La Prada Drive.

No action was taken.

5. ZONING APPLICATION NO. Z0123-0285.

Conduct a public hearing and consider Zoning Application No. Z0123-0285, submitted by Chad Potchana, PSA Engineering for a change of zoning from Agricultural to Planned Development – Single Family Residential R-2A to allow a 17-lot single family subdivision, located at 2120 Cordia Drive.

PRESENTATION

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

DISCUSSION

Commissioner Dharmarajan asked if there will be an H.O.A. and if there will be restrictions regarding solar energy. Mr. Langford explained there will be an H.O.A. and no there will not be restrictions for solar energy.

APPLICANT

Pann Sribhen with PSA Engineering 17819 Davenport Rd. Suite 215, Dallas, TX, presented to the Commission. Mr. Sribhen stated that the homes will be custom-built with rear access to each home.

PUBLIC HEARING

The Chair opened the public hearing.

Michael Singleton and Brenda Singleton, 1925 Mesquite Valley Rd. Mesquite, TX.

Andrew Salazar, 1524 Cade CT. Mesquite, TX.

Keith Foytik, 1825, 1845, 1745 Mesquite Valley Rd. Mesquite, TX.

The Above listed citizens came to speak in opposition to the proposed zoning change. The listed concerns are as follows;

1. All the concrete will cause the water to just runoff and flood the surrounding properties.
2. Parking will be an issue. Most people store junk in their garages which forces them to park in the street.
3. Trailer houses could move in.
4. The houses will be too crammed into the space.
5. H.O.A. not making sure that the homes are kept up and the trash picked up.
6. No one wants to park in the back.
7. Not enough room for emergency vehicles to get to those homes and putting everyone's life in danger.

The Chair closed the public hearing.

DISCUSSION

The Commission asked staff about the drainage concerns. Mr. Langford explained the project will need to comply with the City's drainage requirements. The Applicant was made aware of those requirements during the pre-application meeting with planning, engineering, and fire. Additionally, they were told what needs to happen to make sure the emergency vehicles would not be obstructed when an emergency happens. The applicant Mr. Sribhen explained that they have talked with the City's Engineers and the site will have a detention pond for the runoff that will drain into the stormwater/ sewer system. For safety purposes, the detention pond will have a 5-foot fence around it. All the houses are custom-built with a brick façade and there will not be any trailer homes. The homes will cost from \$350,000 to \$400,000.

ACTION

Commissioner McBride made a motion to **APPROVE**; Commissioner Screws seconded; the motion carried 6-1 with Commissioner Fulton voting no.

6. ZONING APPLICATION NO. Z0123-0288.

Conduct a public hearing and consider Zoning Application No. Z0123-0288, submitted by CA Mesquite for a change of zoning from Commercial to Planned Development – Commercial to modify the sign requirements and development standards for a new retail building located on a proposed outparcel along Range Drive, located at 200 E US Highway 80.

PRESENTATION

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

DISCUSSION

Commissioner Screws asked if they have to get permission from Walmart to use the sign. Mr. Langford said yes, there will be an agreement between the 2 parties. Chairman Melend asked if there will be any trees removed. Mr. Langford answered yes.

APPLICANT

Representing the applicant Don Sopransi 10300 N. Central Expressway Dallas, TX, presented to the Commission. The reason for using the Walmart sign located off of Highway 80 is for any businesses that will be tenants in the developed retail space on Range Dr. will have advertisement exposure. The development off of Range Dr. would not have any exposure to the public without it.

PUBLIC HEARING

The Chair opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

A motion was made by Commissioner Fulton to **APPROVE**; Commissioner Screws seconded; the motion carried 7-0.

7. DIRECTOR'S REPORT

Director's Report on recent City Council action taken on zoning items at their meeting on March 6, 2023.

Director of Planning and Development Services Jeff Armstrong presented 1 zoning item from the March 6 City Council meeting.

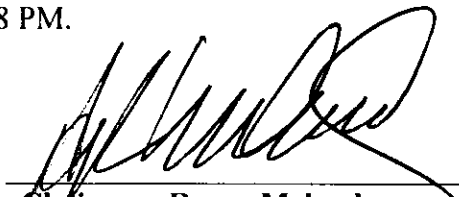
1. Zoning Application No. Z1222-0280, submitted by Ana Cuevas-Niño and Gerardo Niño, for a change of zoning from General Retail to Commercial or Planned Development - General Retail for an auto body repair business, located at 1601 West Bruton Road. **DENIED**

8. GUS THOMASSON CORRIDOR LAND USE STUDY.

Receive briefing regarding the Gus Thomasson corridor and the North Gus Thomasson Corridor zoning district.

Manager of Planning & Zoning Garrett Langford and the Manager of Economic Development Lexie Woodward presented to the Commission. Ms. Woodward explained that the way the code is written now does not attract any new development due to the complexity and expense it would take for a future developer to bring the existing properties up to the code. Mr. Langford asked for any input. The Commission supported having a consultant do a study for the Gus Thomasson corridor.

Chairman Melend adjourned the meeting at 8:38 PM.



Chairman Roger Melend