

MINUTES

MARCH 27, 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 type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 2	Ms. Millie Arnold	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 3	Mr. Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 4	Elizabeth Rodriguez-Ross	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Mr. Claude McBride	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 6	Ms. Sheila Lynn	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 7	Ms. Debbie Screws	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
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 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 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
Johna 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

NOTE: Alternate Commissioner Dr. Fulton was seated for Commissioner Dharmarajan who was not in attendance.

CALL TO ORDER

1. ROLL CALL

Planner Jalyn Porchay took a roll call and declared a quorum was present.

NOTE: The Planning & Zoning Commission meeting started at 7:20 PM after the Capitol Improvement Advisory Committee

PUBLIC COMMENTS

2. No comments.

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for March 13, 2023, Planning and Zoning Commission.

4. PLAT APPLICATION NO. PL0223-0161.

Consider approval of Plat Application No. PL0223-0161 submitted by Hana Surveying & Engineering, LLC., on behalf of Pleasant Grove Community Baptist Church for a final plat for Pleasant Grove Community Church, Block A, Lots 1 and 2, a two-lot subdivision on 4.629 acres located at 3200 Military Parkway.

5. PLAT APPLICATION NO. PL0323-0162.

Consider approval of Plat Application No. PL0323-0162 submitted by LJA Engineering, Inc., on behalf of HC, Solterra, LLC, for a final plat for Solterra Phase 1G addition, a 111-lot residential subdivision on 17.153 acres generally located north of Faithon P. Lucas Sr. Blvd. and west of E. Cartwright Road.

6. PLAT APPLICATION NO. PL0323-0163.

Consider approval of Plat Application No. PL0323-0163 submitted by Westwood Professional Services, Inc., on behalf of Lennar Homes of Texas Land and Construction, Ltd., for a final plat for Trinity Crossing Phase 6B, a 10-lot single-family subdivision on 1.327 acres within Mesquite's Extraterritorial Jurisdiction, generally located north of US Highway 80 and west of FM 460.

ACTION

A motion was made by Commissioner Rodriguez-Ross to **APPROVE** the consent agenda as presented; Commissioner Lynn seconded; the motion carried 7-0.

PUBLIC HEARINGS

7. 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.

PRESENTATION

Planner John Cervantes presented to the Commission.

DISCUSSION

Commission questioned if La Prada was a 2 lane street, if a sidewalk will be required, and about the landscaping. Mr. Cervantes explained the sidewalk will be part of the trail plan. La Prada is a four-lane street.

APPLICANT

Representing the applicant is Brook Whiteside 1774 Preston RD. Commission wanted to know about the security, hours of operation, and plan to sell alcohol, and food. Ms. Whiteside did not have definite answers. Commissioner Rodriguez-Ross requested to table the case.

PUBLIC HEARING

Chairman Melend opened the public hearing. No one came to speak and the public hearing was left open.

ACTION

Commissioner Rodriguez-Ross made a motion to **POSTPONE until the April 10** meeting with the public hearing left open; Vice-Chair Arnold seconded; the motion carried 6-1 with Commissioner Fulton voting no.

8. ZONING APPLICATION NO. Z0223-0292.

Conduct a public hearing and consider Zoning Application No. Z0223-0292, submitted by Vasquez Engineering, on behalf of MM Mesquite 50, LLC., and Gulf Coast Hotel Development, LLC. for a change of zoning to amend Planned Development Ordinances No. 4595 and No. 4799 to allow hotels as a permitted use on Tract 1A and to remove the requirement for senior living residential dedicated to adults 55 and over in Tract 2A, within the Iron Horse development generally located southwest of Rodeo Center Blvd and W. Scyene Road.

PRESENTATION

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

DISCUSSION

Commission wanted to know how many houses have been built on the 24 lots. Mr. Langford answered 22 are completed. Commissioner Fulton wanted to know how many extended stay hotels are in the area. Mr. Langford answered there is an extended-stay hotel on the east side of Rodeo Centre Blvd.

APPLICANT

Representing the Developer, Juan Vasquez, 1919 Shiloh Rd Garland, TX presented to the Commission. Mr. Vasquez was asked if they attempted to talk to surrounding residents about what they are planning to do. Mr. Vasquez answered no.

PUBLIC HEARING

Christopher Degler, 2033 Dove Creek Lane, was told commercial uses would be at the location instead of the hotel. Worried about hotel clustering and wants to keep the area more affluent. Worried about hotel residents and the crime it would attract. Finds it unfair to older residents if the age is changed. Additionally, feels commercial uses would bring more people into that area as opposed to a hotel.

Taylor Arnold, 2268 Palomino Street, moved from Dallas to Mesquite for a clean and new walkable area. Concerned about crime. Worried about hotel clustering.

Fabian Fernandez, 2053 Dove Creek Lane, is worried about crime and also worried about hotel clustering. Hotel tenants throw trash and drive through the neighborhood.

Fransico did not give his last name or address and doesn't want the hotel connected to residents. The hotel doesn't make sense. Hotels that exist are practically empty.

Terry Thomas, 2052 Dove Creek Lane, didn't sign up for hotels. Mr. Thomas wants to see commercial uses in Mesquite. Worried about the crime that a hotel would attract.

Emily Clement, 2043 Dove Creek Lane, stated the current hotels are always empty. Hotels were not a part of the master plan.

All the public hearing speakers want to stay with the original plan with the restaurants, retail, and walking trails. This was the main reason for purchasing their homes there.

ACTION

Alternate Commissioner Fulton made the motion to **DENY** both requests; Commissioner McBride seconded; the motion carried 7-0.

9. DIRECTOR'S REPORT

Director's Report on recent City Council action taken on zoning items at their meeting on March 20, 2023.

Director of Planning and Development Services Jeff Armstrong presented to the Commission.

1. Zoning Application No. Z0123-0283, submitted by James McCoy of McCoy Law Firm, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow an alternative financial establishment with modifications to permit it to (1) be located within 200 feet of any lot zoned or used for residential purposes, (2) be co-located within the same structure as other uses, and (3) be located within 1,000 feet of any lot containing another alternative financial establishment, located at 3301 Gus Thomasson Road. APPROVED by Ordinance No. 5013

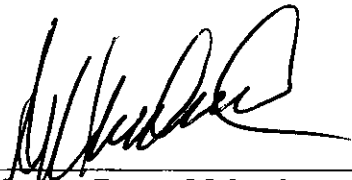
10. TRAINING.

Receive briefing on trending topics in the Texas Open Meetings Act (TOMA), and Public Information Act (PIA).

PRESENTATION

Deputy City Attorney Karen Strand gave a presentation to the Commission.

Chairman Melend adjourned the meeting at 9:38 PM.



Chairman Roger Melend