

MINUTES

March 28, 2022

**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	Ms. Nancy Felix	<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	Ms. Sherry Williams	<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

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

ATTENDANCE: STAFF

Johnna Matthews	Principle Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Lesley Frohberg	Senior Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Ellen Soward	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Garrett Langford	Manager of Planning & 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

Note Commissioner Sheila Lynn arrived at 7:02 PM after the roll call.

COMMISSION BUSINESS

1. ROLL CALL

Senior Planner Lesley Frohberg took a roll call and declared a quorum was present.

PUBLIC COMMENTS

- Brenda Randall, President of the Glenway Estates Homeowner's Association, 510 Binkley Court had a comment on item number 4. She has concerns about the sidewalks, access to the property, and concern about having an onsite property manager.

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for the February 28, 2022, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve the minutes only; Vice-Chair Lynn seconded. Manager of Planning & Zoning Garrett Langford asked for clarification regarding the motion. The motion is for the minutes only and items 4 and 5 would be addressed separately. The motion carried 7-0.

4. PD SITE PLAN SP1221-0254

Consider approval of PD Site Plan Application No. SP1221-0254 for Braintree Age-Restricted Residential Development and a Self-Storage Facility submitted by Kimley-Horn and Associates, Inc, on behalf of Braintree Properties on 14.753 +/- acres located at 2210 E. Seyene Rd (future addresses - 2235 East Glen Blvd for the Age-Restricted Residential and 435 Clay Mathis Rd for the Self-Storage facility).

PRESENTATION

Principle Planner Johnna Matthews presented to the Commission and reminded the Commission that this was approved by City Council.

DISCUSSION

There was a discussion about access to the property and onsite management.

APPLICANT

Matt Kotter 901 W. Wallstreet Grapevine, TX. He explained that this is a gated community and the property manager will live onsite. Leasing agents will not live onsite but will be on property during business hours. The fencing material will be metal with wooden planks.

ACTION

Commissioner Williams made a motion to **APPROVE**; Commissioner McBride seconded; the motion carried 7-0.

5. PD SITE PLAN SP0122-0257

Consider approval of PD Site Plan Application No. SP0122-0257 for Huntington Industrial Military Parkway Distribution Center M2 submitted by Halff Associates on behalf of Huntington Industrial Partners on 23 +/- acres located at 1110 Military Parkway.

ACTION

Commissioner Williams made a motion to approve; Vice-Chair Lynn seconded; the motion carried 7-0.

DIRECTOR'S REPORT

6. **Director's Report on recent City Council action taken on zoning items at their meeting on March 7 and 21, 2022.**

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the commission. The zoning actions taken are as follows;

March 7, 2022, City Council Meeting

1. Zoning Application No. Z0721-0206, submitted by Maxwell Fisher of Masterplan, for a change of zoning from Planned Development - Industrial (Ord. No. 4856) to Planned Development - Industrial (Ord. No. 4856) with a Conditional Use Permit to allow a self-storage facility and outdoor recreational vehicle storage with modifications to the Special Conditions found in Section 3-502, located at 2210 East Scyene Road. **Denied**

March 21, 2022, City Council Meeting

1. Obtain public comments and consider an ordinance amending Chapter 5 of the Mesquite City Code, by revising Article XII - Energy Conservation Code (I.E.C.C.) by making certain additions and deletions to the local amendments of the 2018 Edition of the International Code published by the International Code Council (I.C.C.) regarding appeals of administrative decisions and an exception to the standards for how a person may insulate certain buildings over 100,000 square feet. **Approved by Ordinance No. 4945.**

Chairman Melend called the meeting adjourned at 7:21 PM



Chairman Roger Melend