

MINUTES

APRIL 10, 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"/> 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

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

CALL TO ORDER

1. ROLL CALL

Administrative Aide of Planning & Development Services Devance 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 March 27, 2023, Planning and Zoning Commission.

4. PD SITE PLAN APPLICATION NO. SP0223-0362.

Consider approval of Plat Application No. SP0223-0362 submitted by Kimley Horn and Associates, Inc., on behalf of Lovett Industrial for an industrial warehouse building located on 13.82 acres located at the northeast quadrant of IH-635 and US E 80 Highway.

ACTION

A motion was made by Vice-Chair Arnold to **APPROVE** the consent agenda as presented; Commissioner Lynn seconded; the motion carried 6-1 with Commissioner Dharmarajan abstaining.

PUBLIC HEARINGS

5. 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. (Postponed from the March 27, 2023, Planning and Zoning Commission meeting.)

PRESENTATION

Planner John Cervantes presented to the Commission.

DISCUSSION

Commissioner Rodriguez-Ross wanted to know the hours of operation and stated she had concerns about the location not being a very safe area for a convenience store. The Commission was concerned about the traffic as well.

APPLICANT

Representing the applicant, Brook Whiteside, 1774 Preston Rd., stated that hours will probably be 24-7. The site will have security cameras as well as being lit up. Ms. Whiteside assured the Commission they are very concerned about security. Christi Lambeth, Traffic Engineer for the development, came up to speak and stated that they did a traffic analysis for the area and also

have worked with the City's Traffic Engineering to make sure that there will little additional effects on traffic.

PUBLIC HEARING

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

ACTION

Vice-Chair Arnold made a motion to Approve with staff's recommendations; Commissioner Screws seconded; the motion carried 6-1, with Commissioner Rodriguez-Ross dissenting.

6. ZONING APPLICATION NO. Z0223-0291.

Conduct a public hearing and consider Zoning Application No. Z0223-0291, submitted by Horrocks Engineers on behalf of Helu Development for a Comprehensive Plan Amendment from Medium Density Residential to High-Density Residential and a Zoning Change from Traditional Neighborhood Mixed Residential and R-3 Single Family Zoning to Planned Development – Multifamily to allow a 240-unit multifamily development with modifications to the development standards, located 1400 and 1609 Range Drive.

PRESENTATION

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

APPLICANT

The first speaker representing Helu was the project engineer Clint Boyle, 130 North Preston, Prosper, TX. The Commission wanted to know if the management will be a local management company, will there be charging stations for electric vehicles and solar panels? Mr. Boyle referred those questions to the owner of Helu, owner Jay Minnick. The second speaker representing the developer was the Architect, Matthew Cornia, 429 S. Keller Road Ste. 200, Orlando, FL. Commissioner Rodriguez-Ross asked what the price range will be for the units. The third speaker for the development is the Owner- CEO of Helu, Jay Minnick, 4720 Wesley Ave. Ft. Worth. Mr. Minnick stated that there will be a local management team. The apartment price range will be \$1500.00 for the one-bedroom to \$1800.00 for the two bedrooms. He further stated that they have not determined at this time if there will be any solar panels or electric charging stations. He also stated that the apartment management team will manage resident and guest parking on the property.

PUBLIC HEARING

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

ACTION

Commissioner McBride made a motion to **APPROVE** with staff's recommendations; Commissioner Lynn seconded; the motion carried 6-1, with Commissioner Rodriguez-Ross dissenting.

7. ZONING APPLICATION NO. Z0323-0297.

Conduct a public hearing and consider Zoning Application No. Z0323-0297, submitted by Keith Lough, King of Glory Assembly of God, for a change of zoning from Commercial, Skyline Logistics Hub Overlay to Planned Development – Commercial to allow a membership organization with modifications to permitted signage, located at 3029 East Meadows Blvd.

PRESENTATION

Planner John Cervantes presented to the Commission.

APPLICANT

Keith Lough, 737 Mercy St. Mesquite, TX, presented to the Commission. Mr. Lough explained they did not know when they bought the building to be used for a church that there was a Skyline Logistic Hub Overlay that would not allow a church. Mr. Lough stated that the church will do whatever the City will tell them to do as far as coming into compliance.

PUBLIC HEARING

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

ACTION

Commissioner Rodriguez-Ross made a motion to **APPROVE** with staff's recommendations; Vice-Chair Arnold seconded; the motion carried 7-0.

8. DIRECTOR'S REPORT

Director's Report on recent City Council action taken on zoning items at their meeting on April 3, 2023.

Manager of Planning & Zoning presented to the Commission.

1. Zoning Application No. Z0123-0285, submitted by Chad Potchana of PSA Engineering, for a change of zoning from Agricultural to Planned Development - Single-Family Residential R-2A for a single-family residential subdivision, located at 2120 Cordia Drive.
Approved by Ordinance No. 5017

Chairman Melend adjourned the meeting at 9:12 PM.



Chairman Roger Melend