

MINUTES

APRIL 24, 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

Cliff Keheley	City Manager	<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
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person
Kim Buttram	Director of Economic Development	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER

1. ROLL CALL

Administrative Aide of Planning & Development Services Devanee Winn took roll call and declared a quorum was present.

EXECUTIVE SESSION

2. Chairman Melend adjourned for Executive Session at 7:01 P.M.
Chairman reconvened the Regular Meeting at 7:15 P.M.

PUBLIC COMMENTS

3. No comments.

CONSENT AGENDA

4. MINUTES.

Consider approval of the minutes for April 10, 2023, Planning and Zoning Commission.

5. ELEVATION APPROVAL – POLO RIDGE.

Consider approval of a palette of proposed elevations and façade materials of single-family homes pursuant to the Polo Ridge Development Agreement submitted by First Texas Homes for the Polo Ridge subdivision located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road.

6. PLAT APPLICATION NO. 1122-0146

Consider approval of Plat Application No. 1122-0146 submitted by Pacheco Koch, a Westwood Company, on behalf of Dallas County and City of Mesquite, for a replat for the Dallas County Government Center, located at 410 and 500 S. Galloway Avenue.

ACTION

Commissioner McBride made a motion to **APPROVE** the consent agenda as presented; Commissioner Screws seconded; the motion carried 7-0.

PUBLIC HEARINGS

7. ZONING APPLICATION NO. Z0223-0290.

Conduct a public hearing and consider Zoning Application No. Z0223-0290, submitted by Herbert Gears and Usman Babar, 43 Investments for a change of zoning from Planned Development (PD Ord 2590) to Planned Development – Commercial to allow a mixed-use development that includes Flex Office/Warehouse, Retail, and Restaurant uses, in addition to other uses allowed in the Commercial zoning district, located at 1420, 1418, 1408, and 1300 E US Hwy 80. *(ITEM HAS BEEN WITHDRAWN – NO ACTION TO BE TAKEN.)*

No action was taken on this item.

8. ZONING APPLICATION NO. Z0423-0301.

Conduct a public hearing and consider Zoning Application No. Z0423-0301, submitted by Kevin Haub, HKS, Inc., on behalf of General Dynamics Ordnance and Tactical Systems, Inc., for a Zoning Change from Planned Development – Commercial Ordinance No. 4862 to Planned Development – Commercial Ordinance No. 4862 with a Conditional Use Permit to allow manufacturing of ordnance, accessories (SIC 348), located 19750, 19800, and 19850 IH 635 (Mesquite 635 – Buildings A, B, and C located at the southeast corner of IH-635 and US Highway 80 E).

PRESENTATION

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

APPLICANT

David Dunavin, General Manager at General Dynamic Ordnance & Tactical Systems, and Bethany Staats, Sr. Manager, Environmental, Health, and Safety at General Dynamic Ordnance & Tactical Systems, came up to give the Commission a presentation on the proposed facility. Commissioner Dharmarajan inquired about the environmental impact of the air emissions and any chemical contaminant water discharge getting into the stormwater drainage. Ms. Staats stated the air emissions for the facility will be under a permit by rule for a minor source as regulated by the State and Environmental Protection Agency. She explained how the water discharge will not enter into any stormwater drains and that there will be very little air emissions from the stacks. This project will comply with all Federal Regulations. Commissioner Dharmarajan is very concerned with this project being a huge impact on the environment. Commissioner Screws wanted to know the hours of operation. Mr. David stated this will eventually be a 24/7 manufacturing plant. At the start, the facility will operate in two shifts. Commissioner Arnold expressed her concerns about the noise. Mr. David said there will be very little noise outside of the building as it would be contained within the building walls. Commissioner Rodriguez-Ross asked for clarification on the height of the four stacks and if more stacks would be added if the project was to expand into the other buildings. Ms. Staats stated if the facility expands to the other buildings, then there would be additional stacks.

PUBLIC HEARING

Chairman Melend opened the public hearing. Pat Broome, 1307 Barbara St., came up to speak. Ms. Broome is very concerned about the environmental impact this will have on her neighborhood. Ms. Broome asked if there is another area that they can use instead of being so close to her neighborhood.

Mr. Dunavin addressed Ms. Broome's environmental concerns. He stated that the stacks are for the paint booths. Commissioner Rodriguez-Ross asked about the height of the stacks. Ms. Staats stated that the stacks for the paint booths would extend 20 feet above the height of the building, which are 40 feet in height.

Ms. Broome addressed the Commission and stated concerns regarding the height and number of stacks.

Commissioner Rodriguez-Ross asked if there were other sites available that could satisfy the applicant's needs. Director of Economic Development Kim Buttram explained that the applicant looked at other sites in Mesquite and surrounding areas. There are several factors that ultimately led the applicant to select the subject property as a prime location, including its availability, visibility, and building capacity for this type of use.

Commissioner Dharmarajan asked about the source of the job. Mr. Dunavin indicated that this was a new workforce and would not involve transferring employees from their other locations. Commissioner Rodriguez-Ross asked about General Dynamic's existing facility in Garland. Mr. Dunavin stated that facility located in downtown Garland also makes artillery shells with 320 employees. No one else came to speak. The Chair closed the public hearing.

ACTION

Commissioner McBride made a motion to **Approve** with staff's recommendation to allow the production of artillery shells at 19750, 19800, and 19850 IH 635 (Mesquite 635 – Buildings A, B, and C located at the southeast corner of IH-635 and US Highway 80 E) with the following condition.

1. The production of artillery shells shall not include storage, manufacturing, or installation of explosive components. Commissioner Screwes seconded; the motion carried 6-1 with Commissioner Dharmarajan voting no.

9. DIRECTOR'S REPORT

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

Mr. Langford presented to the Commission regarding Council's action on Zoning Application No. Z0223-0292 to amend the Iron Horse Planned Development Ordinance. City Council approved the request to remove the requirement for senior living residential dedicated to adults 55 and over on Tract 2A. City Council postponed the request to allow hotels within the Iron Horse Planned Development without a date certain.

Chairman Melend adjourned the meeting at 7:55 PM.



Chairman Roger Melend