

MINUTES

MAY 22, 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 type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Garrett Langford	Manager of Planning and Zoning	<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

Note: There is part of the recording. The recorder was not working correctly.

CALL TO ORDER

1. ROLL CALL

Administrative Aide of Planning & Development Services Devanee 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 April 24, 2023, Planning and Zoning Commission.

4. PLAT APPLICATION PL0123-0151.

Consider approval of Plat Application No. PL0123-0151 submitted by Langan on behalf of Leon Capital, for a replat of Skyline Industrial Village Section 2, Block B, Lot 2, located at 540 S. Town East Blvd.

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 Lillian Custom 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.

ACTION

Vice-Chair Arnold made a motion to **APPROVE** the consent agenda as presented; Commissioner Rodriguez-Ross seconded; the motion carried 7-0.

PUBLIC HEARINGS**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. (*Zoning Application No. Z0123-288 was previously considered and recommended approval by the Planning and Zoning Commission on March 13, 2023. The application is returning to the Planning and Zoning Commission for consideration due to changes in the request made by the applicant.*)

PRESENTATION

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

DISCUSSION

Commissioner Rodriguez-Ross wanted to know why they do not place the sign on the actual lot being developed. She also wanted to know why the sign has to be so tall and does not comply with the City of Mesquite sign ordinance. The Chair asked about putting a decorative

base around the pole. The Commission was also concerned about cutting down the tree that would be next to the sign. Manager of Planning & Zoning Garrett Langford explained if there are any tree removals, the applicant would have to do tree mitigation per the City of Mesquite ordinance.

APPLICANT

The applicant Don Sopransi 10300 N. Central Expressway, Dallas, Texas answered the questions the Commission had. The reason for the placement and the size of the sign is for the advertisement for the businesses that will go into the proposed retail center being developed on a separate lot. Mr. Sopransi stated that they have no plans to remove any trees around the pole sign and they also would be happy to put a decorative base on the pole sign.

PUBLIC HEARING

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

ACTION

A motion was made by Commissioner Rodriguez-Ross to **APPROVE** with the stipulations;

1. The sign height complies with the sign ordinance.
2. The pole sign has a decorative base.
3. Staff's recommendations to include Exhibit A (Legal Description), Exhibit B (Development Standards), Exhibit C (Concept Plan), and Exhibit D (Pole Sign) in a motion to approve the zoning change to PD – Commercial; Commissioner McBride; motion carried 7-0.

7. DIRECTOR'S REPORT

Director's Report on recent City Council action taken on zoning items at their meeting on May 1 and May 15, 2023.

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

May 1, 2023

1. Zoning Application No. **Z0423-0301**, submitted by Kevin Haub, for a change of zoning from Planned Development - Commercial (Ordinance No. 4862) to Planned Development - Commercial (Ordinance No. 4862) with a Conditional Use Permit to allow manufacturing of ordnance and accessories, located at 19750, 19800 and 19850 Interstate Highway 635 (Mesquite 635 - Buildings A, B, and C located at the southeast corner of Interstate Highway 635 and U.S. Highway 80 East. **Approved Ordinance No. 5021.**
2. Zoning Application No. **Z0922-0256**, submitted by Archana Prasad of Heights Engineering, LLC, for a change of zoning from Planned Development - Commercial (Ordinance No. 1146) to Planned Development - Commercial (Ordinance No. 1146) with a Conditional Use Permit to allow a convenience store and limited fuel sales, with a modification to allow the convenience store and limited fuel sales within 500 feet of a residential zoning district, located at 2200 La Prada Drive. **DENIED**

3. 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 to change the zoning from Traditional Neighborhood Mixed Residential and R-3, Single-Family Residential to Planned Development - Multifamily to allow a 240-unit apartment complex, located at 1400 and 1609 Range Drive. **POSTPONED TO DATE UNCERTAIN.**

8. COMMISSIONER'S REPORT.

Report from Commissioners that attended the Focus North Texas Planning Conference on May 12, 2023.

DISCUSSION

The Commissioners gave a summary of the information they received at the Focus North Texas Planning Conference.

Chairman Melend adjourned the meeting at 7:49 PM.



Chairman Roger Melend