

MINUTES

JULY 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 type="checkbox"/> Present In-Person <input checked="" 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
Jalyn Porchay	Planner	<input checked="" type="checkbox"/> Present In-Person
Devanee Winn	Admin. Asst. Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person

Note: Commissioner Fulton was seated in Position No. 2 for Commissioner Millie Arnold.

CALL TO ORDER

1. ROLL CALL

Administrative Assistant, 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 June 26, 2023, Planning and Zoning Commission.

4. 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.

5. PLAT APPLICATION NO. PL0123-0159.

Consider approval of Plat Application No. PL0123-0159 submitted by Winkelmann & Associates, Inc. on behalf of Kentex Global Homes, LLC., for a final plat for Kanyon Springs Addition, a 85-lot single-family subdivision on 23.541 acres generally located northeast of New Market Road and IH-635.

ACTION

Commissioner Fulton made a motion to approve the consent agenda as presented; Commissioner Lynn seconded; the motion carried 7-0.

PUBLIC HEARINGS**6. ZONING APPLICATION NO. Z0223-0295.**

Conduct a public hearing and consider Zoning Application No. Z0223-0295, submitted by Alan Naul of the Javelin Group for a Comprehensive Plan Amendment from Neighborhood Retail to High Density Residential and a Zoning Change from General Retail to Planned Development – Multifamily to allow a 76-unit, age-restricted multifamily development with modifications to the development standards, located on 2.549 acres (northeast corner of Independence Dr. and Poteet Dr.) at 1220 N. Town East Blvd.

PRESENTATION

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

DISCUSSION

Commissioner Rodriguez-Ross asked what the difference was between the wrought iron fence and the security fence. Mr. Langford explained there will be a perimeter fence, but the parcel will not be gated. Commissioner McBride asked if landscaping will be a requirement. Mr. Langford answered yes. Commissioner Dharmarajan asked if children will be allowed. Mr. Langford answered no. Commissioner Fulton asked about the Traffic Impact Analysis (TIA) and why it was not required. Mr. Langford explained the complete procedure of how a TIA is triggered and the City's traffic engineers analyzed the traffic patterns and determined that this proposed site does not meet the requirement. Commissioner Fulton is very concerned about the traffic.

APPLICANT

The applicant Alan Naul 3899 Maple Avenue, Dallas, TX, presented to the Commission. Commissioner Rodriguez-Ross asked if the amenities will be contained inside the building and the price range of the apartments. Mr. Naul answered yes, the amenities will be contained inside the building and the price of the apartments is based on income. Commissioner McBride asked about a safety plan. Mr. Naul answered that they are under the same state guidelines as any other multifamily. Chairman Melend is concerned that there is no visitor parking and no dog park for the tenants to walk their dogs. Mr. Naul said that they can look into visitor parking, but it will delete some of the green space. Mr. Naul explained that the tenants are older and usually have smaller dogs. Seniors tend not to take their pets to dog parks, but they can look into adding one.

PUBLIC HEARING

The Chair opened the public hearing. Mr. Michael, at this point, the recording stopped and his name and address were not recorded. Mr. Michael also did not speak into the microphone so the last name and address were not audible. Mr. Michael spoke in favor. The public hearing was closed.

BREAK

The Chair stopped the meeting for a five minute break. Mr. Langford checked the recording equipment and the recorder started working again. The Chair reconvened the meeting at 8:10.

ACTION

Chairman Melened made a motion to approve with staff's recommendations plus add gated entries, add 10 parking spaces for visitors, and add a dog park; Commissioner Screws seconded; the motion carried 6-1 with Commissioner Fulton dissenting.

7. ZONING APPLICATION NO. Z0623-0308.

Conduct a public hearing and consider Zoning Application No. Z0623-0308, submitted by Artemio Quiroz Pinal for a Zoning Change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) with the following modifications: (1) to allow an ADU on a lot less than ½

acre; (2) To allow an ADU on a lot that does not have a minimum of 4 off-street parking spaces located behind the front and exterior side building lines; and (3) to allow an ADU that does not meet the same setback requirements as the primary structure including a minimum rear setback requirement of at least ten (10) feet, located at 2906 Viva Dr.

PRESENTATION

Planner Jalyn Porchay presented to the Commission.

DISCUSSION

Chairman Melend is concerned about where the extra parking will be added. The Chair wants to make sure that there are 4 parking spaces. The Commission is also concerned about the owner renting it out to other tenants. Mr. Langford explained that the property owner cannot rent the space out, it has to be for family members.

APPLICANT

The applicant's son, who represented the applicant, Jesus Quiroz, 2906 Viva Dr., came up to speak. Chairman Melend asked where they plan on putting the parking. Mr. Quiroz stated they wanted to widen the front driveway. There was no other discussion.

PUBLIC HEARING

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

ACTION

Commissioner Fulton made a motion to approve with the staff's recommendations; Commissioner McBride 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 July 3, 2023.

There were no zoning actions taken at the July 3, 2023, City Council Meeting.

Chairman Melend adjourned the meeting at 8:36 PM.


Chairman Roger Melend