

**MINUTES**

**July 11, 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)**

<b>POSITION NO.</b>	<b>REGULAR MEMBER NAME</b>	<b>ATTENDANCE</b>		
Position No. 1	Vacant	<input 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
<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>		
Alternate No. 1	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent

(\* Attendance Required:  No  Yes)

Debbie Anderson, City Councilmember

**ATTENDANCE: STAFF**

Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Jeff Armstrong	Director of Planning & Development	<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
Devanee Winn	Administrative Aide Planning & Development	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Kim Buttram	Director of Economic Development	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video

**COMMISSION BUSINESS**

**1. ROLL CALL**

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

**PUBLIC COMMENTS**

- Any individual desiring to address the Planning and Zoning Commission regarding an item on AGENDA (non-public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three**

**(3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.**

### **CONSENT AGENDA**

#### **3. MINUTES.**

**Consider approval of the minutes for June 27, 2022, Planning and Zoning Commission.**

### **ACTION**

Commissioner Williams made a motion to **APPROVE** the minutes as presented; Commissioner Lynn seconded; the motion carried 6-0.

### **PUBLIC HEARINGS**

#### **4. ZONING APPLICATION Z0622-0243**

Conduct a public hearing and consider Zoning Application No. Z0622-0243 submitted by IH 20 IP, LLC, for a Zoning Change from Agricultural, General Retail and Planned Development Ordinance No. 3530 to Planned Development – Industrial to allow for an industrial business park with modifications and allow certain uses permitted by right in the Industrial Zoning District located at 4800 and 4900 Lasater Road, and 925, 2700, and 3400 McKenzie Road.

### **PRESENTATION**

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

### **DISCUSSION**

Commissioner Williams is concerned about McKenzie Road being able to handle truck traffic. Mr. Langford explained that the road will have to be upgraded. Chairman Melend asked about fencing along the back side of the property.

### **APPLICANT**

Commissioner Arnold asked about security cameras and the hours of operation of the future tenants. Representing the Developer, Larry Jennings, stated security cameras and hours of operation will be up to the businesses occupying the buildings. Mr. Jennings explained that at this stage of development, there is no way to give an exact answer to those types of questions because the tenants are not yet known.

### **PUBLIC HEARING**

Chairman Melend opened the public hearing. Citizens voiced their concerns about the traffic, noise, large semi-trucks damaging the roads, trash, and crime that the development will bring. Also, citizens expressed concern about the cut-off of electrical and water to their homes during construction. The citizens expressing concerns are:

1. Paul Reese, 2512 McKenzie Rd
2. Elizabeth Diaz, 242 Redwood St.
3. Stepanie Reese, 2512 McKenzie Rd

4. Wanda Dillard, 139 (the street name was not audible)

There were no other speakers. Chairman Melend closed the public hearing.

#### **DISCUSSION**

Chairman Melend asked if any of McKenzie Rd. that goes by the residential area will be reconstructed? Director of Economic Development Kim Buttram answered that she thought it would but would have to go through the Development Agreement to make sure.

#### **ACTION**

Commissioner McBride made a motion to **APPROVE** with staff's recommendations; Commissioner Lynn seconded; the motion carried 4-2 with Commissioner Williams and Commissioner Arnold voting no.

Chairman Melend called for a 5-minute break at 8:05 PM. Chairman Melend called the meeting back to order at 8:10 PM.

5. **ZONING APPLICATION Z0622-0244**

**Conduct a public hearing and consider Zoning Application No. Z0622-0244 submitted by IH 20 IP, LLC, for a Zoning Change from Planned Development - Industrial Ordinance No. 3530 to Planned Development – General Retail to allow for retail development with modifications and allow certain uses permitted by right in the General Retail Zoning District located at 4300 Lawson Road.**

#### **PRESENTATION**

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

#### **DISCUSSION**

Commissioners asked what retailers would be occupying the spaces and how would cars enter the parking lot off the service road.

#### **APPLICANT**

Director of Economic Development Kim Buttram provided some information on behalf of the Applicant. Ms. Buttram explained until a site plan is approved, a developer is not out trying to sell the site to retailers, so there is no answer as to who would be occupying the retail shops and/or a specific grocery store.

#### **PUBLIC HEARING**

Chairman Melend opened the public hearing. Citizens voiced their concerns about the traffic and upgrading the roads. The citizens who shared those concerns are:

1. Jeff Massey, 4555 Old Lawson Rd.
2. Elizabeth Diaz, 242 Redwood St.

There were no other speakers. Chairman Melend closed the public hearing.

#### **ACTION**

Commissioner Williams made a motion to **APPROVE** with staff's recommendations; Commissioner Arnold seconded; the motion carried 6-0.

**6. ZONING TEXT AMENDMENT ZTA 2022-01**

**Conduct a public hearing and consider amending the Mesquite Zoning Ordinance by making certain additions and deletions to sections contained in Part 2, Section 2-200 "Use Regulations" and Section 2-600 "Accessory Structures" pertaining to revising and establishing new regulations for accessory structures including front carports on residential zoned properties and revising Part 6, 6-100, Section 6-102 "Definitions." (ZTA 2022-01)**

**PRESENTATION**

Principal Planner Johnna Matthews presented to the commission. Commissioners wanted to know if an HOA prohibits carports in their neighborhood, would the City of Mesquite's approval supersede the HOA? Deputy City Attorney Karen Strand explained that would be a civil issue between the homeowner and the HOA.

**PUBLIC HEARING**

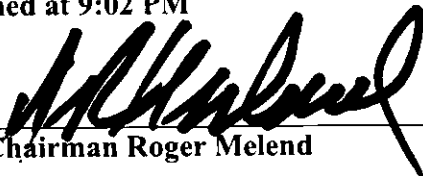
Chairman Melend opened the public hearing. Sheryl Bohrer, 1937 Hillview, expressed how happy she is that this was finally going to take place. Ms. Bohrer lives in the Truman Heights area and has been working on getting this done since last October.

**DIRECTOR'S REPORT**

**7. Director's Report on recent City Council action taken on zoning items at their meeting on July 5, 2022.**

Director of Planning & Development Jeff Armstrong presented the zoning action on Zoning Application No. Z0322-0239, submitted by Sparks Property Holding, LLC, for a change of zoning from Planned Development Ordinance No. 1110 to Planned Development - Commercial to allow a restaurant with accessory uses, located at 3200 East U.S. Highway 80. City Council postponed to a date uncertain.

**Chairman Melend called the meeting adjourned at 9:02 PM**

  
Chairman Roger Melend