

MINUTES

JULY 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 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

Cliff Keheley	City Manager	<input checked="" type="checkbox"/> Present In-Person
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
John Porchay	Planner	<input checked="" type="checkbox"/> Present In-Person
Jordan Gregory	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

CALL TO ORDER

1. ROLL CALL

Administrative Assistant, Devance Winn, took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. No comments.

COMMISSION BUSINESS

3. Discuss and consider the potential adoption of public hearing procedure guidelines to be implemented by the Chair including speaker time limitations.

DISCUSSION

The Commission discussed putting time limits on applicants' presentations. The Commission was in agreement that applicants will have 15 minutes for their presentations, not to include questions from the Commissioners for the applicant and/or staff.

CONSENT AGENDA**4. MINUTES.**

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

5. PLAT APPLICATION NO. PL0523-0170.

Consider approval of Plat Application No. PL0523-0170 submitted by Claymoore Engineering Inc., on behalf of Preston PC SEI, LLC., for a final plat for 7-Eleven Heartland Addition, a one-lot subdivision on 1.34 acres located at 6604 FM 741 (northeast of Heartland Parkway and FM 741).

6. PLAT APPLICATION NO. PL0523-0177.

Consider approval of Plat Application No. PL0623-0177 submitted by BGE, Inc., on behalf of Stream Realty Acquisition, LLC., for a final plat for Trinity Pointe Industrial Park Addition, a four-lot subdivision on 284 +/- acres located at 12955 FM 2932 (south of IH-20 and FM 2932, north of Griffin Lane).

ACTION

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

PUBLIC HEARINGS**7. ZONING APPLICATION NO. Z1122-0260.**

Conduct a public hearing and consider Zoning Application No. Z1122-0260, submitted by Clay Cristy, Claymoore Engineering Inc., for a Zoning Change from Agricultural to Planned Development – General Retail to allow retail, self-storage/mini-warehouse, gas station, and restaurant uses in addition to other uses allowed in the General Retail Zoning District, generally located on 10.208 +/- acres west of FM 741 and south of IH-20 (6611 FM 741 and 6619 FM 741).

PRESENTATION

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

DISCUSSION

The Commission had questions regarding what the storage building will look like, will the building be complimentary to the other proposed retail businesses, how security will be implemented, parking, and will the traffic be increased. Mr. Langford explained that the City of Mesquite cannot regulate architecture design and building materials per State law. Mr. Langford referred the other concerns to the applicant.

APPLICANT

Drew Donosky, 1903 Central Dr. Bedford, TX, addressed the Commission's concerns. The applicant explained that they have been working with the City of Mesquite for about 3 years to develop this piece of property. The applicant stated that they want the self-storage building to blend in with the other proposed retail buildings going in. This proposed self-storage will be state of the art and will have an office building-type look to it. There will be no outside type of storage. All the storage will be inside the building with no outside entrances. The reason they are proposing this type of use is because the area has no access from I-20 and it is located on the back of the property abutting land that is zoned Agricultural. The applicant explained that this will be a Type A storage building not like the old type of storage buildings and the security will be top-notch. Commissioner Dharmarajan is concerned about the crime and traffic that this will bring.

PUBLIC HEARING

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

ACTION

A motion was made by Commissioner Arnold to APPROVE with staff's recommendations as presented to include Exhibit A – Legal Description, Exhibit B – Development Standards (as presented), Exhibit C – Concept Plan, and self-storage buildings to be approved by conditional use permit; the motion carried 7-0.

8. ZONING APPLICATION NO. ZTA 2023-02

Consider amending the Mesquite Zoning Ordinance by making certain additions and deletions to sections contained in Sections 3-200, 3-500, and 6-100 thereby amending regulations on the location of check cashing, money order, and similar establishments and revising Part 6, 6-100, Section 6-102 "Definitions."

PRESENTATION

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

PUBLIC HEARING

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

ACTION

Commissioner Rodriguez-Ross made a motion to APPROVE as presented; Commissioner Lynn seconded; the motion carried 7-0.

9. DIRECTOR'S REPORT**Director's Report on recent City Council action taken on zoning items at their meeting on July 17, 2023.**

The Director of Planning & Zoning presented the actions that were taken at the July 17, 2023, City Council meeting.

1. Zoning Application No. Z0623-0307, submitted by Kennett Wilson and Sharonda Ross, Love Healed Pain (LHP), for a change of zoning from Agricultural to Agricultural with a Conditional Use Permit to allow a group home, located at 7020 Shannon Loop. **DENIED**
2. Zoning Application No. Z0323-0299, submitted by Edward Arshouk and Amy Mathews, for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Planned Development - Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District with modifications to allow a carwash within 100 feet of a residential zoning district, located at 2670 and 2704 Towne Centre Drive. **APPROVED ORDINANCE No. 5038**
3. Zoning Application No. Z0523-0303, submitted by Flavio Mendoza, for a change of zoning from R-3 Single-Family Residential to R-3 Single-Family Residential with a Conditional Use Permit to allow an Accessory Dwelling Unit with modifications, located at 1432 Hillcrest Street. **DENIED**
4. Zoning Application No. Z0523-0304, submitted by Adrienne Moore of A.N. Moore Consulting, LLC, for a change of zoning from General Retail to Planned Development - General Retail to allow for retail trade and service use classifications, as well as allowing printing, publishing and allied industries (SIC 27) by right, in addition to the other uses allowed in the General Retail Zoning District, located at 1313 Oates Drive. **Approved by Ordinance No. 5039.**

Chairman Melend adjourned the meeting at



Chairman Roger Melend