

MINUTES

August 8, 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)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE		
Position No. 1	Mr. Nellapalli Dharmarajan	<input checked="" 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 type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" 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
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE		
Alternate No. 1		<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Elizabeth Rodriguez-Ross	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

Note: Commissioner Rodriguez-Ross was seated in place of Commissioner Williams

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
John Cervantes	Planner	<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

COMMISSION BUSINESS

1. ROLL CALL

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

PUBLIC COMMENTS

2. 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 July 11, 2022, Planning and Zoning Commission.

4. **PLAT APPLICATION NO. PL0222-0115**

Consider approval of Plat Application No. PL0222-0115 submitted by Claymoore Engineering on behalf of TNS Real Estate, LLC., to replat of a portion of Block D of Casa Ridge Heights No. 1 into Lot 6, Block D of Casa Ridge Heights No. 1, located 2828 IH-30.

5. **PLAT APPLICATION NO. PL0221-0063**

Consider approval of Plat Application No. PL0221-0063 for Ridge Ranch Phase 6 (a 31-lot single-family subdivision) submitted by Dowdey, Anderson & Associates, Inc. on behalf of Bloomfield Homes, L.P., on 10.612 +/- acres generally located south of E. Cartwright Road and north of Lawson Road.

6. **PLAT APPLICATION NO. PL0521-0087**

Consider approval of Plat Application No. PL0521-0087 for Ridge Ranch Phase 7 (a 72-lot single-family subdivision) submitted by Dowdey, Anderson & Associates, Inc. on behalf of Bloomfield Homes, L.P., on 15.909 +/- acres generally located south of E. Cartwright Road and north of Lawson Road.

7. **PLAT APPLICATION NO. PL0422-0120**

Consider approval of Plat Application No. PL0422-0120 for Ridge Ranch Phase 8 (a 76-lot single-family subdivision) submitted by Dowdey, Anderson & Associates, Inc. on behalf of Bloomfield Homes, L.P., on 26.413 +/- acres generally located south of E. Cartwright Road and north of Lawson Road.

ACTION

Commissioner Arnold made a motion to **APPROVE** Consent Agenda items 3-7 as presented; Commissioner Lynn seconded; the motion carried 7-0

PUBLIC HEARINGS

8. **PLAT APPLICATION NO. PL0522-0122**

Conduct a public hearing and consider Plat Application No. PL0522-0122 submitted by Davis Land Surveying Co. Inc., on behalf of Roy Hawkins to replat Lots 96, 97, and 98 of Sherwood Forest, Second Section into six lots, located at 1304, 1308, and 1320 S. Sam Houston Road.

PRESENTATION

Manager of Planning & Zoning Garrett Langford briefed the Commission.

APPLICANT

The applicant, Roy Hawkins, came up to speak. Commissioner Rodriguez-Ross wanted to know the purpose of splitting up the site into six lots. Mr. Hawkins explained he wants to sell each lot, but does not have any buyers yet.

PUBLIC HEARING

The Chair opened the public hearing. Ms. Carolyn Bacock, 1402 Sam Houston Rd., stated that she has concerns about more crime happening if there are more homes built. Ms. Bacock feels there is already too much crime happening on her street and handed Mr. Langford opposition notices.

The applicant responded that he was not aware of any crime happening on his lots.

The public hearing was closed.

ACTION

Commissioner Arnold made a motion to **APPROVE**; Commissioner McBride seconded; the motion carried 7-0.

9. ZONING APPLICATION NO. Z0422-0241

Conduct a public hearing and consider Zoning Application No. Z0422-0241 submitted by Lauren Montgomery, JGH Consultants, LLC., on behalf of Bluewater R&D, LLC., for a Zoning Change from R-1, Single Family Residential to Planned Development – General Retail to allow for a carwash with modifications and allow certain uses permitted by right in the General Retail Zoning District located at 1415 S. Belt Line Road.

PRESENTATION

Principal Planner Johnna Matthews presented to the Commission.

DISCUSSION

Commissioners Dharmarajan, Screws, and McBride had concerns about the noise from the tunnels, parking, lighting, and security.

APPLICANT

Kyle Flemming (did not get the address), and the owner, Franklin Meneghetti, 3545 Rosedale Ave, Dallas, TX, came up to the podium to speak simultaneously. Mr. Flemming gave a brief presentation to the Commission. Mr. Flemming addressed the noise from the tunnels and the lighting. Mr. Meneghetti addressed the security by stating that there will be security cameras throughout the proposed site and the staff will be trained on security issues. Mr. Meneghetti also explained the recycled water process.

PUBLIC HEARING

The Chair opened the public hearing.

Dr. Schade, 220 Riggs, stated he did not receive his notice until the day of the meeting. He does not want the tree line disturbed by the proposed site's screening wall. He stated that

he would like for the screening wall to be in line with the screening wall behind the Golden Chick.

Mr. Jesus Orozco, 1329 Belt Line Rd., stated he never received a notice.

Mr. Flemming came up to address the screening wall issue. The applicant is okay with moving the screening away from the property line to line up with Golden Chick's screening wall. However, they would want a No Adverse Possession Agreement between the resident and the applicant in place before agreeing to the screening wall being pushed away from the building line.

ACTION

A motion was made by Chairman Melend to **APPROVE** with staff's recommendations and add a stipulation that the precast screening wall required to be moved outside the dripline of existing trees and must align with the existing screening wall located behind the restaurant on W. Cartwright Rd.; Commissioner Arnold seconded; the motion carried 7-0.

DIRECTOR'S REPORT

10. Director's Report on recent City Council action taken on zoning items at their meetings on July 18 and August 1, 2022.

Director of Planning & Development Jeff Armstrong briefed the Commission on the zoning actions taken by City Council.

No zoning actions for July 18.

August 1 zoning actions are as follows;

1. Zoning Text Amendment No. 2022-02, amending the Mesquite Zoning Ordinance by making certain additions and deletions to sections contained in Part 2, Section 2-600 "Accessory Structure Regulations" pertaining to revising and establishing new regulations for accessory structures including front t carports on residential zoned properties. Approved.
2. Application No. Z0622-0244, submitted by IH 20 IP, LLC, for a change of zoning from Planned Development - Ordinance No. 3530 to Planned Development - General Retail, to allow a retail development with modifications, located at 4300 Lawson Road. Approved.
3. Zoning Application No. Z0222-0234, submitted by MVAH Partners, for an amendment to the Comprehensive Plan, thereby changing the recommended land use designation from Commercial to High Density Residential and for a change of zoning from Commercial to Planned Development - Multifamily to allow an apartment development, located at 901 East U.S. Highway 80. Denied

Chairman Melend called the meeting adjourned at 8:10 PM


Chairman Roger Melend