

MINUTES

AUGUST 9, 2021

**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	Ms. Nancy Felix	<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	Vacant	<input 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	Mr. Ronald Abraham	<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	Mr. Roger Melend	<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

Lesley Frohberg	Senior Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Ellen Soward	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Johnna Matthews	Principle 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
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Devanee Winn	Planning & Development Admin. Aide	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video

*****Note that the meeting was called to order at 7:24 after the Capital Improvements Advisory Committee Meeting.***

COMMISSION BUSINESS

1. ROLL CALL

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

PUBLIC COMMENTS

2. There were no public comments on the Consent Agenda.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for the July 26, 2021, Planning and Zoning Commission.

4. PD SITE PLAN SP0621-0210

Consider approval of PD Site Plan Application No. SP0621-0210 for Mesquite 635 (three light industrial buildings) submitted by LGE Design Group, on 38.29 +/- acres located at the southeast corner of IH-635 and US Hwy 80 (future addresses 19750, 19800, and 19850 IH 635).

ACTION

A motion was made by Commissioner Abraham to **APPROVE** the consent agenda with a date correction in the minutes; Commissioner McBride seconded; motion carried 7-0.

PUBLIC HEARINGS**5. ZONING APPLICATION NO. Z0421-0190**

Conduct a public hearing and consider Zoning Application No. Z0421-0190 submitted by HP Civil Engineering, LLC on behalf of Venkatarmana Murari for a Zoning Change from Planned Development – Light Commercial Ordinance No. 3580 to Planned Development – Townhomes to allow 43 townhomes on 5 +/- acres fronting on Range Drive, located at 1535 N Belt Line Road.

PRESENTATION

Senior Planner Lesley Frohberg gave a presentation to the Commission. Commissioner Felix asked if the HOA would be responsible for the upkeep of the wood fence portion of the screening. Ms. Frohberg answered the wood fence would be along the rear property line of each townhome would fall under the responsibility of the owner of each townhome. Commissioner Arnold asked if the proposed site is all townhomes? Ms. Frohberg answered yes, but each continuous structure will have a different number of residential units ranging from two to seven. Commissioner Arnold is concerned about the site not having enough guest parking.

APPLICANT

Chris Blevins, 5339 Alpha Road, Dallas, TX, will answer questions on behalf of the applicant. Chairwoman Williams asked what is the square footage? Mr. Blevins responded 1400 square feet to 2250 square feet. Commissioner Abraham asked who will be maintaining the wood fence? Mr. Blevins answered the townhome owner will maintain the fence within their portion of the yard and the homeowners association (HOA) will maintain the fences in the common areas. Discussion continued about who will maintain the fences. The applicant Venkatarmana Murari, 3732 Sicily St., Dallas, TX, addressed the concerns about the fence and explained that the HOA will be in charge of making sure the fences are uniform and maintained. Chairwoman Williams asked if the applicant what other site he has developed. Mr. Murari answered he and his partners had developed sites in Houston, Austin, and other places. Commissioner

Felix asked why there is wood fencing and why can't the applicant keep with the city requirements regarding fencing. Mr. Murari said they can and are willing to comply with the city requirements. Commissioner Felix asked about the amenities. Ms. Frohberg answered that they are required to have at least 5 of the amenities listed in the staff report.

PUBLIC HEARING

Chairwoman Williams opened the public hearing. No one came up to speak. The public hearing was closed.

ACTION

A motion was made by Commissioner Felix to approve with staff's recommendations; Commissioner Melend seconded. After a discussion on the stipulation on the fence, Commissioner Felix withdrew her motion.

A new motion was made by Commissioner Felix to APPROVE with staff's recommendations and to include that all of the fencing will be wrought iron; Commissioner Melend seconded; motion carried 7-0.

6. ZONING APPLICATION NO. Z0721-0205

Conduct a public hearing and consider Zoning Application No. Z0721-0205 submitted by George Morris for a Zoning Change from Commercial within TERRA Overlay District to Commercial within TERRA Overlay District with a Conditional Use Permit to allow a major reception facility with modifications to the 500-foot separation requirement from a residential district and the permitted hours of operation, located at 2021 N. Town East Blvd., Suite 1100.

PRESENTATION

Planner Ellen Soward gave a presentation to the Commission. Commissioner Felix asked why staff did not support the 2:00 A.M. closing. Ms. Ellen answered to avoid any adverse effects that could occur to the surrounding properties. She noted that the Commission could make a change to what staff has recommended. Commissioner Abraham worried about the apartments being disturbed by noise and asked will there be security that is qualified? Ms. Soward said yes and referred to the zoning ordinance for the requirements for security. Commissioner McBride asked about the building capacity and how many people will be attending the events? Ms. Soward referred to the applicant to answer. There was discussion about noise and security ratio to the number of attendees. Director of Planning & Development Jeff Armstrong explained that the conditional use permit, as proposed, is limited to one year. The time limit would allow the City to monitor the use for any disturbances such as noise or other activity that would cause a problem for the surrounding properties before approving an extension. Staff will provide records of any disruptions or complaints to the Commission should the applicant return after their one-year term expires.

APPLICANT

The applicant, George Morris 2916 Emerald Dr., came up to give a presentation and explain why he wants to do this in Mesquite. Peggy Angie 2588 N. Houston St. Dallas, TX also spoke. She is the applicant's Real Estate Agent and is helping the applicant find a place to open the event center. Ms. Angie explained to the Commission why the proposed site would be a great area for the facility. Commissioner Arnold asked how many attendees will be at the events on average? Mr. Morris said that there would be no more 200-250.

PUBLIC HEARING

Chairwoman Williams opened the public hearing. No one came up to speak. The public hearing was closed

ACTION

A motion was made by Commissioner Melend to APPROVE with staff's recommendations and to allow the closing time to be at 2:00 A.M. on Friday through Sunday; Commissioner Felix seconded; motion carried 7-0.

DIRECTOR'S REPORT

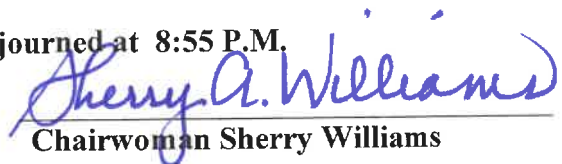
7. Director's Report on recent City Council action taken on zoning items at their meeting on August 2, 2021.

Director of Planning & Development Jeff Armstrong briefed the Commission on actions taken at the City Council Meeting. There were no zoning items on the agenda; however, there was one item related to the Commission, and that was a request for a fee in lieu of the dedication of parkland. City Council approved the request.

PUBLIC COMMENTS

8. There were no public comments.

Chairwoman Williams called the meeting adjourned at 8:55 P.M.


Chairwoman Sherry Williams