

MINUTES

AUGUST 28, 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	VACANT	<input 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 type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>
Alternate No. 1	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)
Alternate No. 2	Dr. Michael Fulton	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" 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
John Porchay	Planner	<input checked="" type="checkbox"/> Present In-Person
Jordan Gregory	Planner	<input checked="" type="checkbox"/> Present In-Person
Devanee Winn	Admin.Aide of Planning & Development	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person

**NOTE: Chairman Roger Melend called the meeting to order at 7:15 PM after the Capital Improvements Advisory Committee was adjourned. Alternate Commissioner Rick Cumby was seated in the vacant position #4 and Alternate Commissioner Dr.**

*Michael Fulton was seated in position #7 for the absent Commissioner Screws. No one was seated in position #2 for the absent Vice-Chair Millie Arnold.*

### **CALL TO ORDER**

#### **1. ROLL CALL**

Planning & Development Services Administrative Aide 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 August 14, 2023, Planning and Zoning Commission.**

### **ACTION**

Commissioner Fulton made a motion to APPROVE the minutes as presented; Commissioner McBride seconded; The motion carried 6-0.

### **PUBLIC HEARINGS**

#### **4. ZONING APPLICATION NO. Z0723-0312**

**Conduct a public hearing and consider Zoning Application No. Z0723-0312, submitted by Kamal Alkak for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow the sale of used tires, sale of used automobiles, and a primary outdoor storage yard with modifications, located at 2532 E. Highway 80.**

### **PRESENTATION**

Planner John Cervantes presented to the Commission.

### **DISCUSSION**

Chairman Melend asked why staff recommended a 2-year CUP (conditional use permit) Mr. Cervantes explained that the City of Mesquite's code enforcement and building inspection can make sure that the applicant stays in compliance with the City's ordinances and stays to the terms of the CUP.

### **APPLICANT**

The applicant, Kamal Alkak, 3005 Berkshire Dr. Mesquite, TX, presented to the Commission. Mr. Alkak explained the additional parking would provide space for his fleet of vans. Mr. Alkak has a contract with DART to help transport the elderly and/or anyone who cannot get to their doctor's appointments, hospital, grocery shopping, etc. Mr. Alkak provides a service for

those who require transport. The Chair asked where Mr. Alkak was parking the vehicles in the daytime. Mr. Alkak explained that at the moment, he has to stack the parking in spaces located along the service road of Highway 80. Mr. Alkak explained that putting them behind screening would make it difficult to get vans out when they are called for an emergency pickup. His business runs 24-7, so he gets calls all through the day and evening. Mr. Alkak explained that he has spaces to park on the West side and East side of the property, which will alleviate the stacked parking at night. The Commission wanted to know if he still wanted to sell used cars, and used tires. Mr. Alkak answered he doesn't want to sell used cars but would like to sell used tires. DART discards their tires frequently and most of the tires are gently used, so Mr. Alkak would like to provide any customer who needs a used tire the option to buy a used tire.

### **DISCUSSION**

Commissioner Fulton asked for the definition of what is considered outdoor storage. Mr. Cervantes explained outdoor storage according to Mesquite's ordinance.

### **PUBLIC HEARING**

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

### **ACTION**

Commissioner Fulton made a motion to Approve CUP, to park his vehicles on the west and east side of the property (restricted to his fleet vehicles only), allow the sale of used tires, and to DENY the sale of used vehicles; Commissioner McBride seconded; the motion carried 6-0.

## **5. ZONING APPLICATION NO. Z0723-0317**

**Conduct a public hearing and consider Zoning Application No. Z0723-0317, submitted by Creation RE, LLC., for a zoning change to amend Planned Development – Commercial Ordinance No. 4862 to modify the development standards and concept plan to allow additional overnight truck/trailer parking, located at 19750, 19800, and 19850 IH 635 (southeast corner of IH 635 and U.S. Highway 80).**

### **PRESENTATION**

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

### **DISCUSSION**

There were no questions for staff.

### **APPLICANT**

Mr. Taylor Mitcham, 1280 E Levee St. Dallas, TX, came up to answer any questions the Commission might have. Commissioner Dharmarajan asked how amended parking would affect the traffic flow and whether trucks will be backed up at the traffic light. Mr. Mitcham explained there would be 2 other entrances with a total of 3 entrances, which will keep the

traffic flow moving. Mr. Langford stated that the City's Traffic Engineering Department reviewed the original Planned Development application, which included a Traffic Impact Analysis, and did not see a problem with the traffic flow. There were no other questions.

### **PUBLIC HEARING**

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

### **ACTION**

Commissioner Fulton made a motion to APPROVE with Staff's recommendations to P.D. – C Ord. No. 4862 by adding Exhibit D – Addendum Concept Plan and Exhibit E – North Side Screening with the following stipulations.

1. Revise the parking requirement in P.D. – C Ord. No. 4862 so that the overall minimum required parking for the property for warehouse and office uses will be 523 spaces.
2. The north truck/trailer parking shown on Exhibit D shall be screened from the north and west by two offsetting rows of evergreen trees/shrubs planted at a minimum height of 8 feet with an 8-ft wrought-iron fence creating a visual barrier as shown in Exhibit E. Alternatively, the area may be screened by an 8-ft masonry wall that matches the building; Commissioner Cumby seconded; the motion carried 6-0.

### **6. ZONING APPLICATION NO. Z0823-0320**

**Conduct a public hearing and consider Zoning Application No. Z0823-0320, submitted by Halff on behalf of Huntington Industrial for a Zoning Change to amend Planned Development – Commercial Ord. 4911 to modify the concept plan to allow for additional trailer parking, located at 1110 and 1126 Military Parkway.**

### **PRESENTATION**

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

### **DISCUSSION**

There were no questions for staff.

### **APPLICANT**

Robert Gossett, 1201 N Bouser RD., Richardson, TX, did not have a presentation but would answer any questions the Commission might have. Commissioner Fulton asked who the potential tenant is that wants to lease the space. Robert referred that question to the developer. Mr. Steve Meyer, 5316 Harvest Holly Dallas, TX, said it would be a company called Relogistics. There were no other questions.

### **PUBLIC HEARING**

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

### **ACTION**

Commissioner McBride made a motion to APPROVE with staff's recommendations to amend P.D. – C Ordinance No. 4911, Exhibit B, with the following changes (added language underlined and removed language with strikethrough):

6. Alternative Screening: ~~A wrought iron fence with evergreens will be provided to screen from adjacent property along the West parking area and along the Southern developed area.~~ Screening along the south property line is not required, provided the floodplain is not disturbed.
  
8. The overnight parking of heavy-load vehicles and/or unmounted trailers is permitted, as shown on Exhibit C if it is associated with a valid Certificate of Occupancy for a use located within the property.; Commissioner Fulton seconded; the motion carried 6-0.

### **DIRECTOR'S REPORT**

#### **7. Director's Report on recent City Council action taken on zoning items at their meeting on August 21, 2023.**

Manager of Planning & Zoning Garrett Langford presented the actions that were taken at the August 21, 2023, City Council meeting. The actions are as follows;

1. Zoning Application No. Z1122-0260, submitted by Clay Christy of Claymoore Engineering, Inc., for a change of zoning from Agricultural to Planned Development - General Retail to allow retail, self-storage, convenience store with fuel, and restaurant uses in addition to the other uses allowed in the General Retail Zoning District, located at 6611 and 6619 FM 741. Approved by Ordinance No. 5048 with certain stipulations.
2. Zoning Application No. Z0223-0295, submitted by Alan Naul of The Javelin Group, for a change of zoning from General Retail to Planned Development - Multifamily to allow a 76-unit age-restricted multifamily development with modifications to the development standards, and a Comprehensive Plan amendment to change the future land use designation from Neighborhood Retail to High Density Residential, located at 1220 North Town East Boulevard. Approved by Ordinance No. 5049.
3. Zoning Text Amendment No. 2023-02, amending the Mesquite Zoning Ordinance by making certain additions and deletions to sections contained in Section 3-200 "Use Regulations" and Section 3-500 "Supplementary Use Regulations" thereby amending regulations for the location of check cashing and money transfer establishments. Approved by Ordinance No. 5050.

Chairman Melend adjourned the meeting at 8:20 P.M.

  
Chairman Roger Melend