

MINUTES

SEPTEMBER 11, 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	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
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
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

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: Alternate Commissioner Rick Cumby was seated in the vacant position #4

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. Former Commissioner Elizabeth Rodriguez-Ross wanted to thank the Commission and the staff for their help and for making her feel welcome for the time she served on the Commission.

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for August 28, 2023, Planning and Zoning Commission.

4. ELEVATION APPROVAL – POLO RIDGE.

Consider approval of a palette of proposed elevations and façade materials of single-family homes pursuant to the Polo Ridge Development Agreement submitted by Crescent Estates for the Polo Ridge subdivision located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road.

5. PLAT APPLICATION NO. PL0823-0181.

Consider approval of Plat Application No. PL0823-0181 submitted by LJA Engineering, Inc., on behalf of KLLB AIV, LLC, for a final plat for Solterra South Phase 3A addition, a 12-lot single-family subdivision with an amenity center on 5.478 acres generally located south of Faithon P. Lucas Sr. Blvd. and west of South Mesquite Creek.

6. PLAT APPLICATION NO. PL0823-0182.

Consider approval of Plat Application No. PL0823-0182 submitted by LJA Engineering, Inc., on behalf of KLLB AIV, LLC, for a final plat for Solterra South Phase 3B addition, a 135-lot single-family subdivision on 29.312 acres generally located south of Faithon P. Lucas Sr. Blvd. and west of South Mesquite Creek.

ACTION

Commissioner McBride made a motion to **APPROVE** the consent agenda as presented; Commissioner Lynn seconded; The motion carried 7-0.

PUBLIC HEARINGS

7. ZONING APPLICATION NO. Z0723-0313

Conduct a public hearing and consider Zoning Application No. Z0723-0313, submitted by JDJR Engineers & Consulting, Inc., for a Zoning Change from Planned Development - Light Commercial (Ord. 4510), Commercial and Light Commercial to Planned Development - Light Commercial (Ord. 4510), Commercial and Light Commercial with a Conditional Use Permit to allow new and used motor vehicle sales located at 16160, 16190 and 16200 IH 635.

PRESENTATION

Planner Jalyn Porchay presented to the Commission. The applicant was not present and Commissioner Dharmarajan wanted to ask the applicant questions.

PUBLIC HEARING

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

ACTION

Commissioner Dharmarajan made a motion to POSTPONE to date certain of September 25, 2023; Commissioner Lynn Seconded; the motion carried 7-0.

8. ZONING APPLICATION NO. Z0823-0323

Conduct a public hearing and consider Zoning Application No. Z0823-0323, submitted by Broadmoor Plaza Retail, LLC, for a zoning change from General Retail to General Retail with a Conditional Use Permit to allow a Variety Store (SIC 533) with modifications to allow within 5,000 feet of another Variety Store and not to provide fresh produce, meats, and dairy located at 500 N. Galloway Avenue (Unit 110).

PRESENTATION

Planner Jalyn Porchay presented to the Commission.

DISCUSSION

Commission wanted to know what type of inventory the store would have.

APPLICANT

The shopping center owner, Mr. Steven Levin, 8750 N. Central Expressway, came up to speak. Mr. Levin stated having the store 5-Below would put the shopping center into a different tier and be a game changer for the shopping center.

Representing 5-Below, Ms. Carolyn Jensen, 6209 Savannah Oak Trail, came up to speak. Ms. Jensen explained what kind of inventory they would be selling and explained the difference between 5-Below and Dollar General. Commissioner Arnold asked when they would expect to be open. Ms. Jensen said April of next year.

PUBLIC HEARING

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

ACTION

A motion was made by Commissioner Dharmarajan to APPROVE; Commissioner Screws seconded; the motion carried 7-0.

DIRECTOR'S REPORT

9. Director's Report on recent City Council action taken on zoning items at their meeting on September 5, 2023.

Manager of Planning & Zoning Garrett Langford presented the actions that were taken at the City Council meeting;

1. Zoning Application No. Z0523-0305, submitted by McAdams on behalf of Hampton Partners, for a change of zoning from Planned Development (Ordinance No. 1110) to Planned Development - Commercial to allow Motor Freight Transportation, Warehousing uses in addition to other uses allowed in the Commercial zoning district, located at 3020 and 3200 East U.S. Highway 80. **APPROVED**
2. Zoning Application No. Z0723-0311, submitted by Hunter Rowe and Kyle McCullah of 5G Studio Collaborative, amending the Mesquite Comprehensive Plan by providing a Comprehensive Plan Amendment from Commercial to Light Industrial and for a change of zoning from Planned Development (Ordinance No. 1153) and Planned Development-Commercial (Ordinance No. 2017) to Planned Development - Industrial to allow retail, wholesale trade, self-storage/mini-warehouse, office, warehousing, light industrial, manufacturing, and assembly uses in addition to other uses allowed in the Industrial Zoning District, located at 2732, 2800 and 3200 East U.S. Highway 80. **APPROVED**
3. Zoning Application No. Z0723-0314, submitted by CA Mesquite, to amend Planned Development - Commercial (Ordinance No. 5029) to allow a shopping center with modifications to the sign regulations, located at 200 East U.S. Highway 80. **APPROVED**
4. Zoning Application No. Z0822-0253, submitted by Scott Rohrman of 42 BP, LP, for a change of zoning from Industrial to Planned Development - Industrial to allow an industrial business park, located at 4650 and 4698 East Scyene Road, and 215, 225, 229, 231, and 1600 Lawson Road. **APPROVED**
5. Zoning Application No. Z0823-0320, submitted by Halff Associates on behalf of Huntington Industrial Partners, to amend Planned Development - Commercial (Ordinance No. 4911) to modify the development standards and concept plan to allow additional truck and trailer parking, located at 1110 and 1126 Military Parkway. **APPROVED**
6. Zoning Ordinance Text Amendment No. 2023-01, for certain additions and deletions to Sections contained in Parts 1, 5, and 6 pertaining to Certificate of Occupancy provisions for issuance, denial and revocation and clarifying the appeals of such are made to the Board of Adjustment and making Mesquite City Code text amendments for certain additions and deletions to Chapters 5, 6, 7 and 20, thereby clarifying that appeals of administrative decisions concerning Certificates of Occupancy are made to the Board of Adjustment, revising Appendix D - Comprehensive Fee Schedule thereby adding additional fees associated with Certificates of Occupancy. **APPROVED**

Chairman Melend adjourned the meeting at 7:44 P.M.



Chairman Roger Melend