

**MINUTES**

**SEPTEMBER 25, 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)**

<b>POSITION NO.</b>	<b>REGULAR MEMBER NAME</b>	<b>ATTENDANCE</b>
Position No. 1	Mr. Nellapalli Dharmarajan	<input type="checkbox"/> Present In-Person <input checked="" 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 checked="" type="checkbox"/> Present In-Person <input 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 Services	<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: Alternate Commissioner Rick Cumby was seated in the vacant position #4 and Commissioner Fulton was seated for Position #1 Commission Dharmarajan***

**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 September 11, 2023, Planning and Zoning Commission.

**4. PLAT APPLICATION NO. PL0623-0174.**

Consider approval of Plat Application No. PL0623-0174 submitted by Lagan Engineering and Environmental Services, Inc., on behalf of LCG2i Mesquite Long Creek, LLC., for a final plat for 200 Long Creek Road Building 2 Addition on 29.058 acres located at 200 Long Creek Road.

**5. PLAT APPLICATION NO. PL0623-0175.**

Consider approval of Plat Application No. PL0623-0175 submitted by Lagan Engineering and Environmental Services, Inc., on behalf of LCG2i Mesquite Long Creek, LLC., for a final plat for 450 State Highway 352 Building 3 Addition on 9.298 acres located at 450 State Highway 352.

**ACTION**

Vice-Chair Arnold made a motion to **APPROVE** the consent agenda with the corrections to the minutes; Commissioner Fulton seconded; The motion carried 7-0.

**PUBLIC HEARINGS****6. PLAT APPLICATION NO. PL0623-0176**

Conduct a public hearing and consider Plat Application No. Z0623-0176, submitted by Eagle Surveying on behalf of EDG Interest, LLC., for a residential replat of Block 51, Lot 13 of Northridge Addition to subdivide the lot into two lots located at 1727 Andrew Street.

**PRESENTATION**

Planner John Cervantes presented to the Commission.

**DISCUSSION**

Commissioner Arnold asked if there would only be a single-family home built on the proposed site. Mr. Cervantes answered yes. The applicant was not in attendance to answer 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**; Vice-Chair Arnold seconded; the motion carried 7-0.

**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. **Postponed from the September 11, 2023, Planning and Zong Commission meeting.**

**PRESENTATION**

Jalyn Porchay presented to the Commission.

**DISCUSSION**

Vice-Chair Arnold asked if the applicant would have to comply with the Mesquite Fence Ordinance. Mr. Porchay answered yes.

**APPLICANT**

Zack Amick, 1551 IH30 Rockwall, TX, presented to the Commission. Mr. Amick explained their intentions for the property. Mr. Amick said they will invest a lot of money into the property and will make sure they comply with all of Mesquite's Ordinances. Chairman Melend asked where they would be loading and unloading vehicles. Mr. Amick stated all the loading and unloading would be done on the property and would not be on the public streets to cause any traffic back-up.

**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 McBride to **APPROVE** with the staff's stipulations; Commissioner Fulton seconded; the motion carried 7-0.

**8. ZONING APPLICATION NO. Z0823-0324 AND ZONING TEXT AMENDMENT ZTA 2023-03**

Conduct a public hearing and consider Zoning Application No. Z0823-0324 and Zoning Text Amendment ZTA 2023-03, submitted by the City of Mesquite, for a Zoning Text Amendment to amend the MZO by making certain revisions to Part 4, 4-930, including Section 4-932 "Skyline Logistics Hub Overlay District Prefix" thereby amending the identified boundaries for the overlay, and Section 4-933 "Permitted uses" thereby amending prohibited uses in the Skyline Logistics Hub Overlay, and other related revisions as needed to the MZO; and a change

of zoning and making a zoning map amendment, thereby removing the Skyline Logistics Hub Overlay from certain properties located in the 5500 and 5600 blocks of S. Buckner Boulevard; the 4200 and 4300 blocks of Interstate Highway 30; the 2800 through 3000 blocks of East Meadows Boulevard; and the 4200 and 4300 blocks of Action Drive.

### **PRESENTATION**

Director of Planning & Development Services Jeff Armstrong presented to the Commission. Chairman Melend asked Mr. Armstrong if the current businesses would stay in the current zoning. Mr. Armstrong answered yes.

### **PUBLIC HEARING**

Pastor Koitle Lough of the Vertical Life Church, 3029 E. Meadows Blvd. Mesquite, TX, addressed the Commission. Mr. Lough explained that this would be a great thing for their church. The church has had to meet in a hotel room and removing the overlay in the areas proposed would mean the church can have a place for their worship services. No one else came to speak. The public hearing was closed.

### **DISCUSSION**

There was a discussion as to what would be affected by removing the overlay.

### **ACTION**

Chairman Melend made a motion to **APPROVE** with staff's recommendations; Commissioner Fulton 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 18, 2023.**

Director of Planning & Development Services Jeff Armstrong presented to the Commission. The actions taken are as follows;

1. Zoning Application No. Z0723-0312, submitted by Kamal Alkak of Highland Crossing Auto, for a change of zoning from Commercial to Commercial zoning with a Conditional Use Permit to allow the sale of used tires and an outdoor storage yard with a modification to allow outdoor storage without screening, located at 2532 East U.S. Highway 80. **Approved by Ordinance No. 5068.**
2. Zoning Application No. Z0723-0317, submitted by Creation RE, LLC, to amend Planned Development - Commercial (Ordinance No. 4862) to modify the development standards and concept plan to allow additional overnight truck and trailer parking, located at 19750, 19800, and 19850 Interstate Highway 635. **Approved by Ordinance No. 5069.**

Chairman Melend adjourned the meeting at 7:51 P.M.

  
Chairman Roger Melend