

MINUTES

October 9, 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 type="checkbox"/> Present In-Person <input checked="" 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
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 type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input 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

David Paschall City Attorney

 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. No comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for September 25, 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 First Texas Homes 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. PL0923-0186.

Consider approval of Plat Application No. PL0923-0186 submitted by Kimley-Horn and Associates, Inc. on behalf of Beltline Beltway Investments, LTD., for a final plat for Mesquite Industrial 80 and 635 Addition on 14.001 acres located northeast of IH-635 and E. US Highway 80.

6. PLAT APPLICATION NO. PL0923-0187.

Consider approval of Plat Application No. PL0923-0187 submitted Kimley-Horn and Associates, Inc. on behalf of CA 3000 Skyline Drive, LLC., for Capstar Skyline Addition, a replat of Lots 1 and 2, Block A, 3000 Skyline Addition located at 2800 and 3000 Skyline Drive.

ACTION

Vice-Chair Millie Arnold made a motion to APPROVE the consent agenda as presented; Commissioner Lynn seconded; the motion carried 6-0.

PUBLIC HEARINGS

There were no public hearings.

DIRECTOR'S REPORT**7. Director's Report on recent City Council action taken on zoning items at their meeting on October 2, 2023.**

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

1. Zoning Application No. Z0723-0313, submitted by Debra Cox of JDJR Engineers and Consultants, Inc., for a change of zoning from Planned Development - Light Commercial (Ordinance 4510), Commercial and Light Commercial to Planned Development - Light Commercial (Ordinance 4510), Commercial and Light Commercial with a Conditional Use Permit to allow a new and used vehicle dealership with an outdoor display lot, located at 16160, 16190 and 16200 Interstate Highway 635. **Approved by Ordinance No. 5071.**
2. Zoning Application No. Z0823-0323, submitted by Shannon Vazquez of Broadmoor Plaza Retail, LLC, for a change of zoning from General Retail to General Retail zoning with a Conditional Use Permit to allow a variety store within 5,000 feet of another variety store with no sales floor dedicated to fresh produce, meats or dairy, located at 500 North Galloway Avenue, Suite 110. **Approved by Ordinance 5072.**

Chairman Melend adjourned the meeting at 7:05 P.M.



Chairman Roger Melend