

**MINUTES**

**October 23, 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 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 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 checked="" type="checkbox"/> No <input 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 Cervantes	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 Michael Fulton was seated in position #4. Commissioner Nellapalli Dharmarajan arrived at 7:02 PM.**

**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 October 9, 2023, Planning and Zoning Commission.

**ACTION**

Vice-Chair Arnold made a motion to **APPROVE** the minutes as presented; Commissioner Fulton seconded; the motion carried 6-0.

**PUBLIC HEARINGS****4. PLAT APPLICATION NO. PL0923-0189.**

**Conduct a public hearing and consider approval of Plat Application No. PL0923-0189 submitted by Belinda Epps for a residential replat of Block 1, Lot 4A of Woodstream Estates to subdivide the lot into two lots located at 1204 Lakeshore Drive.**

**PRESENTATION**

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

**APPLICANT**

Belinda Epps, 512 Riggs Circle, Mesquite, TX, was present to answer any questions the Commission might have. The Commission did not have any questions for the applicant.

**PUBLIC HEARING**

Chairman Melend opened the public hearing. Sherri Thurman, 1201 Lakeshore, Mesquite, TX, spoke in opposition to the request. Ms. Thurman stated that if approved, it would change the integrity of the way the neighborhood was intended to look like. All the homes have large front and backyards. The public hearing was closed.

**ACTION**

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

**5. ZONING APPLICATION Z0923-0326.**

**Conduct a public hearing and consider approval of Zoning Application No. Z0923-0326 submitted by Ameer Syed, AL Ameer, LLC., for a zoning change from General Retail to Planned Development – General Retail with a Conditional Use Permit to allow for a used motor vehicle dealership, limited to five vehicle spaces, located at 2944 Motely Drive.**

**PRESENTATION**

Planner Jalyn Porchay presented to the Commission. The applicant or a representative attended the meeting.

**APPLICANT**

The applicant was not present.

**PUBLIC HEARING**

Chairman Melend opened the public hearing. John Mangham, 3101 Colony Dr. Mesquite, TX, came up to speak in opposition to the request. Mr. Mangham stated that the applicant has been chaining off the entrance and parking cars in the spaces. He also pointed out that the cars were not in good condition. The public hearing was closed.

**ACTION**

Commissioner Fulton made a motion to **DENY** the request; Vice-Chair Arnold seconded; the motion carried 5-2 with Chairman Melend and Commissioner Lynn dissenting.

**6. ZONING APPLICATION Z0923-0327.**

**Conduct a public hearing and consider approval of Zoning Application No. Z0923-0327 submitted by Ahmad Karimi, One World Cars, for a zoning change from Commercial to Commercial with a Conditional Use Permit to allow a used motor vehicle dealership, located at 4441 IH 30.**

**PRESENTATION**

Planner Jalyn Porchay presented to the Commission.

**APPLICANT**

Ahmad Karimi, 4441 IH 30, Mesquite, TX, was present to answer any questions. Mr. Karimi explained that he was not aware that he had to get permits before pouring concrete, he thought you get the permit after work has been done and he understood that the contractor would be the one to pull the permits. Commissioner Arnold asked if the applicant had ever owned a used car business before and what kind of security the applicant had on the premises. Mr. Karimi answered that he has not ever owned a used car business. Mr. Karimi said that he would have a fence and lighting. Chairman Melend is concerned about the parking. His concerns are because of the amount of cars the applicant wants to park and where the customers will park.

**PUBLIC HEARING**

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

**ACTION**

Vice-Chair Arnold made a motion to **APPROVE** with all staff's recommendations; Commissioner McBride seconded; the motion carried 6-1 with Commissioner Fulton dissenting.

**7. ZONING APPLICATION Z1023-0330.**

**Conduct a public hearing and consider approval of Zoning Application No. Z1023-0330 submitted by Michelle Pope of Eagle Restoration on behalf of Yvonne Porter for a zoning change from Agricultural to Agricultural with a Conditional Use Permit for an Accessory Dwelling Unit (ADU) with the modification to allow an ADU that does not meet the same setback requirements as the primary structure or 50 feet from the rear property line and 15 feet from the interior property line, located 6310 Lumley Road.**

**PRESENTATION**

Planner John Cervantes presented to the Commission.

**APPLICANT**

Representing the applicant, Bobby Pope, 6320 Lumley Rd, Mesquite. The Commission did not have any questions for the applicant.

**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**; Commissioner Fulton seconded; the motion carried 7-0.

**8. ZONING TEXT AMENDMENT ZTA No. 2023-04.**

**Conduct a public hearing and consider amending the Mesquite Zoning Ordinance by making certain additions and deletions to sections contained in Sections 1-200 "Districts and Boundaries," 2-200 "Use Regulations," 3-200 "Use Regulations," 3-500 "Supplementary Use Regulations," 3-602 "Outdoor Display Lot," 4-200 "Planned Development District Regulations," 5-100 "Review and Enforcement Procedures," and 5-400 "Administrators and Review Bodies," pertaining to revising and establishing review, approval, and appeal procedures for site plans."**

**PRESENTATION**

Manager of Planning & Zoning Garrett Langford presented to the Commission. Mr. Langford suggested to the Commission to postpone to the date certain of November 13, 2023, and leave the public hearing open.

### **PUBLIC HEARING**

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

### **ACTION**

Chairman Melend made a motion to postpone to a date certain of November 13, 2023, and to leave the public hearing open; Commissioner Fulton seconded; the motion carried 7-0.

## **9. SUBDIVISION TEXT AMENDMENT STA No. 2023-02.**

**Conduct a public hearing and consider amending the Mesquite Subdivision Ordinance by making certain additions and deletions to sections contained in Article III, "Platting Review Procedures," pertaining to revising and establishing review, approval, and appeal procedures for plats."**

### **PRESENTATION**

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

### **PUBLIC HEARING**

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

### **ACTION**

Chairman Melend made a motion to APPROVE; Commissioner McBride seconded; the motion carried 7-0.

## **DIRECTOR'S REPORT**

### **10. Director's Report on recent City Council action taken on zoning items at their meeting on October 16, 2023.**

Manager of Planning & Zoning Garrett Langford presented to the Commission. The action taken is as follows;

1. (1) Zoning Text Amendment No. 2023-03, amending the Mesquite Zoning Ordinance ("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 (2) Zoning Application No. Z0823-0324, submitted by the City of Mesquite, for 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 South 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.  
**Approved by Ordinance No. 5076.**

Chairman Melend adjourned the meeting at 8:36 P.M.

  
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Chairman Roger Melend