

MINUTES

October 24, 2022

**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"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 2	Ms. Millie Arnold	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 3	Mr. Roger Melend	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 4	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> Absent
Position No. 5	Mr. Claude McBride	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 6	Ms. Sheila Lynn	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 7	Ms. Debbie Screws	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE		
Alternate No. 1	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)
Alternate No. 2	Elizabeth Rodriguez-Ross	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<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	<input type="checkbox"/> Present by Telephone/Video
John Cervantes	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Jalyn Porchay	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Devanee Winn	Administrative Aide Planning & Development	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video

COMMISSION BUSINESS

1. ROLL CALL

Administrative Aide of Planning & Development 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 10, 2022, Planning and Zoning Commission.

4. ZONING APPLICATION NO. Z0822-0253

Conduct a public hearing and consider Zoning Application No. Z0822-0253 submitted by Scott Rohrman, 42 BP LP, for a Zoning Change from Industrial to Planned Development – Industrial to allow an industrial business park with modifications, generally located to the west of Lawson Road, south of E. Scyene Road and east of the Mesquite Airport. **POSTPONED FROM THE SEPTEMBER 26 AND OCTOBER 10, 2022, MEETINGS. THIS ITEM HAS BEEN WITHDRAWN FOR CONSIDERATION. THE APPLICATION WILL BE RENOTICED TO ANOTHER PUBLIC HEARING DATE.**

NOTE: The public hearing was left open from the October 10, 2022, meeting. Chairman Melend closed the public hearing.

5. PLAT APPLICATION NO. PL0522-0124

Conduct a public hearing and consider Plat Application No. PL0522-0124 submitted by Gina Garcia on behalf of Benita Beltran to replat Lots 10, 11, and 12, Block 8, Oriole Acres Addition into four lots, located at 1409 and 1427 Oriole Street.

PRESENTATION

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

DISCUSSION

Commissioner Dharma wanted to make sure that the proposed lots would be developed as single-family homes and not anything else. Mr. Langford stated that the lots would be single-family residences.

PUBLIC HEARING

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

6. DIRECTOR'S REPORT

Director's Report on recent City Council action taken on zoning items at their meeting on October 17, 2022.

Mr. Langford presented the following actions.

1. Zoning Application No. Z0722-0247, submitted by Scott Harvel, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow the outdoor display of used vehicles for sale, located at 2828 Interstate Highway 30, Suite 101.

DENIED

2. An ordinance amending Chapter 7.5 of the City Code providing for the establishment of procedures for assessing and collecting impact fees, establishing provisions for credits against impact fees, providing an appeals procedure, adopting revised land use assumptions, adopting Capital Improvements Plans and impact fees for roadway, water, and wastewater facilities. **City Council followed the Capital Improvements Advisory Committee recommendation. Approved by Ordinance No. 4993.**

Chairman Melend adjourned the meeting at 7:26 PM.



Chairman Roger Melend