

MINUTES**SEPTEMBER 23, 2024****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	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 2	Millie Arnold	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 5	Rick Cumby	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
John Cervantes	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Jordan Gregory	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Ti'Ara Clark	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Millie Laird	Admin. Aide Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order at 7:13 p.m. Admin. Aide - Planning & Development Services, Millie Laird, took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for September 9, 2024, Planning and Zoning Commission.

ACTION

Vice-Chair Arnold made a motion to approve as presented; Commissioner Chenault seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION Z1123-0338.**

Conduct a public hearing and consider approval of Zoning Application No. Z1123-0338 submitted by Jason Shaw, Serenity Senior Living II, LLC., for a comprehensive plan amendment to change the future land use designation from the Low Density Residential to Medium Density Residential and for a zoning change from Agricultural to Planned Development – Townhomes with modified development standards to allow an age-restricted townhome development with an assisted living facility located at 2795 Clay Mathis Road.

PRESENTATION

Planner Jordan Gregory presented to the Commission.

DISCUSSION

There were discussions concerning traffic control, unit floorplans, the amount of space on the property and between units, parking, outdoor lighting, and gating/fencing material.

APPLICANT

Jason Shaw, 2180 Sunrise Drive, Rowlett, TX, presented to and answered questions from the Commission.

PUBLIC HEARINGS

The Chair opened the public hearing.

1. Karen Dyer, 2450 Edwards Church, Mesquite, TX, opposed the request, expressing concerns related to the density of project, the ability of the Home Owners Association to monitor the age of residents, and the possibility of the project leading to street parking.
2. Dan Brower, 2829 Clay Mathis Road, Mesquite, TX, was in favor of the request, stating that many people in the area have asked for this type of community.
3. Sonya Cook, 2428 Saddlehorn Drive, Mesquite, TX, has mixed opinions while favoring the idea of the planned community project but has concerns related to the project's density and future management of the age restriction.

ACTION

Chairman Melend made a motion to approve as presented with Staff recommendations; Vice-Chair Arnold seconded the motion. The motion carried with 6 approved (Chairman Melend, Vice-Chair Arnold, Commissioners Walker, Dharmarajan, Teferi, and Alwalee) and 1 opposed (Commissioner Chenault).

5. ZONING APPLICATION Z0724-0365.

Conduct a public hearing and consider approval of Zoning Application No. Z0724-0365 submitted by Jim Dewey of JDJR Engineers & Consultants, Inc., on behalf of 20100 LBJ FREEWAY, LLC., for a zoning change from Planned Development – Light Commercial Ordinance No. 2649 to Planned Development – Light Commercial with modified development standards to allow SIC Code 551 Motor Vehicle Dealers (New & Used) in addition to other uses allowed in the Light Commercial Zoning District located at 20100 and 20104 IH 635.

PRESENTATION

Senior Planner John Cervantes of Planning & Zoning presented to the Commission.

DISCUSSION

There were discussions concerning landscaping, noise abatement, and the proposed screening wall and landscape buffer.

APPLICANT

Zack Amick, 1957 Stephens Road, Rockwall, TX, on behalf of the applicant, presented to and answered questions from the Commission.

PUBLIC HEARINGS

The Chair opened the public hearing. No one came forward; public hearing was closed.

ACTION

Vice-Chair Arnold made a motion to approve as presented; Commissioner Alwalee seconded; the motion carried 7-0.

6. APPLICATION Z0824-0366.

Conduct a public hearing and consider approval of Zoning Application No. Z0824-0366 submitted by Bhadresh Trivedi, Dosti Mesquite, LLC., for a zoning change from Agricultural to Planned Development – Commercial to allow a flex office development with an outdoor storage yard in addition to other uses allowed in the Commercial Zoning District located at 5801 Shannon Road (southwest of Shannon Road and IH-20 service road).

PRESENTATION

Planner Jordan Gregory of Planning & Zoning presented to the Commission.

DISCUSSION

There were discussions concerning outdoor storage area paving and maximum allowable fencing height.

APPLICANT

Mathias Haubert, 2600 Network Blvd Unit: Suite 310 Frisco, TX, spoke on behalf of the applicant, discussing the intended use for the property and answering questions from the Commission.

PUBLIC HEARINGS

The Chair opened the public hearing.

1. Johnny Noska, 5905 Shannon Road, Mesquite, TX, expressed concerns regarding highway access for adjacent residential property owners as well as what would be stored on the proposed property.
2. Jan McLaughlin, 6202 Shannon Road, Mesquite, TX, expressed concern regarding business parking overflow and the potential impact on traffic.

Applicant Matias Haubert returned to the podium to address the concerns raised during the Public Hearings.

ACTION

Chairman Melend made a motion to approve as presented; Commissioner Chenault seconded; the motion carried with 6 approved (Chairman Melend, Vice-Chair Arnold, Commissioners Chenault, Teferi, Dharmarajan, and Alwalee) and 1 opposed (Commissioner Walker).

7. ZONING APPLICATION Z0824-0368.

Conduct a public hearing and consider approval of Zoning Application No. Z0824-0368 submitted by Jonathan Kerby, Kimley-Horn and Associates, Inc., on behalf of NADG 10 Heartland LP and Candr LLC., for a zoning change from Agricultural and Planned Development – General Retail Ordinance No. 5048 to Planned Development – General Retail with modified development standards to allow a grocery store, fuel station, car wash, and other uses permitted in the General Retail Zoning District generally located south of IH-20 and west

of FM 741 (0, 6611 and 6619 FM 741, Kaufman Tax Property ID Numbers 9680, 9686, 9687, and 182255).

PRESENTATION

Senior Planner John Cervantes of Planning & Zoning presented to the Commission.

DISCUSSION

There were no questions, comments or discussion by the Commission.

APPLICANT

Jonathan Kerby, 2600 North Central Expressway Unit: Suite 400 Richardson, TX, approached the podium to answer any questions or concerns; the Commission had none.

PUBLIC HEARINGS

The Chair opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

Vice-Chair Arnold made a motion to approve as presented; Commissioner Alwalee seconded; the motion carried 7-0.

DIRECTOR'S REPORT

8. Manager of Planning & Zoning Garrett Langford reported that there were no zoning cases discussed at the most recent Council Meeting (September 16, 2024).
9. COMMISSIONER REAPPOINTMENT
Garret Langford advised that three Commissioners have submitted their paperwork for reappointment. Their applications will likely be presented to City Council for consideration in December.

Chairman Melend adjourned the meeting at 9:46 PM.

Chairman Roger Melend