

**MINUTES**

**APRIL 26, 2021**

**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	Ms. Debbie Anderson	<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	Ms. Dorothy Patterson	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 4	Ms. Sherry Williams	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input 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	Mr. Ronald Abraham	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent

<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>		
Alternate No. 1	Nancy Felix	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> * Absent

(\* Attendance Required:  No  Yes)

**ATTENDANCE: STAFF**

Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Lesley Frohberg	Senior Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Ellen Soward	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Jeff Armstrong	Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Devanee Winn	Administrative Aide	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Eric Gallt	Manager of Traffic Engineering	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video

**COMMISSION BUSINESS**

**1. ROLL CALL**

Chairwoman Debbie Anderson called the meeting to order. Administrative Aide Devanee Winn took Roll Call and declared a quorum was present.

**PUBLIC COMMENTS**

2. There were no public comments on the Consent Agenda.

**CONSENT AGENDA**

**3. MINUTES.**

**Consider approval of the minutes for April 12, 2021, Planning and Zoning**

Commission.

**ACTION:**

Commissioner Lynn made a motion to APPROVE the consent agenda as presented. Commissioner McBride seconded, motion carried 7-0.

**PUBLIC HEARINGS**

**4. ZONING APPLICATION NO. Z0420-0139**

**Conduct a public hearing and consider Zoning Application No. Z0420-0139 submitted by Mazidji Group Engineering on behalf of SAM 77, Inc., for a Comprehensive Plan Amendment from Low Density Residential to Neighborhood Services and a Zoning Change from Agricultural and General Retail to General Retail with a Conditional Use Permit with a modification to allow a convenience store and limited fuel sales within 500 feet of a residential district, generally located at the east corner of Pioneer Road and McKenzie Road (400 McKenzie Road and 3100 McKenzie Road). Postponed from the September 28, 2020 Planning and Zoning Commission meeting.**

**PRESENTATION:**

Principle Planner Johnna Matthews presented to the Commission. The staff has recommended postponement to a Date Certain of May 10, 2021.

**PUBLIC HEARING OPENED:**

Chairwoman Anderson went straight to opening the public hearing.

Meg Comstock 2604 Pioneer Bluffs Rd. Balch Springs came up to speak. Ms. Comstock represents the Home Owners Association of Pioneer Bluffs neighborhood. Ms. Comstock stated that they are opposed to this change. Ms. Comstock is concerned about how dangerous the traffic is already and adding a convenience store will make it more dangerous. Ms. Comstock feels that there is no need for another convenience store because there are plenty around the neighborhood.

Nancy Riley 800 Waterwood Lane came up to speak. Ms. Riley is concerned about the increase in traffic, crime, noise pollution, air pollution, empty store spaces and does not enhance the surrounding neighborhood. Ms. Riley said the crime and trash will decrease property values.

Jane Kappes 712 Waterwood Lane came up to speak. Ms. Kappes feels that it is not healthy for this type of development to be in the middle of a residential neighborhood. Ms. Kappes is very concerned about the increased traffic.

Paul Corchik (sic) 716 Waterwood Lane Came up to speak. Mr. Corchik (sic) does not have a problem with the zoning of retail, but does not want a service station. He gave his definition between retail and gas stations. He does not feel that this will be

healthy for his neighborhood and asked the Commissioners to put themselves in their shoes and ask how they would feel about the request.

Bill Kappes 712 Waterwood Lane came up to speak. Mr. Kappes wanted to know if a traffic study was done and he would like to know what the study says and if a study was even done. Mr. Kappes is concerned if there is a fuel leak it is going to flow down to their neighborhood.

Manager of Traffic Engineering Eric Gallt came up to speak. Mr. Gallt explained that there was a Traffic Impact Analysis done. After reviewing the study it came down to the fact that the improvements needed would fall under the permit of Balch Springs. The traffic light will be Balch Springs's responsibility. Mr. Gallt also stated that Balch Springs has stated that they do not have the funds to install a traffic light. Commissioner Williams wanted to know if the traffic light would be put in during the development. Mr. Gallt answered not necessarily and explained when to put a traffic light in and when not to put a traffic light up. Any road improvements of the roads will be the responsibility of Balch Springs. Commissioner Williams asked if the study showed any dangers. Mr. Gallt said no. Commissioner Williams is concerned about safety as related to the traffic.

**PUBLIC HEARING OPENED:**

Chairwoman Anderson kept the public hearing open to the Date Certain of May 10, 2021.

**ACTION:**

Commissioner Williams made a motion to postpone to a Date Certain of May 10 with the public hearing open; Commissioner Arnold seconded; motion carried 7-0.

**5. ZONING APPLICATION Z0321-0180**

**Conduct a public hearing and consider Zoning Application No. Z0321-0180 submitted by Daniel Pepe, Advantage Construction, LLC, and Jessie Bullard, BACA Architects for a Zoning Change from Commercial to Planned Development – Commercial to allow a self-storage facility and a retail pad site, located at 227 E US HWY 80.**

**PRESENTATION:**

Principle Planner Johnna Matthews gave a presentation to the Commissioners.

**DISCUSSION:**

Commissioner Williams wanted verification the Applicant will be using the existing AMC building off Highway 80 and will the storage be inside the building. Ms. Matthews answered yes plus an additional 13 buildings on the site.

Commissioner Patterson asked if big trucks or small trucks. Ms. Matthews answered that it will be more like U-Haul trucks.

**APPLICANT**

Brad Tidwell 178 Gelleco Circle Southlake. Mr. Tidwell is the developer and he briefed the Commission on the proposed plans for this empty building.

Commissioner Williams asked what the retail pad would be. Mr. Tidwell answered that it is intended for a Retailer to purchase.

**PUBLIC HEARING OPENED:**

Chairwoman Anderson opened the public hearing. No one came up to speak.

**PUBLIC HEARING CLOSED:**

Chairwoman Anderson closed the public hearing.

**DISCUSSION:**

Commissioner Williams stated she is conflicted because she would like to see more of what the citizens of Mesquite want as indicated in the Comprehensive Plan. Chairwoman Anderson agreed. Commissioner Arnold agreed as well.

**ACTION:**

Commissioner Williams made a motion to **DENY**; Commissioner Arnold seconded; motion carried 7-0.

**6. ZONING APPLICATION Z0321-0186**

**Conduct a public hearing and consider Zoning Application No. Z0321-0186 submitted by LGE Design Group for a Zoning Change from Commercial and Planned Development – Light Commercial Ordinance No. 2646 and No. 2647 to Planned Development – Industrial to allow an industrial business park, located at 1600 E. US Highway 80, 2000 E US Highway 80, 997 Santa Maria Dr, 900009 Santa Maria Dr.**

**PRESENTATION:**

Manager of Planning & Zoning Garrett Langford gave a presentation to the Commission.

**DISCUSSION:**

Commissioner Williams asked if the external boundaries will be just trees or will there be a wall for screening. Mr. Langford answered that a screening wall is not required and so the boundary will be just trees. Commissioner Williams is concerned about traffic.

**APPLICANT**

Applicant Mark Koen (sic) with LGE Design Group came up to give a presentation to the Commissioners.

Commissioner Williams asked what other projects have they done. Mr. Koen (sic) answered they do have one going up in Haltom City.

**PUBLIC HEARING OPENED:**

No one came up to speak.

**PUBLIC HEARING CLOSED:**

Chairwoman Anderson closed the public hearing.

**ACTION:**

Commissioner Williams made a motion to **APPROVE**; Commissioner Lynn seconded; motion carried 7-0.

**DIRECTOR'S REPORT****7. DIRECTOR'S REPORT.**

Director's Report on recent City Council action taken on zoning items at their meeting on April 19, 2021.

**PRESENTATION**

Director of Planning & Development Jeff Armstrong explained the action City Council took is as follows;

1. Zoning Application No. Z0221-0181, submitted by Traci Jones of Little Texans for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a daycare, located at 1515 East Kearney Street, Suite 402.  
**Approved by Ordinance No. 4855**
2. Zoning Text Amendment No. 2021-02, amending the Mesquite Zoning Ordinance, as previously amended, by making certain additions and deletions to sections contained in Parts 3 and 6 pertaining to the creation of Mobile Food Unit Parks as a regulated permitted land use in certain districts; and amending Chapter 8 of the Mesquite City Code, as previously amended, by repealing and replacing Article VIII to be titled "FOOD AND FOOD ESTABLISHMENTS," providing for general updates and adopting the TEXAS FOOD ESTABLISHMENT RULES ("TFER") 2015 EDITION and local amendments thereto, and providing additional updates to the operation and permitting of Mobile Food Units within the City, including Food Trucks and Food Trailers; and amending APPENDIX D - COMPREHENSIVE FEE SCHEDULE, Article XII, thereby revising health, food and food establishment fees.  
**Postponed until the May 3, 2021, City Council meeting.**
3. Amend the Comprehensive Plan from Neighborhood Retail to Light Industrial and for Zoning Application No. Z0321-0182, submitted by the City of Mesquite for a change of zoning from Planned Development - Industrial No. 1848 and Industrial to Planned Development - Industrial to allow an industrial business park in addition to other uses permitted in the Industrial zoning district, located at 2600 Newsom Road, 2210 East Scyene Road, 2500 East Scyene Road, 2650 East Scyene Road, 2700 East Scyene Road, 3000 East Scyene Road, 2600 East Glen Boulevard, 2900 East Glen Boulevard, 3300 East Glen Boulevard, and 3301 East Glen Boulevard.  
**Approved by Ordinance No. 4856 with modifications.**

**PUBLIC COMMENTS**

8. There were no public comments.

**Chairwoman Anderson called the meeting adjourned at 8:30 P.M.**

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**Chairwoman Debbie Anderson**