

MINUTES

SEPTEMBER 26, 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	☐ Present In-Person	☐ Present by Telephone/Video	☒ Absent
Position No. 2	Ms. Millie Arnold	☒ Present In-Person	☐ Present by Telephone/Video	☐ Absent
Position No. 3	Mr. Roger Melend	☒ Present In-Person	☐ Present by Telephone/Video	☐ Absent
Position No. 4	Vacant	☐ Present In-Person	☐ Present by Telephone/Video	☒ Absent
Position No. 5	Mr. Claude McBride	☒ Present In-Person	☐ Present by Telephone/Video	☐ Absent
Position No. 6	Ms. Sheila Lynn	☒ Present In-Person	☐ Present by Telephone/Video	☐ Absent
Position No. 7	Ms. Debbie Screws	☒ Present In-Person	☐ Present by Telephone/Video	☐ Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE		
Alternate No. 1	Rick Cumby	☒ Present In-Person	☐ Present by Telephone/Video	☐ * Absent (* Attendance Required: ☐ No ☒ Yes)
Alternate No. 2	Elizabeth Rodriguez-Ross	☒ Present In-Person	☐ Present by Telephone/Video	☐ * Absent (* Attendance Required: ☐ No ☒ Yes)

Note: Commissioner Rick Cumby was seated in place of Commissioner Nellapalli Dharmarajan

ATTENDANCE: STAFF

Jeff Armstrong	Director of Planning & Development	☒ Present In-Person	☐ Present by Telephone/Video
Garrett Langford	Manager of Planning and Zoning	☒ Present In-Person	☐ Present by Telephone/Video
John Cervantes	Planner	☒ Present In-Person	☐ Present by Telephone/Video
Karen Strand	Deputy City Attorney	☒ Present In-Person	☐ Present by Telephone/Video
Devanee Winn	Administrative Aide Planning & Development	☒ Present In-Person	☐ Present by Telephone/Video
Eric Gallt	Manager of Traffic Engineering	☒ Present In-Person	☐ 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. Any individual desiring to address the Planning and Zoning Commission regarding an item on AGENDA (non-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.

No comments.

CONSENT AGENDA

3. MINUTES

Consider approval of the minutes for September 12, 2022, Planning and Zoning Commission.

4. PLAT APPLICATION NO. PL0321-0082

Consider approval of Plat Application No. PL0622-0130 submitted by Halff Associates on behalf of CICF I – TX1B02, LLC., for a replat, Skyline Business Park, Section 3, Lot 4R, Block 2, located at 1371 S. Town East Boulevard.

5. PLAT APPLICATION NO. PL0622-0126

Consider approval of Plat Application No. PL0622-0126 submitted by Manhard Consulting on behalf of Landmark at the Meadow, LLC., for a replat of Lots 1 and 2, Block A of Landmark at the Meadows Addition, located at 2401 East Meadows Blvd.

6. PLAT APPLICATION NO. PL0722-0133

Consider approval of Plat Application No. PL0722-0133 submitted by Winkelmann and Associates, Inc. on behalf of First Coil Properties, LLC, for a replat of Lot 1, Block A of Skyline Industrial Village No. 5 Addition, located at 227 S. Town East Blvd.

7. PLAT APPLICATION NO. PL0922-0137

Consider approval of Plat Application No. PL0922-0137 submitted by JM Civil Engineering on behalf of BDC Family Limited Partnership for a replat of Lots 2R and 3, Block A of North Mesquite High School Addition, located at 2080 N. Town East Blvd.

8. PD SITE PLAN APPLICATION NO. SP0822-0302

Consider approval of PD Site Plan Application No. SP0822-0302 for Solterra Phase 5, a 185-lot townhome subdivision, submitted by LJA Engineering, Inc., on behalf of HC, Solterra, LLC, on 19.28 +/- acres generally located west of E. Cartwright Road and north of Faithon P. Lucas Sr Blvd.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commission items on the Consent Agenda.

ACTION

Commissioner McBride made a motion to **APPROVE** items 3-8 as presented; Commissioner Arnold seconded; the motion carried 7-0.

PUBLIC HEARINGS

9. ZONING APPLICATION NO. Z0722-0247

Conduct a public hearing and consider Zoning Application No. Z0722-0247 submitted by Scott Harvel for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow the outdoor display of used vehicles, located at 2828 IH 30.

PRESENTATION

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

DISCUSSION

Commissioner McBride asked about temporary signage. Mr. Langford explained that there is a pole sign already there that can be used to advertise. Mr. Langford said he will check on the ordinance regarding temporary signs.

APPLICANT

Alexandra Harvel 2828 IH 30 gave a brief presentation and presented the Commission with pictures of the kind of car inventory they will have as the outdoor display. The commissioners asked about the security, the number of employees, and if they will be carrying the financing notes on the vehicles. Ms. Harvel stated that the proposed site already has security lighting and cameras, they will have 4 employees, and they can carry the financing on the vehicles.

PUBLIC HEARING

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

ACTION

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

10. ZONING APPLICATION NO. Z0722-0248

Conduct a public hearing and consider Zoning Application No. Z0722-0248 submitted by WRA Architects, Inc. on behalf of Mesquite Independent School District, for a Zoning Change from Agricultural and Planned Development – Single Family (Ordinance No. 3887) to Agricultural and Planned Development – Single Family (Ordinance No. 3887) with a Conditional Use Permit to allow a school use on the property, located at 3300 E. Cartwright Road.

PRESENTATION

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

DISCUSSION

Eric Gallt with the City of Mesquite Traffic Engineering Division explained that this is a concept plan and will change as the construction gets started. The traffic flow will be a priority for the City as construction proceeds. Mr. Gallt understands the concerns with the traffic flow and stated that will be monitored closely.

APPLICANT

Graham Baumann 12377 Merit, Dallas, TX, with WRA Architects presented to the Commission the plans for the 9th-grade center. Mr. Baumann stated that the traffic flow is a priority and will comply with the City of Mesquite's Traffic Engineering.

PUBLIC HEARING

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

ACTION

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

11. ZONING APPLICATION NO. Z0822-0253

Conduct a public hearing and consider Zoning Application No. Z0822-0253 submitted by Scott Rohman, 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. STAFF RECOMMENDS POSTPONEMENT OF ITEM NO. 11 TO A DATE CERTAIN OF OCTOBER 10, 2022.

PRESENTATION

Manager of Planning & Zoning Garrett Langford explained that the applicant requested that this be postponed.

PUBLIC HEARING

Chairman Melend opened the public hearing.

Alana Martinez 1515 Lawson Rd. came up to speak. Ms. Martinez stated that she never received any notice and feels that the City of Mesquite is ignoring her street. Mr. Langford addressed her concerns by stating that her street and area are not in the City Limits of Mesquite, so therefore, she would not get public notice. Ms. Martinez was told by the Chair that she is welcome to come to the public hearing and voice her concerns. Ms. Martinez does not think it's fair.

Tasha Martinez 1515 Lawson Rd. has concerns that the new construction will cause additional flooding. No one else came to speak. The public hearing was left open to the next meeting date.

ACTION

Commissioner Ross made a motion to **POSTPONE** to a date certain of October 10, 2022; Commissioner Arnold seconded; the motion carried 7-0.

12. DIRECTOR'S REPORT

Director's Report on recent City Council action taken on zoning items at their meeting on September 19, 2022.

Director of Planning & Development Jeff Armstrong presented the zoning actions.

1. Zoning Application No. Z0722-0249, submitted by John LeFevers, Andrew Oakwood Investments, LLC, for a change of zoning from General Retail to General Retail with a Conditional Use Permit, to allow a carwash, located at 1601 West Bruton Road.
Approved by Ordinance No. 4957.

COMMISSION TRAINING

13. TRAINING SESSION

Commissioner training will take place in the City Conference Room with no action to be taken.

Chairman Melend adjourned the meeting at 8:50 PM.

Chairman Roger Melend