

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JANUARY 14, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice-Chair Sherry Williams, Jennifer Vidler, Debbie Anderson, Yolanda Shepard, David Gustof, Sheila Lynn, Alternate Jerome Geisler, Alternate Claude McBride

**Absent:**

**Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Ben Callahan, Planner Hannah Carrasco, Assistant City Attorney Cynthia Steiner, Senior Administrative Secretary Devanee Winn

Chairman Ronald Abraham called the meeting to order and declared a quorum present.

**I. APPROVAL OF THE MINUTES OF THE DECEMBER 10, 2018 MEETINGS**

A motion was made by Ms. Vidler to approve the minutes as presented. Ms. Williams seconded. The motion passed unanimously.

**II. ZONING**

- A. Conduct a public hearing and consider an application submitted by Sidney Stratton, Manhard Consulting on behalf of Historymaker Homes for a Zoning Change from Planned Development – Office to Planned Development – Townhomes to allow a townhome development on a property described as being 36.46 +/- acres within the remainder of Triangle East Addition Block 2, Lots 3 and 4, City of Mesquite, Dallas County, Texas, located at 2920 Gus Thomasson Road (Z0518-0038, Johnna Matthews, Principal Planner).**

Principal Planner Johnna Matthews asked the Commission to table to date certain of January 28, 2019. Chair opened the public hearing. No one came to speak. Chair left the public hearing open until the January 28, 2019 Planning & Zoning meeting. Ms. Vidler made a motion to table to date certain of January 28, 2019. Ms. Shepard seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider an application submitted by Marilyn Diaz for a Zoning Change from Planned Development - General Retail to Planned Development General Retail, with a Conditional Use Permit to allow a day care on a property described as Long Brank Retail Addition, Block 2, Lot 1, City of Mesquite, Dallas County, TX, located at 1615 Oates Drive. (Z1218-0079, Hannah Carrasco, Planner).**

Planner Hannah Carrasco briefed the Commissioners. Chair asked staff if the State takes care of the licenses for daycares. Mr. Langford answered yes. Ms. Vidler asked if the daycare would be open on weekends. Ms. Carrasco answered yes. Chair asked if the Applicant would come to the lectern and answer any questions the Commissioners might have. Applicant Marilyn Diaz came up and gave a brief presentation about Montessori Schools. This is the type of daycare the Applicant

plans to open. The Commissioners had discussion with the Applicant about the ages of the children. Applicant answered from infant to 12 years old. Applicant plans to do only cosmetic upgrades to the inside of the building. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Vidler to approve. Ms. Shepard seconded. The motion passed unanimously.

- C. Conduct a public hearing and consider an application submitted by Stantec Consulting Services, Inc. on behalf of Market East Associates, LLC, for a Zoning Change from C, Commercial within TERRA Overlay District to PD-C, Planned Development – Commercial within the TERRA Overlay District to allow revised sign regulations on properties described as being The Emporium Phase 1, Block A, Lots 1AR, 1BR, 1CR and 5, and the Emporium Phase II, Block C, Lots 1R, 2, and 4, City of Mesquite, Dallas County, Texas, located at 1505, 1515, 1519, 1601, 1645, 1649, and 1705 N. Town East Blvd (Z1218-0080, Garrett Langford, Manager of Planning and Zoning).**  
Manager of Planning & Zoning Garrett Langford asked the Commission to table to date certain of January 28, 2019. Chair opened the public hearing. No one came to speak. Chair left the public hearing open until the January 28, 2019 Planning & Zoning meeting. Ms. Williams made a motion to table to date certain of January 28, 2019. Ms. Lynn seconded. The motion passed unanimously.
- D. Conduct a public hearing and consider an application submitted by Masterplan on behalf of Jon Swehla for a Zoning Change from I, Industrial within the Skyline Logistic Hub Overlay District to SS, Service Station within the Skyline Logistic Hub Overlay District to allow a convenience store with up to 16 fueling stations on property described as being all of Skyline Industrial Village Section 3, Block A, Lot 1RA, City of Mesquite, Dallas County, Texas, located at 117 S. Town East Blvd (Z1218-0081, Ben Callahan, Planner).**  
Planner Ben Callahan briefed the Commissioners. Chair opened for Staff questions. Ms. Shepard has concerns that there will be too many convenience stores with fuel pumps in close proximity of each other. Chair opened for Applicant to come up and speak. Wes Hoblit representing the Applicant came up to speak. Mr. Hoblit indicated that there is a 7-Eleven and a Valero in close proximity. Mr. Hoblit did not know how many were in a 1 or 2 mile radius. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Vidler to approve. Ms. Lynn seconded. The motion passed 6-1 with Ms. Shepard dissenting.
- E. Conduct a public hearing and consider an application submitted by City of Mesquite for a Zoning Change to amend Planned Development – Mixed Use Ordinance No. 3967 to allow changes to the uses permitted and to amend the concept plan and development regulations on property described as being 60.31 +/- acres of land situated in the Daniel Tanner Survey, Abstract No. 1426, City of Mesquite, Dallas County, Texas, located at 21100 IH 635 (Z0119-0083, Garrett Langford, Manager of Planning and Zoning).**

This case was tabled until further notice. No action taken.

### **III. OTHER BUSINESS**

**A. Receive briefing regarding multifamily residential development standards. (No action to be taken.)**

Director of Planning & Development Jeff Armstrong briefed the Commissioners. The Commissioners main concerns were the amount of inspections done on existing apartment buildings. The Commissioners would like to see an increase to the number of inspections and some kind of repercussion for those apartments that do not fix their violations in a timely manner.

**B. Planning and Zoning Commission Orientation.**

Manager of Planning & Zoning Garrett Langford gave the Annual Orientation for the Planning and Zoning Commission.

### **IV. DIRECTOR'S REPORT**

**A. Director's Report on recent City Council action on zoning items at their meeting on January 7, 2019.**

Director of Planning and Development Jeff Armstrong briefed the Commissioners on zoning items taken at the last City Council meeting. Items included the Tejas C.U.P which was denied, the moratorium on multifamily residential standards went into effect, an ordinance to allow off premise beer and wine sales and approval of several CUPs for schools.

**B. Director's Report on the progress of updating Mesquite Comprehensive Plan.**

Manager of Planning and Zoning Garrett Langford provided an update for the Commission regarding the next joint meeting with the City Council and Planning & Zoning. The meeting will be held on February 11, 2019 in A & B training rooms.

**There being no further items before the Commission, the Chairman Ronald Abraham adjourned the meeting at. 9:00 PM**

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**Chairman Ronald Abraham**