

MINUTES

May 23, 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	Vacant	<input 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	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 type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" 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 checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE		
Alternate No. 1	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent

(* Attendance Required: No Yes)

ATTENDANCE: STAFF

Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Devanee Winn	Planning & Development Admin. Assitant	<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

COMMISSION BUSINESS

1. ROLL CALL

Administrative Assistant Devanee Winn took roll call and declared a quorum was present.

PUBLIC COMMENTS

- 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 April 25, 2022, Planning and Zoning Commission.

- 4. Consider approval of PD Site Plan Application No. SP0921-225 for Solterra Phase 3, a 246-lot single-family subdivision, submitted by LJA Engineering, Inc., on behalf of HC, Solterra, LLC, on 251.3 +/- acres generally located west of E. Cartwright Road and north of Faithon P. Lucas Sr Blvd.**

ACTION

Commissioner Arnold made a motion to APPROVE items 3 & 4; Commissioner Williams seconded; the vote was taken by roll call and the motion carried 5-0.

PUBLIC HEARINGS**5. ZONING APPLICATION Z0322-0238**

Conduct a public hearing and consider Zoning Application No. Z0322-0238 submitted Langan Engineering Services, Inc. on behalf of Leon Capital Group for a Zoning Change to amend Planned Development – Industrial Ordinance No. 4753 to allow an industrial business park on 48.356 +/- acres located at 340 and 380 State Hwy 352, 300 E. Main Street, 1500 McLead Drive, and 180, 200, 270, & 300 Long Creek Rd.

PRESENTATION

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

DISCUSSION

The Commissioners had questions as to what happens to the homes that are on the proposed site development. Mr. Langford explained that the existing homes are under contract with the developer and when the sale has been completed, the homes will be demolished for the proposed development.

APPLICANT

Danny Marsicano (address not provided), Development Manager representing Leon Capital Group, stated that they already own the properties where the homes are now. The development will start with building one, which is on the Sunnyvale side and then they will start buildings 2 and 3 on the Mesquite side. Commissioner Screws had concerns about the road Long Creek being so narrow. Mr. Marciano stated that they are in the process of getting a development agreement to improve Long Creek Road.

PUBLIC HEARING

Chairman Melend opened the public hearing; no one came to speak; Chairman Melend closed the public hearing.

ACTION

Commissioner Williams made a motion to APPROVE with staff recommendations to the zoning change to PD – Industrial with Exhibit A (Development Standards), Exhibit B (Concept Plan Revised), and Exhibit C (Legal Description); Vice-Chair Lynn seconded; the vote was taken by roll call and the motion carried 5-0.

DIRECTOR'S REPORT

6. Director's Report on recent City Council action taken on zoning items at their meetings on May 2 and May 16, 2022.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented the zoning actions taken by City Council. Actions are as follows;

May 2, 2022, meeting:

Zoning Application No. Z0122-0233, submitted by Natasha Williams, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow child daycare services with modifications to the Special Conditions for loading/unloading, located at 1935 Faithon P. Lucas, Sr., Boulevard. **Item was Approved by Ordinance No. 4956 with the following stipulations;**

1. A modification to the Special Conditions that the loading/unloading drive, City of Mesquite, Texas Page 7 City Council Minutes - Final May 2, 2022, covered at the building entrance, is not required.
2. The Conditional Use Permit (CUP) shall apply to Children of Light Christian Academy Child Care and cannot be reassigned or transferred.
3. The CUP is granted for a period of one year from the date of the issuance of a Certificate of Occupancy and shall be subject to renewal upon review by the City Council.

May 16, 2022, meeting:

Zoning Application No. Z0322-0237, submitted by Kyle Coker of LGE Texas, LLC, for a change of zoning from Commercial to Planned Development - Commercial to allow an industrial business park, located at 19400 Interstate Highway 635, 2100 through 2300 blocks of Orlando Avenue, and 2403 and 2501 Westwood Avenue. **Approved by Ordinance No. 4959 with modifications.**

Chairman Melend called the meeting adjourned at 7:25 PM

Chairman Roger Melend