

MINUTES**March 10, 2025****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 <input type="checkbox"/> Present by Telephone/Video
Position No. 2	Millie Arnold	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Rick Cumby	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Manager of Planning & Zoning	<input type="checkbox"/> Present In-Person
John Cervantes	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Ti'Ara Clark	Planner	<input type="checkbox"/> Present In-Person
Millie Laird	Planning & Development Administrative Aide	<input type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

Deputy City Attorney Karen Strand took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for February 24, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve the minutes; Commissioner Cumby seconded; the motion carried 6-0. Chairwoman Teferi arrived at 7:07 PM and was not present for the vote on the consent agenda.

PUBLIC HEARINGS

4. ZONING APPLICATION NO. Z0125-0381. Conduct a public hearing and consider approval of Zoning Application No. Z0125-0381, submitted by Connor Osburn of Trinsic Residential Group on behalf of Mesquite Community Development LLC, for a zoning change from Planned Development – Multifamily and Light Commercial (Ordinance No. 5094) to Planned Development – Multifamily (MF) on Tract 1 and Planned Development – Light Commercial (LC) on Tract 2, and a Comprehensive Plan Amendment to adjust the boundaries of the High Density Residential and Office Future Land Use designations between Tracts 1 and 2, to allow a 300-unit multifamily development on Tract 1 with modified development standards and light commercial uses on Tract 2, located at 5201 Northwest Drive.

PRESENTATION

Senior Planner John Cervantes presented to the Commission.

DISCUSSION

Commission Melend asked about the height of the apartment buildings. Staff clarified that the development would be three stories tall. Commissioner Dharmarajan asked for clarification on the traffic light and driveway locations and staff demonstrated the locations on screen. Other discussions included whether the applicant would utilize gates, what type of business would possibly be located on Tract 2, and drainage concerns.

APPLICANT

Conor Osburn, Trinsic Residential Group, 8235 Douglas Ave, Dallas, TX 75225, spoke as the applicant to the Commission, addressing the Commissioner's concerns regarding access to the site on Tract 1. Mr. Osburn explained how a left turn lane would address stacking issues

on Northwest Drive. Mr. Osburn also explained their motivation for reducing the open space requirement was a result of the challenging topography of the site. Other topics included the reduction of covered parking, the price point of the multifamily units, and electric vehicle charging.

PUBLIC HEARINGS

Chairwoman Teferi opened the public hearing.

John Wooldridge, 18000 Bent Tree Forest Cir, Dallas, TX 75248, stated that he was a neighboring property owner and would potentially develop his parcel in the future. Mr. Wooldridge did not oppose the rezoning.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve with Staff's recommendations. Commissioner Arnold seconded; the motion carried 7-0.

DIRECTOR'S REPORT

5. Mr. Bailey provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on March 3, 2025:

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize, execute, and administer a Chapter 380 Economic Development Performance Agreement ("Agreement") for such purposes by and between the City of Mesquite, Texas, and Town East Mall, LLC, ("Developer") and granting to the Developer certain economic development incentives, and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement, and administer the agreement on behalf of the City. **City Council approved.**

The next scheduled Planning and Zoning meeting will be on March 24, 2025.

Chairwoman Teferi adjourned the meeting at 7:46 PM.

Chairwoman Soira Teferi