

MINUTES

April 8, 2024

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 ☒ Absent
Position No. 2	Ms. Millie Arnold	☒ Present In-Person ☐ Absent
Position No. 3	Mr. Roger Melend	☒ Present In-Person ☐ Absent
Position No. 4	Dr. Michael Fulton	☐ Present In-Person ☒ Absent
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent
Position No. 7	Soira Teferi	☐ Present In-Person ☒ Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☐ Absent (* Attendance Required: ☐ No ☒ Yes)
Alternate No. 2	Ronnie Chenault	☒ Present In-Person ☐ Absent (* Attendance Required: ☐ No ☒ Yes)

ATTENDANCE: STAFF

Jeff Armstrong	Director of Planning & Development	☒ Present In-Person
Garrett Langford	Manager of Planning & Zoning	☒ Present In-Person
Jordan Gregory	Planner	☒ Present In-Person
John Cervantes	Planner	☒ Present In-Person
Devanee Winn	Planning & Development Administrative Aide	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person

NOTE:

Commissioner Chenault was seated in Position 4 and Commissioner Alwalee was seated in Position 1 due to absences.

CALL TO ORDER

1. ROLL CALL

Administrative Aide 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 any item on the AGENDA (excluding 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.

There were no comments.

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for March 11, 2024, Planning and Zoning Commission.

4. ELEVATION APPROVAL – POLO RIDGE.

Consider approval of a palette of proposed elevations and façade materials of single-family homes pursuant to the Polo Ridge Development Agreement submitted by First Texas Homes for the Polo Ridge subdivision located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road.

ACTION

Chairman Melend made a motion to APPROVE the consent agenda as presented; Vice-chair Arnold seconded; the motion carried 6-0.

PUBLIC HEARINGS

5. ZONING APPLICATION Z0224-0345

Conduct a public hearing and consider a recommendation of Zoning Application No. Z0224-0345 submitted by Manhard Consulting on behalf of Creation Equity for a zoning change from Commercial and R-2 - Single Family Residential to Planned Development - Commercial to allow an office warehouse development with modified development standards, located at 21900, 22000, and 22100 IH 635.

PRESENTATION

Planner John Cervantes presented to the Commission.

DISCUSSION

The commission had concerns about large truck traffic how the traffic would flow around New Market and who the tenants would be.

APPLICANT

Taylor Mitchum presented to the commission. Mr. Mitchum explained that they did not know who the tenants would be. Mr. Mitchum also explained that a stipulation that any tenant would have to get a CUP would make it difficult for them to market the site.

PUBLIC HEARINGS

The Chair opened the public hearing. Terri White 505 Riggs Circle came up to oppose the request. Ms. White has concerns that this type of development would be a detriment to the surrounding neighborhood's quality of life.

ACTION

Vice-chair Arnold made a motion to APPROVE with staff's recommendations and the additional condition that a conditional use permit be required for warehouse uses; Chairman Melend seconded; the motion carried 5-1 with Commissioner Cumby dissenting.

6. ZONING APPLICATION Z0324-0355

Conduct a public hearing and consider approval of Zoning Application No. Z0324-0355 was submitted by Sharing Life for a zoning change from Commercial within the TERRA Overlay District to Commercial with a Conditional Use Permit within the TERRA Overlay District to allow outdoor storage and modify the outdoor storage screening requirements by allowing a metal fence, located at 3795 W. Emporium.

APPLICANT

The applicant Jacob Taylor presented to the commission.

PUBLIC HEARINGS

The Chair opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Vice-chair Arnold made a motion to APPROVE with staff's recommendations; Commissioner Cumby seconded; the motion carried 6-0.

7. ZONING TEXT AMENDMENT NO. 2024-02.

Conduct a public hearing and consider a recommendation of an ordinance of the City of Mesquite, Texas, revising the Mesquite City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2024-02, for certain additions and deletions to provisions contained in Part 2, Section 2-403 (Parking-Multifamily Uses) and Section 2-501.K (Off-street parking requirements) for the purpose of updating the City's ordinances regarding parking requirements for multifamily residential development.

PRESENTATION

Director of Planning & Development Services Jeff Armstrong presented to the commission.

PUBLIC HEARINGS

The Chair opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Chairman Melend made a motion to APPROVE the consent agenda as presented; Commissioner Cumby seconded; the motion carried 6-0.

DIRECTOR'S REPORT

8. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning related items at their meetings on March 18 and April 1, 2024.

9. Discuss the upcoming joint Planning and Zoning Commission and City Council meeting on April 29, 2024.

10. Discuss the upcoming American Planning Association – Texas Chapter State Conference to be held October 16 – 18, 2024, in Allen, TX.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the commission items 8-9.

Chairman Melend adjourned the meeting at 8:49 PM.

Chairman Roger Melend