

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,
DECEMBER 11, 2017, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Vice Chair Sherry Williams, Dharma Dharmarajan, Jennifer Vidler, Janice Bell, Sergio Garcia, Yolanda Shepard, Alternate Debbie Anderson

Absent Chairman Ronald Abraham

Staff: Assistant Director of Planning & Development Jeff Armstrong, Manager of Planning and Zoning Garrett Langford, Senior Planner Johnna Matthews, Assistant Senior City Attorney Cindy Steiner, Senior Administrative Secretary Devanee Winn

Vice Chair Sherry Williams called the meeting to order and declared a quorum present.

I. APPROVAL OF THE MINUTES OF THE NOVEMBER 27, 2017 MEETING

Ms. Jennifer Vidler made a motion to approve the minutes with the correction to the motion under the Public Hearings paragraph B. Ms. Bell seconded. The motion passed unanimously.

II. APPROVAL OF THE 2018 PLANNING & ZONING COMMISSION MEETING CALENDAR

A motion was made by Mr. Dharma Dharmarajan to approve the 2018 Planning and Zoning meeting calendar. Ms. Vidler seconded. The motion passed unanimously.

III. PUBLIC HEARINGS

A. Conduct a public hearing and consider a replat of East Meadows Addition No. 1, Block A, Lot 2, submitted by Big Red Dog Engineering on behalf of FTL Associates, LTD., located at 2801 East Meadows Boulevard, Dallas County, Texas (PL1117-0044, East Meadows Mesquite K8).

Ms. Johnna Matthews briefed the Commissioners. Vice Chair Williams asked if the Commissioners had any questions for staff. Ms. Vidler asked if there has been a traffic impact study done. Mr. Langford stated that he can address that question. Mr. Langford stated that the traffic analysis is being done right now as part of the review process. Ms. Vidler asked if the Commission decided to approve, then the approval would be without a traffic impact study. Mr. Langford answered that the approval they are doing now is only for the plat. The Applicant has submitted a site plan for review and the traffic engineering department will do the review of the traffic analysis. Ms. Mathews stated this is for the approval of the re-plat only. Ms. Mathews stated that the Applicant will be reconfiguring some of the easements for water and sewer purposes. Staff recommends approval with conditions 1 through 9 listed in the staff report that is included in the Commissioners' staff reports. Vice Chair asked if there are any additional questions for staff. The Commission had no other questions. Vice Chair asked if the Applicant would like to come up to speak and answer questions. The Applicant did not come up to speak. Vice Chair Williams opened the public hearing. Ms. Williams closed the public hearing. Vice Chair Williams asked if the Commissioners had any additional comments. There were no comments. A motion was made by Yolanda Shepard to approve. Ms. Bell Seconded. It was approved unanimously.

B. Conduct a public hearing and consider an application submitted by Ernest Warnock on behalf of Precision Auto for a Zoning Change from the "C" Commercial zoning district to the "C" Commercial zoning district, with a Conditional Use Permit to allow an outdoor display lot for a used automobile dealership on a property described as Casa

Ridge Heights 1, Block D, Lot 5, City of Mesquite, Dallas County, Texas, located at 2960 IH 30 (Z1117-0014).

Johnna briefed the Commissioners. Staff recommends approval with conditions. Vice Chair asked the Commissioners if they have any questions for staff. Ms. Vidler asked if the primary entrance would be off Eastbrook. Ms. Matthews answered it would be off Edgebrook and the I-35 service road. Ms. Vidler expressed that the Edgebrook entrance would lead to a test drive strip through the neighborhood. Mr. Dharma asked if the restrictions for signage will be applied here and the lighting. Ms. Matthews answered that they would have to comply with the ordinance concerning the sign use; however, if the Commission would like to add more conditions, then staff could include those into the conditions for the City Council to review. Mr. Langford confirmed that answer. Ms. Vidler asked what are the requirements signs and lighting. Mr. Langford said that he would look that up and can give the answer after the public hearing. Ms. Shepard asked if the applicant will be putting another layer to the wall and trees. Ms. Matthews answered yes. Ms. Shepard asked if there will be restrictions as far as test driving through the neighborhoods. Ms. Matthews explained staff got with the traffic engineering and they stated this is a public street for public use. Assistant City Attorney Cindy Steiner stated we can stipulate regulation, but the enforcement would be difficult. Mr. Langford answered what the sign ordinance states. Vice Chair Williams invited the applicant to speak. The Applicant gave a brief presentation for the Commissioners. Mr. Dharma asked Applicant what kind of cars they will be repairing and selling. Applicant said they buy the cars from insurance companies that have been damaged mildly, stolen and mild storm damage. Mr. Dharma asked if they buy cars damaged from storms, for example, cars damaged from floods. Applicant answered absolutely not. Ms. Vidler asked what the average age of the cars. Applicant answered 2 to 3 years. Ms. Vidler asked what they consider as exotic cars. Applicant answered BMW, Audi, Jaguar, and Lexus. Ms. Vidler asked if the Applicant if they have pictures of the Irving lot. Applicant said no. The Irving lot is used for repairing the cars and they actually use the internet to sell their cars. This location will be the first location where they will have a showroom and sell the cars. Vice Chair Williams opened for public hearing. Ms. Debra Morgan came up to speak and stated that she is for opening the car dealership. She also believes that the property values would go up. No one else came up to speak. Vice Chair closed the public hearing. Ms. Vidler stated that there is development along that area. Ms. Vidler would like something developed there that says welcome to Mesquite. There were no other comments. A motion was made by Mr. Sergio Garcia to approve with the staff recommendations. Ms. Bell seconded. Motion passed 4 to 3 with Jennifer Vidler, Yolanda Shepard and Dharma Dharmarajan dissenting.

C. Conduct a public hearing and consider an application submitted by Celebration Station for a Zoning Change to amend Conditional Use Permits #2787 and #3579 to allow additional indoor recreational uses (bowling and bumper cars) on a property described as Towne Crossing Addition, Block B, Lot 1BR, City of Mesquite, Dallas County, Texas, located at 4040 Towne Crossing Boulevard (Z1117-0015).

Mr. Garrett Langford briefed the Commissioners, Staff recommends approval with stipulations. Vice Chair Williams opened for Staff questions from the Commissioners. Mr. Dharma asked if the Applicant will be able to sell alcohol outside the premises. Mr. Langford answered as long as they have their TABC. Vice Chair Williams invited the Applicant to come up and speak. Applicant came up to answer questions. Applicant addressed the alcohol concern and stated that the alcohol would be inside the facilities in the back, not in the parking lot. Ms. Vidler asked if the bumper boats would be staying and just the batting cages would be removed. Applicant stated yes and Applicant stated that one part of the putt-putt golf would be removed. Vice Chair Williams asked the Applicant where the bumper cars will be. Applicant answered inside where the golf used to be. Vice Chair Williams opened for public hearing. No one came up to speak. Vice Chair closed public hearing. A motion was made by

Jennifer Vidler to approve with the staff recommendations. Ms. Shepard seconded. The motion passed unanimously.

IV. DIRECTOR'S REPORT

A. Commissioner Training – Development Review and Platting

Mr. Garrett Langford gave the Commissioners an opportunity to ask any questions that they might have. Vice Chair Williams asked Mr. Langford if she does have a question can she call staff. Mr. Langford answered yes.

B. Director's Report on recent City Council action on zoning items at their meeting on December 4, 2017.

Vice Chair Williams stated that the Director's report was discussed in the pre-meeting.

There being no further items before the Commission, the Vice Chair adjourned the meeting at 7:51 pm.

Sherry Williams, Vice Chair