

MINUTES**February 24, 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 checked="" type="checkbox"/> Present In-Person <input 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 type="checkbox"/> Present In-Person <input checked="" 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 checked="" type="checkbox"/> Present In-Person |
| John Cervantes | Senior Planner | <input checked="" type="checkbox"/> Present In-Person |
| Ti'Ara Clark | Planner | <input checked="" type="checkbox"/> Present In-Person |
| Millie Laird | Planning & Development Administrative Aide | <input checked="" type="checkbox"/> Present In-Person |
| Karen Strand | Deputy City Attorney | <input checked="" type="checkbox"/> Present In-Person |

CALL TO ORDER**1. ROLL CALL**

Administrative Aide Millie Laird 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 January 13, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve the minutes; Commissioner Cumby seconded; the motion carried 7-0.

PUBLIC HEARINGS

4. ZONING APPLICATION NO. Z1024-0374. Conduct a public hearing and consider approval of Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC on behalf of Lawson and Clay Properties, LLC, for a zoning change from Planned Development – Mixed Use (Ordinance No. 4038) to Planned Development – General Retail (GR) on Tract 1 and Planned Development – Townhouses on Tract 2, and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail on Tract 1 and from Parks, Open Space, and Drainage to Medium Density Residential on Tract 2, to allow a retail development with contractor uses in addition to those permitted in the GR district on Tract 1 and a townhome development on Tract 2 with modified development standards, located at 2200 Lawson Road (east and south of the Lawson Road and Clay Mathis Road intersection).

PRESENTATION

Senior Planner John Cervantes presented to the Commission.

DISCUSSION

Commissioner Melend spoke about the request to allow contractor uses on Tract 1 and how that could benefit the area. Other discussions included: fencing material on Tract 2; the reduction of spacing between units on Tract 2 and the potential safety impact on residents; what type of business would possibly be located on Tract 1 behind the existing day care and would existing City ordinance disallow certain businesses within a specified distance from a school apply, vape shops were a particular concern, and whether or not the requested contractor use on Tract 1 would create a noise nuisance.

APPLICANT

Mathias Haubert, Bohler Engineering, 2600 Network Blvd, Suite 310, Frisco, TX 75034, spoke as the applicant to the Commission, addressing the Commissioner's concerns regarding the fencing material on Tract 2 and the existing fencing in the adjacent residential properties, stating further that the existing floodplain would serve as a natural buffer. Regarding the types of businesses that would be allowed on Tract 1, Mr. Haubert advised the Commission that paraphernalia shops would not be permitted in the General Retail district and that General Retail was chosen for the development due to the restrictiveness set forth by the ordinance.

DISCUSSION

Commissioner Melend asked if there were plans to develop within the green space included on Tract 1; Mr. Haubert indicated that there were none and that it would probably remain open space. Commissioner Melend suggested that the space could be utilized for picnic tables, etc., and also suggested that a dog park should be included in Tract 2. Mr. Haubert stated that a walking trail along the floodplain is included on the concept plan. There was a lengthy discussion on fencing along the adjacent residential neighborhood; concerns included future responsibility for maintaining the fence line and security and issues that may arise from the proposed site parking spaces along the existing residential fenced properties. Chairwoman Teferi inquired on whether or not there should be any concerns regarding traffic congestion due to the daycare; Haubert stated that the City of Mesquite transportation/traffic staff did not see any potential issues.

PUBLIC HEARINGS

Chairwoman Teferi opened the public hearing; no one came forward.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve with Staff's recommendations and added stipulations to allow trade/special contractor uses on Tract 1 and to include a dog park on Tract 2. Commissioner Cumby seconded; the motion carried 6-1, with Commissioner Walker opposed.

DIRECTOR'S REPORT

5. Mr. Langford provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on February 17, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0372, submitted by Maxwell Fisher of ZoneDev, on behalf of JPI, for a change of zoning from Planned Development - Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development - Multifamily ("PD-MF") A-3 District (Tract B), to allow residential uses with modified development standards located at 23701 IH 635 (north of Dean Street and west of IH 635). (Four responses in opposition to the application have been received from property owners

within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) **Approved by Ordinance No. 5155.**

The next scheduled Planning and Zoning meeting will be on March 10, 2025.

Chairwoman Teferi adjourned the meeting at 8:06 PM.

Chairwoman Soira Teferi