

**MINUTES**

**JUNE 24, 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)**

<b>POSITION NO.</b>	<b>REGULAR MEMBER NAME</b>	<b>ATTENDANCE</b>
Position No. 1	Mr. Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 2	Ms. Millie Arnold	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent
Position No. 3	Mr. Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Position No. 6	Jeffrey Walker	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>
Alternate No. 1	Wana Alwalee	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Vacant	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

**ATTENDANCE: STAFF**

Jeff Armstrong	Director of Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
John Cervantes	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Jordan Gregory	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Ti'Ara Clark	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Devanee Winn	Administrative Aide Planning & Development	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
Cliff Keheley	City Manager	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent

**CALL TO ORDER**

**1. ROLL CALL**

The meeting was called to order at 7:00 p.m. 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 June 10, 2024, Planning and Zoning Commission.

#### **ACTION**

Commissioner Dharmarajan made a motion to APPROVE as presented; Commissioner Cumby seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

### **PUBLIC HEARINGS**

#### **4. ZONING APPLICATION Z0224-0346**

Conduct a public hearing and consider approval of Zoning Application No. Z0224-0346 submitted by Maxwell Fisher of ZoneDev, on behalf of Palladium USA International, Inc., for a zoning change from General Retail to Planned Development – Multifamily with modified development standards to allow a 133-unit age-restricted multifamily development located at 2910 Motley Drive.

#### **PRESENTATION**

Planner John Cervantes presented to the Commission.

#### **DISCUSSION**

The Commission discussed the buffer distance and the fence. They would like to make sure that the board-on-board fence will be maintained.

#### **APPLICANT**

Mr. Maxwell Fisher presented to the commission.

### **PUBLIC HEARINGS**

Chairman Melend opened the public hearing.

John Manghan 1017 Rupert, Mesquite stated all his questions were answered and appreciated the neighborhood meeting the applicant held.

Brownny Cooksy 2426 Westwood Dr. stated he wants fences to be the same for everyone. The public hearing was closed.

### **ACTION**

Chairman Melend made a motion to APPROVE as presented; Commissioner Chenault seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

### **5. ZONING APPLICATION Z0324-0354.**

Conduct a public hearing and consider approval of Zoning Application No. Z03240354 submitted by Naresh Patel for a comprehensive plan amendment to change the future land use designation from Office to Light Industrial and a zoning change from Planned Development – Light Commercial Ordinance No. 2124 to Planned Development – Industrial to allow a flex office and warehouse development at 1202 IH 30.

### **PRESENTATION**

Jordan Gregory presented to the Commission.

### **APPLICANT**

Naresh Patel presented to the commission.

### **PUBLIC HEARINGS**

Chairman Melend opened the public hearing. No one came up to speak.

### **ACTION**

Commissioner Dharmarajan made a motion to APPROVE as presented; Commissioner Cumby seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

### **6. ZONING APPLICATION Z0424-0358.**

Conduct a public hearing and consider approval of Zoning Application No. Z0424-0358 submitted by Majed Khalaf for a zoning change from Commercial to Commercial with a Conditional Use Permit to allow a towing company with primary outdoor storage at 2425 Edinburgh Drive.

### **PRESENTATION**

Jordan Gregory presented to the Commission.

### **APPLICANT**

Majed Khalaf presented to the commission.

**PUBLIC HEARINGS**

Chairman Melend opened the public hearing. Brownly Cooksy 2426 Westwood Dr. stated he wants fences to be the same for everyone and is concerned about water flow.

The public hearing was closed.

**ACTION**

Commissioner Cumby made a motion to APPROVE as presented; Commissioner Chenault seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

**DIRECTOR'S REPORT****7. DIRECTOR'S REPORT.**

**Director's Report on recent City Council action taken on zoning related items at their meetings on June 17, 2024.**

The Director of Planning & Development Services Jeff Armstrong presented to the Commission. The zoning actions are as follows;

1. Zoning Application N0. Z0524-0361, submitted by the City of Mesquite, for a change of zoning to amend Planned Development Ordinance No. 2399 to modify sign regulations, located at 3201 East Cartwright Road. **Approved by Ordinance No. 5114.**
2. Zoning Application No. Z0524-0362, submitted by Mark Seibold of Inventure Design, for a change of zoning from Truman Heights Neighborhood District to Truman Heights Neighborhood District with a Conditional Use Permit to allow a medical clinic, located at 1835 N. Galloway Avenue. (No response in favor and one in opposition to the application has been received from property owners within the statutory notification area. **Approved by Ordinance No. 5115.**

Chairman Melend adjourned the meeting at 8:11 PM.

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**Chairman Roger Melend**