

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., AUGUST 28, 2017, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Ronald Abraham, Vice Chairman Mike Potter, Commissioners Jennifer Vidler, Janice Bell, Sherry Williams, Sergio Garcia and Dharma Dharmarajan

Staff: Director of Planning and Development Richard Gertson, Assistant Director of Planning and Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Johnna Matthews, Planner Lauren Simcic, Senior Assistant City Attorney Cindy Steiner, Manager of Traffic Engineering Sрни Mandayam, and Senior Administrative Secretary Devanee Winn

Chairman Abraham called the regular meeting to order and declared a quorum present.

**I. APPROVAL OF THE MINUTES OF THE AUGUST 14, 2017 MEETING**

A motion was made by Ms. Vidler to approve the minutes with corrections of the August 14, 2017 meeting. Ms. Bell seconded and the motion passed unanimously.

**II. PUBLIC HEARINGS**

- A.** Conduct a public hearing and consider a rezoning from Commercial to Commercial with a Conditional Use Permit to allow outdoor display for an automobile dealership selling new and used vehicles, submitted by Sean Morrissey on behalf of A MMC Realty, LLC on property described as Casa Ridge Heights 1, Block D, Tract 6, located at 2828 IH 30 (Zoning File No. Z0617-009). **(This item was postponed at the July 10, 2017, and August 14, 2017, Planning and Zoning Commission meetings.)**
- B.** Conduct a public hearing and consider a rezoning from North Gus Thomasson Corridor District to the North Gus Thomasson Corridor District with a Conditional Use Permit to allow a high school, submitted by Shubham Pandey, on property described as Casa Ridge Heights 16, Block A, Lot 3, located at 3200 Oates Drive (Zoning File Z0717-0010).

Planner Johnna Matthews briefed the Commission on the request and stated that staff recommended approval, with conditions. Ms. Williams wanted to know how many parking spaces would be available and could the location handle the parking. Ms. Matthews stated that the site currently has 156 parking spaces and that the applicant owns the surrounding land which could accommodate additional parking, if needed. Ms. Williams asked if there was a school zone. Ms. Matthews said that there are school zones in the area. Ms. Vidler stated that there are multiple schools in the area and that the particular school zone in question is allocated to another school located in the area. Ms. Vidler has concerns about how the traffic will impact the area. Ms. Vidler asked the City's Traffic Engineer, Sрни Mandayam, how long it will take to get a traffic impact study done. Mr. Mandayam stated that traffic impact studies take about 1 month to complete. Mr. Dharma asked if the vacant lot that the applicant has next to the school would be a place for student housing and also asked how the applicant will address the drainage in light of recent flooding that in other parts of the state. Ms. Matthews stated that the vacant lot is not included in this CUP but the applicant can elaborate on the student housing during the public hearing. Ms. Matthews stated that she would have to defer concerns regarding drainage to the Engineering Department. There were no other questions for staff.

Chairman Abraham opened the public hearing. The applicant, Shubham Pandey, briefed the Commission on their future plans for the school and including their plans for a foreign student exchange program for students 9<sup>th</sup> through 12<sup>th</sup> in technical studies. Mr. Pandey indicated that the future dormitory on the adjacent property is to house the exchange students while they enroll in the school. He further indicated that by 2018 he would like to have the foreign exchange program for grades 9<sup>th</sup> through 11<sup>th</sup> and then start 12<sup>th</sup> grade the following year. Ms. Williams and Ms. Vidler stated they are very concerned about the traffic impact. Mr. Dharma again voiced his concern about the

drainage around the area. Assistant Director Jeff Armstrong clarified that the traffic analysis has to be done within 90 days. No one else appeared and Chairman Abraham closed the public hearing.

A motion was made by Ms. Vidler to approve the request with to staff's recommended conditions 1 and 2. Ms. Williams seconded the motion and it passed unanimously.

- C. Conduct a public hearing and consider a rezoning from Light Commercial and Commercial to Planned Development Light Commercial with a Conditional Use Permit to allow outdoor display for an automobile dealership selling new and used vehicles, submitted by Fenton Motors Group, Inc. on property described as Oates Corner Retail Addition, Block A, Lots 4R, 5R-2, Part of Lot 1R and part of the adjacent tract in the Theophalus Thomas Survey, Abstract No. 1461, located at 16160 and 16170 IH 635 (Zoning File No. Z0717-0011).

Manager of Planning and Zoning Garrett Langford briefed the Commission. Ms. Vidler asked if the CUP will remain with the current owner. Mr. Langford responded that the CUP will be for Fenton Motors only and that it cannot be transferred to another owner. Mr. Dharma asked if Traffic Engineering has evaluated the request. Mr. Langford responded that Traffic Engineering will review the site plan for the redevelopment of the site. Mr. Dharma asked if the off-loading of cars will be in compliance with the existing City ordinance. Mr. Langford responded yes, as part of the Certificate-of-Occupancy inspection process staff will ensure that the display of vehicles does not interfere with drive aisle, fire lanes, and loading zones. Ms. Williams asked if the service department area will be shared with the parking of the used cars. Mr. Langford responded yes.

Chairman Abraham opened the public hearing. The applicant, Chief Operating Officer Mark Exposito, briefed the Commission on what their plans are for the site and that ultimately they want to renovate the whole site and make the car lot more aesthetically appealing by upgrading the site. No one else appeared and Chairman Abraham closed the public hearing.

A motion was made by Ms. Vidler to approve the request with the staff's recommended conditions 1 and 2, and a through j. Mr. Potter seconded the motion and it passed unanimously.

- D. Conduct a public hearing and consider Chapter 1A-200, Landscape Requirements; Chapter 1A-300, Screening and Buffering Requirements; Section 3-203, Schedule of Permitted Uses; Chapter 3-300, Development Standards; Chapter 3-400, Off-Street Parking and Loading; Chapter 3-500, Supplementary Use Regulations; Chapter 3-600, Outdoor Sales, Display and Storage Regulations; Chapter 4-930, Skyline Logistics Hub Overlay District; and Section 6-102, Definitions; all pertaining to new and revised regulations for Truck Stops and other development that includes the parking of heavy load vehicles as a principal or accessory use. (ZTA 2017-03).

Director of Planning and Development Richard Gertson briefed the Commission and asked that the Commission continue the public hearing until the next Planning and Zoning Commission meeting on September 11, 2017.

Chairman Abraham opened the public hearing. A motion was made by Mr. Potter to postpone this item and to keep the public hearing open for the September 11, 2017, meeting. Ms. Vidler seconded the motion and it passed unanimously.

### **III. DIRECTOR'S REPORT**

- A. Director's Report on City Council action on zoning items at their meeting on August 21, 2017.

Assistant Director Jeff Armstrong briefed the Commission during the pre-meeting on the outcome of recent zoning cases that went before City Council on August 21, 2017.

**There being no further business for the Commission, the meeting adjourned at 8:15 P.M.**

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**Ronald Abraham, Chairman**