

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,
SEPTEMBER 10, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, Sergio Garcia, Dharma Dharmarajan, Jennifer Vidler, Debbie Anderson, Yolanda Shepard

Absent Alternate Elizabeth Allen

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principle Planner Johnna Matthews, Planner Ben Callahan, Planner Hannah Carrasco, Assistant City Attorney Cynthia Steiner, Senior Administrative Secretary Devanee Winn, Graduate Engineer Michael Zdansky

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

I. APPROVAL OF THE MINUTES OF THE AUGUST 27, 2018 MEETING

A motion was made by Ms. Anderson to approve the minutes with the correction change of Adams to Anderson. Ms. Vidler seconded. The motion passed unanimously.

II. TRAFFIC VARIANCE

A. Consider a request submitted by Stantec Consulting Services, Inc. for variances from City Ordinance #3791, Section 15-150, (1) for a reduction in the minimum driveway offset from 121 feet to 32 feet; (2) reduction in the minimum channelization island size for a right turn driveway from 100 square feet to 24 square feet; and (3) installing pop-up delineators instead of Type II-C-R Raised Pavement Markers for Emporium Median Opening located at 1645 N. Town East Blvd.

Manager of Planning & Zoning Garrett Langford briefed the Commissioners. Ms. Vidler asked Mr. Zdansky if the reason for installing pop-up delineators instead of Type II-C-R Raised Pavement Markers is because of cost. Mr. Zdansky answered it was a safety issue. Chairman Abraham asked if the Applicant was here to come up and answer questions that the Commissioners might have. Applicant Don Dearing came up to the lectern. There were no questions for Applicant. A motion was made by Ms. Williams to approve. Ms. Vidler seconded. The motion passed unanimously.

III. PLATS

A. Conduct a public hearing and take action on a Replat of the Mesquite High School Addition, submitted by Nathan D. Maier Consulting Engineers, Inc., on behalf of Mesquite Independent School District, located at 300 E. Davis Street (PL0818-0079, Mesquite High School Addition, Block A, Lot 1R-1).

Mr. Langford briefed the Commissioners. Commissioners had no questions for staff. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Shepard to approve. Ms. Vidler seconded. The motion passed unanimously.

B. Conduct a public hearing and take action on a Replat of El Rosa Addition, Block 16, Lots 4 through 10, submitted by RLK Engineering, Inc., on behalf of City of Mesquite, located at 912 Cascade Street (PL0718-0073, Hanby Park Addition, Block A, Lot 1).

Mr. Langford briefed the Commissioners. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve. Mr. Garcia seconded. The motion passed unanimously.

IV. ZONING

- A. Conduct a public hearing and consider an application submitted by Eikon Consulting Group, LLC, on behalf of Golden Chick for a Zoning Change from R-1, Single Family Residential to General Retail to allow a drive-through restaurant and other uses that are permitted in the General Retail on a property described as being 1.011 acres in the W.H. Bennett Survey, Abstract No. 190, City of Mesquite, Dallas County, Texas, located at 120 W. Cartwright Road (Z0818-0058).**

Planner Hannah Carrasco briefed the Commission. Mr. Dharmarajan asked staff about traffic issues. Mr. Langford answered that there should not be any traffic issues. Traffic Engineering will ensure that the project complies with the City's driveway and access requirements when the project goes through the site plan review process. Chair Abraham opened for the Applicant to come up and answer questions the Commissioners might have. Representing the Applicant Chris Ferrick came up to answer any questions. The Commissioners had no questions. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made Ms. Vidler made to approve. Mr. Garcia seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider an application submitted by James Novey, J-N Fence Company, Inc. for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow outdoor display of storage sheds on a property described as East Dallas Estates, Tract 5, 3.955 acres, City of Mesquite, Dallas County, Texas, located at 305 E. US Highway 80. (Z0818-0059).**

Planner Ben Callahan briefed the Commissioners. Ms. Vidler asked how long the sheds will sit on the property before being sold. Ms. Vidler wants to ensure that the sheds look aesthetically pleasing and do not look run down. The applicant, James Novey, came to the lectern and explained that the sheds are display models only and J-N Fence also wants to make sure that the sheds maintain their appearance while sitting on the lot. Mr. Novey stated that the sheds come with a warranty and that they will have them replaced if they are damaged or are no longer aesthetically pleasing. Chairman Abraham opened the public hearing. No one came to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve the request as recommended with the additional stipulations that the CUP stays with J-N Fence Company and that the sheds are replaced every 2 years or for aesthetic issues. Ms. Shepard seconded. The motion passed unanimously.

V. DIRECTOR'S REPORT

- a. Director's Report on recent City Council action on zoning items at their meeting on September 4, 2018.**

Mr. Langford briefed the Commissioners on the zoning items City Council acted on at the September 4th meeting.

- b. Director's Report on the progress of updating Mesquite Comprehensive Plan.**

Mr. Langford gave an update on the Mesquite Comprehensive Plan. Mr. Langford noted that the October 8th Commission meeting will start at 6:00pm in the City Council Chambers to consider the regular agenda items. The joint meeting with City Council will start at 7:00pm in the Training Rooms A & B.

There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 7:30p.m.

Chairman Ronald Abraham