

**MINUTES**

**JULY 26, 2021**

**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. 2	Ms. Millie Arnold	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 3	Nancy Felix	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 4	Ms. Sherry Williams	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 5	Mr. Claude McBride	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 6	Ms. Sheila Lynn	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 7	Mr. Ronald Abraham	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> Absent

<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>		
Alternate No. 1	Roger Melend	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent

(\* Attendance Required:  No  Yes)

**ATTENDANCE: STAFF**

Lesley Frohberg	Senior Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Ellen Soward	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Johnna Matthews	Principle Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Devanee Winn	Planning & Development Admin. Aide	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Eric Gallt	Manager of Traffic Engineering	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video

*Please note that Roger Melend was seated in place of Ronald Abraham.*

**COMMISSION BUSINESS**

**1. ROLL CALL**

Planning & Development Administrative Aide Devanee Winn took a roll call and declared a quorum was present.

**2. ELECTION OF COMMISSION OFFICER(S)**

**The officer position of Chairperson is currently vacant. In accordance with Mesquite Zoning Ordinance, Part 5, 5-400, [Section 5-402](#) (T), the Commission shall make nominations and vote to elect a new Chair to serve the remainder of the vacated term until December 31, 2021. In the event the Vice-Chair is elected to the position of Chair, the Commission shall make nominations and vote to elect**

**a new Vice-Chair to serve the remainder of the vacated term until December 31, 2021.**

**NOTE:** A regular member *may* serve again as Chair or Vice-Chair for consecutive terms.

**ACTION**

Commissioner Sheila Lynn nominated Commissioner Sherry Williams to serve as Chairwoman of the Planning & Zoning Commission; Commissioner Nancy Felix seconded; there were no other nominations; Nominations carried 6-0.

Commissioner Claude McBride nominated Commissioner Millie Arnold as Vice-Chair; Commissioner Sheila Lynn seconded; there were no other nominations; Nomination carried 6-0.

**PUBLIC COMMENTS**

3. There were no public comments on the Consent Agenda.

**CONSENT AGENDA**

**4. MINUTES.**

**Consider approval of the minutes for the June 28, 2021, Planning and Zoning Commission.**

**5. PLAT PL0121-0058**

**Consider approval of Plat Application No. PL0121-0058 for Cannan Christian Church Addition, a one-lot church development, submitted by Okm Engineering, Inc. on behalf of Iglesia Cristiana Canaan, located at 4636 Samuell Blvd.**

**6. PLAT PL0621-0090**

**Consider approval of Plat Application No. PL0621-0090 for Trailwind Phase 2, a 240-lot single family subdivision, submitted by Barraza Consulting Group, LLC, on behalf of D.R. Horton, on 68.911 +/- acres generally located east of FM 741, south of IH 20, and north of Heartland Parkway.**

**7. PD SITE PLAN SP0521-0208**

**Consider approval of PD Site Plan Application No. SP0521-0208 for Alcott Station Building D (an industrial building) submitted by GSR Andrade Architects on behalf of Alcott Logistics Station Tract B, LP., on 32.34 +/- acres located at 2830 E. Scyene Road.**

**8. PD SITE PLAN SP0521-0209**

**Consider approval of PD Site Plan Application No. SP0521-0209 for Alcott Station Building C (an industrial building) submitted by GSR Andrade Architects on behalf of Jackson Shaw, on 18.01 +/- acres located at 2800 E. Scyene Road.**

**ACTION**

A motion was made by Commissioner McBride to **APPROVE** the consent agenda with a date correction in the minutes; Commissioner Felix seconded; motion carried 6-0.

**PUBLIC HEARINGS**

**9. ZONING APPLICATION Z0521-0195 (WITHDRAWN)**

Conduct a public hearing and consider Zoning Application No. Z0521-0195 submitted Kevin Patel for a Zoning Change from Planned Development – Light Commercial Ordinance No. 2649 to Planned Development – Light Commercial Ordinance No. 2649 with a Conditional Use Permit to allow a limited-service hotel located at 20100 IH-635. **Withdrawn by the applicant – no action will be taken.**

**10. ZONING APPLICATION Z0521-0196**

**Conduct a public hearing and consider Zoning Application No. Z0521-0196 submitted by Kimley-Horn and Associates, Inc., for a Zoning Change from Agriculture to Planned Development – Single Family to allow a single-family subdivision, located at 2400, 2402, 2404, and 2800 Mesquite Valley Road.**

**PRESENTATION**

Senior Planner Lesley Frohberg presented to the Commission. Chairwoman Williams asked if there will be homes built in the area that is labeled Letter I presented in the presentation? Ms. Frohberg answered no and explained where homes could be located and where they would not be located. Commissioner Felix asked if there has been a traffic study done for this site? Manager of traffic engineering Eric Gallt came up to answer questions regarding the traffic study. Mr. Gallt said they received the traffic study late and reviewed it over the weekend. A Traffic Impact Analysis study is not always required for a zoning change, however; the study will be reviewed and comments provided when the review is done. Mr. Gallt commented that overall Mesquite Valley Road is capable of handling the traffic flow. Chairwoman Williams asked if there will be roadwork done to improve the roads. Mr. Gallt said he would make sure that they will look into that. Commissioner Arnold asked if the homes will be one-story or two-story homes? Ms. Frohberg deferred to the Applicant.

**APPLICANT**

Steven Davis 15441 Knoll Trail, Dallas TX. Mr. Davis gave a presentation. Mr. Davis answered Commissioner Arnold's question stating the homes will be both two-story and one-story homes. Commissioner McBride asked if the Applicant did any town hall meetings with the neighborhood? Mr. Davis answered no, not any formal townhall, however; they did talk to some neighbors around the proposed site.

Commissioner Felix asked if the homes will be built to connect to Copeland Park? Mr. Davis answered Yes, it will be tied into Copeland Park when it is built. Chairwoman Williams asked if there will be an HOA? Mr. Davis answered yes.

### **PUBLIC HEARING**

Chairwoman Williams opened the public hearing. Yakima Hooker 1516 Quapaw Trail voiced her concerns about the increased traffic, the size of the homes, and the price points of the homes. Ms. Hooker also expressed the concern of driving her property value down.

Sergio Renteria 2512 Cantura Dr. is concerned about taking the tree line away and the traffic that will go through his street to get to the middle school.

Michael Hooker 1516 Quapaw Trail was concerned about the traffic and flooding caused by the direction of the water flow. Mr. Hooker feels the traffic will be too heavy for the area.

Neil Chilvers 2528 Cantura Dr. is concerned by the increased traffic and if the treeline is removed they will not have any privacy.

Steve Fernandez 2528 Cantura Dr. is concerned that the lot sizes are too small and when the construction starts and is finished, flooding will be an issue. Worried if there is a concrete wall built that will cause major flooding onto his property. Mr. Fernandez is also concerned about the heavy traffic.

No one else came up to speak. Chairwoman Williams closed the public hearing.

### **APPLICANT**

Commissioner McBride asked the Applicant if there has been a flood study done for this proposed site. Craig Malice of Kimley Horn Engineers, Celina, TX answered they have not done a flood study. However, as the project continues and through the site plan process those required studies will be done. Where the proposed site is located, the natural flow of water drains to the east to the creek. No water from the proposed site will flow to any property on Cantura Rd.

### **ACTION**

Commissioner Arnold made a motion to **APPROVE** with Staff's recommendations; Commissioner Melend seconded; Motion carried 5-1 with Commissioner Felix abstaining.

## **11. ZONING APPLICATION NO. Z0521-0200**

**Conduct a public hearing and consider Zoning Application No. Z0521-0200 submitted by Baldwin Associates for a Zoning Change from Commercial within the Skyline Logistics Hub Overlay District to Planned Development – Industrial**

**within the Skyline Logistics Hub Overlay District to allow a warehouse and distribution development, located at 2500, 2526, and 2614 Big Town Blvd.**

**PRESENTATION**

Senior Planner Lesley Frohberg presented to the Commission. Chairwoman Williams asked what businesses were in opposition to this proposed project. Ms. Frohberg answered 2530 is Kirk Sheetmetal Co. and 2501 is a vacant lot owned by Kirk Sheetmetal Co.

**APPLICANT**

Rob Baldwin 3904 Elm St. gave a presentation for the Commission. All the Commissioners thanked the Developer for wanting to develop the site. Commissioner Arnold wanted to know how they are sure they will get tenants to fill the warehouse. Kyle Rainer 255 Washington Street, Boston, MA. Mr. Rainer stated that this is how this type of business is done. You build the distribution warehouses and then the tenants will come. Commissioner Arnold wanted to know if the roads will be prepared for large trucks. Mr. Baldwin said yes.

**PUBLIC HEARING**

Chairwoman Williams opened the public hearing. No one came to speak. Public hearing was closed.

**ACTION**

Commissioner Felix made a motion to **APPROVE** with the Staff's recommendations; Commissioner McBride seconded; motion carried 6-0.

**ZONING APPLICATION NO. Z0621-0204**

**Conduct a public hearing and consider Zoning Application No. Z0621-0204 submitted by JM Civil Engineering for a Zoning Change from Planned Development – Service Station to Planned Development – Commercial with modifications to the Special Conditions to allow the convenience store with limited fuel sales within 500 feet of a residential district and to allow an increase in the maximum number of vehicle fueling positions, located at 1712 W. Scyene Road.**

**PRESENTATION**

Senior Planner Lesley Frohberg gave a presentation to the Commission. There were no questions for Staff.

**APPLICANT**

Allen Perez Came up to answer any questions. There were no questions.

**PUBLIC HEARING**

Chairwoman Williams opened the public hearing. No one came up to speak. Chair closed the public hearing.

**ACTION**

Commissioner Millie Arnold made a motion to **APPROVE** with Staff's recommendations; Commissioner Felix seconded; motion carried 6-0.

**DIRECTOR'S REPORT****12. Director's Report on recent City Council action taken on zoning items at their meeting on July 6 and 19, 2021.**

Manager of Planning & Zoning Garrett Langford briefed the Commission. The July 6 City Council meeting had no zoning actions. July 19, 2021, the following actions were taken;

1. Zoning Application No. Z0320-0133, submitted by Masterplan, on behalf of Don Valk of Platinum Storage, for a change of zoning from General Retail and Commercial to Planned Development - Commercial and Planned Development - General Retail to allow mini-warehouses, storage of vehicles, rental of passenger vehicles and trucks, trade and building contractors and other uses permitted in the Commercial and General Retail zoning districts, located on Towne Centre Drive and Gus Thomasson Road. **Approved by Ordinance No. 4880**
2. Zoning Application No. Z0321-0187, submitted by Tuong Nguyen, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a coin-operated amusement game room with modifications to allow a coin-operated amusement gameroom within 300 feet of a church and to have one customer restroom instead of the required one customer restroom each for male and female, located at 704 Gross Road. **Denied**
3. Zoning Application No. Z0421-0193, submitted by Tuong Nguyen, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a coin-operated amusement gameroom, limited to two coin-operated amusement devices, with a modification within 300 feet of a church, conditioned on providing one customer restroom each for male and female, located at 710 Gross Road. **Approved by Ordinance No. 4882**
4. Zoning Application No. Z0521-0201, submitted by Roger Albright of Sheils Winnubst PC, for a change of zoning to amend Planned Development - General Retail Ordinance Nos. 3517 and 3581 to modify development standards for an existing self-storage facility, located at 4809 Belt Line Road. **Approved by Ordinance No. 4882**
5. Zoning Application No. Z0521-0202, submitted by Graham Baumann, WRA Architects on behalf of the Mesquite Independent School District, for a change of zoning from Planned Development - Single-Family Ordinance No. 3783 to Planned Development - Single-Family Ordinance No. 3783 with a Conditional Use Permit to allow a new elementary school with a modification to the Special Conditions to allow queuing of vehicles within the public right-of-way, located at 6550 Shannon Road (future address is 6425 Park Vista Drive). **Approved by Ordinance No. 4883**

**PUBLIC COMMENTS**

13. There were no public comments.

**Chairwoman Anderson called the meeting adjourned at 9:00 P.M.**

**Chairwoman Sherry Williams**