

MINUTES

March 11, 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)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
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	Dr. Michael Fulton	<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 type="checkbox"/> Absent
Position No. 7	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)
Alternate No. 2	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)

ATTENDANCE: STAFF

Jeff Armstrong	Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person
Jordan Gregory	Planner	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	Planner	<input checked="" type="checkbox"/> Present In-Person
Kim Buttram	Director of Economic Development	<input checked="" type="checkbox"/> Present In-Person
Devanee Winn	Planning & Development Administrative Aide	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person

NOTE:

Commissioner Teferi was seated in Position 7 which is now vacant due to resignation.

CALL TO ORDER

1. ROLL CALL

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 February 26, 2024, Planning and Zoning Commission.

ACTION

Commissioner Fulton Made a motion to APPROVE the minutes as presented; Commissioner Dharmarajan seconded; the motion carried 6-0.

PUBLIC HEARINGS

4. ZONING APPLICATION Z0823-0321.

Conduct a public hearing and consider approval of Zoning Application No. Z0823-0321 submitted by Tierra Carter-Simmons - Inspiring You to Greatness, for a comprehensive plan amendment to change the future land use designation from Commercial to Low-Density Residential and a zoning change from Agricultural to Planned Development – Single Family residential to allow a single family development with modified development standards located at 10079 S. Belt Line Road.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commission.

DISCUSSION

The Chair asked if an H.O.A. would be maintaining the park, and the fence along Belt Line Road. Mr. Langford answered there would be an H.O.A. Commissioner Cumby asked if they would have to follow the parking ordinance. Mr. Langford answered yes.

APPLICANT

The applicant Kacey Simmons 10078 Belt Line Rd. presented to the commission.

The Chair asked how big and the cost of the homes. Mr. Simmons stated the average size and cost would be 1500-1800 sq. ft. and cost starting at \$300,000. Commissioner Dharmarajan

asked if they would be responsible for installing solar panels. Mr. Simmons stated that would be the owner's responsibility.

PUBLIC HEARINGS

The Chair opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Commissioner Dharmarajan made a motion to APPROVE with staff's recommendations; Commissioner Fulton seconded; the motion carried 6-0.

5. ZONING APPLICATION Z0224-0349

Conduct a public hearing and consider approval of Zoning Application No. Z0224-0349 submitted by IH 20 IP, LLC., for a comprehensive plan amendment to change the future land use designation from Light Industrial to Commercial and High-Density Residential and a zoning change to amend Planned Development (PD) – General Retail, Ordinance No. 4969, to allow multifamily as a permitted use within the PD located at 4300 Lawson Road.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commission.

DISCUSSION

The Chair asked if this would only be lots 11 and 12. Mr. Langford answered yes.

APPLICANT

The applicant did not come up to speak.

PUBLIC HEARINGS

The Chair opened the public hearing.

1. Linda Rogers 4385 Old Lawson Rd. Mesquite, TX
2. Kenneth Allen 6353 Ashford Trl. Mesquite, TX

Both citizens were against it. Their concerns were that the multi-family would decrease their property values. Both would be okay with retail development.

The public hearing was closed.

DISCUSSION

Director of Economic Development Kim Buttram came to the lectern to speak. Ms. Buttram explained the Planned Development and the reason for this action is to open up more marketing options for the proposed site.

ACTION

Commissioner Cumby made a motion to APPROVE; Commissioner Dharmarajan seconded; the motion carried 5-1 with Commissioner Fulton dissenting.

DIRECTOR'S REPORT

6. Director's Report on recent City Council action taken on zoning items at their meeting on March 4, 2024.

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

1. Zoning Application No. Z1223-0340, submitted by Maxwell Fisher of ZoneDev, for a Comprehensive Plan amendment from Public/Semi-Public to High Density Residential and a change of zoning from Planned Development - R-1, Residential Single-Family (Ordinance No. 4119) to Planned Development - A-3 Multifamily to allow a 288-unit apartment complex with modifications, located at 1410 Wooded Lake Drive. **Approved by Ordinance No. 5097.**
2. Zoning Application No. Z0223-0289, submitted by Shell Craft LLC, on behalf of Lawson I-20 Holdings LLC, for a Comprehensive Plan amendment from Commercial to High Density Residential and a change of zoning from Light Commercial to Planned Development - A-3 Multifamily and General Retail to allow multifamily and general retail development with 322 dwelling units, retail, restaurant and service uses, located at 5000 and 5001 Lawson Road, and 13800, 13900 and 14600 Interstate 20. **Tabled to no date certain.**
3. Zoning Application No. Z1223-0339, submitted by Bohler Engineering TX, LLC on behalf of Dosti Mesquite, LLC for a Comprehensive Plan amendment from Commercial to High Density Residential and a change of zoning from Agricultural to Planned Development - A-3 Multifamily to allow a 310-unit apartment complex with modifications, located at 5801 Shannon Road. **Denied.**

Chairman Melend adjourned the meeting at 7:53 PM.

Chairman Roger Melend