

MINUTES**JUNE 10, 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	☒ Present In-Person ☐ Absent
Position No. 2	Ms. Millie Arnold	☒ Present In-Person ☐ Absent
Position No. 3	Mr. Roger Melend	☒ Present In-Person ☐ Absent
Position No. 4	Vacant	☐ Present In-Person ☐ Absent
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☒ Absent (* Attendance Required: ☐ No ☐ Yes)
Alternate No. 2	Ronnie Chenault	☐ Present In-Person ☒ Absent (* Attendance Required: ☐ No ☐ Yes)

ATTENDANCE: STAFF

Jeff Armstrong	Director of Planning and Development	☒ Present In-Person
Garrett Langford	Manager of Planning & Zoning	☒ Present In-Person
John Cervantes	Planner	☒ Present In-Person
Devanee Winn	Administrative Aide	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person

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 May 28, 2024, Planning and Zoning Commission.

ACTION

Commissioner Dharmarajan made a motion to APPROVE as presented; Commissioner Teferi seconded; the motion carried 6-0.

PUBLIC HEARINGS**4. ZONING APPLICATION Z0124-0342**

Conduct a public hearing and consider approval of Zoning Application No. Z0124-0342 submitted by Marc Tolson of Arrive Architect Group, LLC., on behalf of Rodeo Center Development, Ltd. for a comprehensive plan amendment to change the future land use designation from Commercial to Medium-Density Residential and for a zoning change from Commercial to Planned Development – Multifamily with modified development standards to allow 135 build-to-rent patio homes and 142 build-to-rent townhomes located at 21701 IH 635.

PRESENTATION

Planner John Cervantes presented to the Commission.

DISCUSSION

The commission discussed the parking, security, dog park, electrical vehicle charging stations, and solar panels. The commission would like to see all of these to be included in the development.

APPLICANT

Marc Tolson 2344 Highway 121, Bedford, TX 76021 presented to the commission.

PUBLIC HEARINGS

Chairman Melend opened the public hearing.

No one came to speak. The public hearing was closed.

ACTION

Vice-Chair Arnold made a motion to APPROVE including an 8 ft. masonry wall around the SE corner of the property adjacent to a residential use, 2 EV charging stations on both track 1 and track 2, dog park, and the staff's recommendations to include Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan) and a Comprehensive Plan amendment to change the future land use designation from Commercial to Medium-Density Residential; Commissioner Walker seconded; the motion carried 6 approve (Melend, Dharmarajan, Arnold, Cumby, Walker, Teferi) – 0 opposed.

5. ZONING APPLICATION Z0524-0362.

Conduct a public hearing and consider approval of Zoning Application No. Z0524-0362 submitted by Mark Seibold on behalf of Suvida Medical for a zoning change from Truman Height Neighborhood District to Truman Height Neighborhood District with a Conditional Use Permit to allow a medical clinic located at 1835 and 1839 N. Galloway Avenue.

PRESENTATION

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

APPLICANTS

Mark Cohen 5330 Alpha Rd. Suite 200, Dallas, TX; Dr. Omar Matuk-Villazon Chief Medical Officer, Houston, TX; Austin Pitman 211 S. 7th St., Austin, TX presented to the commission. The commission expressed that they are very pleased to have them open a clinic here.

PUBLIC HEARINGS

Chairman Melend opened the public hearing.

No one came to speak. The public hearing was closed.

ACTION

Vice-chair Arnold made a motion to APPROVE with staff's recommendations; Commissioner Teferri seconded; the motion carried 6 approve (Melend, Dharmarajan, Arnold, Cumby, Walker, Teferi) – 0 opposed.

DIRECTOR'S REPORT**6. DIRECTOR'S REPORT.**

Director's Report on recent City Council action taken on zoning related items at their meetings on June 3, 2024.

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

1. Zoning Application No. Z0224-0344, submitted by Provident Realty Advisors for a Comprehensive Plan amendment from Commercial to High-Density Residential and a change of zoning from Planned Development - Light Commercial (Ordinance No. 2102) to Planned Development - Multifamily Residential to allow a multifamily development

with modifications to the development standards, located at 900 and 1000 Windbell Circle. Approved by Ordinance No. 5110.

2. Zoning Application No. Z0324-0351, submitted by Maxwell Fisher of ZoneDev on behalf of Palladium USA International, Inc., for a Comprehensive Plan amendment from Neighborhood Retail to High-Density Residential and a change of zoning from R-3, Single-family Residential within Sherwood Forest Overlay to Planned Development - Multifamily Residential within the Sherwood Forest Overlay to allow a multifamily development with modifications to the development standards, located at 2255 West Bruton Road. Approved by Ordinance No. 5111.
3. Zoning Application No. Z0424-0359, submitted by Javier Ruiz, for a change of zoning from Central Business to Central Business with a Conditional Use Permit to allow used motor vehicle sales, located at 611 West Davis Street. Denied.
7. **Receive a briefing regarding the proposed Downtown Overlay ordinance.**
Director of Planning & Development Services Jeff Armstrong presented to the Commission.

Chairman Melend adjourned the meeting at 9:11 PM.

Chairman Roger Melend