

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., SEPTEMBER 9, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, David Gustof, Debbie Anderson, Sheila Lynn, Alternate Jerome Geisler

Absent: Yolanda Shepard, Alternate Claude McBride

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principle Planner Johnna Matthews, Planner Ben Callahan, Planner John Chapman, Planner Lesley Frohberg, City Attorney David Paschall, Senior Administrative Secretary Devanee Winn

Chairman Ron Abraham called the meeting to order and declared a quorum present. Alternate Jerome Geisler was seated in place of Yolanda Shepard.

I. CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a motion of the Planning and Zoning Commission. Any individual desiring to address the Planning and Zoning Commission regarding an item on the Consent Agenda shall do so on a first-come, first-served basis. Comments are limited to three minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six minutes.

A. Approval of the minutes of the August 26, 2019, Planning and Zoning Commission.

A motion was made by Mr. Gustof to approve the minutes with no corrections. Ms. Williams and Ms. Lynn seconded. The motion passed unanimously.

II. ZONING CASES

The City Council may approve a different zoning district than the one requested, except that the different district will not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential a when the request is for solely residential uses or vice versa.

A. Conduct a public hearing and consider Application No. Z0519-0093 submitted by Jason Shaw, Eminence Realty Developers, for a Zoning Change from “AG,” Agriculture to “PD-SF,” Planned Development – Single Family Residential to allow a single-family subdivision on property described as being a 5.135-acre tract of land in the JP Anderson Survey Abstract No. 1, City of Mesquite, Dallas County, Texas, located at 2781 Lawson Road. (Tabled from the August 12, 2019, and August 26, 2019, Planning and Zoning Commission Meetings)

Principal Planner Johnna Matthews briefed the Commissioners. The applicant, Jason Shaw, came up to the lectern and gave a presentation showing the proposed development. There was a discussion between the applicant and the Commissioners regarding the entrance to the Community Orchard. The Commissioners felt that some kind of protection, such as boulders or a concrete barrier, will need to be installed to

keep people from driving into the Community Orchard. The applicant was in agreement and will check into getting something designed into the plan. There also was discussion on the average lot size and price range of the homes. The applicant answered the lot sizes will be 5000 to 6000 square feet. The price range of the homes will be approximately \$280,000.00 to \$350,000.00. The average square footage of the homes will be 2000 square feet of living space. Ms. Williams made a motion to approve with staff's recommendations 1-6, with an added condition that the applicant install a barrier to prevent vehicles from entering the Community Orchard. Mr. Gustof seconded. The motion passed unanimously.

III. DIRECTOR'S REPORT

At this time, any individual wishing to discuss any matter on the agenda, with the exception of public hearings, shall be allowed to speak for a length of time not to exceed three minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

A. Director's Report on recent City Council action taken on zoning items at their meetings on September 3, 2019.

The Director of Planning & Development Services Jeff Armstrong briefed the Commissioners. City Council Zoning actions are as follows:

1. Zoning Text Amendment No. 2019-03 amending Chapter 8 of the City Code by adding Article XIV entitled "Special Events and Parades" thereby establishing regulations pertaining to special events and parades; amending Chapters 3, 8, 9, 10 and 10.5 of the City Code pertaining to special events and amending Chapter 1 of the Mesquite Zoning Ordinance pertaining to special events. **City Council approved**
2. Zoning Text Amendment No. 2019-04 amending Section 4-1023 of the Mesquite Zoning Ordinance pertaining to the application of the North Gus Thomasson Corridor Revitalization Code to allow outdoor storage. **City Council denied**

B. Briefing on the Spradley Farms Development.

Manager of Planning & Zoning Garrett Langford gave a presentation for the upcoming Spradley Farm Development. This case will come to the Planning & Zoning Commission on September 23, 2019, then will go to City Council on October 21, 2019.

There being no further items before the Commission, Chairman Ron Abraham called the meeting adjourned at 7:50.

Chairman Ronald Abraham