

MINUTES

APRIL 12, 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)

| POSITION NO. | REGULAR MEMBER NAME | ATTENDANCE | | |
|----------------|-----------------------|---|---|--|
| Position No. 1 | Ms. Debbie Anderson | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input type="checkbox"/> Absent |
| 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 | Ms. Dorothy Patterson | <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 |

| ALTERNATE NO. | ALTERNATE NAME | ATTENDANCE | | |
|--|----------------|--|---|--|
| Alternate No. 1 | Nancy Felix | <input type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video | <input checked="" type="checkbox"/> * Absent |
| (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes) | | | | |

ATTENDANCE: STAFF

| | | | |
|------------------|------------------------------------|---|---|
| Johnna Matthews | Principal Planner | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |
| 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 |
| Garrett Langford | Manager of Planning & Zoning | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |
| Jeff Armstrong | Director of Planning & Development | <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 | Administrative Aide | <input checked="" type="checkbox"/> Present In-Person | <input type="checkbox"/> Present by Telephone/Video |

COMMISSION BUSINESS

1. ROLL CALL

Chairwoman Debbie Anderson called the meeting to order. Administrative Aide Devanee Winn took Roll Call and declared a quorum was present.

ATTORNEY

City Attorney David Paschall requested an Executive Session. Chairwoman Anderson adjourned at 7:02 PM for the Executive Session. Chairwoman Anderson called the meeting back to order at 7:15 PM.

PUBLIC COMMENTS

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

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for March 22, 2021, Planning and Zoning Commission.

4. PLAT APPLICATION PL0321-0078

Consider Plat Application PL0321-0078 for a Long Form Plat of Urban District 30 North, a 3-lot industrial development, submitted by Halff Associates, Inc. on behalf of CH Realty VIII-Urban Logistic I Dallas District 30, LP., located at 1475 Republic Parkway.

5. PLAT APPLICATION PL0321-0079

Consider Plat Application PL0321-0079 for a Replat of Twin Hill Estates Commercial, a 2-lot industrial development, submitted by Halff Associates, Inc. on behalf of CH Realty VIII-Urban Logistic I Dallas District 30, LP., located at 1451 IH 30.

ACTION:

Commissioner Lynn made a motion to APPROVE the consent agenda as presented. Commissioner Williams seconded, motion carried 6-0.

PUBLIC HEARINGS

6. ZONING APPLICATION Z0321-0182

Conduct a public hearing and consider Zoning Application No. Z0321-0182 submitted by the City of Mesquite for a Comprehensive Plan Amendment from Neighborhood Retail to Light Industrial and a Zoning Change from Planned Development – Industrial No. 1848 and Industrial Zoning District to Planned Development – Industrial to allow industrial business park located at 2600 Newsom Rd, 2210 E. Sycene Rd, 2500 E. Scylene Rd, 2650 E. Scylene Rd, 2700 E. Scylene Rd, 3000 E. Scylene Rd, 2600 East Glen Blvd, 2900 East Glen Blvd, 3300 East Glen Blvd, and 3301 East Glen Blvd.

PRESENTATION:

Manager of Planning & Zoning Garrett Langford presented to the Commission. Commissioner Williams had questions during the presentation. Commissioner Williams asked for an clarification where East Glen Blvd. will be re-routed.. Commissioner Williams asked if Newsom road will continue to Faithon P. Lucas? Mr. Langford answered yes and there will not be an entrance from Newsom Road or any access from Newsom Road. Mr. Langford continued his presentation.

DISCUSSION:

Commissioner Williams asked where the trucks are going to enter and exit and how are they going to get to the highways? Mr. Langford said the trucks can enter and exit from

East Glen Blvd. and Scyene Road. Mr. Langford explained the City's Traffic Engineering department is working on a Traffic Impact Analysis at this time which will give more detail as to the traffic flow. Commissioner Williams is concerned with how the trucks are going to travel to the highways because of the conditions the trucks leave our roads. Commissioner Williams commented on how bad the roads are as of now. Mr. Langford explained the City does have a truck route ordinance and that will be taken into consideration by the City Manager and Traffic Engineering and Public Work's offices. Commissioner Williams asked what types of businesses will be occupying the buildings. Mr. Langford answered that the business tenants have not been identified. Commissioner Patterson asked if the park will be a human park or dog park. Mr. Langford answered that the programming for the park has not been determined. Commissioner Arnold asked if the roads will be able to handle large truck travel. Mr. Langford said the City will continue to monitor the road conditions and act accordingly. Commissioner McBride commented that the roads are bad enough and he does not feel that re-routing East Glen Blvd is appropriate as the current layout provides a buffer.

APPLICANT

Urban Logistics Realty Representative Mr. Drew Feagin, 633 Timberlake Circle, Dallas Texas, gave a presentation to the Commissioners. Mr. McBride asked what the height is of the building. Mr. Feagin answered it is going to be 45 feet in height. Commissioner Arnold asked about the detention ponds. Mr. Feagin answered that any overflow from heavy rain will drain into the detention ponds preventing any flooding.

PUBLIC HEARING OPENED:

Chairwoman Anderson opened the public hearing.

Mr. Bill Skaer, 3200 Newsom Rd, came up and voiced his concerns regarding the noise, light pollution, and the roads not being equipped to handle large truck traffic.

Mr. Mark Sellner, 807 Banbury Ct., came up to speak. Mr. Sellner has concerns about the noise and feels where his house is located the sound barriers will not be adequate.

Mr. Eddie Barton, 3212 Lakehurst Dr., is concerned about the park, who will maintain it, and will it be geared towards families.

Mr. Feagin came up to address Mr. Sellner's concerns about the noise and the inadequate noise barrier. Mr. Feagin answered that they will certainly look into the concern and address it. Mr. Feagin said as of now they do not have a set detailed plan for the park area. They are looking into making a health and wellness park and walking trail for the families in the neighborhood, not just for the business park. The park will be maintained by the City. Commissioner Williams asked if the walking trail will have lighting. Mr. Feagin answered currently the plan does not have lighting. Commissioner Arnold asked about the security. Mr. Feagin answered the tenants will be responsible for their security.

Misty Foster-Suppa, 3236 Newsom Road, came up to speak. Ms. Foster-Suppa is concerned about the security on the walking path and park.

Mr. Chad Caldwell, 800 Lakedale Ct., is concerned about noise pollution. Mr. Caldwell works in a machine shop in an industrial park and the trucks that are docking are very loud and the loading and unloading are extremely loud. Mr. Caldwell stated the noise barriers just do not work when it comes to large trucks loading and unloading. He also asked if the City still owns the property. Mr. Langford answered yes, the City still owns the property. Mr. Caldwell asked who has the final say on whether this gets approved. Mr. Langford answered the final approval comes from the City Council.

No one else came up to speak.

PUBLIC HEARING CLOSED:

Chairwoman Anderson closed the public hearing.

ACTION:

Commissioner Anderson made a motion to **APPROVE**; Commissioner Williams seconded; motion carried 5-1 with Commissioner McBride dissenting.

7. ZONING APPLICATION Z0321-0183

Conduct a public hearing and consider Zoning Application No. Z0321-0183 submitted by Paula Najera for a Zoning Change from General Retail Zoning District to Commercial Zoning District with a Conditional Use Permit to allow a Paraphernalia Shop with a modification to 500-foot separation requirement from residential zoning districts, located at 1925 Towne Centre Drive.

PRESENTATION:

Senior Planner Lesley Frohberg presented to the Commission.

APPLICANT

The Applicant Paula Najera, 1925 Town Centre Dr. Came up to speak. Ms. Najera stated that her business had been hurt due to having to shut down during Covid-19. Removing the paraphernalia will hurt her business even more. Ms. Najera asked the Commissioners to approve the Zoning Change and the Conditional Use Permit.

PUBLIC HEARING OPENED:

Chairwoman Anderson opened the public hearing.

Jennifer Gutierrez, 1925 Town Centre Dr., Came up to speak. Ms. Gutierrez is an employee. Ms. Gutierrez stated that this ban will hurt her job and could put her out of work.

No one else came up to speak.

PUBLIC HEARING CLOSED:

Chairwoman Anderson closed the public hearing.

DISCUSSION:

Commissioner Williams commented that she has concerns with this business being 500 feet from residential and if the zoning is approved, that would open the area up for all kinds of businesses that are not allowed as of now.

ACTION:

Commissioner Williams made a motion to **DENY**; Commissioner Arnold seconded; motion carried 6-0.

8. ZONING APPLICATION Z0321-0184

Conduct a public hearing and consider Zoning Application No. Z0321-0184 submitted by Richard Haness of Richard O. Haness Architects on behalf of Kodiak Capital Partners LLC for a Zoning Change from Commercial Zoning District within the Military Parkway – Scyene Corridor Overlay District to Planned Development Industrial to allow an office and warehouse/distribution development located at 1030 W. Scyene Road.

PRESENTATION:

Senior Planner Lesley Frohberg presented to the Commission.

DISCUSSION:

Commissioner Williams asked what kind of business is this going to be. Ms. Frohberg answered it will be a security business. The security company will manufacture and distribute security parts and products. Commissioner Williams asked if there will be large trucks parking there. Ms. Frohberg answered no. The trucks will come to pick up the product and deliver and at the most, there will be 2 to 3 trucks a day.

APPLICANT

The Applicant Richard Haness, 4316 Rosser Square, Dallas, TX. Commissioner Williams asked how long he has been in business. Mr. Haness answered 40 years. Commissioner Williams asked if he is going to move his business from Sunnyvale to this proposed site? Mr. Haness answered yes.

PUBLIC HEARING OPENED:

Chairwoman Anderson opened the public hearing. No one came to speak.

PUBLIC HEARING CLOSED:

Chairwoman Anderson closed the public hearing.

ACTION:

Commissioner Arnold made a motion to **APPROVE**; Commissioner Lynn seconded; motion carried 6-0.

DIRECTOR'S REPORT**9. DIRECTOR'S REPORT.**

Director's Report on recent City Council action taken on zoning items at their meeting on April 5, 2021.

PRESENTATION

Director of Planning & Development Jeff Armstrong explained the action City Council took is as follows;

1. Authorize the Mayor to finalize and execute an Interlocal Agreement with Kaufman County regarding development authority in Mesquite's extraterritorial jurisdiction.
Approved.

PUBLIC COMMENTS

10. There were no public comments.

Chairwoman Anderson called the meeting adjourned at 9:15 P.M.

Chairwoman Debbie Anderson