

# MINUTES

October 25, 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. Nancy Felix	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" 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	Mr. Roger Melend	<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 checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent

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

Tandy Boroughs, City Councilmember

#### ATTENDANCE: STAFF

Jeff Armstrong	Director of Planning and Development Ser.	<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
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
Karen Strand	Deputy 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

**NOTE: Alternate Debbie Screws was seated in place of Commissioner Nancy Felix.**

#### COMMISSION BUSINESS

##### 1. ROLL CALL

Senior Planner Lesley Frohberg took roll call and declared a quorum was present.

#### PUBLIC COMMENTS

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

#### CONSENT AGENDA

##### 3. MINUTES.

**Consider approval of the minutes for the October 11, 2021, Planning and Zoning Commission.**

**PUBLIC HEARING**

Chairwoman Williams opened the public hearing; no one came to speak; Chairwoman Williams closed the public hearing.

**ACTION**

A motion was made by Commissioner Melend to **APPROVE** the consent agenda as presented; Commissioner Lynn seconded; motion carried 7-0.

**PUBLIC HEARINGS**

**4. ZONING APPLICATION Z0821-0216**

**Conduct a public hearing and consider Zoning Application No. Z821-2016 submitted by Halff Associates on behalf of Huntington Industrial for a Zoning Change from R-3, Single Family Residential; R-3, Single Family Residential within the Military Parkway – Scylene Corridor (MP-SC) Overlay District; and Commercial within the MP-SC Overlay District to Planned Development - Commercial to allow an industrial distribution center, remove the MP-SC Overlay District, and allow certain uses permitted by right in the Commercial and Industrial Zoning Districts located at 1110 and 1126 Military Parkway. This item was postponed at the October 11, 2021, Planning and Zoning Commission meeting.**

**PRESENTATION**

Principal Planner Johnna Matthews presented the item and staff's recommendation of approval to the Commission. Chairwoman Williams asked if this project was like the nearby project that was approved recently. Ms. Matthews confirmed that it is very similar to the project approved to the west of the proposed request, but this project includes additional amenities.

**APPLICANT**

Steve Meyer, 5950 Berkshire Lane, Suite 1250, Dallas, TX, with Huntington Industrial, gave background information on their company and gave an overview on elements of the proposed development. Commissioner Melend inquired whether a traffic/stop light would be warranted at Military Parkway and Gross Road. He was concerned about how the trucks would exit the site and be able to take a left onto Gross Road. Ms. Matthews stated that Traffic Engineering indicated that the development does not generate enough traffic to trigger a Traffic Impact Analysis and they have not suggested that a traffic light would be warranted. Ms. Matthews stated staff would continue to evaluate it as it moves through the development review process.

**PUBLIC HEARING**

Chairwoman Williams opened the public hearing. No one came to speak. The chairwoman closed the public hearing.

**ACTION**

Commissioner Melend made a motion to **APPROVE** with staff recommendation; Commissioner Lynn seconded; motion carried 7-0.

**5. ZONING APPLICATION NO. Z0921-0218**

**Conduct a public hearing and consider Zoning Application No. Z0921-0218 submitted by WRA Architects on behalf of Mesquite ISD for a Zoning Change from General Retail to General Retail with a Conditional Use Permit to allow public school located at 2600, 2700, 2704, and 2710 Motley Drive.**

**PRESENTATION**

Manager of Planning and Zoning Garrett Langford presented the item and staff's recommendation of approval with stipulations to the Commission.

**APPLICANT**

Graham Baumann, WRA Architects, presented the request to the Commission. Mr. Bauman detailed the proposed improvements to the site. Chairwoman Williams asked what would be done with the building on Pioneer once the Learning Center relocates to the site on Motley Drive. Mr. Baumann indicated that MISD plans to remodel their building on Pioneer for the MISD and City employee clinic and pharmacy. Commissioner Arnold asked how many students would be at the Learning Center on average. Mr. Baumann indicated that at the beginning of the school year, MISD expects about 50 students and as the school year progresses, it may increase up to 250 students.

**PUBLIC HEARING**

Chairwoman Williams opened the public hearing. Brownny Cooksey, 1017 Rupard Drive, came up to speak. Mr. Cooksey inquired if a screening wall would be required. Mr. Langford stated that there is an existing masonry screening wall that will remain. No one else came up to speak. Chairwoman Williams closed the public hearing.

**ACTION**

Commissioner Abraham made a motion to **APPROVE** with staff's recommendations. Commissioner Arnold seconded; motion carried 7-0.

**6. ZONING APPLICATION NO. Z1220-0172**

**Conduct a public hearing and consider Zoning Application No. Z1220-0172 submitted by Roberto Nunez, Alchemi Development Partners, on behalf of Nikesh Golakia for a Zoning Change from Service Station to Service Station with a Conditional Use Permit to allow a convenience store at 1028 W. Cartwright Road.**

**PRESENTATION**

Senior Planner Lesley Frohberg presented the item and staff's recommendation of approval to the Commission. The Commissioners inquired about outdoor lighting, fencing, parking, and building improvements. Ms. Frohberg indicated that any outdoor lighting would have to comply with the City requirements, and the applicant will be required to provide a photometric plan with the site plan. A masonry wall is required along the property line

adjacent to the apartment complex. The existing chain-link fence along the service road will be replaced with a wood fence.

### **APPLICANT**

The applicant, Qasim Ludy, Alchemi Development Partners, 821 Liberty Street Dallas; the property owners Nilesh Golakia, 1028 W. Cartwright Road Mesquite and Davinder Singh, 3013 Brookvale Drive Richardson, presented their request to the Commission. They explained that the addition would allow their store to offer more products and the existing building will be remodeled to match the addition. The applicant indicated that they would be willing to work with the apartment complex to do a wrought iron fence and that they would replace the chain-link fence along the service road with a wood fence.

### **PUBLIC HEARING**

Chairwoman Williams opened the public hearing. Brenda Randle, 510 Binkley Ct, came up to speak. Ms. Randle inquired about the public notices and how many were sent. Ms. Frohberg explained the contents of the public notices and to whom they are sent. Chairwoman Williams explained that the notices are sent to the property owner and not to the individual tenants of the apartment complex. Brownny Cooksey, 1017 Rupard Drive, came up to speak. Mr. Cooksey inquired if there was enough room for the cars to maneuver the site around the addition. The applicant responded by indicating that there would be enough room as they had done an autoturn exhibit to verify that the cars could maneuver the site. No one else came up to speak. Chairwoman Williams closed the public hearing.

### **ACTION**

The Commission and staff discussed whether a condition to replace the masonry screening wall with a wrought iron fence to match what the apartment complex has installed could be included in the motion. It was a consensus that the Commission should not include that condition as the applicant would need to coordinate with the apartment complex on alternative screening. Commissioner Melend made a motion to **APPROVE** with staff's recommendations and with the stipulation that the fence on the west side of the property be replaced with a wood fence and extend north as far as City regulations allow. Commissioner Arnold seconded; motion carried 7-0.

## **7. ZONING APPLICATION NO. Z0820-0145**

**Conduct a public hearing and consider Zoning Application No. Z0820-0145 submitted by Manuel Molina Jr. for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow primary outdoor storage at 2526 Westwood Avenue.**

### **PRESENTATION**

Senior Planner Lesley Frohberg presented the item and staff's recommendation of denial to the Commission. Ms. Frohberg provided suggested stipulations 1-5 should the Commission wish to approve the request. The Commissioners inquired further details about the condition of the property.

### **APPLICANT**

Manuel Molina Jr., 5005 Barcelona Drive, Garland, TX, presented his request to the Commission. Mr. Molina explained that the property is a work in progress. He indicated that he eventually would construct a building for his workshop on the property. The Commissioners discussed with the applicant about the improvements and condition of the property.

### **PUBLIC HEARING**

Chairwoman Williams opened the public hearing. Brownny Cooksey, 1017 Rupard Drive, came up to speak. Mr. Cooksey spoke in favor of the request and stated that the City should revise the regulations for the properties in the surrounding area as the City's development standards result in high costs for the property owner. No one else came up to speak. Chairwoman Williams closed the public hearing.

### **ACTION**

The Commission discussed the amount of time that should be given to the applicant before having him come back to the City for approval. Commissioner Melend made a motion to **APPROVE** with staff's suggested stipulations 1-5 with No. 5 to state the CUP shall expire six months from the issuance of the certificate of occupancy and added stipulation No. 6 - upon application for renewal of the CUP, the application fee shall be 30 percent of the then existing CUP fee. Commissioner Arnold seconded; motion carried 7-0.

### **DIRECTOR'S REPORT**

#### **8. Director's Report on recent City Council action taken on zoning items at their meeting on October 18, 2021.**

Director of Planning and Development Services Jeff Armstrong gave the Director's Report.

1. Zoning Application No. Z0821-0213, submitted by the City of Mesquite, for a change of zoning from Central Business and Planned Development - Central Business (Ordinance No. 2849) within the Military Parkway-Scyene Corridor (MP-SC) Overlay District to Planned Development - Central Business to remove the MP-SC Overlay District and to allow and restrict certain uses permitted in the Central Business Zoning District, located at 816 West Scyene Road and 641, 701, 735 and 821 Military Parkway **Approved by Ordinance No. 4903.**
2. Zoning Application No. Z0821-0214, submitted by Abdallah Adham, for a change of zoning from Commercial within the Military Parkway-Scyene Corridor (MP-SC) Overlay District to Planned Development – Commercial and to remove the MP-SC Overlay District to allow certain uses permitted in the Commercial district, located at 1210 West Scyene Road. **Approved by Ordinance No. 4904.**
3. Zoning Text Amendment No. 2021-05, amending the Mesquite Zoning Ordinance, as amended, by amending Section 5-207 by making revisions and deletions to various parts and sections regarding the approval standards for variances. **Approved by Ordinance No. 4905.**
4. Zoning Text Amendment Nos. ZTA 2021-04, ZTA 2021-06, ZTA 2021-07 and ZTA 2021-08 amending the Mesquite Zoning Ordinance, as previously amended, by amending various provisions of Section 4-400 regarding Mesquite Landmarks and

Historic Preservation Overlay Districts, Designations and Regulations; Sections 5-402, 5-406, 5-407, and 5-408 regarding the general regulations for Boards, Commissions, and Committees; Part 1A regarding the Municipal Arborist and appeals of the decisions of the Municipal Arborist; and Part 1, 1-300 regarding Nonconforming Situations and Amortization of Nonconforming Uses. **Approved by Ordinance No. 4906, 4907, 4908 and 4909.**

5. Zoning Text Amendment ZTA 2021-09, amending the Mesquite Zoning Ordinance, pertaining to repealing the form-based district titled "Kaufman-Interstate 20" and adding a new type of overlay zoning district to be called "Trinity Pointe Mesquite Overlay (TPM) District"; and Zoning Application No. Z0921-0219 for a change of zoning to add the Trinity Pointe Mesquite Overlay District to all properties located east of the Dallas County-Kaufman County line and west of FM 2932, generally along Interstate Highway 20. **Tabled.**
6. An ordinance for Zoning Application No. Z0921-0219 approving a change of zoning by adding the Trinity Pointe Mesquite (TPM) Overlay District to all properties located east of the Dallas County-Kaufman County line and west of FM 2932, generally along Interstate Highway 20. **Tabled.**

#### **9. PUBLIC COMMENTS**

Commissioner Melend asked if there should be an overlay district for the Mariposa and Westwood area to establish appropriate development standards. Mr. Armstrong indicated that the Comprehensive Plan identifies this area as needing additional study to determine the long-term vision for the area. The City then could establish policy and determine the appropriate regulations to achieve the vision.

**Chairwoman called the meeting adjourned at 9:13 P.M.**

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**Chairwoman Sherry Williams**