

MINUTES

NOVEMBER 8, 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)				

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

Planning & Development Administrative Aid Devanee Winn 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.

4. PLAT PL0721-0091

Consider approval of Plat Application No. PL0721-0091 for Iron Horse Commercial, a replat of Lot 1 and Lot 4 of the Rodeo Center Addition, submitted by Kimley-Horn and Associates, Inc. on behalf of MM Mesquite Commercial 14, LLC on 3.663 +/- acres located at 355 Rodeo Center Boulevard.

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 Abraham to **APPROVE** the consent agenda as presented; Commissioner McBride seconded; motion carried 7-0.

PUBLIC HEARINGS**5. ZONING APPLICATION Z0821-0212**

Conduct a public hearing and consider Zoning Application No. Z0821-0212 submitted by Kimley-Horn and Associates, Inc. on behalf of Braintree Properties for a Zoning Change from Planned Development – Industrial Ordinance No. 4856 to Planned Development – Industrial on two acres to allow a self-storage facility and Planned Development – Multifamily on 12.75 acres to allow an age-restricted multifamily development, located northwest of East Glen Boulevard and Clay Mathis Road, 2210 E Scyene Road.

PRESENTATION

Principal Planner Johnna Matthews presented the item and staff's recommendation of approval to the Commission.

Chairwoman Williams had some questions for staff. They are as follows;

1. Are the rentals for people 55 and older?
2. Are the apartments 1 story?
3. Who is responsible for the upkeep?

Ms. Matthews answered yes to the first 2 questions and explained that the Management and/or Owners will be responsible for the upkeep.

Commissioner McBride had concerns about the height of the self-storage. Commissioner McBride commented that it would be a nuisance for the people in the apartments to have to stare at a self-storage building.

APPLICANT

The applicant Richard Stilovich 5557 Braemar Dr. Frisco, TX came up to speak. Mr. Stilovich handed out photos to each Commissioner and Staff of the proposed multi-family 1 story apartments. Mr. Stilovich explained the original idea was to open a Charter School, but that idea fell through. Mr. Stilovich said after discussions with the City this is what everyone came up with the age-restricted multi-family and self-storage. Chairwoman Williams asked if the applicant had this type of development anywhere else. Mr. Stilovich answered no not this particular style of apartments. Chair asked how much the rent would be for the apartments. Mr. Stilovich said approximately \$1200 to \$1400 for 1 bedroom and \$1900 to \$2000 for the 2 bedrooms. Commissioner Arnold asked the Applicant to explain what kind of materials will be used for the apartments. Mr. Stilovich said it will be a mixture of wood, brick, and masonry. Commissioner Arnold commented that she is concerned about the security and traffic. Commissioner Meland asked the Applicant about the security. Mr. Stilovich explained that there will be security gates and cameras installed around the property office and pool.

PUBLIC HEARING

Chairwoman Williams opened the public hearing. Matt Kotter 5100 Shuly Ray Rd, Ft. Worth, TX came up to speak. Mr. Kotter stated that he and Mr. Stilovich, who are partners and owners of the property, met with the City and everyone came up with this project as being the best way to develop this piece of property. Commissioner Melend asked if they can cut the self-storage building down to just 2 stories. Mr. Kotter answered that it would not be economical for them to make the building smaller. All of the Commissioners are very concerned about the height of the self-storage building. There were no other questions. Chairwoman Williams closed the public hearing.

ACTION

Commissioner Melend made a motion to **APPROVE** with staff recommendations; Commissioner Lynn seconded; motion carried 4-3 with Commissioner McBride, Commissioner Arnold, and Commissioner Abraham dissenting.

DIRECTOR'S REPORT

6. Director's Report on recent City Council action taken on zoning items at their meeting on November 1, 2021.

Director of Planning and Development Services Jeff Armstrong gave the Director's Report. Cases are as follows;

1. Authorize the City Manager to execute a contract with Kimley-Horn and Associates, Inc., for professional engineering services in connection with a Water and Wastewater Impact Fee Study Update. **Approved**
2. Application No. Z0821-0216, submitted by Halff Associates on behalf of Huntington Industrial, for a change of zoning from Single-family Residential and Commercial within the Military Parkway-Scyene Corridor Overlay District to Planned Development-Commercial and to remove the property from the Military Parkway-

Scyene Corridor Overlay District to allow an industrial distribution center and to allow certain uses permitted by right in the commercial districts on approximately 24.05 acres of land, located at 1110 and 1126 Military Parkway. **Approved by Ordinance No. 4911.**

3. Zoning Application No. Z0921-0218, submitted by Adeel Shibli, for a change of zoning from Truman Heights Neighborhood District to Truman Heights Neighborhood District with a Conditional Use Permit to allow a medical clinic, located at 802 E. U.S. Highway 80. **Approved by Ordinance No. 4912.**
4. Application No. Z1021-0222, submitted by WRA Architects on behalf of Mesquite Independent School District, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow school uses, located at 2600, 2700, 2704 and 2710 Motley Drive. **Approved by Ordinance No. 4913.**

PUBLIC COMMENTS

7. **Any individual desiring to address the Planning and Zoning Commission regarding the DIRECTOR'S REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.**

There were no public comments.

Chairwoman Williams called the meeting adjourned at 8:15 P.M.

Chairwoman Sherry Williams