

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
APRIL 9, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice Chair Sherry Williams, Sergio Garcia, Dharma Dharmarajan, Yolanda Shepard, Alternate Debbie Anderson, Alternate Elizabeth Allen

**Absent** Jennifer Vidler

**Staff:** Interim Director Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Director of Public Works Matthew Holzapfel, Assistant Senior City Attorney Cindy Steiner, Senior Administrative Secretary Devanee Winn

Chairman Ronald Abraham called the meeting to order and declared a quorum present.

**I. APPROVAL OF THE MINUTES OF THE MARCH 26, 2018 MEETING**

A motion was made by Vice Chair Williams to approve the minutes. Ms. Anderson seconded. The motion passed unanimously.

**II. PUBLIC HEARINGS**

**A. Conduct a public hearing and make a recommendation on amending the City of Mesquite's Master Thoroughfare Plan.**

Director of Public Works Matthew Holzapfel briefed the Commissioners. Ms. Shepard asked if the reclassification of Franklin should be revisited due to the horrible traffic on Franklin at Tripp Road. Mr. Holzapfel answered that it is an intersection design issue because of the 4 way stop. Vice Chair Williams also has a concern that the traffic is so bad drivers are jumping lanes and that causes traffic issue. Vice Chair Williams also has a concern that there is a school being built nearby and will that cause more traffic? Mr. Holzapfel answered that schools could increase traffic at peak times and that Traffic Engineering is aware of these issues and that they work to ensure that schools addressed the traffic issues that they may have. Chairman Abraham open for public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Mr. Dharmarajan to approve. Vice Chair Williams seconded. The motion passed unanimously.

**B. Conduct a public hearing and consider an application submitted by Les Pritchett for a Zoning Change from the "GR" General Retail zoning district to the "LC" Light Commercial zoning district with a Conditional Use Permit to allow indoor recreation on a property described as Mall East Addition Phase II, Block 1, Lot 3R1, City of Mesquite, Dallas County, Texas, located at 1220 N. Town East Boulevard, Suite 650 (Z0318-0028).**

Mr. Langford briefed the Commissioners. Chairman Abraham opened for Staff questions. No one had questions for the staff. Chairman Abraham opened for Applicant to come up and speak. The applicant Les Pritchett came up to speak and explained that the reason for the building change was due to Babies-R-Us closing down. The building would be much more suitable for the indoor recreation. Mr. Garcia asked the applicant if they have a timeline. Mr. Pritchett answered that according to the landlord, Babies-R-Us is supposed to be out of the building by the middle of May. He further stated that their goal is to be open by Thanksgiving. There were no other questions for the applicant. Chairman Abraham opened for public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Shepard to approve per staff's recommendation. Mr. Garcia seconded. The motion passed unanimously.

- C. **Conduct a public hearing and consider an application submitted by Brad Lingle for a Zoning Change from R-3, Single Family Residential to GR, General Retail to allow a commercial development on a property described as Lots 22 – 30, Block E; Lots 16 – 25, Block F; Lots 20-21, Block G; Woodland Park Addition, City of Mesquite, Dallas County, Texas, located 3401 McKenzie Road (Z0318-0029).**

Mr. Garrett Langford briefed the Commission. It was noted that the agenda had an error. No action was taken by the Commission.

- D. **Conduct a public hearing and consider an application submitted by Fenton Motors Group, Inc. for a Zoning Change from Light Commercial to Planned Development - Light Commercial with a Conditional Use Permit to allow outdoor display for an automobile dealership selling new and/or used vehicles, on property described as Oates Corner Retail Addition, Block A, Lot 2B, located at 16200 IH 635 (Zoning File No. Z0318-0025).**

Mr. Langford briefed the Commission. Chairman Abraham opened for staff questions. Chairman Abraham asked if the owner decides to liquidate the other properties would they have to get new a Conditional Use Permit. Mr. Langford answered yes. The applicant, Mark Exposito, gave a brief presentation to the Commissioners. There were no questions for the applicant. Chairman Abraham opened for public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Vice Chair Williams to approve per staff's recommendation. Ms. Shepard seconded. The motion passed unanimously.

## **II. DISCUSSION**

- A. **Receive a presentation and provide input on new and/or revised regulations concerning primary and secondary educational uses.**

Mr. Langford briefed the Commissioners. Mr. Langford said the purpose of the revised regulations is to consider whether primary and secondary schools should require a Conditional Use Permit. A traffic impact analysis and traffic management plan would be required as part of the CUP process. The proposed amendments would also require schools to get a Special Exception through Board of Adjustment in order to add temporary classrooms to their campuses. The Commissioners discussed in the general the traffic situations with public and charter schools. Mr. Armstrong said that at first the schools were not require to have a traffic management plan; however, as pre-existing schools are expanded they are providing traffic studies to the City for review. Mr. Armstrong further noted that when any new school is first opened there are going to be adjustments and delays as new parents learn the routine of picking up and dropping off of their students. Mr. Dharma wanted to know if we can require the classroom rooftops to have solar panels. Ms. Steiner stated that we can look into the solar issue but the schools are budgeted through the State and have a strict and regulated budget. To add to the ordinance a regulation to use solar panels would be overstepping the boundaries. There were no other questions.

## **III. DIRECTOR'S REPORT**

- A. **Director's Report on recent City Council action on zoning items at their meeting on April 2, 2018.**

Mr. Jeff Armstrong discussed the Director's Report with the Commission in the pre-meeting. Chairman Abraham asked if the Commissioners had any further questions regarding the Director's Report. There were no questions.

There being no further items before the Commission, the Chairman adjourned the meeting at 9:10 pm.

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**Chairman Ronald Abraham**