

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
MAY 29, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice Chair Sherry Williams, Sergio Garcia, Dharma Dharmarajan, Jennifer Vidler, Yolanda Shepard, Debbie Anderson

**Absent** Alternate Elizabeth Allen

**Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Hannah Carrasco, Traffic Engineering Michael Zdansky, Assistant City Attorney Cynthia 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 MAY 14, 2018 MEETING**

A motion was made by Ms. Vidler to approve the minutes. Ms. Shepard seconded. The motion passed unanimously.

**II. TRAFFIC**

- A. Consider a request submitted by Ray Thomas, Exceed Engineering, on behalf of Metro Mechanical, for variances from City Ordinance #3791, Section 15-150.2 to (1) decrease the minimum driveway separation distance for two driveways along S. Bryan- Belt Line Road, from a minimum of 150 feet to 129 feet and 69 feet and (2) to waive the requirement for an exclusive left turn lane where a full median opening provides cross median access to a driveway on only one side of S. Bryan Belt-Line Road, on properties located at 516 S. Bryan Belt- Line Road (V0518-0009).**

Principal Planner Johnna Matthews briefed the Commissioners. Chairman Abraham opened for staff questions. The Commission did not have any questions for Staff. Chairman Abraham asked if the Applicant was present. Owner Gary Hall came up and explained the need for the extra parking. Mr. Hall stated that they have out grown the present parking spaces. Chairman Abraham opened for Applicant questions from the Commission. There were no questions. A motion was made by Ms. Jennifer Vidler to approve. Vice Chair Sherry Williams seconded. The motion passed unanimously.

**III. PUBLIC HEARINGS**

- A. Consider and take action on a Replat for Creek Crossing of God Addition, submitted by Claymoore Engineering, Inc., on behalf of Creek Crossing Assembly of God, located at 2600 East Glen Boulevard (PL0518-0068, Creek Crossing of God Addition, Block A, Lot 1R).**

Planning and Zoning Manager Garrett Langford briefed the Commission. Staff recommends approval with the conditions 1-10 listed in the Staff report. Chairman Abraham opened for Staff questions. There were no questions for Staff. Chairman opened for the Applicant to come up and speak. Applicant Representative Clay Christie came up to speak. Mr. Christie indicated that he did not have anything to add. Chairman Abraham asked if the Commissioners had any questions for Mr. Christie. Commissioners did not have any questions. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Jennifer Vidler to approve with the conditions 1-10. Ms. Shepard seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider an application submitted by Md. Mozharul Islam for a Zoning Change from R-3, Single Family Residential to GR, General Retail to allow a parking lot and other uses permitted in the General Retail zoning district on a property described as 1.39 acres in the M.L. Swing Survey, Abstract Number 1397, and Robert Bethurum Survey, Abstract Number 170, City of Mesquite, Dallas County, Texas, located at 100 W. Mimosa Lane. (Z0518-0031)**

Planning and Zoning Manager Garrett Langford briefed the Commissioners. Mr. Langford informed the Commissioners that he will have to amend the Staff recommendations. Mr. Langford was informed in the pre-meeting that Office Zoning does not allow a stand-alone parking lot. Staff will recommend a PD-Office with added use of parking. Chairman Abraham opened for Staff questions. Ms. Williams asked if the only entrance is located off Mimosa Lane. Mr. Langford stated the new entrance would be off an existing driveway. Ms. Shepard wanted to know if the solo house would be protected by a screening wall. Mr. Langford stated that is a property that is an Office use. The Zoning was changed last year. Commissioners had no other questions for Staff. Chairman Abraham open for Applicant questions. Chairman Abraham opened for Applicant to come up and answer any questions from Staff. Applicant Md. Mozharul Islam came up to speak. Chairman Abraham asked the Applicant if he is in agreement with the zoning changing from General Retail to PD-Office. Applicant answered yes. There were no other questions for the Applicant. Chairman Abraham opened the public hearing. Ms. Ruth Simms came up to speak. Ms. Simms asked how the parking lot will affect the neighborhood. She does not want any changes done to her neighborhood or house. Ms. Vidler asked the Applicant if the business has bothered the neighborhood so far. Applicant answered no. Ms. Vidler stated where the parking lot is located and where the entrance is into the parking, there should be no change. There were no other questions. Chairman Abraham closed the public hearing. A motion was made by Jennifer Vidler to approve from General Retail to PD-Office. Ms. Shepard seconded. The motion passed unanimously.

- C. Conduct a public hearing and consider an application submitted by Denise Shontel for a Zoning Change “C” Commercial to “C” Commercial, with a Conditional Use Permit to allow an “Indoor Recreation Facility” on a property described as Blue Bell Heights 2, Lot 3, Block A, City of Mesquite, Dallas County, Texas, located at 1210 W. Scyene Rd., Suite D. (Z0518-0032)**

Principal Planner Johnna Matthews briefed the Commissioners. Chairman Abraham opened for Staff questions. There were no questions for Staff. Chairman Abraham opened for Applicant to come up and answer questions. Applicant Denise Shontel came up and explained what the business is and what they do. Applicant stated they are a family friendly atmosphere with no alcohol or smoking. Commissioners had no questions for the Applicant. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Sherry Williams to approve. Ms. Debbie Anderson seconded. The motion passed unanimously.

#### **IV. DIRECTOR’S REPORT**

- A. Director’s Report on recent City Council action on zoning items at their meeting on May 21, 2018.**

Planning and Zoning Manager Mr. Langford briefed the Commissioners on the City Council’s actions regarding Planning and Zoning related cases from the May 21, 2018 City Council meeting.

There being no further items before the Commission, the Chairman adjourned the meeting at 7:40 p.m.

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**Chairman Ronald Abraham**