

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,
JULY 23, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Vice Chair Sherry Williams, Jennifer Vidler, Debbie Anderson Yolanda Shepard

Absent Chairman Ronald Abraham, Sergio Garcia, Dharma Dharmarajan, Alternate Elizabeth Allen

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Hannah Carrasco, Planner Ben Callahan, Assistant City Attorney Cynthia Steiner

Vice Chair Sherry Williams called the meeting to order and declared a quorum present.

I. APPROVAL OF THE MINUTES OF THE JULY 9, 2018 MEETING

- A. A motion was made by Ms. Vidler to approve the minutes with the noted corrections. Ms. Anderson seconded. The motion passed unanimously.

II. PUBLIC HEARINGS

- A. **Conduct a public hearing and consider an application submitted by John Porizek, M/I Homes for a Zoning Change from “GR” General Retail to Planned Development – Single Family Residential to allow a single-family subdivision on a property described as Tract 1 (6.5533 acres) and Tract 2 (4.2156 acres) in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, TX, located at 4105 N. Belt Line Road and 4155 N. Belt Line Road (Z0518-0033).**

Mr. Langford briefed the Commission. Staff recommended approval. Vice Chair Williams opened for staff questions. Ms. Vidler asked for clarification about the density/acreage. Mr. Langford gave an explanation. Ms. Vidler asked if the applicant had any alternative plans to the one proposed. Mr. Langford answered not to staff's knowledge. Vice Chair Williams opened for the applicant to come up and speak. John Porizek came up to speak as the applicant. Mr. Porizek gave a presentation on M/I Homes and the proposed development. He explained that the development is intended for younger professionals and how the development will have a positive impact in the area. Ms. Vidler asked the applicant if he had any pictures of the 20-ft wide homes that they are planning to build. Applicant answered they are developing that product now but it is not available. Ms. Vidler asked if this project is a pilot program. Applicant answered no. Vice Chair Williams asked what the price range would be per home. Applicant answered high \$200,000 to \$300,000. Vice Chair Williams made the comment that she can see the young and senior people living in this type of development. Vice Chair Williams asked if these are considered zero-lot-line lots. Applicant answered no because the homes will have 5-ft setbacks on both sides. Vice Chair Williams asked if the homes will be similar to the pictures that were provided. Applicant answered yes. Ms. Shepard asked if there are any illustrations or renderings showing how the development will look from the adjacent streets. Applicant answered no. Vice Chair Williams asked if all the homes are 2 story. Applicant answered yes. There were no other questions for the applicant. Vice Chair Williams opened the public hearing. Georgene Moon, 4216 Blackwillow Drive, came up to speak. Ms. Moon stated that she looked at other developments that the applicant has developed and the homes are beautiful. Ms. Moon would like to know what the houses will look like from the alley and what the percentage of masonry. Ms. Moon is concerned about the non-masonry or the amount of the masonry on the house. Ms. Vidler asked Ms. Moon what she thinks about the development after the presentation. Ms. Moon said she was for the homes over any businesses; however;

now she is not because of the lot sizes. Hipolito Salazar, 4316 Woodbulff Drive, is concerned about the fence location. Mr. Salazar said it will make it very difficult to get in and out of the small alley and if the homes are two stories, then people living in the homes will be able to see into his backyard. Mr. Salazar is against this because it will infringe on his privacy. Janet Wilemon, 4108 Blackwillow Drive, is concerned about the two-story houses and the density, traffic, crime, and the additional crowding of schools. Ms. Wilemon stated that this paints a very grim picture and stated the property should remain retail and the proposed houses are too different from the neighborhood homes. Ms. Vidler asked how the traffic is now. Ms. Wilemon stated it is not too bad. Ms. Moon came back to the podium and stated that she leaves between 7 and 8 in the morning and she leaves out of her alley onto Barnes Bridge and it is a dangerous turn. Mr. Salazar came back to the podium and stated that he also has traffic concerns. Linda Roberts, 4225 Arbor Drive, came up to speak and she is concern about the traffic as well. Ms. Roberts stated that there are so many accidents and the traffic is impossible. Alisha Mizell, 4108 Blackwillow Drive, came up to speak. Ms. Mizell also has traffic concerns and the green space on the outer perimeter is not a good idea because of the busy traffic. Ms. Alicia thinks retail is the best option. Robert Wilemon, 4108 Blackwillow Drive, came up to speak. Mr. Wilemon doesn't think it will better the neighborhood. Mr. Wilemon thinks it looks like a trailer park. Doesn't think it will fit in with the neighborhood. He is also concerned about more wrecks. No one else came up to speak. Vice Chair Williams closed the public hearing. Ms. Vidler stated that the proposed development is not cohesive to the area. Ms. Anderson likes the plan, but not in this location. A motion was made by Ms. Vidler to deny the request. Ms. Shepard seconded. The motion passed unanimously (4-0).

- B. Conduct a public hearing and consider an application submitted by Travis Boghetch, Boghetch Law, PLLC, on behalf of Scyene Rodeo, Ltd. for a Zoning Change from Planned Development – Townhomes #3817; Light Commercial, Commercial, and Planned Development – Light Commercial #3753 within the Mesquite Arena Rodeo Overlay District (MA/RE) to Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE) to allow a development with residential uses and commercial uses including retail, restaurant, entertainment, and indoor recreational uses on a property described as 56.11 +/- acres situated in the Daniel Tanner Survey, Abstract No. 1462 and in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas, located at 1900 and 2000 W. Scyene Road, 21713 and 21717 IH 635, 1703 and 1705 Rodeo Drive, 417 Rodeo Center Drive. (Z0518-0036).**

Mr. Langford briefed the Commission. Staff recommends to table without date certain. Staff will send out another notice. Applicant needs time to make additional changes. Mr. Langford suggest the Commission open the public hearing in case there are people here that want to comment. Vinay Sedey, 1704 Military Parkway, came up to speak and he is for the proposal but he wants to know the traffic impact and what the development will look like aesthetically. No one else came up to speak. Vice Chair Williams closed the public hearing. No motion or vote was taken on this case.

- C. Conduct a public hearing and consider an application submitted by Patrick Roffino for a Zoning Change to amend Planned Development – Office Ordinance No. 2042 to allow additional uses on a property described as Club Estates 4, Block 15, Pt. Lot 1, City of Mesquite, Dallas County, Texas, located at 5115 N. Galloway Avenue (Z0518-0034).**

Principle Planner Johnna Matthews briefed the Commissioners. Vice Chair Williams asked for clarification of the parking. Ms. Matthews explained the parking on the site plan. Vice Chair Williams opened for Applicant to come up and speak. Patrick Roffino came up to speak as the applicant and gave a brief presentation. Mr. Roffino stated they are needing more uses for the property. Vice Chair Williams opened for public hearing. Edith Barnes, 4537 Club Estates,

came up to speak. Ms. Barnes asked about parking in the curved area that is the resident parking. Ms. Matthew answered that the resident parking is not part on the onsite parking. Ms. Barnes is opposed. David Roffino who is the co-owner of the property came to speak and gave additional explanation for the development's history. He stated that they want some additional flexibility. No one else came up to speak. Ms. Vidler stated that there should be additional clarification on the definition of the live-work units. Ms. Steiner stated we could define live-work unit as where a person working in that unit may also live in that unit. Vice Chair Williams closed the public hearing. A motion was made by Ms. Shepard to approve the request with the updated definition for live-work unit as discussed. Ms. Vidler seconded. Motion passed unanimously.

D. Conduct a public hearing and consider an application submitted by Maxwell Fisher with Masterplan for a Zoning Change from Commercial to Planned Development – Commercial to allow a pawnshop on a property described as Casa Ridge Addition No. 1, Block A, Lot 4, City of Mesquite, Dallas County, Texas, located at 3701 Gus Thomasson Road (Z0618-0049).

Planner Hannah Carrasco briefed the Commission. Vice Chair Williams opened for staff questions. There were no questions for staff. Vice Chair Williams opened for applicant to come up and answer any questions. Mr. Maxwell Fisher came up to speak as the applicant. Mr. Fisher gave a presentation as to what they are planning with proposed business. Mr. Fisher also provided a petition with 100 signatures in support. Vice Chair Williams opened the public hearing. No one came up to speak. Vice Chair Williams closed the public hearing. A motion was made by Ms. Vidler to deny. Ms. Shepard seconded. Motion passed unanimously.

E. Conduct a public hearing and consider a city initiated rezoning to repeal the existing Conditional Use Permit No. 4510 for properties located at 16160 and 1670 IH 635 and to repeal the existing Conditional Use Permit No. 4195 for property located at 16190 IH 635. The subject properties are described as being Lots 4R, 5R-1, 5R-2, and part of Lot 1R, Block A of the Oates Corner Retail Addition, and part of the adjacent tract in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas and are located at 16160, 16170 and 16190 IH 635 (Z0718-0050).

Mr. Langford briefed the Commission. Vice Chair Williams opened for Staff questions. No one had questions. Vice Chair Williams opened the public hearing. No one came up to speak. Vice Chair Williams closed the public hearing. A motion was made by Ms. Vidler to approve the repeal with a 90-day deferral period as recommend by staff. Ms. Anderson seconded. The motion passed unanimously.

III. DIRECTOR'S REPORT

A. Director's Report on recent City Council action on zoning items at their meeting on July 16, 2018.

Mr. Langford gave a briefing City Council actions took on zoning items at the July 16th meeting. Mr. Armstrong also indicated that City Council approved a contract with a consulting firm to begin the process of the updating the City's Comprehensive Plan.

There being no further items before the Commission, the Vice Chairman adjourned the meeting at 9:13 p.m.

Vice Chairman Sherry Williams