

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
AUGUST 27, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

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

**Absent** Alternate Elizabeth Allen

**Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Ben Callahan, 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 AUGUST 13, 2018 MEETING**

- A. A motion was made by Ms. Vidler to approve the minutes with the corrections to case number **Z0718-0057**. Ms. Vidler wants to add her comment that there were 3 public meetings regarding the notices sent to all property owners. Ms. Williams wanted to add her question asking if the notices were sent in Spanish as well as English. Ms. Williams seconded. The motion passed unanimously.

**II. ZONING**

- A. **Conduct a public hearing and consider an application submitted by Dick Demien, HHW Solutions for a Zoning Change “I” Industrial to “I” Industrial, with a Condition Use Permit to allow “Storage and Aggregation of chemicals” on a property described as Dalworth Industrial District, Block B, Lot 4, City of Mesquite, Dallas County, TX, located at 844 Dalworth Drive, Suite 7. (Z0718-0053). Tabled from the August 13, 2018, Planning and Zoning Commission meeting.**

Planner Ben Callahan briefed the Commission. Chairman Abraham opened for Staff questions. Ms. Vidler asked what the percentage of non-paint the Applicant will be storing. Mr. Callahan answered that will be a question for the Applicant. Ms. Shepard asked how they will dispose of the chemicals. Mr. Callahan answered that the Applicant is here and that would be something the Applicant can answer. Mr. Dharmarajan asked about chain of custody issues. Mr. Callahan stated that will be an Applicant question. Chairman Abraham asked for Applicant to come up answer questions the Commissioners might have. The Applicant Mr. Dick Demien came to answer questions. Ms. Vidler wanted to know if there will be any other chemicals that will be stored at his facility other than what is listed in the Staff report. Applicant answered no. Ms. Vidler asked where the Applicant disposes the chemicals. Applicant answered TCEQ encourages his company to recycle/reuse anything that can be reused. Applicant also stated that they will take it to a place that is a permitted industrial landfill. Ms. Williams asked if the homeowner has to bring the paint to the Applicant’s business. Applicant answered no. They will come and pick-up from the homeowner. There was some discussion about how they would be cleaning up accidental spills. Applicant stated they will use what a normal household would use if they have a spill. Applicant stated that they are only permitted to collect household chemicals not commercial. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve. Ms. Shepard seconded. The motion passed unanimously.

- B. **Conduct a public hearing and consider an application submitted by Jose Martinez, Martinez Inspections for a Zoning Change “C” Commercial to “C” Commercial, with a**

**Conditional Use Permit to allow the sale of used tires on a property described as Beltline Range Addition, Block A, Lot 1R, City of Mesquite, Dallas County, TX, located at 1616 Range Drive, Suite 100, (Z0718-0054). Tabled from the August 13, 2018, Planning and Zoning Commission meeting.**

Planner Ben Callahan briefed the Commission. Ms. Williams asked if the Applicant will have any outdoor storage. Mr. Callahan answered no. There were no other questions for Staff. Chairman Abraham opened for the Applicant to come up and answer any questions the Commissioners might have. Applicant Jose Martinez came up to answer questions. Ms. Vidler asked if the Applicant's primary business will be inspections. Applicant answered yes. Ms. Vidler asked if the Applicant will be doing mechanical work. Applicant answered it will be light mechanical work like brakes, windshield wipers, and light bulbs. Ms. Shepard asked how the tires will be disposed of. Applicant answered the tires will be disposed at a permitted tire landfill. Applicant stated that he would like to sell the used tires to those who can't afford brand new ones. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Shepard to approve with the Staff recommendations. Ms. Vidler seconded. The motion passed unanimously.

- C. Conduct a public hearing and consider an application submitted by Travis Boghetich on behalf of Scylene 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 (townhomes and zero-lot line homes) 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. Scylene Road, 21713 and 21717 IH 635, 1703 and 1705 Rodeo Drive, 417 Rodeo Center Drive. (Z0518-0036).**

Planning & Zoning Manager Garrett Langford briefed the Commissioners. Ms. Vidler asked if the zero lot homes will have the 3 feet divided 1.5 and 1.5 each side between the homes. Mr. Langford answered that it will be 3 feet total between the homes with zero setback on one side and three feet on the other. Mr. Dharmarajan asked if each unit of the row houses were three stories high. Mr. Langford answered yes. Ms. Williams asked if all the residences will have two parking spaces. Mr. Langford answered yes as well as street parking for guests. Ms. Williams asked for the square footage on the Villas, Bungalows, and Townhomes. Mr. Langford gave the square footage for each one. Mr. Dharmarajan asked if the City Services will be able to handle the extra population. Mr. Langford answered yes. Chairman Abraham opened for the Applicant to come up and answer questions Staff might have. Representing the Applicant Mr. Thomas Fletcher came up to speak. Mr. Fletcher is the Engineer for the Applicant. Mr. Fletcher gave a presentation for the Commissioners. Mr. Langford wanted to have Mr. Fletcher explain to the Commission on how the façade is addressed in the PD. Mr. Fletcher explained that there will be differences with the façade throughout the development to keep from everything looking the exact same way. Ms. Vidler asked why they decided to put in so many townhomes and not more of the villas or bungalows. Mr. Fletcher answered mainly because of the density would be able to support the commercial. They feel the townhomes would help drive the commercial. Mr. Dharmarajan asked about solar panels for the houses and provisions for autonomous cars. Mr. Fletcher answered that they haven't as of now addressed that, but certainly they look into that in the future. Ms. Williams asked what the price range of the homes would be. Mr. Fletcher answered average price will be in the \$255,000.00 price range. Ms. Shepard asked if there will be retaining wall or will the development blend into the adjacent residential neighborhood. Mr. Fletcher answered that

there is an open drainage channel on the eastern side of the existing community that also acts as a utilities easement which is 60 to 80 feet wide. They have made the lots that are on the side of the existing residence deeper, plus the existing homes have an alley behind their homes to act as the buffer. There were no other questions for Mr. Fletcher. Chairman Abraham opened the public hearing. Mr. Richard Colbertson 2005 Allegheny Drive came up to speak. Mr. Colbertson is concerned about the extra amount of runoff that will flow through the drainage channel. Mr. Langford answered that the development will have to abide by all the City of Mesquite drainage requirements and provide a drainage plan that the City will approve. Mr. Colbertson asked if there will be any additional streets to help with the traffic. Mr. Langford answered that it will take some coordination between the developer, the City, and TXDOT. Ms. Tina Mendoza came up to speak. Ms. Mendoza asked if there will be a wall put up between the alley and the urban row houses. Mr. Langford answered that there will not be a wall, but there will be privacy fences. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve with the recommendations. Ms. Adams 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 August 20, 2018.**

Manager of Planning & Zoning Garrett Langford briefed the Commissioners on the zoning actions the City Council made at the August 20, 2018 meeting.

**B. Director's Report on the progress of updating Mesquite Comprehensive Plan.**

Manager of Planning & Zoning Garrett Langford briefed the Commission on upcoming agenda and the role the Commissioners will have on the Comprehensive Plan.

There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 8:45p.m.

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**Chairman Ronald Abraham**