

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
OCTOBER 22, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

- Present:** Vice-Chair Sherry Williams, Jennifer Vidler, Debbie Anderson, Yolanda Shepard, David Gustof
- Absent:** Chairman Ronald Abraham, Alternate Elizabeth Allen
- Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Ben Callahan, Planner Hannah Carrasco, Assistant City Attorney Cynthia Steiner

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

**I. APPROVAL OF THE MINUTES OF THE SEPTEMBER 24, 2018 MEETING**

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

**II. PLATS**

- A. Consider and take action on a Preliminary Plat for Travis Ranch South Phase 2 submitted by Westwood Professional Services on behalf of CTMGT Land Holdings, LP, being 35.816 +/- acres located north of U.S. Highway 80 in the Isaac Jones Survey, Abstract No. 257, all located within the City of Mesquite's Extra-Territorial Jurisdiction, Kaufman County, Texas (PL0918-0081, Travis Ranch South Phase 2, containing 221 lots).**

Mr. Langford briefed the Commissioners. Ms. Vidler asked if this for the 221 lots. Mr. Langford answered yes. Applicant Mathew Lee came to the lectern to speak. Mr. Lee said that they are not anticipating changing the size of any of the lots. A motion was made by Ms. Shepard to approve with Staff's recommendations. Ms. Anderson seconded. Motion passed unanimously.

- B. Consider and take action on a Preliminary Plat for Trailwind submitted by Pettit Barraza, LLC on behalf of DR Horton – Texas, Ltd., being 110.971 +/- acres located south of IH-20 and east of FM 741 in the Martha Musik Survey, Abstract No. 312, City of Mesquite, Kaufman County, Texas (PL1018-0083, Trailwind, containing 450 lots).**

Mr. Langford briefed the Commissioners. Staff recommended approval with conditions. Applicant Christie Hancock came up to speak. There was a discussion about the price range of the homes. Ms. Shepard made a motion to approve with Staff recommendations. Mr. Gustof seconded. Motion passed 4-1 with Ms. Vidler dissenting.

- C. Conduct a public hearing and take action on a Replat of Skyline Industrial Village No. 4, Block H, Lot 3B submitted by Wier & Associates, Inc., on behalf of G-Man Properties, LLC, located at 3301 and 3325 Innovative Way, City of Mesquite, Dallas County, Texas (PL01018-0087, Skyline Industrial Village No. 4, Block H, Lot 3BR).**

Mr. Langford briefed the Commissioners. Staff recommended approval with conditions. Vice Chair opened for public hearing. No one came up to speak. Vice Chair closed the public hearing. A motion was made by Ms. Vidler to approve with Staff's conditions. Ms. Anderson seconded. The motion passed unanimously.

**III. ZONING**

- A. Conduct a public hearing and consider an application submitted by Sidney Stratton, Manhard Consulting on behalf of Historymaker Homes for a Zoning Change from Planned Development – Office to Planned Development – Townhomes to allow a 241-lot townhome development on a property described as being 28.39 +/- acres within the remainder of Triangle East Addition Block 2, Lots 3 and 4, City of Mesquite, Dallas County, Texas, located at 2920 Gus Thomasson Road (Z0518-0038). To be tabled and rescheduled.**

Vice Chair opened the public hearing. No one came up to speak. The public hearing was left open. A motion was made by Ms. Vidler to postpone until the November 12, 2018 meeting, with the public hearing left opened. Ms. Shepard seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider an application submitted by Danny Humphrey for a Zoning Change from Service Station to Planned Development – General Retail to allow major auto repair and outdoor storage on property located at 2933 Motley Drive (Z0818-0062).**

Planner Hannah Carrasco briefed the Commissioners. Staff recommended denial. Applicant Danny Humphrey came up to address any questions Commissioners might have. Mr. Humphrey is willing to do minor repairs only and had only been doing major occasionally. He is only concerned with being able to park cars for an extended period. He stated that his Certificate of Occupancy for the business is minor auto repair, not a service station. Mr. Langford provided clarification about that Service Station refers to the zoning and not to the land use. There was a discussion about the possibility of a screening wall and placing a cap on the number of cars that could be stored onsite. There was a discussion about the options between PD and Conditional Use Permit. Vice Chair opened the public hearing. Ms. Sheila Lynn, 3601 Bahamas, came up to speak and stated that she took her car there for repairs and asked that the Commission approve the request. No one else came up to speak. Ms. Vidler made a motion to postpone until the November 12, 2018 meeting, leaving the public hearing open. Ms. Shepard seconded. The motion passed unanimously.

- C. Conduct a public hearing and consider an application submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from Planned Development – Single Family Residential to Planned Development – Single Family Residential, with a Conditional Use Permit allow a middle school on a property described being 35.341 +/- acres in the John P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, located at 101 Holloman Road (Z0918-0064).**

Mr. Langford briefed the Commissioners. Staff recommended approval. Mr. Langford stated that the request is for a new middle school. The applicant submitted a TIA with the CUP and it showed that the proposed layout of the site will have sufficient room for drop-offs and pickups without backing into the right-of-way. Graham Baumann with WRA Architects came up to speak as the applicant on behalf of Mesquite ISD. Mr. Baumann stated they would design the school to hold 1,200 students and the site layout will be similar to Frasier Middle School. Vice Chair opened the public hearing. No one came up to speak. Vice Chair closed the public hearing. Ms. Anderson made a motion to approve with staff's recommendation. Ms. Vidler seconded. The motion passed unanimously.

- D. Conduct a public hearing and consider an application submitted by Alex Ayagh for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow the sale of used tires on a property described as being Part of Lot 20, Block 3, Town East Estates, City of Mesquite, Dallas County, Texas, located at 2532 US HWY 80 E (Z0918-0066). To be tabled and rescheduled.**

To be rescheduled and re-noticed

- E. Conduct a public hearing and consider an application submitted by Pettit Barraza, LLC on behalf of DR Horton – Texas, Ltd., for a Zoning Change from Agriculture to Planned Development – Single Family Residential to allow a single family subdivision on a property described as being 110.971 +/- acres located south of IH-20 and east FM 741 in the Martha Musik Survey, Abstract No. 312, City of Mesquite, Kaufman County, Texas (Z1018-0069).**

Mr. Langford briefed the Commissioners. Staff recommended approval with conditions. There were discussions with Staff concerning the floodplain and flooding issues. Mr. Langford answered that the development will be required to comply with the City's drainage ordinance and that the engineering review process will ensure that any flooding issues will be addressed. The Commission discussed the traffic issues and what the plan would be in dealing with traffic onto Heartland Parkway and FM 741. Staff indicated that there would be a TIA study done to address those issues. Applicant Christie Hancock came to the lectern to answer any questions the Commission might have. Ms. Hancock stated that they have sent out proposals for the TIA study and they will do whatever the TIA study advises them to do. Vice Chair opened the public hearing. No one came up to speak. Vice Chair closed the public hearing. There was a discussion between Commissioners and Staff about the traffic issues and how it can be improved. A motion was made by Ms. Vidler to deny as submitted. Ms. Shepard seconded. The motion to deny passed unanimously.

#### **IV. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their meetings on October 1, 2018 and October 15, 2018.**

Mr. Langford briefed the Commissioners on the actions City Council took on the Zoning items heard at the October 1 and October 15, 2018 meetings.

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

Mr. Langford want to remind the Commissioners that the Community wide meeting on the Comprehensive Plan is on October 30 at 7:00 PM in training rooms A & B and is open to the public. Mr. Langford wants the Commissioners to encourage friends and family to attend and also to fill out the online survey on the City's website.

**There being no further items before the Commission, the Vice Chairman Abraham adjourned the meeting at 9:05p.m.**

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Vice Chairman Sherry Williams