

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,
NOVEMBER 12, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, Jennifer Vidler, Debbie Anderson, Yolanda Shepard, David Gustof

Absent 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, 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 OCTOBER 22, 2018 MEETING

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

II. ELECTION OF OFFICERS Ms. Vidler made a motion for Mr. Abraham to continue as Chairman. Ms. Anderson seconded. The motion passed unanimously. Ms. Anderson made a motion for Ms. Williams to remain as Vice Chairman. Mr. Gustof seconded. The motion passed unanimously by show of hands.

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, Johnna Matthews, Principal Planner). Tabled from the October 22, 2018 meeting. To be tabled and rescheduled.

Principal Planner Johnna Matthews briefed the Commissioners. Ms. Matthews stated that the Applicant would like to table and reschedule to date certain of November 26, 2018. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham left the public hearing open. A motion was made by Ms. Vidler to table to date certain of November 26, 2018 with the public hearing left open. 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, Hannah Carrasco, Planner). Tabled from the October 22, 2018 meeting.

Planner Hannah Carrasco briefed the Commissioners. Chairman Abraham opened up for staff questions. There was discussion regarding where the cars will be parked and what the screening wall will look like. Ms. Carrasco explained to Commissioners where the cars would be stored. Chairman Abraham opened for the Applicant to come up and answer questions the Commissioners might have. Applicant Danny Humphrey came up to speak. Applicant explained that he has been in business for 15 years and that he does not do any heavy auto mechanics. Ms. Vidler asked the Applicant why his website advertises heavy mechanics. Applicant stated he was not aware of that and stated that he does not do heavy auto mechanics.

Applicant stated that they are in the process of redoing the website. 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 Staff's recommendations to include a limit of 12 vehicles parked at a time and a screening wall. Mr. Gustof seconded. The motion passed unanimously.

- C. Conduct a public hearing and consider an application submitted by AQM Rahman, Design Associates and Consultants, for a Zoning Change from GR, General Retail to PD-GR, Planned Development – General Retail to allow a reception facility on a property described as North Mesquite Commercial, Block A, Lot 2, City of Mesquite, Dallas County, Texas, located at 4361 N. Belt Line Rd., Suites 1100, 12200 and 1300. (Z0918-0065, Johnna Matthews, Principal Planner)**

Principal Planner Johnna Matthews briefed the Commissioners. Chairman Abraham opened for Staff questions. Commissioners discussed their concerns about the parking and would there be enough parking spaces. Ms. Matthews answered that there are approximately 73 spaces. Ms. Matthews stated that Applicant is purposing that they will add more parking spaces. There were no other questions for Staff. Chairman Abraham opened for Applicant to come up and answer any questions the Commission might have. Applicant Mr. Rahman of AQM Rahman Design Associates and Consultants came up to speak. Mr. Rahman stated that they have 95 parking spaces. There was discussion between Commissioners and Applicant about how many parking spaces there are on the property. There were no other questions for the Applicant. Chairman Abraham opened the public hearing. Mr. Fero Shantz the Traffic Engineer for Applicant stated that there would be no increase in traffic and should generate less traffic. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to deny. Mr. Gustof seconded. The motion passed unanimously.

- D. Conduct a public hearing and consider an application submitted by Shannon Taylor, Park & Tow Solutions, for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow outdoor storage of vehicles on a property described as Hilhome Gardens 2, Block 4, Lot 18, City of Mesquite, Dallas County, Texas, located at 2508 Westwood Ave. (Z1018-0070, Ben Callahan, Planner)**

Planner Ben Callahan briefed the Commissioners. Chairman Abraham opened for Staff Questions. There was a discussion if the Applicant will be replacing all of the old screening fence with new screening. Mr. Callahan answered yes. There were no other questions for Staff. Chairman Abraham opened for Applicant to come up and answer any questions the Commission might have. Applicant Shannon Taylor came up to speak. Applicant stated that they will be replacing all of the fencing. Applicant stated that the new fencing will be up before they open for business. 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.

- E. Conduct a public hearing and consider an application submitted by Daniel Boswell, 1st Choice Self Storage, for a Zoning Change from GR, General Retail to C, Commercial; and a Conditional Use Permit (CUP) to allow a mini-warehousing/self-storage facility on a property described as 15.177 acres within the Alexander Chumley Survey, Abstract No. 340 and L.J. Sweet Survey, Abstract No. 1367, City of Mesquite, Dallas County, Texas, located at 23300 IH-635 (Z1018-0071, Johnna Matthews, Principal Planner). To be tabled and rescheduled.**

Ms. Matthews briefed the Commissioners. Applicant would like to table to date certain of November 26, 2018. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham left the public hearing open until the November 26, 2018

meeting. Ms. Williams made a motion to table and leave the public hearing open until the November 26, 2018 meeting. Ms. Vidler seconded. The motion passed unanimously.

F. Conduct a public hearing and consider an application submitted by Todd Nichols, Curtis E. Moore Jr. Inc, for a Zoning Change from Central Business to Central Business with a Conditional Use Permit to allow outdoor display and sale of used cars on a property described as Original Town Mesquite, Block 6, Part of Lots 7 and 8, City of Mesquite, Dallas County, Texas, located at 511 W. Davis Street. (Z1018-0072, Hannah Carrasco, Planner)

Ms. Carrasco briefed the Commissioners. Chairman Abraham opened for Staff questions. Ms. Vidler asked if C.U.P. was tied to property. Mr. Langford answered yes. Chairman Abraham opened for Applicant to come up and speak. Applicant Todd Nichols came up to speak. Applicant would like the C.U.P. not to have an expiration date. Commissioners want to keep the C.U.P. to a 5 year limit. Chairman Abraham opened the public hearing. No one came up to speak. Chairman closed the public hearing. A motion was made by Ms. Williams to approve with a 5 year time limit on the C.U.P. Ms. Shepard seconded. The motion passed unanimously.

G. Conduct a public hearing and make a recommendation on amending the Mesquite Zoning Ordinance in Chapter 2-203, Schedule of Permitted Uses; Chapter 2-600, Accessory Structure Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for Accessory Dwelling Units. (ZTA 2018-06)

Director of Planning & Development Services Jeff Armstrong gave a brief presentation. There was a discussion with the Commissioners about their recommendation to amend the Zoning Ordinance. Commissioners would like to see only one Accessory Dwelling Unit per household. Commissioners agreed with the amendments that were presented to them. 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 the amendments to the Mesquite Zoning Ordinances in Section 2-203 and 2-600. Ms. Anderson seconded. The motion passed unanimously.

IV. DIRECTOR'S REPORT

A. Director's Report on recent City Council action on zoning items at their meetings on November 5, 2018.

Director of Planning & Development Services Jeff Armstrong briefed the Commissioners on the zoning actions the City Council acted upon at the November 5, 2018 meeting.

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

Manager of Planning and Zoning Garrett Langford gave a brief presentation on the conclusion of the first phase of the Mesquite Comprehensive Plan. Mr. Langford also would like for the Commission and Staff to encourage citizens to fill out the survey on the City of Mesquite website.

There being no further items before the Commission, the Chairman Ronald Abraham adjourned the meeting at 9:00pm.

Chairman Ronald Abraham