

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT
7:15 P.M., JANUARY 28, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE,
TEXAS**

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, Jennifer Vidler, Debbie Anderson, Yolanda Shepard, David Gustof, Sheila Lynn, Alternate Jerome Geisler, Alternate Claude McBride

Absent:

Staff: City Manager Cliff Keheley, Director of Special Projects Sean Fox, Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Ben Callahan, Planner Hannah Carrasco, City Attorney David Paschall, 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 JANUARY 14, 2019 MEETING

Ms. Jennifer Vidler made a motion to accept the minutes with no corrections. Ms. Sherry Williams seconded. The motion passed unanimously.

II. ZONING

- A. Conduct a public hearing and consider an application submitted by Historymaker Homes for a Zoning Change from Planned Development – Office to Planned Development – Townhomes to allow a townhome development on a property described as being 36.46 +/- 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 January 14, 2019 Planning and Zoning Commission Meeting.***

Principal Planner Johnna Matthews gave a brief presentation. Staff recommends approval with conditions. Commissioners wanted to know if all the floor plans will be the same size and if there are pictures of the townhomes. Ms. Matthews answered that the applicant was in attendance and could answer those questions. Ms. Matthews answered that the units will range from 1,400 square feet to 1,900 square feet and that the Applicant has renderings to present. Chair opened for the Applicant to come up and answer questions the Commissioners might have. Bruce French with HistoryMaker Homes came to the podium as the applicant and gave a brief presentation for the Commissioners. The presentation included pictures of the townhomes. Commissioners wanted to know how many units per building, if all units were two-story, and how long they have had an HOA take care of all the outside maintenance of their townhomes. Mr. French answered that all of the townhomes would be two-story, each building will have 3 to 6 units, and the property they have in Denton requires the HOA to take care of the outside of each townhome. Mr. French stated that this method had worked well for them and other developments in the DFW area have utilized a similar model. Chair opened the

public hearing. No one came up to speak. Chair closed the public hearing. Ms. Shepard made a motion to approve with the Staff recommendations. Ms. Williams seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider an application submitted by Stantec Consulting Services, Inc. on behalf of Market East Associates, LLC, for a Zoning Change from C, Commercial within TERRA Overlay District to PD-C, Planned Development – Commercial within the TERRA Overlay District to allow revised sign regulations on properties described as being The Emporium Phase 1, Block A, Lots 1AR, 1BR, 1CR and 5, and the Emporium Phase II, Block C, Lots 1R, 2, and 4, City of Mesquite, Dallas County, Texas, located at 1505, 1515, 1519, 1601, 1645, 1649, and 1705 N. Town East Blvd (Z1218-0080, Garrett Langford, Manager of Planning and Zoning). *Tabled from the January 14, 2019 Planning and Zoning Commission Meeting.***

Manager of Planning and Zoning Garrett Langford briefed the Commissioners. Chair opened for the applicant to come up and answer questions the Commission might have. Rick Coe with Market East, LLC. gave a presentation and explained that the primary reason for the request is to provide the businesses that are located in the back of the shopping center an opportunity to advertise their business along Town East Blvd. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Vidler to approve with Staff recommendations. Mr. Gustof seconded. The motion passed unanimously.

- C. Conduct a public hearing and consider an application submitted by Nancy Juarez on behalf of Dhaliwal Pharmaceutical Labs for a Zoning Change from I, Industrial within the Skyline Logistic Hub Overlay District to I, Industrial within the Skyline Logistic Hub Overlay District with a Conditional Use Permit to allow the manufacturing of over-the-counter drugs and cosmetic supplies on property described as being all of Mesquite Business Center, Block A, Lot 1, City of Mesquite, Dallas County, Texas, located at 4400 US Highway 80 E, Suite 100 (Z1218-0082, Ben Callahan, Planner).**

Planner Ben Callahan briefed the Commission. Chair opened for Staff questions. Commission wanted to know about the parking. Mr. Callahan answered that there are over 100 spaces and that meets the parking criteria. Commission wanted to know if the C.U.P. follows the land or the property owner. Assistant Attorney Cynthia Steiner answered it will always follow the land and that the Zoning Ordinance gives the Council the authority to tie the CUP to a specific property owner. Chair opened for the Applicant to answer questions. Applicant Nancy Juarez and Owner Mr. Dhaliwal came up to answer questions. Commission wanted to know if any employees will be OSHA certified. Ms. Juarez answered yes. Commission wanted to know what kind of chemicals will be used that require the explosion proof room. Ms. Juarez answered the main chemical will be ethanol alcohol. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Mr. Gustof to approve. Ms. Vidler 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 January 22, 2019.

Director of Planning and Development Jeff Armstrong briefed the Commission on a variance that City Council approved to allow the sales of beer and wine in a proposed grocery store located near Poteet High School.

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

Manager of Planning and Zoning Garrett Langford reminded the Commission of the February 11th joint meeting with City Council that will be held in Training Rooms A & B at 6:00 P.M.

There being no further items before the Commission, the Chairman Ronald Abraham adjourned the meeting at 8:03

Chairman Ronald Abraham