

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., FEBRUARY 25, 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: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Ben Callahan, Graduate Engineer Jonathan Browning, Assistant City Attorney Cynthia Steiner, Senior Administrative Secretary Devanee Winn

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

I. APPROVAL OF THE MINUTES OF THE JANUARY 28, 2019 MEETING

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

II. PLATS

- A. Consider and take action on Application No. PL1118-0089 for a Preliminary Plat for Iron Horse, submitted by Kimley Horn and Associates on behalf of MM Mesquite 50, LLC, for a 336-lot residential development on property described as being 38.38 acres in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas, generally located west of Rodeo Center Blvd and south of W. Scyene Road.**

Manager of Planning and Zoning Garrett Langford gave the Commissioners a brief presentation. Staff recommended approval as submitted. A motion was made by Ms. Vidler to approve as submitted with Staff recommendations. Ms. Williams seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider Application No. PL0119-0096 for a Residential Replat of Hartsell Place Addition, Block 1, Lot 1 submitted by Jay Hartsell, to subdivide the property into two lots located at 2609 Pioneer Road.** Planner Ben Calahan gave the Commissioners a brief presentation. Staff recommended approval with the eight recommendations. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Shepard to approve with the Staff's recommendations. Ms. Vidler seconded. The motion passed unanimously.

III. ZONING CASES

The City Council may approve a different zoning district than the one requested, except that the different district will not (1) have a maximum structure height or density that is higher than

the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

A. Conduct a public hearing and consider Application No. Z1018-0071 submitted by Masterplan on behalf of Project Services Group, Inc. (PSG) for a Zoning Change from GR, General Retail to PD-GR, Planned Development – General Retail to allow for the development of a mini-warehousing/self-storage facility on a property described as being 15.177 +/- acres within the Alexander Chumley Survey, Abstract No. 340 and the L.J. Sweet Survey, Abstract No. 1367, City of Mesquite, Dallas County, Texas, located at 23300 IH-635.

Principal Planner Johnna Matthews gave the Commissioners a brief presentation. Staff recommended approval with conditions listed in the packet. Ms. Williams had concerns about what kind of trees would be planted and would the tree root system breach the cap. Ms. Williams also wanted to know who would be responsible for the upkeep of the screening wall. Ms. Matthews answered they will know more information regarding the type of trees once TCEQ becomes involved. Ms. Matthews stated that there is a requirement in the zoning ordinance for the upkeep of the screening wall by the property owner. Chairman Abraham asked if each cell is capped or does the cap run through the whole property and how to keep the area from flooding. Graduate Engineer Jonathan Browning answered that each cell is capped and a detention pond will be required. Ms. Vidler has concerns about the parking spaces and the landscaping. Ms. Matthews answered that they are requesting less parking than what is required. The landscaping will meet the standard requirements. Chairman Abraham opened for Applicant to come up and speak. Dallas Cothrum of Masterplan on behalf of Project Service Group came up and gave a powerpoint presentation for the Commissioners. Mr. Cothrum stated that they will be replacing 22 panels of the screening wall. He also stated that they will be working with TCEQ to make sure they meet all of their requirements regarding the environmental regulations and all of Mesquite's requirements regarding drainage, screening and landscaping. Chairman Abraham opened the public hearing. Ms. Janice Bell, 1508 Jessica Lane, came up to speak. She is concerned about repairing the screening wall and the drainage. Mr. Cothrum responded that they will be taking care of the screening wall and will have a drainage plan for the development. Owner of the property Richard Squires came up to speak. Mr. Squires said that he is very comfortable with this development group and thinks the development will be a positive impact for the area. No one else came up to speak. Chairman Abraham closed the public hearing. Ms. Vidler made a motion to approve with the Staff's recommendations. Ms. Shepard seconded. The motion passed unanimously.

B. Conduct a public hearing and consider Application No. Z0119-0084 submitted by Glen Pingleton on behalf of L M Walters Inc., for a Zoning Change from R-1, Single Family Residential and R-3, Single Family Residential to GR, General Retail to allow a commercial development on a property described as being 2.54 +/- acres in the Thomas Scott Survey, Abstract No. 1353, City of Mesquite, Dallas County, Texas, located at 340 State Highway 352.

Mr. Langford gave a brief presentation. Staff recommended approval. Chairman Abraham opened for Staff questions. Ms. Vidler asked if they approve, can they put restrictions on car sales and fuel sales. Mr. Langford answered yes if they approve it as a Planned Development. Ms. Williams asked if there will be some kind of separation between the retail and the neighborhood. Mr. Langford said yes there are setback and screening requirements between nonresidential and residential uses. Chairman Abraham opened for the applicant to come up and speak. Glen Pingleton came up to speak as the applicant. Mr. Pingleton explained the purpose of the rezoning request is to be able to market the property for business uses. Chairman Abraham opened the public hearing. Seth Wyatt, 380 SH 352, and Roy Wyatt came up to speak. Mr. Wyatt is the neighbor that is right next to the property and has concerns that making the property general retail will encourage more people to be use his circle driveway as a turn around spot. Mr. Wyatt already has problems with people doing that now. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve rezoning to Planned Development – General Retail with the restriction to prohibit any auto related uses and fueling stations. Mr. Gustof seconded. The motion passed unanimously.

C. Conduct a public hearing and Consider amending Section 1A-300, Screening and Buffering Requirements; Section 2-100, Districts Established; Section 2-302, Schedule of Permitted uses; Section 2-400, Off-Street Parking; Section 2-501, Multifamily Residential/Permitted Nonresidential Uses in A Districts; Section 2-600, Accessory Structure Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for multifamily residential uses. (ZTA 2019-01)

Director of Planning and Development Services Jeff Armstrong gave a presentation for the Commissioners. The Commissioners would like to recommend that there be more detail on what kind of security will be required. Commissioners would also like to add that lighting be in all interior hallways. There is also a recommendation to make sure that there be carbon monoxide alarms in all units. The Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. Mr. Gustof made a motion to approve with the recommended conditions. Ms. Shepard seconded. The motion passed unanimously.

IV. DISCUSSION

A. Discuss amendments to Chapter 7 of the City Code regarding Residential Landlord and Tenant Regulations.

Mr. Armstrong gave a presentation for the Commissioners. The Commissioners are concerned with the problems and complaints with the existing apartment buildings that are already in Mesquite. Commission wants to see more inspections with the existing apartment buildings. The lack of security is also a concern for the Commission.

V. DIRECTOR'S REPORT

A. Director's Report on recent City Council action on zoning items at their meetings on February 4, and February 18, 2019.

Mr. Armstrong updated the Commission on the zoning items that City Council took action on. The CUP for the manufacturing of over the counter drugs and ointments was approved. The planned development for the Market East signage was approved. Mr. Langford also added that the rezoning for townhome project on Gus Thomasson was approved.

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

Mr. Langford let the Commissioners know that the consultants are reviewing all of the information that was provided to them at the February 11th meeting and will be returning in May with their recommendations.

C. Report from those who attended the Focus North Texas Seminar on February 8, 2019.

The Commissioners were very thankful for the opportunity to attend the seminar and gained a lot of knowledge from the seminar.

There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 10:30 PM

Chairman Ronald Abraham