

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
MARCH 25, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice-Chair Sherry Williams, Debbie Anderson, Yolanda Shepard, Sheila Lynn, Alternate Jerome Geisler, Alternate Claude McBride  
**Absent:** Jennifer Vidler, David Gustof  
**Staff:** Director of Planning and Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, City Attorney David Paschall, 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 MARCH 11, 2019 MEETING**

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

**II. PRELIMINARY PLAT**

- A. Consider and take action on Application No. PL0219-0103 for a Preliminary Plat for Cloverleaf, submitted by Corwin Engineering, Inc. on behalf of Mesquite Joint Venture, for a 227 townhome subdivision on property described as being 26.32 acres, Triangle East Addition Block 2, Lots 3 and 4, City of Mesquite, Dallas County, Texas, located at 2920 Gus Thomasson Road.**

Manager of Planning & Zoning Garrett Langford briefed the Commissioners. Staff recommended approval with the conditions 1-10 listed in the staff report. There were no questions for Staff. Applicant Warren Corwin came up to the lectern to answer any questions. There were no questions for the applicant. Ms. Shepard made a motion to approve with Staff's recommendations. Ms. Lynn seconded. The motion passed unanimously.

- B. Consider and take action on Application No. PL0219-0104 for a Preliminary Plat for Ramsgate Addition, submitted by A&W Surveyors, Inc. on behalf of PRS Ramsgate, L.P., for a two lot subdivision on property described as being 15.177 acres in the Alexander Chumley Survey Abstract No. 340 and L.J. Sweet Survey, Abstract, No. 1367, located at 23300 IH 635.**

Mr. Langford briefed the Commissioners. Staff recommended approval with the conditions 1-13 listed in the staff report. Chairman Abraham asked if the development of Lot 2 would be retail. Mr. Langford answered yes and Lot 1 would be for the self-storage, if the rezoning is approved by City Council. There were no other questions. Ms. Shepard made a motion to approve with Staff's conditions. Ms. Williams seconded. The motion passed unanimously.

**III. RESIDENTIAL REPLAT**

- A. Consider a public hearing and take action on Application No. PL0219-0101 for a Residential Replat of Sherwood Forest 1 & 2, Lot 78, submitted by Leal Maricurz to subdivide the property into four lots located at 909 S. Peachtree Road.**

Mr. Langford briefed the Commissioners. Staff recommended approval with conditions 1-7 listed in the staff report. There were no questions for Staff. Chair opened the public

hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Williams to approve with the Staff's recommendations. Ms. Lynn seconded. The motion passed unanimously.

#### **IV. PD SITE PLAN**

- A. Consider and take action on Application No. SP1118-0082 for a PD – Site Plan for Trailwind, submitted by Petitt Barraza, LLC on behalf of DR Horton – Texas, Ltd., for a 210-lot residential development on property described as being 110.971 +/- acres in the Martha Musik Survey, Abstract No. 312, City of Mesquite, Kaufman County, Texas, located south of IH-20 and east of FM 741.**

Mr. Langford briefed the Commissioners. Staff recommended approval. There were no questions for staff. Applicant Mr. Matt Clark came up to lectern to answer any questions the Commission might have. There were no questions for the Applicant. Ms. Shepard made a motion to approve. Ms. Lynn seconded. The motion passed unanimously.

#### **V. 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. Z0119-0085 submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from Planned Development – Single Family #2344 to Planned Development – Single Family #2344 with a Conditional Use Permit to allow a new high school on a property described as being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX, located at 4200 Faithon P. Lucas Sr. Blvd. (Tabled from the March 11, 2019, Planning and Zoning Commission meeting.)**

Mr. Langford briefed the Commissioners. Staff recommended approval with recommendations listed in the staff report. Chairman Abraham asked if MISD has a plan with the traffic going in and out of the school. Mr. Langford answered yes. Chair asked the applicant to come up and answer any questions the Commissioners might have. Representing the applicant Graham Baumann with WRA Architects and Don Pool with MISD came up to the lectern to answer any questions the Commissioners might have. There were no questions for the applicant. The public hearing continued opened from the March 11<sup>th</sup> meeting. Ms. Melinda Blair, 3800 Faithon P. Lucas Blvd., came up to speak. Ms. Blair's concern is the poor condition of Faithon P. Lucas Blvd. Ms. Blair also has great concerns about the blind spots and the amount of new traffic that will be created by student drop-offs and how that will create more accidents on Faithon P. Lucas Blvd. Mr. Steven Snow, 4080 Faithon P. Lucas Blvd., came up to speak. Mr. Snow's concerns are the poor conditions of Faithon P. Lucas Blvd and how the new traffic from the school will impact his ability to leave his driveway. No one else came up to speak. There was discussion between the Commissioners and the applicant's representative Mr. Baumann about how they are going to address all the traffic concerns. Mr. Baumann said that they are in the process of addressing the Traffic Impact Analysis recommendations for the entrance and exit driveways so not to adversely impact the adjacent intersections and roadways. Commissioners discussed the roadway conditions and when those can be repaired. A motion was made by Ms. Anderson to approve with Staff's recommendations

and for City Council to address the repairs of the roadways as soon as possible. Ms. Lynn seconded. The motion passed 6 to 1 with Ms. Shepard dissenting.

- B. Conduct a public hearing and consider Application No. Z0219-0086 submitted by Scott Woodruff for a Zoning Change from R-2, Single Family Residential within the Town East Retail and Restaurant Overlay District to Planned Development – General Retail within the Town East Retail and Restaurant Overlay District to allow restaurant and retail uses on a property described as being 5 +/- acre portion of Lot 1, Block A of the North Mesquite High School Addition, City of Mesquite, Dallas County, TX, located 18201 IH 635.**

Mr. Langford briefed the Commissioners. Staff recommended approval with conditions 1-10 listed in the staff report. There were no questions for Staff. Representing the Applicant, Matt Moore with ClayMoore Engineering came up to the lectern to answer any questions the Commissioners might have. There were no questions for Mr. Moore. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. Ms. Shepard made a motion to approve with Staff's recommendations. Ms. Williams seconded. The motion passed unanimously.

## **VI. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their meetings on March 18, 2019.**

Director of Planning and Development Services Jeff Armstrong briefed the Commissioners on zoning actions taken at the March 18, 2019 City Council meeting. The 1<sup>st</sup> Choice Self Storage was postponed until the April 1, 2019 City Council meeting. The Zoning change request located at 340 State Highway 352 was denied. The Zoning Text Amendment pertaining to new and revised regulations for multifamily developments was postponed.

- B. Discuss the requirements and methods for public notices for a rezoning.**

Mr. Langford gave a brief presentation to explain the procedures for sending out public notices. Ms. Williams had concerns about citizens not having enough time to review their notices and gave suggestions on how the notices can be improved. There was discussion between Staff and the Commissioners on how to make the public notices more effective.

**There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 9:00 PM**

---

**Chairman Ronald Abraham**