

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT
7:00 P.M., JULY 8, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Ronald Abraham, Debbie Anderson, Sheila Lynn, Yolanda Shepard, David Gustof, Alternate Jerome Geisler
Absent: Sherry Williams, Alternate Claude McBride
Staff: Direct of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Ben Callahan, Planner John Chapman, Planner Lesley Frohberg, City Attorney David Paschall

Chairman Abraham called the meeting to order and declared a quorum present. Alternate Jerome Geisler was seated in place of Sherry Williams.

I. APPROVAL OF THE MINUTES OF THE JUNE 24, 2019 MEETING

Mr. Gustof made a motion to approve the minutes with the correction to attendance section. Ms. Lynn seconded. The motion passed unanimously.

II. PLATS

- A. Consider and take action on Application No. PL0319-0106 for a Final Plat of Monk Addition, Block 1, Lot 1, submitted by Amanda Monk to plat 5.262 acres into a residential lot located at 9609 FM 740.**

Manager of Planning & Zoning Garrett Langford briefed the Commissioners. A motion was made by Ms. Shepard to approve with Staff recommended condition. Ms. Lynn seconded. The motion passed unanimously.

- B. Conduct a public hearing and take action on Application No. PL0519-0111 for a Replat of Broadmoor Plaza Shopping Center, Block A, Lot 1-R, submitted by Claymoore Engineering to subdivide the property into two lots located at 500 N. Galloway Avenue.**

Mr. Langford briefed the Commissioners. Applicant Matt Moore with Claymoore Engineering came up to speak. The applicant stated that the owner is aware of the conditions and agrees with the conditions. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. Ms. Anderson made a motion to approve with Staff's recommended conditions. Ms. Shepard seconded. The motion passed unanimously.

- C. Consider and take action on Application No. PL0519-0112 for a Preliminary Plat of Mesquite Logistics Center, Block A, Lots 1 and 2, submitted by Goodwin & Marshall, Inc. to plat 44.616 acres into two nonresidential lots located at 100 E. Main.**

Mr. Langford briefed the Commissioners. A motion was made by Mr. Gustof to approve with the Staff's recommended conditions 1-17. Mr. Geisler 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. Z0519-0097 submitted by Heartland Retail, LP for a Zoning Change from “AG,” Agriculture and “GR,” General Retail to “PD-GR,” Planned Development – General Retail to allow retail, restaurant and personal service uses in addition to other uses allowed in the General Retail District on property described as being a 25.464-acre tract and a 1.935-acre tract of land in the Martha Music Survey Abstract No. 312, City of Mesquite, Kaufman County, Texas, located at the southeast corner of IH-20 and FM-741.

(Tabled from the June 24, 2019, Planning and Zoning Commission meeting)

Mr. Langford briefed the Commissioners. Representing the applicant, Mark Edgren came up to give a brief presentation. Chair continued the opened public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Shepard to approve with Staff’s recommended conditions 1-11. Ms. Lynn 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 July 1, 2019.**

Director of Planning & Development Services Jeff Armstrong briefed the Commission on zoning actions taken on the July 1, 2019, City Council meeting. Council approved the text amendment to the Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses, within the SS, Service Station District to add additional uses as permitted. The City Council also postponed a request from Peachtree Apartments, to substitute long-span precast masonry screening wall with a an opaque metal fence on the north, south and east property lines of property located at 1402 S. Peachtree Road.

There being no further items before the Commission, Chairman Abraham adjourned the meeting at 7:40 PM.

Chairman Ron Abraham