

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT
7:00 P.M., JULY 22, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

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

Acting Chair Ms. Yolanda Shepard called the meeting to order and declared a quorum present. Alternate Jerome Geisler was seated in the place of Vice-Chair Sherry Williams.

I. APPROVAL OF THE MINUTES OF THE JULY 8, 2019 MEETING

Ms. Debbie Anderson made a motion to approve the minutes. Mr. Gustof seconded. The motion passed unanimously.

II. PLATS

- A. Consider and take action on Application No. PL0619-0118 for a Preliminary Plat of Samuell Boulevard Business Park, Block 4, Lot 1, submitted by Manhard Consulting to plat 12.09 acres into one lot located at 5351 Samuell.

III. SITE PLANS

- A. Consider and take action on Application No. SP0419-0102 for a Planned Development Site Plan of Parc 30 North, an industrial development, submitted by Halff Associates, Inc., located at 1201 Republic Parkway.
- B. Consider and take action on Application No. SP0419-0103 for a Planned Development Site Plan of Parc 30 South, an industrial development, submitted by Halff Associates, Inc., located at 1505 IH 30.
Manager of Planning & Zoning Garrett Langford presented **Application No. SP0419-0102 and SP0419-0103** at the same time. There were no questions for staff. Applicant Jason Nunley came up to the lectern to answer any questions. There were no questions for the Applicant. Mr. Gustof made a motion to approve both SP0419-0102 and 0419-0103. Ms. Lynn seconded. The motion passed unanimously.
- C. Consider and take action on Application No. SP0519-0105 for a Planned Development Site Plan of Cloverleaf, a townhome subdivision, submitted by Corwin Engineering, Inc., located at 2920 Gus Thomasson Road.
Principle Planner Johnna Matthews gave a brief presentation. There were no questions for Staff. A motion was made by Mr. Gustof to approve. Ms. Anderson seconded. The motion passed unanimously.

IV. 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. Z0519-0096 submitted by Pat Atkins, Tack Team Investments, LLC., for a Zoning Change from “AG,” Agriculture to “PD-SF,” Planned Development – Single Family Residential to allow a single-family subdivision on property described as being a 13.254-acre tract of land in the S.A. Haught Survey Abstract No. 567, City of Mesquite, Dallas County, Texas, located at 6401 Shannon Road.**

Principle Planner Johnna Matthews gave a brief presentation. There were no questions for Staff. Applicant Pat Atkins came up to the lectern and gave a brief presentation. Applicant was asked if there has been approval from Dallas and Seagoville. Applicant answered that they are still in the application stage. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Anderson to approve with staff’s recommendations 1-4. Mr Geisler seconded. The motion passed unanimously.

V. DIRECTOR’S REPORT

- A. Director’s Report on recent City Council action taken on zoning items at their meetings on July 15, 2019.**

Director of Planning & Development Services briefed the Commissioner on the actions taken at the July 15th meeting. Application No. **Z0119-0083** submitted by City of Mesquite for a Zoning Change to amend Planned Development - Mixed Use Ordinance No. 3967 to allow changes to the uses permitted on the property described as being 60.31 +/- acres of land located at 21100 IH 635. City Council approved.

Application No. **Z0519-0094**, submitted by Ahmad Khatib, on behalf of Ten Minute Oil Change, for a change of zoning from Planned Development - General Retail to Planned Development - General Retail with a Conditional Use Permit to allow used tire sales, located at 520 Clay Mathis Road. City Council denied.

- B. Provide an update on the new Comprehensive Plan.**

Mr. Langford briefed the Commissioners on the upcoming meeting dates concerning the new Comprehensive Plan. Meeting dates are as follows:

Stakeholders Meeting – July 29, 2019- 6.30 P.M. in training rooms A & B

Townhall Meeting – July 30, 2019- 6.30 P.M. in training rooms A & B

Joint Meeting with City Council and Planning & Zoning – August 6, 2019- 6.30 P.M. in training rooms A & B

- C. Discuss the use of consent agendas for the Planning and Zoning Commission.**

There was a discussion between the Manager of Planning & Zoning Garrett Langford and the Commissioners about using a consent agenda. The Commissioners were all in agreement that it would be a good thing to start a consent agenda in the future.

There being no further items before the Commission, Acting Chair Yolanda Shepard adjourned the meeting at 7:40 PM.

Yolanda Shepard