

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., AUGUST 12, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, Debbie Anderson, Sheila Lynn, Alternate Jerome Geisler, Alternate Claude McBride

Absent: David Gustof, Yolanda Shepard

Staff: Director 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, Assistant City Attorney Cynthia Steiner, Assistant to the City Manager Chris Sanchez, Senior Administrative Secretary Devanee Winn

Chairman Ron Abraham called the meeting to order and declared a quorum present. Alternate Jerome Geisler was seated in the place of Yolanda Shepard and Alternate Claude McBride was seated in place of David Gustof.

I. CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a motion of the Planning and Zoning Commission.

- A. Approval of the minutes of the July 22, 2019, Planning and Zoning Commission.**
- B. Consider and take action on Application No. PL 0719-0129 for a Preliminary Plat of Parc 30 North, an industrial development, submitted by Halff Associates, Inc., located at 1201 Republic Parkway.**
- C. Consider and take action on Application No. PL 0719-0130 for a Preliminary Plat of Parc 30 South, an industrial development, submitted by Halff Associates, Inc., located at 1505 IH 30.**

A motion was made by Ms. Debbie Anderson to approve the consent agenda. Ms. Williams seconded. The motion passed unanimously.

II. 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 Jason Shaw, Eminence Realty Developers, 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 5.135-acre tract of land in the JP Anderson Survey Abstract No. 1, City of Mesquite, Dallas County, Texas, located at 2781 Lawson Road.**

Manager of Planning & Zoning Garrett Langford gave a staff presentation. Staff and the Applicant would like to table to a date certain of August 26, 2019. Chair opened the public hearing. No one came up to speak. Chair left the public hearing open until August 26, 2019. A motion was made by Ms. Williams to approve the postponement. Ms. Lynn seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider Application No. Z0619-0099 submitted by Marvin Cooksey for a Zoning Change from “C,” Commercial to “C,” Commercial with a Conditional Use Permit to allow outdoor storage on property described as being Lots 12 and 15, Block 5 in the Hilhome Gardens 2 Addition, City of Mesquite, Dallas County, Texas, located at 2533 Westwood Ave.**

Planner John Chapman gave a staff presentation. There was a discussion when the second phase would begin. Applicant Marvin Cooksey came up to speak. Mr. Cooksey explained that he will have to wait a little while after phase one is done. Phase one will be an expensive project. 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 recommendations. Mr. Geisler seconded. The motion passed unanimously.

- C. Conduct a public hearing and consider Application No. Z0719-0101 submitted by Christopher Salazar, De la Rosa Appliances, for a Zoning Change from “C,” Commercial to “C,” Commercial with a Conditional Use Permit to allow the sale of used merchandise on property described as Lot 3, Block B of the Belt Line Range Addition, City of Mesquite, Dallas County, Texas, located at 1830 Range Drive, Suite 101.**

Planner Lesley Frohberg gave a staff presentation. Commission wanted to ask the applicant questions. The applicant was not available to answer any questions. Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Mr. Geisler to postpone until the August 26, 2019 meeting and requesting the Applicant to be present. Ms. Lynn seconded. The motion passed unanimously.

III. TEXT AMENDMENTS

- A. Conduct a public hearing and consider amending the Mesquite Zoning Ordinance, Section 1-600, Temporary Uses and Structures, pertaining to the regulations for Special Events. (ZTA 2019-03)**

Assistant to the City Manager Chris Sanchez gave a staff presentation. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. Ms. Anderson made a motion to approve amending the Ordinance, Section 1-600. Ms. Lynn seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider amending the North Gus Thomasson Corridor District, Section 3.7, Building Functions and Density, pertaining to outdoor storage. (ZTA 2019-04)**

Director of Planning & Development Services Jeff Armstrong gave a staff presentation. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. Ms. Williams made a motion to approve. Ms. Lynn seconded. The motion passed unanimously.

C. Conduct a public hearing and consider amending various sections of the Mesquite Subdivision Ordinance, pertaining to platting procedures; filing fees; and general requirements and design standards. (STA 2019-01)

Manager of Planning & Zoning Garrett Langford gave a staff presentation on the new law regarding time restrictions for approving or denying plats and/or plans. There were no questions for Staff. The chair opened the public hearing. No one came up to speak. The chair closed the public hearing. Ms. Anderson made a motion to approve the text amendments. Ms. Lynn seconded. The motion passed unanimously.

IV. DIRECTOR'S REPORT

A. Director's Report on recent City Council action taken on zoning items at their meetings on August 5, 2019.

Director of Planning & Development Services Jeff Armstrong gave a brief presentation on the zoning actions taken at the August 5 City Council meeting. Those actions are as follows;

1. Application No. Z0918-0066, submitted by Alex Avagh, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow the sale of used tires, located at 2532 East US Highway 80. City Council approved.
2. Application No. Z0519-0097, submitted by Heartland Retail LP, for a change of zoning from Agriculture and General Retail to Planned Development - General Retail to allow restaurant and retail use, located at 6622 FM 741. City Council postponed to an undetermined date.

B. Provide an update on the new Comprehensive Plan.

Manager of Planning & Zoning gave an update regarding the Comprehensive Plan. The meeting for the formal adoption has not been scheduled yet. Should be scheduled sometime in September.

There being no further items before the Commission, Chairman Ron Abraham called the meeting adjourned at 8:34.

Chairman Ronald Abraham