

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., AUGUST 26, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

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

**Absent:**

**Staff:** Director 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, Assistant Senior Administrative Secretary Devanee Winn

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

**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 August 12, 2019, Planning and Zoning Commission.**
- B. Approval of the Revised 2019 Planning & Zoning Commission meeting calendar.**
- C. Consider and take action on Application No. PL0719-0127 for a Preliminary Plat of Berkshire Estate, a 270-lot single-family development, submitted by Bohler Engineering, on a 363-acre tract located to the southwest of the FM 2932 and Adams Drive (County Rd 214) intersection located in the Mesquite's Extraterritorial Jurisdiction.**

A motion was made by Mr. Gustof 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. (Tabled from the August 12, 2019, Planning and Zoning Commission Meeting)**

Principle Planner Johnna Matthews briefed the Commissioners. Staff and the Applicant would like to table to a date certain of September 9, 2019. The case number **Z0519-0096** needs to be corrected to **Z0519-0093**. The Chair opened the public hearing. No one came up to speak. The Chair left the public hearing open until the September 9, 2019, Planning & Zoning Commission meeting. Ms. Williams made a motion to table with a date certain of September 9, 2019. Ms. Lynn seconded. The motion passed unanimously.

- B. 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. (Tabled from the August 12, 2019, Planning and Zoning Commission Meeting)**

Planner Lesley Frohberg briefed the Commissioners. The Chair asked the applicant to come up and answer questions the Commission might have. Applicant Christopher Salazar came up to the lectern. Commission inquired what kind of inventory the business would have and who the main clients would be supplying the inventory. The applicant answered they would be repairing and selling washer, dryers, refrigerators, and common household appliances. The applicant stated that the clients would come from word of mouth and from other clients they have worked with before. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Ms. Shepard to approve with Staff's recommendations. Ms. Lynn seconded. The motion passed 5-1 with Mr. Gustof dissenting.

### **III. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action taken on zoning items at their meetings on August 19, 2019.**

The Director of Planning & Development Services briefed the Commissioners.

City Council Zoning actions are as follows;

1. Conduct a public hearing and consider an ordinance amending the Mesquite Subdivision Ordinance, thereby amending regulations related to the submittal and approval processes for plats. **Approved by Ordinance No. 4704**
2. Application No. Z0519-0096 submitted by Pat Akins, Tack Team Investments, LLC, for a change of zoning from Agricultural to Planned Development - Single-family Residential to allow a single-family residential subdivision located at 6401 Shannon Road. **Approved by Ordinance No. 4703 with an additional stipulation, to mandate an HOA.**

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

Manager of Planning & Zoning Garrett Langford gave an update on the Mesquite Comprehensive Plan. Planning & Zoning Commission should have a draft for their

review by September 23, 2019. The final draft should be with City Council by October 7, 2019.

**There being no further items before the Commission, Chairman Ron Abraham called the meeting adjourned at 7:20.**

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**Chairman Ronald Abraham**