

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., SEPTEMBER 23, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

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

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, 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. Any individual desiring to address the Planning and Zoning Commission regarding an item on the Consent Agenda shall do so on a first-come, first-served basis. Comments are limited to three minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six minutes.

A. Approval of the minutes of the September 9, 2019, Planning and Zoning Commission.

B. Consider and take action on Application No. PL0819-0137 for a Preliminary Plat of Fleckenstein Addition, a 4-lot single-family development, submitted by CBG Surveying Texas, LLC, on an 8.95-acre tract located at 15674 Wiser Road in the Mesquite's Extraterritorial Jurisdiction.

A motion was made by Mr. Gustof to approve the items on the Consent Agenda. Ms. Lynn seconded. The motion passed unanimously.

II. COMPREHENSIVE PLAN

A. Conduct a public hearing and make a recommendation on the adoption of a new comprehensive plan for the long-range development of the City known as the Mesquite Comprehensive Plan.

Manager of Planning & Zoning Garrett Langford briefed the Commissioners. Shad Comeaux of Freese and Nichols, Inc. presented the final draft of the Comprehensive Plan and documented the changes made to the plan since the first draft. Chairman Abraham opened the public hearing. Ms. Terry White, 505 Riggs Circle, came to the lectern and expressed her concerns that the proposed Comprehensive Plan does not do enough to preserve the natural and residential areas in Dallas County. Mr. Glen Choryn, 1937 Parkdale, stated that the Comprehensive Plan did not adequately address unpaved alleys in the lower-income sections of Mesquite and that Downtown needs more

improvements. Ms. Millie Arnold, 3912 Morgan Dr, came up to the lectern to speak. Ms. Arnold wanted to let the Commissioners and Staff know that she appreciates all the effort that has been put into the Mesquite Comprehensive Plan. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Shepard to approve. Ms. Lynn 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 when the request is for solely residential uses or vice versa.

- A. Conduct a public hearing and consider Application No. Z0819-0104 submitted by John Jordan, The Nehemiah Company, for a Zoning Change from “AG,” Agriculture to “PD,” Planned Development to allow a master-planned community that would provide development standards and allow mixed use, residential and commercial uses on property described as being a 613.573-acre tract and an 8.426-acre tract of land in the Martha Music Survey Abstract No. 312, City of Mesquite, Kaufman County, Texas, located at 17101 IH 20.**

Mr. Langford briefed the Commissioners. Applicant John Jordan came to the lectern to answer any questions the Commission might have. It was discussed the price range of the homes would be between 220,000.00 – 420,000.00. Chairman Abraham opened the public hearing. Ms. Terry White, 505 Riggs Circle, came up to speak. Ms. White stated that the natural areas and native grasses of the property need to be preserved. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Williams to approve. Ms. Anderson seconded. The motion passed unanimously.

IV. DIRECTOR’S REPORT

At this time, any individual wishing to discuss any matter on the agenda, with the exception of public hearings, shall be allowed to speak for a length of time not to exceed three minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

- A. Director’s Report on recent City Council action taken on zoning items at their meetings on September 3, 2019.**

The Director of Planning & Development Services Jeff Armstrong briefed the Commissioners. City Council Zoning actions are as follows:

Application No. Z0619-0099 2533 Westwood – Approved the CUP with staff recommended stipulations but with an 8-ft masonry wall along the front. They have 9 months to replace the r-panel with a masonry wall.

Application No. Z0719-0101 1830 Range Dr – Approved the CUP with staff recommended stipulations with the added stipulations that the repairs be in a separate area from the display area and that the CUP be limited to the applicant and cannot be transferred.

There being no further items before the Commission, Chairman Ron Abraham called the meeting adjourned at 8:00 PM.

Chairman Ronald Abraham