

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., OCTOBER 28, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, David Gustof, Sheila Lynn, Yolanda Shepard, Claude McBride, Alternate Jerome Geisler

**Absent:** Debbie Anderson and Vice-Chair Sherry Williams

**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 Karen Strand

Chairman Ron Abraham called the meeting to order and declared a quorum present. Mr. Geisler was seated in place of Ms. Anderson.

**I. ELECTION OF OFFICERS**

Mr. Gustof moved to postpone the Election of Officers to November 25, 2019, Planning and Zoning Commission meeting. Motion seconded by Ms. Lynn and approved unanimously.

**II. CONSENT AGENDA**

- A. Approval of the minutes of the October 14, 2019, Planning and Zoning Commission.
- B. Approval of the 2020 Plat and Zoning Submittal Calendar.

A motion was made by Mr. Geisler to approve the items on the consent agenda. Motion seconded by Ms. Lynn and approved unanimously.

**III. ZONING CASES**

- A. **Conduct a public hearing and consider amending Section 4-100, Overlay Districts; Section 4-400, Historic Landmark Overlay District Regulations; Section 5-400, Board and Commission Established; Section 6-102, Definitions; and a new Part 8, Local Register of Mesquite Landmarks and Historic Designations, all pertaining to new and revised regulations for historic preservation. (ZTA 2019-05)**  
Director of Planning and Development Services Jeff Armstrong briefed the Commission on the proposed text amendment. The Chair opened the public hearing for any comments. No one came up to speak. The Chair closed the public hearing. Mr. Gustof moved to approve ZTA 2019-05, as presented. Motion seconded by Ms. Lynn and approved unanimously.
- B. **Conduct a public hearing and consider Zoning Application No. Z0919-0110 submitted by Allen Perez, JM Civil Engineering for a Zoning Change from “C,” Commercial to “PD-SS,” Planned Development – Service Station to allow a convenience store with fuel sales, located at 1101 E. US HWY 80.**

Planner Ben Callahan briefed the Commission on Zoning Application Z0919-0110. Mr. Callahan reviewed the proposed development and staff's recommendation. Jared Westmoreland, 1818 Summit Ave, with Murphy Oil, came up as the applicant. Mr. Westmoreland indicated that they will not have truck rentals at this location and that the request is to increase the number of pumps from four to eight. The Chair opened the public hearing. Todd Watson, 912 Gageway Dr., is a member of the Mesquite Masonic Lodge, which is located adjacent to the subject property. Mr. Watson inquired what kind of fencing will Murphy Oil install adjacent to the Mesquite Masonic Lodge's property. Allen Perez, 5900 Lake Forest Dr., with JM Civil Engineering, came up to the podium on behalf of Murphy Oil to indicate that there will be a temporary construction fence. New landscaping will be installed, but Murphy Oil does not propose to install a new permanent fence. John Whaley, 817 Brownfield, indicated that he is the secretary of the Mesquite Masonic Lodge and stated that it needs to be taken into consideration that there is an existing gas line and how increasing the number of pumps will impact traffic. No one else came up to speak. The Chair closed the public hearing. Ms. Shepard moved to approve Zoning Application Z0919-0110, as presented. Motion seconded by Mr. Geisler and approved unanimously.

**C. Conduct a public hearing and consider Zoning Application No. Z0919-0111 submitted by Clinical Hispana Mesquite for a Zoning Change from "THN," Truman Heights Neighborhood to "THN," Truman Heights Neighborhood with a Conditional Use Permit to allow a medical clinic, located at 2002 N. Galloway Ave., Suite F.**

Mr. Callahan briefed Zoning Application Z0919-0111. Mr. Callahan reviewed the proposed Conditional Use Permit and staff's recommendation. Misael Salinas, Houston, TX, came forward as the applicant and presented their proposal with the assistance of interpreter Estibna Gonnet. Mr. Salinas explained the type of services that the clinic would provide, hours of operation, and confirmed that the medical staff would be insured. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. Mr. Gustof moved to approve Zoning Application Z0919-0111. Motion seconded by Ms. Shepard and approved unanimously.

**D. Conduct a public hearing and consider Zoning Application No. Z0919-0115 submitted by Moe Shaikh, Rana Enterprises, for a Zoning Change from "C," Commercial within the Military Parkway – Scyene Corridor Overlay District to "PD-C," Planned Development – Commercial within the Military Parkway – Scyene Corridor Overlay District to allow additional uses, located at 1228 W. Scyene Road.**

Manager of Planning and Zoning Garrett Langford briefed the Commission. Mr. Langford presented the request and reviewed the proposed stipulations. Moe Shaikh, 150 Shepard's Way, Rockwall, TX came up as the applicant. Mr. Shaikh indicated that they have not been able to lease the vacant spaces for personal service and retail uses due to the layout of the property. Mr. Shaikh indicated that he has currently 22 tenants and approximately 13,000 square feet of vacant space. The Chair opened the public hearing for any comments. No one came up to speak. The Chair closed the public hearing. Ms. Shepard moved to approve Zoning Application Z0919-0115 with staff's recommended stipulations. Motion seconded by Ms. Lynn and approved unanimously.

#### **IV. DIRECTOR'S REPORT**

**A. Director's Report on recent City Council action taken on zoning items at their meetings on October 21, 2019.**

Mr. Armstrong stated that the City Council postponed items ZTA 2019-05 and Z0819-0104. No other zoning action was taken.

**There being no further items before the Commission, Chairman Ron Abraham called the meeting adjourned at 8:16 PM.**

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**Chairman Ronald Abraham**