

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., DECEMBER 9, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

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

**Absent:**

**Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Lesley Frohberg, Planner Ben Callahan, Planner John Chapman, Principal Planner Johnna Matthews, Senior Administrative Secretary Devanee Winn, City Attorney David Paschall

**I. ELECTION OF OFFICERS**

Chairman Abraham opened the public hearing for anyone who has comments regarding the election of officers. No one came up to speak. Chairman Abraham closed the public hearing. Ms. Williams nominated Ms. Yolanda Shepard as Chairman. Ms. Shepard accepted. The nomination passed 7-0. Ms. Williams nominated Mr. Gustof as Vice-Chair. Mr. Gustof accepted. The nomination passed 7-0.

**II. CONSENT AGENDA**

- A. Approval of the minutes of the November 25, 2019, Planning and Zoning Commission.**
- B. Consider Plat Application No. PL1019-0011 submitted by Corwin Engineering, Inc. on behalf of Jabez Cloverleaf, LLC., for Cloverleaf Addition, a 247-lot townhome development, located at 2920 Gus Thomasson Road.**
- C. Consider Plat Application No. PL1019-0014 submitted by Dowdey, Anderson & Associates, Inc., on behalf of Bloomfield Homes, L.P., for Ridge Ranch Phase 2 Addition, a 161-lot single family subdivision, located at East Cartwright Road and Ridge Ranch Road.**

A motion was made by Ms. Lynn to approve the consent agenda. Mr. Gustof seconded. The motion passed 7-0.

**III. ZONING CASES**

- A. Conduct a public hearing and consider Zoning Application No. Z1019-0118 submitted by David Martin, Winstead PC, on behalf of Fitch Investments, Inc., for a zoning change from R-1 and R-3, Single Family Residential and PD-LC, Planned Development – Light Commercial No. 2075 and No. 2176, and PD-C, Planned Development – Commercial No. 2963 to Planned Development – Industrial to allow a warehouse and distribution use in addition to other uses allowed in the Industrial zoning district on property described as being 80 +/- acres in the Thomas Scott Survey, Abstract No. 1353, located on the east side of the 500 block of SH 352. (Tabled from the November 25, 2019, Planning and Zoning Commission meeting.)**

Planner Lesley Frohberg briefed the Commission. A representative for the Applicant, David Martin, came to the lectern to answer any questions the Commission might have. Commission wanted to know what exactly the intent the developer has in mind for the development. Mr. Martin answered that this will be used as a warehouse distribution center. 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. Ms. Lynn seconded. The motion passed 7-0.

- B. Conduct a public hearing and consider Zoning Application No. Z0919-0109 submitted by Brian Wyatt, WRA Architects, Inc., on behalf of Mesquite ISD for a Zoning Change from “R-1,” Single Family Residential to “R-1,” Single Family Residential with a Conditional Use Permit for a middle school thereby allowing an addition to Kimbrough Middle School, located at 3900 N. Galloway Avenue.**

Planner Lesley Frohberg briefed the Commissioners. Applicant Bryan Wyatt with WRA Architects Inc. came to the lectern and gave a brief presentation of the project. There were no questions from the Commissioners. 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 7-0.

- C. Conduct a public hearing and consider Zoning Application No. Z1019-0119 submitted by Afify Habashy for a zoning change from “AG,” Agriculture to “GR,” General Retail to allow a convenience store with fuel sales in addition to other uses allowed in the General Retail zoning district located at 3100 McKenzie Road.**

This application was withdrawn.

- D. Conduct a public hearing and consider Zoning Application No. Z1119-0120 submitted by Mohammad Habis on behalf of Lucky Texan No. 9 for a zoning change from “LC,” Light Commercial to PD-SS, Planned Development – Service Station to allow a convenience store, restaurant, and laundromat with more than eight fueling positions in addition to other uses allowed in the Service Station zoning district located at 2650 IH 30.**

Manager of Planning & Zoning Garrett Langford briefed the Commission. The Chair opened the public hearing. Mr. Benny Gordon came up to the lectern to ask if the applicant will build a wall around the development. Mr. Gordon is worried the apartments located next to the proposed development will catch fire again, as it did previously and spread to the gas pumps. Ms. Millie Arnold came up to speak. Ms. Arnold wanted clarification as to how many fueling stations were being proposed. Mr. Langford answered the Applicant wants to increase from 4 pumps to 10 pumps. No one else came up to speak. The Chair closed the public hearing.

A motion was made by Ms. Anderson to approve with staff’s recommendations. Ms. Lynn seconded. The motion passed 7-0.

#### **IV. DIRECTOR’S REPORT**

- A. Director’s Report on recent City Council action taken on zoning items at their meetings on December 2, 2019.**

Director of Planning & Development Services Jeff Armstrong briefed the Commission on the following action;

To consider the annexation of 807 acres in the City's extraterritorial jurisdiction and generally located at the western corner of FM 2757 and Kelly Road, in the Andrew Nail Survey, Abstract No. 355, Kaufman County, Texas, in connection with a voluntary petition submitted by BDMR Development, LLC.

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

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**Chairman Ronald Abraham**