

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JANUARY 13, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairwoman Yolanda Shepard, Ronald Abraham, Sherry Williams, Debbie Anderson, Sheila Lynn, Claude McBride, Alternate Jerome Geisler, Alternate Mildred Arnold

Absent: Vice-Chair David Gustof

Staff: 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

Chairwoman Yolanda Shepard called the meeting to order and declared a quorum present. Mr. Geisler was seated in place of Vice-Chair 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. 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 December 9, 2019, Planning and Zoning Commission.

A motion was made by Ms. Sherry Williams to approve the minutes. Ms. Lynn seconded. The motion passed 7-0.

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 Zoning Application No. Z1219-0121 submitted by QCW Services, LLC, on behalf of Harold F. Peek., for a zoning change to amend PD-C, Planned Development – Commercial No. 1643 to allow a carwash in addition to other uses allowed in the Commercial zoning district, located 4414 N. Galloway Ave.

Planner Lesley Frohberg briefed the Commission. Representing the applicant John Corenelson came to the lectern to speak. Mr. Corenelson stated that the Owner is agreeable to all of the recommendations the Staff has requested. Mr. Corenelson also suggested that instead of a masonry fence they could put in a berm of vegetation, plants, trees, etc. which would enhance the look of the property and would also be more secure

than just a fence. The upkeep cost would be less than a masonry fence. Chair opened the public hearing. Ms. Mildred Arnold came up to speak. Ms. Arnold wanted to know if there would be security, such as cameras. Mr. Corenelson answered yes. No one else came up to speak. Chair closed the public hearing. A motion was made by Ms. Williams to approve with Staff's recommendations and to replace the masonry wall with landscaping. Ms. Lynn seconded. The motion passed 7-0.

B. Conduct a public hearing and consider Zoning Application No. Z1219-0123 submitted Greg Auen for a Zoning Change from "I," Industrial to "I," Industrial with a Conditional Use Permit with modifications to allow outdoor storage in the front setback, located at 910 W. Kearney St.

Planner Lesley Frohberg briefed the Commission. Applicant Greg Auen came up to speak. Mr. Auen gave a brief description of his business. Chair opened the public hearing. Ms. Sheila Lambeth came up to speak. Ms. Lambeth owns the property next door and thinks with the car storage in view of one of her suites will cause a negative impact and it will be hard for her to lease that suite. Ms. Lambeth would like to see the wood fence all the way around the property, not just the front and the opposite side of her property. The side facing her building is just a chain-link fence. Mr. Auen offered to replace the chain-link with the wood fence. No one else came up to speak. Ms. Williams made a motion to approve Staff's recommendations 1 and 2 and to add a wood fence to the west property line. Ms. Anderson seconded. The motion passed 7-0.

III. DIRECTOR'S REPORT

At this time, any individual wishing to discuss the Director's Report 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.

A. Director's Report on recent City Council action taken on zoning items at their meetings on December 16, 2019, and January 6, 2020.

Manager of Planning & Zoning Garrett Langford stated the zoning actions taken by City Council on January 6, 2020, are as follows;

- 1. Application No. Z0819-0109, submitted by Brian Wyatt of WRA Architects, Inc., for a change of zoning from Single-Family Residential to Single-Family Residential with a Conditional Use Permit allowing a middle school located at 3900 North Galloway Avenue. Approved by Ordinance No. 4752.**
- 2. Application No. Z1019-0118, submitted by David Martin of Winstead PC, for a change of zoning from Single-Family Residential, Planned Development - Commercial and Planned Development - Light Commercial to Planned Development - Industrial to allow warehouse and distribution use in addition to other uses allowed in the Industrial zoning district located at 200 Long Creek Drive. Approved by Ordinance No. 4753.**
- 3. Application No. Z1119-0120, submitted by Mohammad Habis on behalf of Lucky Texan No. 9, for a change of zoning from Light Commercial to Planned Development - Service Station to allow a convenience store with more than eight**

**fueling positions, a restaurant, and a laundromat in addition to other uses allowed in the Service Station zoning district located at 2650 Interstate Highway 30.
Approved by Ordinance No. 4754.**

There being no further items before the Commission, Chairwoman Yolanda Shepard called the meeting adjourned at 7:45 PM.

Chairwoman Yolanda Shepard