

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT
7:00 P.M., JUNE 22, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairwoman Yolanda Shepard, Vice-Chair David Gustof, Ronald Abraham, Sherry Williams, Debbie Anderson, Sheila Lynn

Absent: Claude McBride, Alternate Mildred Arnold

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principle Planner Johnna Matthews, Planner Lesley Frohberg, Planner John Chapman, City Attorney David Paschall

In accordance with the Governor's suspension of various provisions of the Texas Open Meetings Act issued pursuant to his state disaster authority, and guidance issued on the suspension by the Attorney General's Office:

1. Members of the public, applicants, and interested parties may attend the meeting in person or participate by telephone conference.
2. All persons present at the meeting location must observe social distancing by remaining a minimum of six (6) feet from other meeting participants and are strongly encouraged to wear a covering over their nose and mouth.
3. Applicants and/or members of the public desiring to participate in the meeting by telephone conference may do so by dialing the following local number on Monday, June 22, 2020, before, at, or after 7:00 p.m. central time.

COMMISSION BUSINESS

1. ROLL CALL

Manager of Planning & Zoning Garrett Langford called on each Commissioner for the record. Each Commissioner answered yes and was in attendance in person. Chairwoman Shepard called the meeting to order and declared a quorum present.

2. INSTRUCTIONS

Mr. Langford gave verbal instructions for participation in the meeting.

3. PUBLIC COMMENTS.

There were no public comments.

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.

4. MINUTES.

Discuss and consider approval of the minutes for June 8, 2020, Planning and Zoning Commission.

5. Consider Application No. PL0518-0070 submitted by Westwood Professional Services, Inc. on behalf of Bloomfield Homes, L.P., for Hagan Hill Phase 3, a 102-lot

single-family subdivision generally located at Shannon Loop and Lumley Road.

Chairwoman Yolanda Shepard opened the public hearing for the consent agenda. No one came in person or by conference call to speak. Chairwoman closed the public hearing. A motion was made by Ms. Williams to approve the consent agenda. Mr. Abraham seconded. The motion passed 6-0.

PUBLIC HEARINGS

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.

6. ZONING APPLICATION No. Z0620-0141.

Conduct a public hearing and consider Zoning Application No. Z0620-0141 submitted by the City of Mesquite for a Zoning Change from Agricultural to Planned Development – Agricultural to allow a residential subdivision, generally located southwest of FM 2932 and County Road 214.

Planner John Chapman briefed the Commission. There were no questions for Staff. Chairwoman Shepard opened the public hearing. No one came to speak either in person or by conference call. Chairwoman Shepard closed the public hearing. A motion was made by Ms. Anderson to approve. Mr. Gustof seconded. The motion passed 6-0.

7. ZONING TEXT AMENDMENT No. 2020-04.

Conduct a public hearing and consider zoning text amendments to Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses; Section 3-508, Reception Facilities; Section 6-102, Definitions; all pertaining to new and revised regulations for major reception facilities, minor reception facilities, and accessory reception facilities.

Planner Lesley Frohberg briefed the Commission. Ms. Frohberg explained there are 2 options for the Commissioners to consider. Ms. Frohberg explained Option 1 and Option 2. Staff recommends Option 1 text amendments. There was a discussion between Staff and the Commissioners regarding the security and the differences. Chairwoman Shepard opened the public hearing. No one spoke either in person or by phone. Chairwoman closed the public hearing. A motion was made by Mr. Gustof to approve Option 1 with the addition of Section 3-508.A.3, as proposed in Option 2. Ms. Williams seconded. The motion passed 6-0

8. ZONING TEXT AMENDMENT No. 2020-05.

Conduct a public hearing and consider zoning text amendments to Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses; Section 3-507, Coin-Operated Amusement Devices, Section 6-102, Definitions; all pertaining to new and revised regulations for amusement devices, game machines, video games, and similar devices.

Manager of Planning & Zoning Garrett Langford briefed the Commissioners and requested this case be postponed to July 27, 2020, so Staff can obtain more information. A motion was made by Ms. Anderson to postpone until the July 27, 2020, meeting. Mr. Abraham seconded. The motion passed 6-0.

DIRECTOR'S REPORT

9. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning items at their

meeting on June 15, 2020.

Director of Planning and Development Services briefed the Commission. The City Council took the following Zoning actions;

1. Consider an ordinance for **Application No. Z0420-0134**, submitted by BGE, Inc., on behalf of Wynn/Jackson, Inc., for a change of zoning from Agricultural to Planned Development - Industrial to allow an industrial business park, located at 12955 FM 2932. **Approved by Ordinance No. 4785 with modifications.**
2. Consider an ordinance for **Application No. Z0420-0137**, submitted by JM Civil Engineering, for a change of zoning from Commercial to Planned Development - General Retail to allow a convenience store and fueling station, located at 2110 North Town East Boulevard. **Approved by Ordinance No. 4786 with modifications.**
3. Consider an ordinance for **Application No. Z0420-0138**, submitted by Marvin Brown Cooksey, amending the stipulations for a Conditional Use Permit approved by Ordinance No. 4714 on property currently zoned Commercial with a Conditional Use Permit, located at 2533 Westwood Avenue, regarding a screening wall for a primary outdoor storage yard. **Approved by Ordinance No. 4787 with modifications.**
4. Consider an ordinance approving **Zoning Text Amendment No. 2020-01** to Mesquite Zoning Ordinance, Section 1-600, Temporary Uses and Structures, Permitted Temporary Uses and Structures; Subsection (C) currently titled "Temporary Batch Plant" to be retitled "Temporary Batch Plants and Temporary Material Stockpile Sites" pertaining to new and revised regulations for temporary batch plants and temporary material stockpile sites and amending Appendix D of the City Code regarding the comprehensive fee schedule. **Approved by Ordinance No. 4788 with modifications.**
5. Consider an ordinance approving **Zoning Text Amendment No. 2020-03** to Mesquite Zoning Ordinance, Section 5-200, currently titled "Appeal, Variance, and Special Exception Procedures" to be retitled "Special Exceptions, Variances, and Appeals of Administrative Decisions"; pertaining to new and revised regulations and procedures for special exceptions, variances, and appeals of administrative decisions and establishment of associated fees and amending Appendix D of the City Code regarding the comprehensive fee schedule. **Approved by Ordinance No. 4789.**

PUBLIC COMMENTS

10. Any individual desiring to address the Planning and Zoning Commission regarding the **DIRECTOR'S REPORT** or **ANY OTHER MATTER** not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

There were no public comments.

Chairwoman Shepard called the meeting adjourned at 7:38 P.M.

Chairwoman Yolanda Shepard