

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

Present: Vice-Chair David Gustof, Ronald Abraham, Sherry Williams, Debbie Anderson, Sheila Lynn, Alternate Mildred Arnold

Absent: Claude McBride, Chairwoman Yolanda Shepard

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Lesley Frohberg, City Attorney David Paschall Paschall, Senior Administrator Devanee Winn

Alternate Mildred Arnold was seated in place Chairwoman Yolanda Shepard. Ms. Arnold was in attendance by conference call.

COMMISSION BUSINESS

1. ROLL CALL

Manager of Planning & Zoning Garrett Langford called on each Commissioner for the record. Vice-Chair David Gustof 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

4. MINUTES.

Discuss and consider approval of the minutes for June 22, 2020, Planning and Zoning Commission.

5. PD SITE PLAN APPLICATION No. SP0620-0157

Consider a PD Site Plan submitted by Barraza Consulting Group on behalf of DR Horton, for Trailwind Phase 2, a 240-lot single-family subdivision generally located between IH-20 and Heartland Parkway.

Vice-Chair Gustof opened the public hearing for comments on the consent agenda. No one had comments either in person or by conference call. Ms. Williams made a motion to approve the consent agenda as presented. 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. Z0520-0140

Conduct a public hearing and consider Zoning Application No. Z0520-0140

submitted by DBS Construction Support on behalf of Tram Hoang for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow the sale and outdoor display of used farm equipment, located at 4340 IH 30. (Tabled from the June 8, 2020, Planning and Zoning Commission meeting.)

Planner Lesley Frohberg briefed the Commissioners. Ms. Williams asked if all the code issues were fixed. Ms. Frohberg answered from a zoning perspective, yes the Applicant complies. Representing the Applicant, Daniel Santos came up to speak. Mr. Santos stated that they are working very hard to address everything to bring the development up to code. They are also working on the sign repair. Vice-Chair Gustof opened the public hearing. No one came to speak in person or by conference call. Vice-Chair closed the public hearing. Mr. Abraham made a motion to approve with Staff's recommendations. Ms. Williams seconded. The motion passed 6-0.

7. COMPREHENSIVE PLAN MAP AMENDMENT No. 2020-01.

Consider an amendment to the Mesquite Comprehensive Plan that would change the future land use designation from Commercial to High-Density Residential for property located at 521, 623, 655, 699, 761, & 891 E. US Highway 80.

8. ZONING APPLICATION No. Z0220-0132

Conduct a public hearing and consider Zoning Application No. Z0220-0132 submitted by Mariposa Mesquite, LP, for a Zoning Change from Commercial to Planned Development – Multifamily to allow a 180 unit, age-restricted multifamily development located, located at 521, 623, 655, 699, 761, & 891 E. US Highway 80.

Planner Lesley Frohberg briefed the Commissioners on both the Comprehensive Plan Map Amendment No. 2020-01 and Zoning Application Z0220-132. Representing the Applicant, Casey Bump, gave a presentation for the Commissioners. There was discussion regarding the parking and security between Mr. Bump and the Commissioners. Mr. Bump stated that they would meet all requirements regarding those issues. Vice-Chair Gustof opened the public hearing. Mr. Phillip Matthews came up to speak. Mr. Matthews was concerned about the screening. Mr. Matthews wanted to know how they will keep the units on the third floor from seeing right into his backyard and windows on the backside of his house. Mr. Bump answered that they are going to use a two-prong approach with trees and a treeline. Mr. Bump stated that they would work with the neighborhood on any concerns the neighbors might have with the screening. No one else came up to speak and no one on the conference call had comments. Vice-Chair Gustof closed the public hearing. A motion was made by Ms. Williams to approve both cases 7 and 8. Ms. Anderson seconded. The motion passed 6-0.

9. ZONING APPLICATION No. Z0620-0142

Conduct a public hearing and consider Zoning Application No. Z0620-0142 submitted by MM Mesquite 50, LLC., for a Zoning Change to amend Planned Development Ordinance No. 4595 to allow an amenity center, a convenience store with fuel sales and modify the screening wall requirements, generally located south of W. Sycene Road and west of Rodeo Center Blvd.

Manager of Planning & Zoning Garrett Langford briefed the Commissioners. Mr. Abraham asked if there was a traffic impact study done. Mr. Langford answered yes and if the zoning is changed to amend the Planned Development Ordinance No. 4595, then traffic engineering will review through the site plan process to see if a new traffic impact study will need to be done. Applicant Trevor Kollinger gave a presentation through the conference call. The reason for the screening adjustment is because with the retaining

wall in place and then with the fence screening on top of the retaining wall would create an oversize screening wall. Mr. Matthew Smith gave a presentation about the convenience store with fuel sales and a restaurant. Ms. Anderson asked if the Applicant was aware of the new security ordinance regarding convenience stores and fuel sales. Mr. Kollinger said yes, and they will comply with all the requirements. Vice-Chair Gustof opened the public hearing. No one came up to speak either in person or by phone. Vice-Chair closed the public hearing. A motion was made by Ms. Williams to approve with Staff's recommendations. Ms. Lynn seconded. The motion passed 6-0.

DIRECTOR'S REPORT

10. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning items at their meeting on July 6, 2020.

Director of Planning & Development Jeff Armstrong briefed the Commissioners. There were no zoning actions taken at the July 6, 2020, City Council Meeting. Mr. Armstrong gave a preview of an upcoming Parkland Dedication ordinance that will be presented to the Commissioners at a future date. However, the Commission will not be required to take action on the proposed ordinance.

11. DIRECTOR'S REPORT.

Briefing on the Solterra Development.

Manager of Planning & Zoning Garrett Langford gave a presentation on an upcoming development called Solterra.

[NOTE: Commission action, if any, shall not be taken regarding the Director's Report until Public Comments have been received.]

PUBLIC COMMENTS

12. 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.

Kevin Youngblood with Huffines Communities, the project developer, gave a brief overview and answered questions on the Solterra development.

Vice-Chairman David Gustof called the meeting adjourned at 8:57 P.M.

Vice-Chairman David Gustof