

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., OCTOBER 28, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairwoman Yolanda Shepard, Ronald Abraham, Sherry Williams, Debbie Anderson, Sheila Lynn, Alternate Mildred Arnold, Alternate Dorothy Patterson

Absent: Claude McBride

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

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, this meeting was held by telephone conferencing to support social distancing. Commissioners and City Staff attended the meeting who were present in Training Rooms A & B and practiced social distancing.

COMMISSION BUSINESS

1. ROLL CALL

Chairwoman Yolanda Shepard called the meeting to order and declared a quorum present. Manager of Planning & Zoning Garrett Langford called on each Commissioner for the record. Alternates Ms. Arnold and Ms. Patterson participated as voting members. Regular member Claude McBride was not in attendance and the Commission currently does not have a Vice-Chair.

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 September 28, 2020, Planning and Zoning Commission.

5. PLAT APPLICATION No. PL0919-0143

Consider Application No. PL0420-0143 submitted by Westwood Professional Services, Inc., on behalf of Lennar Homes of Texas Land and Construction, LTD., for Trinity Crossing Phase 5, a 79-lot single-family subdivision in the Mesquite Extra-Territorial Jurisdiction, generally located at the northwest corner of FM 460 and US HWY 80.

A motion was made by Mr. Abraham to approve the consent agenda as presented. Ms. Lynn seconded. The motion carried 7-0.

PUBLIC HEARINGS

6. ZONING APPLICATION NO. Z0920-0148

Conduct a public hearing and consider Zoning Application No. Z0920-0148 submitted by Ghader Mirak for a Zoning Change from “C” – Commercial to “C” – Commercial with a Conditional Use Permit to allow a major reception facility with a modification to the Special Conditions requiring a 500-foot separation from any residential district, located at 3935 E. US Highway 80.

Planner Lesley Frohberg briefed the Commission. Chairwoman Shepard asked if the concrete wall will go around the whole property or just part of the property. Ms. Frohberg answered the wall will just be along the North property line. Ms. Williams asked if the alley will be the entrance onto the property. Ms. Frohberg explained that the entrance will be off Bahamas Drive and the entrance drive runs parallel to the alley. Ms. Patterson asked if there will be only one way into the property. Ms. Frohberg answered the entrance and the exit will be off Bahamas Drive. Chairwoman Shepard asked if the Applicant can have the entrance placed somewhere else. Ms. Frohberg answered no. TxDot is doing improvements along Highway 80 so there will be no entrance or exit from Highway 80. Ms. Patterson asked how many people will be gathering for these events. Chairwoman Shepard asked if the Applicant was available to answer questions. Applicant Ghader Mirak answered questions via conference call. Mr. Mirak addressed the occupancy question. Mr. Mirak said that the maximum occupancy is 500 people. Ms. Arnold stated that Bahamas Drive can't handle 500 cars. Mr. Mirak clarified that the maximum number of people is 500 and the maximum cars are 160 parking spaces. Chairwoman Shepard opened the public hearing. Ms. Glenda Joslin of 4004 Flamingo Way is very concerned about the traffic. Ms. Joslin also has a complaint about the spotlights that shine right into her home from the Applicant's business office building he owns located on the same property as the proposed reception center. Ms. Joslin does not want the extra noise from event gatherings. The applicant answered that they will comply with all of the City of Mesquite's lighting codes and the noise impact. The applicant said that they will comply with all the Staff's recommendations regarding noise. The applicant talked with the City of Mesquite's Traffic Engineering and was told the no traffic impact analysis was needed. No one else came to speak. Chairwoman Shepard closed the public hearing. Ms. Williams made a motion to deny the Conditional Use Permit. Ms. Arnold seconded. The motion carried 7-0.

7. ZONING TEXT AMENDMENT 2020-06

Conduct a public hearing and consider amending Mesquite Zoning Ordinance by revising Section 4-102, “Overlay Zoning Districts”, adding new Section 4-500, “Established Neighborhood Overlay District (ENO) Regulations” and revising Section 6-102, “Definitions”, all pertaining to text amendments to the Zoning Ordinance thereby allowing for a new overlay district called an “established neighborhood overlay district” (ENO) to be requested and created for certain established neighborhoods within the City.

Planner Lesley Frohberg briefed the Commissioners. Ms. Williams asked that if a house burns down in a 30-year-old neighborhood, would the ENO apply? Ms. Frohberg answered yes, that the purpose of the ENO is to try to keep neighborhoods cohesive. Chairwoman Shepard asked if the Neighborhood Revitalization be included with the ENO? Ms. Frohberg answered yes it could be included. Chairwoman Shepard opened the public hearing. No one came to speak. Chairwoman Shepard closed the public hearing. Ms. Anderson made a motion to approve the text amendment as presented. Ms. Lynn

seconded. The motion carried 7-0.

DIRECTOR'S REPORT

8. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning items at their meetings on October 5, 2020.

Director of Planning & Development Jeff Armstrong briefed the Commissioners on the zoning actions taken at the City Council meeting on October 5, 2020.

Zoning actions are as follows;

- 1. Application No. Z0720-0143**, submitted by Masterplan on behalf of Infinity 2020 Partners, LLC, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a car wash with modification to special conditions within 100 feet of a residential district, located at 1200 Pioneer Road. **Approved by Ordinance No. 4817 with certain stipulations.**

- 2. Application No. Z0220-0129**, submitted by Huffines Land Holding Partners, LP, for a change of zoning from Agricultural and Planned Development District Ordinance No. 3538 to Planned Development District to allow a master-planned community that would provide development standards and allows mixed uses, residential and commercial uses, located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas Sr., Boulevard. **Approved by Ordinance No. 4818 with certain stipulations.**

PUBLIC COMMENTS

- 9. 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 Yolanda Shepard called the meeting adjourned at 8:05 P.M.

Chairwoman Yolanda Shepard