

# MINUTES

NOVEMBER 9, 2020

## PLANNING & ZONING COMMISSION CITY OF MESQUITE, TEXAS

City Hall  
City Council Chambers  
757 North Galloway Avenue  
Mesquite, Texas

### REGULAR MEETING

#### ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Chairwoman Yolanda Shepard	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 2	Ms. Millie Arnold	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 3	Ms. Debbie Anderson	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 4	Ms. Sherry Williams	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 5	Mr. Claude McBride	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 6	Ms. Sheila Lynn	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 7	Mr. Ronald Abraham	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent

ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Dorothy Patterson	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> * Absent ( * Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Brandon Murden	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> * Absent ( * Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

#### ATTENDANCE NOTES:

1. In accordance with Governor Abbott's suspension of various provisions of the Texas Open Meetings Act issued pursuant to his State Disaster Authority, related to the Coronavirus (COVID-19) pandemic, and the guidance issued on the suspension by the Texas Attorney General's Office this regular board meeting was conducted both in-person and by telephone conferencing to support adequate social distancing.
2. Commissioners and City Staff in attendance (in-person) were present in the City Council Chambers, wore facial coverings over their face and mouth, and practiced social distancing of remaining at least 6-feet apart.

#### ATTENDANCE: STAFF

Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Cliff Keheley	City Manager	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
David Witcher	Director of Economic Development	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Eric Gallt	Manager of Traffic Engineering	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video

**COMMISSION BUSINESS****1. ROLL CALL**

Chairwoman Shepard called the meeting to order. Manager of Planning & Zoning Garrett Langford took Roll Call and declared a quorum was present.

**2. INSTRUCTIONS**

Mr. Langford gave verbal instructions on how to participate in the meeting by telephone conference.

**PUBLIC COMMENTS**

- 3.** There were no public comments on the Consent Agenda.

**CONSENT AGENDA****4. MINUTES.**

**Discuss and consider approval of the minutes for October 26, 2020, Planning and Zoning Commission.**

**ACTION:**

Motion made by Commissioner Anderson to APPROVE the consent agenda as presented; seconded by Commissioner Lynn; motion carried 7-0.

**PUBLIC HEARINGS****5. ZONING APPLICATION NO. Z0820-0146**

**Conduct a public hearing and consider Zoning Application No. Z0820-0146 submitted by Halff Associates on behalf of Huntington Industrial for a Zoning Change from LC – Light Commercial and C – Commercial within the Military Parkway – Scyene Corridor Overlay District to Planned Development – Commercial and to remove the property from the Military Parkway – Scyene Corridor Overlay District to allow an industrial park on 22.14 +/- acres of land generally located at 1204, 1212, and 1420 Military Parkway.**

**PRESENTATION:**

Principle Planner Johnna Matthews presented to the Commissioners.

**DISCUSSION:**

Commissioner Williams is concerned about having an industrial development with outdoor storage of trailers on Military Parkway that leads into Downtown, which the City has put in a lot of work in redeveloping. Commissioner Arnold asked what kind of trailers will be going in and out of the proposed site. Ms. Matthews answered heavy load trailers, such as 18-wheelers.

**APPLICANT:**

Applicant Steve Meyer, 1201 Berkshire Lane, Dallas, TX, gave a presentation to the Commissioners. Mr. Meyer addressed Commissioner Williams concerns about the development being near to the City's Downtown. Mr. Meyer stated that there would be no truck doors facing Military parkway and there will be a wing wall that will shield trucks from Military Parkway. In addition, they will build a large landscape buffer with trees along Military Parkway. Commissioner McBride asked if there has been a Traffic Impact Analysis done. Mr. Meyer did not know if one had been done. Commissioner McBride asked how the trucks will exit the site without going through City's Downtown. Mr. Meyer gave a brief explanation of how the trucks will be entering and exiting the proposed site. He indicated that the trucks would leave the site to the east on Military Parkway, then turn north onto Gross Rd, where the trucks will use the light at Gross Rd and W. Scyene Road to turn left. Chairwoman Shepard wanted to know businesses or what type of goods will be stored there. Mr. Meyer answered it would probably be light manufacturing or local distribution due to the site's location.

**PUBLIC HEARING OPENED:**

Chairwoman Shepard opened the public hearing.

**SPEAKERS:**

Mr. Roman Plugge, 10906 Fernald Ave., Dallas, TX, (Applicant's engineer) came up to speak regarding the Traffic Impact Analysis. He stated that they did meet with City's traffic engineering and it was determined that the proposed development would not generate enough trips to trigger a Traffic Impact Analysis. There were no other speakers in person or by conference call.

**PUBLIC HEARING CLOSED:**

Chairwoman Shepard closed the public hearing.

**ACTION:**

Motion made by Commissioner Williams to APPROVE as presented with City staff's recommendations; Commissioner Lynn seconded, the motion carried 7-0.

**6. ZONING APPLICATION NO. Z0820-0147**

**Conduct a public hearing and consider Zoning Application No. Z0820-01547 submitted by Roberto Nunez, Alchemi Development Partners for a Zoning Change to amend Planned Development – Service Station Ordinance No. 2888 to allow a proposed building expansion located at 1320 Gross Road.**

**PRESENTATION:**

Manager of Planning and Zoning Garrett Langford presented to the Commissioners.

**DISCUSSION:**

Chairwoman Shepard asked if the Applicant can design the entrance from the service road? Mr. Langford answered that the service road is a TxDot road and they will not allow an entrance off the service road at that location.

**APPLICANT:**

The Applicant was not in attendance for questions.

**PUBLIC HEARING OPENED:**

Chairwoman Shepard opened the public hearing.

**SPEAKERS:**

There were no speakers present in person or on the conference call.

**PUBLIC HEARING CLOSED:**

Chairwoman Shepard closed the public hearing.

**ACTION:**

Motion made by Commissioner Abraham to APPROVE as presented; Commissioner Williams seconded, with City staff's recommendations; the motion carried 7-0.

**7. ZONING APPLICATION NO. Z1020-0156**

**Conduct a public hearing and consider Zoning Application No. Z1020-0156 submitted by Shield Engineering Group for a Comprehensive Plan Amendment from Commercial to Low Density Residential and a Zoning Change from R-3 Single Family Residential to Planned Development – Single Family Residential with underlying zoning of R-3 to allow a 99-lot single-family subdivision on 20.72 +/- acres of land generally located at 430 Paza Drive and 1218 S. Belt Road**

**PRESENTATION:**

Principle Planner Johnna Matthews presented to the Commissioners.

**DISCUSSION:**

Commissioner Williams asked if there is only one entrance from Wilkinson Dr.? Ms. Matthews answered there would be an entrance also from Essex Drive. Commissioner Williams asked where the cars will park. Ms. Matthews answered there maybe garages; if not, residents will park in front of the house. Ms. Matthews stated these are front-entrance homes. Chairwoman Shepard asked what is the square footage of the proposed homes. Ms. Matthews answered 1500 square feet minimum.

**APPLICANT:**

Applicant Zack Mottley came up and gave a presentation for the Commissioners. Commissioner Williams asked the price range of these homes. Mr. Mottley answered \$250,000.00 to \$260,000.00. Chairwoman Shepard asked if a Traffic Impact Analysis was done. Mr. Mottley said he would refer that question to his project engineer.

**PUBLIC HEARING OPENED:**

Chairwoman Shepard opened the public hearing.

**SPEAKERS:**

Sharon Stanford of 1104 Wilkinson Dr. came up to speak. Ms. Stanford is okay with the new homes but very concerned about the traffic on Wilkinson Dr.

Manager of Traffic Engineering Eric Gallt explained the development is right on the bubble in requiring a Traffic Impact Analysis (TIA). Mr. Gallt explained how a TIA is determined and explained that he does not believe that a TIA in this situation would provide any recommend improvements that City staff would support.

Project Engineer John Clinty came up to address the TIA. If the Commission requests the TIA, they will consider the request. Mr. Clinty also wanted to address the Tree Mitigation. They are trying to preserve as many trees as possible and plant one tree per new home built.

Chairwoman Shepard is very concerned about the Developer not doing a Traffic Impact Analysis. Mr. Gallt came up to address the concern. Mr. Gallt stated that a TIA would not recommend any additional improvements.

**PUBLIC HEARING CLOSED:**

Chairwoman Shepard closed the public hearing.

**ACTION:**

Motion made by Commissioner Williams to APPROVE with City staff's recommendations; Commissioner 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 November 2, 2020.**

Manager of Planning and Zoning briefed the Commissioners on zoning actions taken at the City Council meeting on November 2, 2020. The actions are as follows;

1. Conduct a public hearing for 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. **Postponed to the December 7, 2020, City Council meeting with the public hearing held open.**
2. Conduct a public hearing and consider an ordinance for Zoning Text Amendment No. 2020-09 to the Mesquite Zoning Ordinance, by making certain additions and deletions to sections in Part 2 "Residential Districts" pertaining to requirements for off-street parking in residential districts; and amending Chapter 9 and Chapter 10 of the City Code thereby updating certain regulations and offenses regarding the parking and storing of commercial motor vehicles, oversized vehicles, recreational vehicles (RVs) and trailers in residential districts. **Approved by Ordinance No. 4823.**

**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 in person or by phone.

Chairwomen Shepard called the meeting adjourned at 8:27 P.M.

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Chairwoman Yolanda Shepard