

# MINUTES

MARCH 8, 2021

## 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	Ms. Debbie Anderson	<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. Dorothy Patterson	<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	Nancy Felix	<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

Lesley Frohberg	Senior Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Ellen Soward	Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Johnna Matthews	Principle Planner	<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
Jeff Armstrong	Director of Planning & Development	<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
Devanee Winn	Admin. Assistant of Planning & Dev.	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Barry Jenkins	Health Official	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Present by Telephone/Video

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

Chairwoman Debbie Anderson 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.**

Consider approval of the minutes for February 22, 2021, Planning and Zoning Commission.

**5. PLAT APPLICATION NO. PL0221-0061.**

**Consider Plat Application Application No. PL0221-0061 for a 2-lot industrial development (Mesquite Airport Logistics Center Addition) submitted by Kimley Horn and Associates, Inc., on behalf of Haverwood Investments, Inc., located at 1262 and 4180 E. Scyene Road.**

**ACTION:**

Commissioner Lynn made a motion to APPROVE the consent agenda as presented. Commissioner McBride seconded, motion carried 7-0.

**PUBLIC HEARINGS****6. ZONING TEXT AMENDMENT 2021-02**

**Conduct a public hearing and consider amending section 3-200, Schedule of Permitted Uses, 3-500 Supplemental Use Regulations and 6-102, Definitions, of the Mesquite Zoning Ordinance, thereby establishing regulations for mobile food unit parks. (ZTA 2021-02)**

**PRESENTATION:**

Principle Planner Johnna Matthews presented to the Commission.

**DISCUSSION:**

Commissioner McBride asked if there will be handicapped parking? Ms. Matthews answered yes. Developers will have to follow the City's parking requirements. Commissioner Patterson asked how many restrooms will there be for 3 or more trucks? Ms. Matthews explained that there would be a permanent building for restrooms and there will be one for the boys and one for the girls. Commissioner Williams asked for an example of where these food truck parks will be set up? Ms. Matthews explained they would be developed just like any other commercial development, so where any

restaurant is allowed, so will the mobile unit parks. Commissioner Williams asked if there are other cities with this type of development? Ms. Matthews answered yes. Dallas, Denton, Plano, and Richardson are just a few examples. Commissioner Williams asked if the trucks will be inspected? Ms. Matthews referred to the Health Official Barry Jenkins to answer the question. Health Official Barry Jenkins answered that they would be inspected the same as the brick and mortar restaurants.

**PUBLIC HEARING OPENED:**

Chairwoman Anderson opened the public hearing.

Commissioner Felix asked there will be entertainment associated with the food truck parks? Ms. Matthews explained that entertainment is not specifically written in the ordinance, however; they could apply for a special event permit to have entertainment. There were no other speakers.

**PUBLIC HEARING CLOSED:**

Chairwoman Anderson closed the public hearing.

**ACTION:**

Commissioner Williams made a motion to APPROVE; Commissioner Lynn seconded; motion carried 7-0.

**DIRECTOR'S REPORT**

**7. DIRECTOR'S REPORT.**

Director's Report on recent City Council action taken on zoning items at their meeting on March 1, 2021.

**PRESENTATION**

Director of Planning & Development Jeff Armstrong explained the City Council accepted the C.I.A.C. Report and Nancy Felix was appointed to the Commission as an alternate. Commissioner Dorothy Patterson was moved to a regular member of the Commission.

**PUBLIC COMMENTS**

8. There were no public comments in person or by phone.

**Chairwoman Anderson called the meeting adjourned at 7:39 P.M.**

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**Chairwoman Debbie Anderson**