

**MINUTES**

**JUNE 29, 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)**

<b>POSITION NO.</b>	<b>REGULAR MEMBER NAME</b>	<b>ATTENDANCE</b>		
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	Nancy Felix	<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 type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> Absent

<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>		
Alternate No. 1	Roger Melend	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> * Absent

(\* Attendance Required:  No  Yes)

**ATTENDANCE: STAFF**

Lesley Frohberg	Senior 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	Planning & Development Admin. Aide	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Eric Galt	Manager of Traffic Engineering	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video

*Please note that Roger Melend was seated in place of Ronald Abraham.*

**COMMISSION BUSINESS**

**1. ROLL CALL**

Planning & Development Administrative Aide Devanee Winn took a roll call and declared a quorum was present.

**PUBLIC COMMENTS**

2. There were no public comments on the Consent Agenda.

**CONSENT AGENDA**

**3. MINUTES.**

**Consider approval of the minutes for the June 14, 2021, Planning and Zoning**

**Commission.**

Vice-Chair Williams made a motion to **APPROVE** the minutes with one correction on page 2, Item 5; Commissioner Arnold seconded; motion carries 7-0.

**PUBLIC HEARINGS**

- 4. Conduct a public hearing and make a recommendation on amending the City of Mesquite's Master Thoroughfare Plan.**

**PRESENTATION**

Manager of Traffic Engineering Eric Gallt gave a presentation for the Commissioners.

**DISCUSSION**

Commissioner McBride wanted to know the time frame of Highway 190 completion date. Mr. Gallt answered not sure of the completion date. Might be 10 to 15 years. Commissioner Williams asked if Longcreek is a truck route. Mr. Gallt answered that is a separate ordinance and he will have to do some research and let her know. Chairwoman Anderson commented that what was presented is a recommendation. Mr. Gallt concurred that it is a recommendation to amend the current City of Mesquite's Master Thoroughfare Plan. Commissioner Felix asked if the City is planning a truck route on Lawson and Sceyene road. Mr. Gallt answered yes it will be a truck route. Commissioner McBride asked if Kaufman County will be paying part of Lawson Rd. that is in Kaufman County jurisdiction. Mr. Gallt answered it is still in the works and is not prepared to answer that question now.

**PUBLIC HEARING**

Chairwoman Anderson opened the public hearing. No one came to speak. Chairwoman Anderson closed the public hearing.

**ACTION:**

Commissioner Williams made a motion to **Approve**; Commissioner McBride seconded; motion carried 7-0.

- 5. ZONING APPLICATION Z0521-0202**  
**Conduct a public hearing and consider Zoning Application No. Z0521-0202 submitted by WRA Architects, Inc. on behalf of Mesquite Independent School District for a Zoning Change from Planned Development – Single Family #3783 to Planned Development – Single Family #3783 with a Conditional Use Permit to allow an elementary school with a Modification to the Special Conditions to allow queuing of vehicles within the public right-of-way, located at 6550 Shannon Road (Future Address - 6425 Park Vista Drive).**

**PRESENTATION**

Manager of Planning & Zoning Garrett Langford gave a presentation to the Commission.

Commissioner McBride asked if there will be a city park? Mr. Langford referred to the Applicant to answer the question.

### **APPLICANT**

Applicant Graham Baumann 6705 Meandering Dr. Mr. Baumann answered that there will be a city park area south of the walking trail. It will consist of a baseball field, basketball court, and soccer field. Commissioner McBride asked about the material of the fence. Mr. Fisher answered wrought iron. Commissioner McBride asked if the new gym will be fortified. Mr. Baumann answered yes and that they are looking into a generator system that would be capable of running all of the electrical in the storm shelter and possibly be used as a warming center if there is another storm that causes blackouts.

### **PUBLIC HEARING**

Chairwoman Anderson opened the public hearing. No one came to speak. Chairwoman Anderson closed the public hearing.

### **ACTION**

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

## **6. ZONING APPLICATION NO. Z0321-0187**

**Conduct a public hearing and consider Zoning Application No. Z0321-0187 submitted by Tuong Nguyen for a Zoning Change from General Retail to General Retail with a Conditional Use Permit to allow Coin-Operated Gameroom with four coin-operated game machines with a Modification to the Special Conditions to allow the Coin-Operated Gameroom within 300 feet of a church and to have one customer restroom instead of the required one customer restroom each for male and female, located at 704 Gross Road.**

### **PRESENTATION**

Senior Planner Lesley Frohberg gave a presentation to the Commissioners. There were no questions for Staff

### **APPLICANT**

Representing the Applicant, Tuong Nguyen, was his niece Cindy Lee. Ms. Lee expressed that the gaming machines are a large boost for the income of the store. Ms. Lee expressed that having the gaming machines cut down on the crime because there is always someone in the store and when they did remove the machines, they were robbed. Ms. Lee passed out photos to show how far the actual church building is from the store and they are willing to convert the storage closet into another restroom. Chairwoman Anderson wanted to know if the Applicant is willing or not willing to put in a second restroom. Ms. Lee answered yes that they are willing if required. Commissioner Felix asked how much loss has the business incurred since the game

machines have been removed? The applicant said that they lost 5%. There were no other questions.

### **PUBLIC HEARING**

Chairwoman Anderson opened the public hearing. No one came to speak. Chairwoman Anderson closed the public hearing.

### **ACTION**

Commissioner Williams made a motion to **DENY**; Commissioner Arnold seconded; motion carried 7-0.

## **7. ZONING APPLICATION NO. Z0421-0193**

**Conduct a public hearing and consider Zoning Application No. Z0421-0193 submitted by Tuong Nguyen for a Zoning Change from General Retail to General Retail with a Conditional Use Permit to allow Coin-Operated Gameroom with four coin-operated game machines with a Modification to the Special Conditions to allow the Coin-Operated Gameroom within 300 feet of a church and to have one customer restroom instead of the required one customer restroom each for male and female, located at 710 Gross Road.**

### **PRESENTATION**

Senior Planner Lesley Frohberg gave a presentation to the Commissioners. Commissioner Williams asked if there were 2 restrooms. Ms. Frohberg said there were 2 restrooms, but only one was functional. Ms. Frohberg explained that there are certain land uses that will allow 2 coin-operated gaming systems by right if the criteria are met. Ms. Frohberg listed a few of those uses. Commissioner Williams asked for Staff to go over the Staff recommendations again. Ms. Frohberg read off the recommendations again. Commissioner Felix needed more explanation of the difference between land uses that have 2 machines by right and those that are not. Ms. Frohberg gave a detailed example of what the difference would be between convenience stores and laundry mats. Commissioner Arnold wanted an explanation as to why convenience stores need 2 restrooms and laundry mats only need one. Ms. Frohberg explained the reasoning for the difference. There were no other questions for staff.

### **APPLICANT**

Representing the Applicant, Tuong Nguyen, was his niece Cindy Lee. Ms. Lee said that they are willing to convert the utility closet back into another restroom.

### **PUBLIC HEARING**

Chairwoman Anderson opened the public hearing. No one came to speak. Chairwoman Anderson closed the public hearing.

### **ACTION**

Chairwoman Anderson made a motion to **APPROVE** with staff recommendations and 2 restrooms; Commissioner Lynn seconded; motion carried 7-0.

**8. ZONING APPLICATION Z0521-0201**

**Conduct a public hearing and consider Zoning Application No. Z0521-0201 submitted by Roger Albright for a Zoning Change to amendment to Planned Development – General Retail (Ordinance No. 3517 and 3581) to modify development standards for a self-storage facility, located at 4809 N. Belt Line Road.**

**PRESENTATION**

Planner Ellen Soward gave a presentation to the Commission.

**APPLICANT**

Representing the Owner, Roger Albright 6446 Patrick Dr., stated that they are not going to change anything. The site will remain as it is now. There was a mistake while the site was being developed. They just want to amend the Planned Development so the site that has been there since 2005 will be compliant with development standards. There will be no modifications done to the site.

**PUBLIC HEARING**

Chairwoman Anderson opened the public hearing. No one came to speak. Chairwoman Anderson closed the public hearing.

**ACTION**

Commissioner Williams made a motion to **APPROVE** with the additional condition that they have two restrooms; Commissioner Lynn seconded; motion carried 7-0.

**DIRECTOR'S REPORT****9. Director's Report on recent City Council action taken on zoning items at their meeting on June 21, 2021.**

Director of Planning & Development Jeff Armstrong there were no zoning actions taken at the June 21, 2021, City Council meeting, however; the Manager of Planning & Zoning Garrett Langford added that there were 2 appointments for the Commission; 1. Nancy Felix was moved to a regular Commissioner and 2. Roger Melend was appointed an Alternate Commissioner.

**PUBLIC COMMENTS**

**10.** There were no public comments.

**Chairwoman Anderson called the meeting adjourned at 8:32 P.M.**

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**Chairwoman Debbie Anderson**