

MINUTES

JUNE 14, 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	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 4	Ms. Sherry Williams	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input checked="" 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 type="checkbox"/> Present by Telephone/Video <input checked="" type="checkbox"/> * Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
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

COMMISSION BUSINESS

1. ROLL CALL

Chairwoman Debbie Anderson called the meeting to order.

PUBLIC COMMENTS

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

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for May 24, 2021, Planning and Zoning Commission.

4. PLAT APPLICATION PL0321-0073

Consider Plat Application PL0321-0073 submitted by Shield Engineering Group, PLLC on behalf of M/I Homes of DFW, LLC for Esperanza Addition, a 98-lot single family subdivision located at 430 Paza Drive and 1218 S. Belt Line Rd.

ACTION:

Commissioner Lynn made a motion to **Approve** the consent agenda with the correction on item 10 to change the name from Chairwoman Anderson to Vice-Chair Williams; Commissioner McBride seconded; motion carried 5-0.

PUBLIC HEARINGS

5. ZONING APPLICATION NO. Z0320-0133

Conduct a public hearing and consider Zoning Application No. Z0320-0133 submitted by Masterplan on behalf of Platinum Storage for a Zoning Change from General Retail and Commercial zoning to a Planned Development – General Retail and Commercial to allow a self-storage facility located at 2445 Town Centre Dr.

PRESENTATION

Principle Planner Johnna Matthews gave a presentation to the Commission. There were no questions for staff.

APPLICANT

Applicant Maxwell Fisher with Masterplan, 1201 Main St., Dallas, TX, gave a presentation. Commissioner McBride asked about the material of the fence. Mr. Fisher answered wrought iron. Commissioner McBride asked how wide is the buffer between the site and the townhomes. Mr. Fisher answered between 210 and 300 feet. Commissioner Arnold asked about security and lighting. Mr. Fisher answered that they have 24-hour surveillance with cameras. Commissioner Arnold is worried about traffic. Mr. Fisher said they had provided preliminary traffic numbers to City's Traffic Engineer Division and they determined a traffic impact study was not necessary.

PUBLIC HEARING

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

ACTION

Commissioner Abraham made a motion to **APPROVE** with staff's recommendations; Commissioner Lynn seconded; motion carried 5-0.

6. ZONING APPLICATION Z0421-0192

Conduct a public hearing and consider Zoning Application No. Z0421-0192 submitted by Quick Track, Inc. for a Zoning Change from General Retail to General Retail with a Conditional Use Permit to allow a Coin-Operated Gameroom with four coin-operated game machines with a modification to have

one customer restroom instead of the required one customer restroom each for males and females, located at 501 N. Galloway Ave.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commissioners. There were no questions for staff.

APPLICANT

Applicant Sharon Meeks, 411 Hideaway Dr. Arlington, TX, addressed the Commission. Ms. Meeks stated that they had the gaming machines since 2006. Ms. Meeks said they did not realize that the machines would be considered “Gameroom” and are surprised that they are no longer allowed.

PUBLIC HEARING

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

ACTION

Commissioner Arnold made a motion to **DENY**; Commissioner McBride seconded; motion carried 5-0.

7. ZONING APPLICATION Z0521-0198

Conduct a public hearing and consider Zoning Application No. Z0521-0198 submitted by First United Methodist Church for a Zoning Change from Central Business to Central Business with a Conditional Use Permit to allow a private elementary school, located at 300 N. Galloway Ave.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commissioners. There were no questions for staff.

APPLICANT

Applicant, Jerry Ditman, 7131 Shannon Road, addressed the Commission. Mr. Ditman said the school would only be K-1 with a 12 student capacity load for each grade. Commissioner McBride asked if they are bound by any State laws such as nutrition, fire drills, etc.? They will follow all State Laws for private schools. 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 Arnold made a motion to **APPROVE**; Commissioner Abraham seconded; motion carried 5-0.

DIRECTOR'S REPORT**8. Director's Report on recent City Council action taken on zoning items at their meeting on June 7, 2021.**

Director of Planning & Development Jeff Armstrong briefed the Commission on Zoning actions taken on June 7, 2021, they are as follows;

1. Zoning Application No. Z0420-0139, submitted by Mazidji Group Engineering, on behalf of SAM 77, Inc., to amend the Comprehensive Plan from Low Density Residential to Neighborhood Retail and a change of zoning from Agricultural and General Retail to General Retail with a Conditional Use Permit with a modification to allow a convenience store and limited fuel sales within 500 feet of a residential district, generally located at the east corner of Pioneer Road and McKenzie Road (400 McKenzie Road and 3100 McKenzie Road). **DENIED**
2. Zoning Application No. Z0421-0191, submitted by Evaristo Pineda of MBM Liquidation, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow the sale of used merchandise, located at 720 Military Parkway, Suite A. **APPROVED by Ordinance No. 4866**
3. Zoning Text Amendment No. 2021-03, amending the Mesquite Zoning Ordinance, as amended, by amending various provisions of Section 2-600 "Accessory Structure Regulations" thereby establishing new regulations for accessory structures in the rear yard of residential properties. **APPROVED by Ordinance No. 4867**
4. Consider an ordinance amending the Mesquite Zoning Ordinance (Zoning Text Amendment No. 2021-02), as previously amended, by making certain additions and deletions to sections contained in Parts 3 and 6 pertaining to the creation of Mobile Food Unit Parks as a regulated permitted land use in certain districts; and amending Chapter 8 of the Mesquite City Code, as previously amended, by making certain deletions and additions, including repealing and replacing ARTICLE VIII to be titled "FOOD AND FOOD ESTABLISHMENTS," providing for general updates and adopting the Texas Food Establishment Rules ("TFER") 2015 Edition and local amendments thereto, and providing additional updates to the operation and health permitting of various types of Mobile Food Units (MFU), including food trucks and food trailers, and incorporating an MFU-Operation Site Approval process including an MFU-Operation Site Permit; amending ARTICLE I, DIVISION 2, related to appeal of the City Manager's decision to the City Council; amending ARTICLE III, DIVISIONS 4 and 5 related to mobile vendors and Mobile Food Units; and amending APPENDIX D - COMPREHENSIVE FEE SCHEDULE, revisions to related fees in ARTICLES I and XII. Public hearing held. Approved by Ordinance No. (This item was postponed at April 19, 2021, City Council meeting and tabled at the May 3, 2021, City Council meeting. **APPROVED by Ordinance No. 4868**

9. IPAD DISTRIBUTION.

Provide instructions and distribute iPads to the Planning and Zoning Commissioners.

Brenda Frazier of the City of Mesquite Information Technology Department gave a presentation and instructions on how to use the IPADs.

PUBLIC COMMENTS

10. There were no public comments.

Chairwoman Anderson called the meeting adjourned at 8:27 P.M.

Chairwoman Debbie Anderson