

# MINUTES

SEPTEMBER 27, 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. Nancy Felix	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" 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	Mr. Roger Melend	<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	Ms. Debbie Screws	<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)				

#### ATTENDANCE: STAFF

Lesley Frohberg	Senior Planner	<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
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Johnna Matthews	Principal Planner	<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

**NOTE: Alternate Debbie Screws was seated in place of Nancy Felix.**

### 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 September 13, 2021, Planning and Zoning Commission.

**4. PLAT APPLICATION NO. PL0821-0099**

Consider approval of Plat Application No. PL0821-0099 for Ridge Ranch Phase 3 (a 55-lot single-family subdivision) submitted by Dowdey, Anderson & Associates, Inc. on behalf of Bloomfield Homes, L.P., on 15.909 +/- acres located south of E. Cartwright Road and George Boyce Road.

**PUBLIC HEARING**

Chairwoman Williams opened the public hearing; no one came to speak; Chairwoman Williams closed the public hearing.

**ACTION**

A motion was made by Commissioner Lynn to **APPROVE** the consent agenda as presented; Commissioner Arnold seconded; motion carried 7-0.

**PUBLIC HEARINGS****5. ZONING TEXT AMENDMENT NO. 2021-09**

Conduct a public hearing and consider amending Mesquite Zoning Ordinance by revising Section 4-102, Overlay Zoning Districts; Section 6-102, Definitions; and deleting Section 4-1100 Kaufman-Interstate 20 Form Based District in its entirety and replacing with a new Section 4-1100, to be titled “Trinity Pointe Mesquite;” all pertaining to a new type of overlay zoning district to be called “Trinity Pointe Mesquite Overlay” (TPM) District which shall contain new or amended standards for permitted and prohibited uses, site design, gateways, on-site amenities, and regulations affecting, pedestrian amenities, sign regulations, accessory structures, parking, screen walls, and landscaping.

**6. ZONING APPLICATION NO. Z0921-0219**

Conduct a public hearing and consider Zoning Application No. Z0921-0219 submitted by the City of Mesquite for a Zoning Change to add the Trinity Pointe Mesquite (TPM) Overlay District to all properties located east of the Dallas County - Kaufman County line and west of FM 2932, generally along Interstate Highway 20.

**PRESENTATION**

Senior Planner Lesley Frohberg gave a detailed presentation for Zoning Text Amendment 2021-09 and Zoning Application Z0921-0219.

**DISCUSSION**

Commissioners wanted to know if the reason for the prohibited uses in the Planned Development was because the uses would bump up against residential. Ms. Frohberg answered that was the intent. Commission needed more explanation about the signage and drive-in and drive-through facilities. Ms. Frohberg gave a detailed explanation of the Pole Signs and the Gateway Identification Signs and explained

that the “order window” for the drive-in and drive-through facilities shall be situated behind the front façade of the primary structure. Ms. Frohberg explained that the order window should not be the focal point. Chairman Williams asked if this ordinance would be applied to all businesses that want to develop in this area. Ms. Frohberg answered yes, it is intended for non-residential development.

### **PUBLIC HEARING**

Chairwoman Williams opened the public hearing; Christopher Shaw, 9925 Hwy 740, Forney came to speak. Mr. Shaw is not in favor of this because of all the rezoning that will be happening in this area. No one else came to speak. Chairwoman Williams closed the public hearing.

### **ACTION**

A motion was made by Commissioner Melend to **APPROVE** Text Amendment 2021-09 and Zoning Application Z0921-0219 as presented; Commissioner Abraham seconded; motion carried 7-0.

#### **7. ZONING TEXT AMENDMENT NO. 2021-04**

**Conduct a public hearing and consider amending Section 4-400, Mesquite Zoning Ordinance by making revisions and deletions to various parts and sections regarding Mesquite Landmarks (ML) and Historic Preservation Overlay Districts (H-POD) Designations & Regulations.**

### **PRESENTATION**

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

### **PUBLIC HEARING**

Chairwoman Williams opened the public hearing; no one came to speak; Chairwoman Williams closed the public hearing.

### **ACTION**

A motion was made by Commissioner Arnold to **APPROVE** as presented; Commissioner McBride seconded; motion carried 7-0.

#### **8. ZONING TEXT AMENDMENT NO. 2021-05**

**Conduct a public hearing and consider amending Section 5-207, Mesquite Zoning Ordinance by making revisions and deletions to various parts and sections regarding the approval standards for Variances.**

### **PRESENTATION**

Principle Planner Johnna Matthews gave a presentation for the Commission.

### **DISCUSSION**

There was a brief discussion between the Commissioners and Staff regarding what would be an example of an applicant wanting a variance. Ms. Matthews gave an example of a variance.

### **PUBLIC HEARING**

Chairwoman Williams opened the public hearing; no one came to speak; Chairwoman Williams closed the public hearing.

### **ACTION**

A motion was made by Commissioner Lynn to **APPROVE** as presented; Commissioner Abraham seconded; motion carried 7-0.

#### **9. ZONING TEXT AMENDMENT NO. 2021-06**

**Conduct a public hearing and amending Section 5-400, of the Mesquite Zoning Ordinance, by making revisions and deletions to various parts and sections regarding the general regulations for Boards, Commissions, and Committees.**

#### **10. ZONING TEXT AMENDMENT NO. 2021-07**

**Conduct a public hearing and consider amending Part 1A, of the Mesquite Zoning Ordinance, by making revisions and deletions to various parts and sections regarding the Municipal Arborist and appeals of the decisions of the City's Arborist.**

#### **11. ZONING TEXT AMENDMENT NO. 2021-08**

**Conduct a public hearing and Consider amending Part 1, of the Mesquite Zoning Ordinance, by making revisions and deletions to various parts and sections regarding the Nonconforming Situations and Amortization of Nonconforming Uses.**

### **PRESENTATION**

Manager of Planning & Zoning Garrett Langford gave a presentation for Zoning Text Amendments 2021-06, 2021-07, and 2021-08.

### **PUBLIC HEARING**

Chairwoman Williams opened the public hearing; no one came to speak; Chairwoman Williams closed the public hearing.

### **ACTION**

A motion was made by Commissioner Lynn to **APPROVE** Text Amendments 2021-06, 2021-07, and 2021-08; Commissioner Arnold seconded; motion carried 7-0.

### **DIRECTOR'S REPORT**

#### **12. Director's Report on recent City Council action taken on zoning items at their meeting on September 20, 2021.**

There were no Zoning actions taken at the September 20, 2021, City Council Meeting.

**PUBLIC COMMENTS**

13. There were no public comments.

**Chairwoman Williams called the meeting adjourned at 8:30 P.M.**

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**Chairwoman Sherry Williams**