

# MINUTES

AUGUST 23, 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 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	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
Ellen Soward	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
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

### 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 August 9, 2021, Planning and Zoning Commission.

**4. PD SITE PLAN SP0721-0215**

Consider approval of PD Site Plan Application No. SP0721-0215 for Alcott Station Building B (an industrial building) submitted by GSR Andrade Architects on behalf of Alcott Logistics Station Tract B, LP., on 17.37 +/- acres located at 2700 E. Scyene Road.

**ACTION**

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

**PUBLIC HEARINGS**

**5. ZONING APPLICATION NO. Z0821-0213**

Conduct a public hearing and consider Zoning Application No. Z0721-0213 submitted by the City of Mesquite for a Zoning Change from Central Business within Military Pkwy - Scyene Corridor (MP-SC) Overlay District and Planned Development - Central Business (Ord. 2849) within MP-SC Overlay District to Planned Development – Central Business to remove the MP-SC Overlay District and to allow certain uses permitted in the Central Business zoning district, located at 641 Military Pkwy, 701 Military Pkwy, 735 Military Pkwy, 821 Military Pkwy, and 816 W Scyene Rd.

**PRESENTATION**

Planner Ellen Soward presented to the Commission. Commission asked if the businesses already there will be conforming and what type of businesses will occupy the proposed site. Ms. Soward explained the existing business would be conforming, and the new buildings may consist of retail uses. A bakery has been identified as a tenant for one of the future buildings. The Commission asked if removal of the MP-SC Overlay would impact any future pedestrian improvements/connectivity. Staff explained that the removal of the MP-SC Overlay would not impact any future pedestrian improvements.

**PUBLIC HEARING**

Chairwoman Williams opened the public hearing. Bob Elaya, 816 W Scyene Rd, is the owner of the properties involved in the rezoning. Mr. Elaya explained to the Commission what his plans are for his property. No one else came up to speak. Chairwoman Williams closed the public hearing.

**ACTION**

Commissioner Arnold made a motion to **APPROVE**; Commissioner Abraham seconded; motion carried 7-0.

**DIRECTOR'S REPORT****6. Director's Report on recent City Council action taken on zoning items at their meeting on August 16, 2021.**

Director of Planning & Development Jeff Armstrong briefed the Commission on actions taken at the City Council Meeting. The zoning actions are as listed;

1. Zoning Application No. Z0521-0196, submitted by Lori Lusk of Kimley-Horn and Associates, Inc., for a change of zoning from Agriculture to Planned Development - Single-Family Residential to allow a 235-lot single-family residential subdivision, located at 2400, 2402, 2404, and 2800 Mesquite Valley Road. **APPROVED with conditions.**
2. Zoning Application No. Z0521-0200, submitted by Rob Baldwin of Baldwin Associates, for a change of zoning from Commercial with Skyline Logistics Hub Overlay to Planned Development - Industrial with Skyline Logistics Hub Overlay to allow uses permitted in the Industrial zoning district, located at 2500, 2526 and 2614 Big Town Boulevard. **APPROVED with conditions.**
3. Zoning Application No. Z0621-0204, submitted by Allen Perez of JM Civil Engineering, for a change of zoning from Planned Development - Service Station Ordinance No. 3016 to Planned Development - General Retail Ordinance No. 3016 to allow a convenience store and fueling station, located at 1712 West Scyene Road. **Approved**

**PUBLIC COMMENTS**

7. There were no public comments.

**Chairwoman Williams called the meeting adjourned at 7:32 P.M.**

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**Chairwoman Sherry Williams**