

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,
SEPTEMBER 24, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, Sergio Garcia, Dharma Dharmarajan, Jennifer Vidler, Debbie Anderson, Yolanda Shepard

Absent Alternate Elizabeth Allen

Staff: Director of Planning & Development Services Jeff Armstrong, Principal Planner Johnna Matthews, Planner Ben Callahan, Planner Hannah Carrasco, Assistant City Attorney Cynthia Steiner, Senior Administrative Secretary Devanee Winn, Graduate Engineer Jonathan Browning

Chairman Ronald Abraham called the meeting to order and declared a quorum present.

I. APPROVAL OF THE MINUTES OF THE SEPTEMBER 10, 2018 MEETING

A motion was made by Ms. Williams to approve the minutes as presented. Ms. Vidler seconded. The motion passed unanimously.

II. ZONING

A. Conduct a public hearing and consider an application submitted by Christopher Browne, EHRA Engineering on behalf of Skymark Development Company for a Zoning Change from K-20 Zoning to Planned Development – Single Family Residential to allow a single-family subdivision on a property described as being 179.407 +/- acres located within the M. Musick Abstract, Volume 5557, Pg. 327, City of Mesquite, Kaufman County, Texas, located west of High Country Lane and south of IH-20 (Z0718-0055).

Principal Planner Johnna Matthews briefed the Commissioners. Chairman Abraham opened for staff questions. There were questions about the distance between houses and what school district. Ms. Matthews answered it is unknown what the distance will be between the houses. The school district will be Crandall School District. Ms. Matthews noted that where the PD is silent then it will revert back to the underlying zoning district in the Mesquite Zoning Ordinance. Ms. Matthews explained that the developable land can increase or decrease depending on the floodplain analysis. Chairman Abraham opened for the applicant to answer questions the Commissioners might have. Representing the applicant, Matt Dumwall, the Civil Engineer, explained that whatever the comments are from both the traffic analysis and the flood analysis will determine the answers to the Commissioners specific questions. Chairman Abraham opened the public hearing. Mr. Nelson Leaman came up to speak. Mr. Leaman is concerned about the traffic impact the subdivision might have. A Traffic Impact Analysis is required and will address that issue. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve. Mr. Garcia seconded. The motion passed unanimously.

B. Conduct a public hearing and consider an application submitted by Mohammad Siddiqi for a Zoning Change from Planned Development – Commercial to Planned Development – Commercial with a Conditional Use Permit to allow a variety store on a property described as being Lot 3, Block A, Tally Town Addition, City of Mesquite, Dallas County, Texas, located at 3021 Big Town Blvd, Suite 100 (Z0818-0060).

Planner Ben Callahan briefed the commission. Mr. Dharmarajan asked if there will be any fuel pumps. Mr. Callahan answered no. Chairman Abraham opened for the Applicant to come up and answer any questions. Applicant Mohammad Siddiqi came up to speak. The applicant was asked if this will be a Dollar Store or a convenient store. Applicant answered Dollar Store. There were no other questions for the Applicant. Chairman Abraham opened the public

hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve with the staff's recommendations and that the conditional use permit stays with the Applicant and not the land. Mr. Garcia seconded. The motion passed 6-1 with Ms. Shepard dissenting.

C. Conduct a public hearing and consider an application submitted by Devin Huffines for a Zoning Change from "AG," Agriculture to Planned Development – General Retail to allow a convenience store with fuel sales in addition to uses permitted in the General Retail zoning district on a property described as being 0.8746 acres in the Martha Musick Survey, Abstract No. 312, City of Mesquite, Kaufman County, Texas, located at 10991 IH-20 (Z0818-0061).

Director of Planning & Zoning Jeff Armstrong briefed the Commissioners. There was a discussion about the concerns about the traffic issues. Mr. Armstrong explained that is why there will only be one driveway for entering and exiting the convenience store. Chairman Abraham opened for the Applicant to come up to answer any questions the Commissioners might have. Daniel Murphree with the Dimension Group came up to speak behalf of the applicant. There were no questions for the applicant. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Shepard to approve the request with the staff recommended stipulations. Ms. Williams seconded. The motion passed unanimously.

D. Conduct a public hearing and consider an application submitted by Luis Tovar for a Zoning Change from Truman Heights Neighborhood – Mandatory Office-Shopfront to Truman Heights Neighborhood – "SF" Single Family Residential to allow a single family home on a property described as being Part of Lots 17-18, Block 2, Truman Heights Addition, City of Mesquite, Dallas County, Texas, located at 2026 Stephenson Drive (Z0818-0063).

Planner Ben Callahan briefed the Commissioners. There was a discussion if there were any other houses around the area and when did the Applicant buy the property. Chairman Abraham opened for the Applicant to come up and answer any questions the Commissioners might have. Applicant Luis Tovar came up to speak. The applicant stated that he closed on the property approximately two weeks ago. There were no other questions for the Applicant. Chairman Abraham opened the public hearing. Ms. Debra Morgan came up to say that the whole area was zoned residential for 60 years before changing to commercial and the applicant should be able to build his house. Mr. Dale Word came up to speak. He is a business owner next to the property. Mr. Ward feels having a residence next to his business will be a direct adverse to him. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Shepard to approve with Staff recommendations. Mr. Garcia seconded. The motion passed unanimously.

III. OTHER BUSINESS

A. Consider and make a recommendation to City Council regarding amendments to Chapter 13 of the City Code thereby amending the Sign Ordinance pertaining to new and revised regulations for signs

Mr. Armstrong gave a presentation and explained to the Commissioners what the new and revised regulations would be for signs. Mr. Armstrong also asked the Commissioners if they would have any recommendations that could be presented to City Council.

B. Consider and make a recommendation to City Council regarding amendments to Chapter 11 of the City Code thereby amending the Community Appearance Manual pertaining to lighting.

Mr. Armstrong gave a presentation regarding amendments to Chapter 11 of the City Code thereby amending the Community Appearance Manual pertaining to lighting.

IV. DIRECTOR'S REPORT

A. Director's Report on recent City Council action on zoning items at their meeting on September 17, 2018.

Mr. Armstrong briefed the Commissioners on the Zoning cases City Council took action in their September 17th meeting.

B. Director's Report on the progress of updating Mesquite Comprehensive Plan.

Mr. Armstrong reminded Commissioners the next meeting on October 8th will start at 6:30 pm with the main meeting and no pre-meeting. Then everyone will move upstairs to have a joint work session with the City Council on the Mesquite Comprehensive Plan.

There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 10:00p.m.

Chairman Ronald Abraham