MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JUNE 22, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: **Chairwoman Yolanda Shepard, Vice-Chair David Gustof, Ronald Abraham, Sherry Williams, Debbie Anderson, Sheila Lynn**

Absent: **Claude McBride, Alternate Mildred Arnold**

Staff: **Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principle Planner Johnna Matthews, Planner Lesley Frohberg, Planner John Chapman, City Attorney David Paschall**

COMMISSION BUSINESS

1. **ROLL CALL**
   Manager of Planning & Zoning Garrett Langford called on each Commissioner for the record. Chairwoman Shepard called the meeting to order and declared a quorum present.

2. **INSTRUCTIONS**
   Mr. Langford gave verbal instructions for participation in the meeting.

3. **PUBLIC COMMENTS.**
   There were no public comments.

CONSENT AGENDA

4. **MINUTES.**
   Discuss and consider approval of the minutes for June 8, 2020, Planning and Zoning Commission.

5. **Consider Application No. PL0518-0070 submitted by Westwood Professional Services, Inc. on behalf of Bloomfield Homes, L.P., for Hagan Hill Phase 3, a 102-lot single-family subdivision generally located at Shannon Loop and Lumley Road.**
   Chairwoman Shepard opened the public hearing for the consent agenda. No one came in person or by conference call to speak. Chairwoman Shepard closed the public hearing. A motion was made by Ms. Williams to approve the consent agenda. Mr. Abraham seconded. The motion passed 6-0.

PUBLIC HEARINGS

6. **ZONING APPLICATION No. Z0620-0141.**
   Conduct a public hearing and consider Zoning Application No. Z0620-0141 submitted by the City of Mesquite for a Zoning Change from Agricultural to Planned Development – Agricultural to allow a residential subdivision, generally located southwest of FM 2932 and County Road 214.
   Planner John Chapman briefed the Commission. There were no questions for Staff. Chairwoman Shepard opened the public hearing. No one came to speak either in person or by conference call. Chairwoman Shepard closed the public hearing. A motion was made by Ms. Anderson to approve. Mr. Gustof seconded. The motion passed 6-0.

7. **ZONING TEXT AMENDMENT No. 2020-04.**
Conduct a public hearing and consider zoning text amendments to Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses; Section 3-508, Reception Facilities; Section 6-102, Definitions; all pertaining to new and revised regulations for major reception facilities, minor reception facilities, and accessory reception facilities.
Planner Lesley Frohberg briefed the Commission. Ms. Frohberg explained that there are 2 options for the Commissioners to consider. Staff recommends the text amendment in Option 1. There was a discussion between Staff and the Commissioners regarding the security guard requirements. Chairwoman Shepard opened the public hearing. No one spoke either in person or by phone. Chairwoman closed the public hearing. A motion was made by Mr. Gustof to approve Option 1 with the addition of Section 3-508.A.3, as proposed in Option 2. Ms. Williams seconded. The motion passed 6-0

8. **ZONING TEXT AMENDMENT No. 2020-05.**
Conduct a public hearing and consider zoning text amendments to Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses; Section 3-507, Coin-Operated Amusement Devices, Section 6-102, Definitions; all pertaining to new and revised regulations for amusement devices, game machines, video games, and similar devices.
Manager of Planning & Zoning Garrett Langford briefed the Commissioners and requested this case be postponed to July 27, 2020, to allow Planning and Legal staff to review the matter. A motion was made by Ms. Anderson to postpone until the July 27, 2020, meeting. Mr. Abraham seconded. The motion passed 6-0.

DIRECTOR'S REPORT

9. **DIRECTOR'S REPORT.**
Director's Report on recent City Council action taken on zoning items at their meeting on June 15, 2020.
Director of Planning and Development Services Jeff Armstrong briefed the Commission. The City Council took the following Zoning actions;

1. Application No. Z0420-0134 for a change of zoning from Agricultural to Planned Development - Industrial to allow an industrial business park, located at 12955 FM 2932 was approved by Ordinance No. 4785 with modifications.

2. Application No. Z0420-0137 for a change of zoning from Commercial to Planned Development - General Retail to allow a convenience store and fueling station, located at 2110 North Town East Boulevard was approved by Ordinance No. 4786 with modifications.

3. Application No. Z0420-0138 amending the stipulations for a Conditional Use Permit approved by Ordinance No. 4714 on property currently zoned Commercial with a Conditional Use Permit, located at 2533 Westwood Avenue, regarding a screening wall for a primary outdoor storage yard was approved by Ordinance No. 4787 with modifications.

4. Zoning Text Amendment No. 2020-01 to Mesquite Zoning Ordinance, Section 1-600, Temporary Uses and Structures, Permitted Temporary Uses and Structures; Subsection (C) currently titled "Temporary Batch Plant" to be retitled "Temporary Batch Plants and Temporary Material Stockpile Sites" pertaining to new and revised

regulations for temporary batch plants and temporary material stockpile sites and amending Appendix D of the City Code regarding the comprehensive fee schedule was approved by Ordinance No. 4788 with modifications.

5. Zoning Text Amendment No. 2020-03 to Mesquite Zoning Ordinance, Section 5-200, currently titled "Appeal, Variance, and Special Exception Procedures" to be retitled "Special Exceptions, Variances, and Appeals of Administrative Decisions"; pertaining to new and revised regulations and procedures for special exceptions, variances, and appeals of administrative decisions and establishment of associated fees and amending Appendix D of the City Code regarding the comprehensive fee schedule was approved by Ordinance No. 4789.

PUBLIC COMMENTS

10. **Any individual desiring to address the Planning and Zoning Commission regarding the DIRECTOR'S REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.**
There were no public comments.

Chairwoman Shepard called the meeting adjourned at 7:38 P.M.

Chairwoman Yolanda Shepard