

MINUTES

January 10, 2022

**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 type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" 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	Ms. Debbie Screws	<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	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent

(* Attendance Required: No Yes)

ATTENDANCE: STAFF

Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Johnna Matthews	Principle 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
Ellen Soward	Planner	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Karen Strand	Deputy 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 Aid Devanee Winn took 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 December 13, 2021, Planning and Zoning Commission.

4. PD SITE PLAN SP0921-0223

Consider approval of PD Site Plan Application No. SP0921-223 for a 222-lot single-family subdivision (Solterra Phase 2) submitted by LJA Engineering, Inc., on behalf of HC, Solterra, LLC, on 54.28 +/- acres generally located east of E. Cartwright Road and west of Mesquite Valley Road.

ACTION

A motion was made by Commissioner Arnold to **APPROVE** the consent agenda as presented; Commissioner Melend seconded; motion carried 6-0.

PUBLIC HEARINGS**5. ZONING APPLICATION Z1221-0231**

Conduct a public hearing and consider Zoning Application No. Z1221-0231 submitted by Hamdan Affordable Tire Corporation for a Zoning Change from North Gus Thomasson Corridor Zoning District to North Gus Thomasson Corridor Zoning District with a Conditional Use Permit to allow the sale of used merchandise (tires) located at 5151 Gus Thomasson Road.

PRESENTATION

Planner Ellen Soward presented the case and staff's recommendation of approval to the Commission.

DISCUSSION

Commissioner Arnold wanted clarification about the disposal of the discarded tires. Ms. Soward referred to the Applicant to answer the question.

APPLICANT

Taqieddin Hamdan, 5151 Gus Thomason, came up to answer the Commission's questions. Mr. Hamdan explained that their tire supplier will pick up the discarded tires for recycling when delivering new inventory. Commissioner Felix asked if the used tires will be stored inside the building and not on the outside. Mr. Hamdan answered yes, there will never be used tires stored outside. There were no other questions for the Applicant.

PUBLIC HEARING

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

ACTION

Commissioner Lynn made a motion to **APPROVE** with staff's recommendations; Commissioner Felix seconded; motion carried 6-0.

6. ZONING APPLICATION Z1221-0232

Conduct a public hearing and consider Zoning Application No. Z1221-0232 submitted by Zack Amick on behalf of Charlie Newsom for a Zoning Change from Truman Heights Neighborhood Zoning District to Planned Development – General Retail to allow a drive-through restaurant in addition to uses permitted in the General Retail Zoning District, located at 2015 and 2019 N. Galloway Avenue.

PRESENTATION

Senior Planner Lesley Frohberg presented the case and staff's recommendation of approval to the Commission.

DISCUSSION

Commissioner Felix wanted more explanation about the parking. Ms. Frohberg explained how the parking would be set up around the proposed building. Commissioner Arnold wanted to confirm the orientation of the front façade. Ms. Frohberg confirmed that the façade would face N. Galloway Ave. There were no other questions for staff.

APPLICANT

Charlie Newsome 1020 E Highway 80 came up to answer any questions. Commissioner Arnold asked if the building would be bigger than their existing location? Mr. Newsome answered yes and his builder Zack Amick, 1551 IH 30 Rockwall, TX came up to provide additional details on the restaurant and the drive-through. Mr. Amick stated that they would comply with all the parking requirements. There were no other questions.

PUBLIC HEARING

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

ACTION

Commissioner Arnold made a motion to **APPROVE**; Commissioner Felix seconded; the motion carried 6-0.

DIRECTOR'S REPORT**7. Director's Report on recent City Council action taken on zoning items at their meeting on December 20, 2021, and January 3, 2022.**

Manager of Planning & Zoning Garrett Langford gave the Director's Report.

The zoning items are as follows;

December 20, 2021

1. Zoning Application No. Z1021-0225, submitted by Mukesh Patel, for a change of zoning from Truman Heights Neighborhood District to Planned Development - General Retail to allow construction of a new retail building, located at 2031 North Galloway Avenue. **APPROVED Ordinance No. 4925**

January 3, 2022

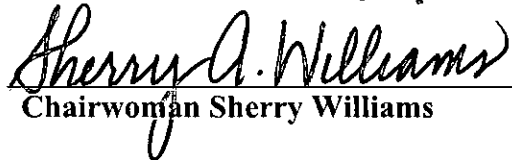
1. Zoning Application No. Z0721-0207, submitted by Maxwell Fisher of Masterplan, for a change of zoning from R-2 Single-Family Residential, Planned Development - Single-Family Residential (Ordinance No. 2741) and Planned Development - General Retail (Ordinance No. 2521) to Planned Development - Single-Family Residential with an underlying zoning district of R-3 on approximately 23.949 acres of land to allow an 85-lot single-family subdivision, located at 22200 IH-635 and 1401 and 1341 New Market Road. **Postponed to the February 7, 2022, City Council meeting.**
2. Zoning Application No. Z1121-0229, submitted by Jerry Brown, for a change of zoning to amend Planned Development - Light Commercial (Ordinance No. 2088) to allow a crematory as a permitted use within the Mesquite Arena/Rodeo Entertainment Overlay (MARE), located at 1720 Neal Gay Drive. **Postponed to the February 7, 2022, City Council meeting.**
3. Zoning Application No. Z1121-0230, submitted by the City of Mesquite, for a change of zoning from Light Commercial to Planned Development - Light Commercial to allow an animal shelter with outdoor facilities, located at 1650 Gross Road. **Approved by Ordinance No. 4928.**

PUBLIC COMMENTS

8. **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 Williams called the meeting adjourned at 7:39 P.M.


Chairwoman Sherry Williams