

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., DECEMBER 9, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, Debbie Anderson, Yolanda Shepard, David Gustof, Sheila Lynn, Claude McBride, Alternate Jerome Geisler

Absent:

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Lesley Frohberg, Planner Ben Callahan, Planner John Chapman, Principal Planner Johnna Matthews, Senior Administrative Secretary Devanee Winn, City Attorney David Paschall

I. ELECTION OF OFFICERS

No one came forward to address the Commission concerning the election of officers. Ms. Williams moved to appoint Ms. Shepard as Chair and Mr. Gustof as Vice-Chair. The appointments passed 7-0.

II. CONSENT AGENDA

- A. Approval of the minutes of the November 25, 2019, Planning and Zoning Commission.
- B. Consider Plat Application No. PL1019-0011 submitted by Corwin Engineering, Inc. on behalf of Jabez Cloverleaf, LLC., for Cloverleaf Addition, a 247-lot townhome development, located at 2920 Gus Thomasson Road.
- C. Consider Plat Application No. PL1019-0014 submitted by Dowdey, Anderson & Associates, Inc., on behalf of Bloomfield Homes, L.P., for Ridge Ranch Phase 2 Addition, a 161-lot single family subdivision, located at East Cartwright Road and Ridge Ranch Road.

A motion was made by Ms. Lynn to approve the Consent Agenda. Mr. Gustof seconded. The motion passed 7-0.

III. ZONING CASES

- A. Conduct a public hearing and consider Zoning Application No. Z1019-0118 submitted by David Martin, Winstead PC, on behalf of Fitch Investments, Inc., for a zoning change from R-1 and R-3, Single Family Residential and PD-LC, Planned Development – Light Commercial No. 2075 and No. 2176, and PD-C, Planned Development – Commercial No. 2963 to Planned Development – Industrial to allow a warehouse and distribution use in addition to other uses allowed in the Industrial zoning district on property described as being 80 +/- acres in the Thomas Scott Survey, Abstract No. 1353, located on the east side of the 500 block of SH 352. (Tabled from the November 25, 2019, Planning and Zoning Commission meeting.) Planner Lesley Frohberg briefed the Commission. Applicant David Martin stated that the proposed development will be used as a warehouse distribution center. The Chair opened

the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Ms. Shepard to approve as recommended by Staff. Ms. Lynn seconded. The motion passed 7-0.

- B. Conduct a public hearing and consider Zoning Application No. Z0919-0109 submitted by Brian Wyatt, WRA Architects, Inc., on behalf of Mesquite ISD for a Zoning Change from “R-1,” Single Family Residential to “R-1,” Single Family Residential with a Conditional Use Permit for a middle school thereby allowing an addition to Kimbrough Middle School, located at 3900 N. Galloway Avenue.** Planner Lesley Frohberg briefed the Commissioners. Applicant Bryan Wyatt with WRA Architects Inc., came to the lectern and gave a brief presentation of the project. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. Ms. Williams made a motion to approve. Ms. Lynn seconded. The motion passed 7-0.

- C. Conduct a public hearing and consider Zoning Application No. Z1019-0119 submitted by Afify Habashy for a zoning change from “AG,” Agriculture to “GR,” General Retail to allow a convenience store with fuel sales in addition to other uses allowed in the General Retail zoning district located at 3100 McKenzie Road.** This application was withdrawn.

- D. Conduct a public hearing and consider Zoning Application No. Z1119-0120 submitted by Mohammad Habis on behalf of Lucky Texan No. 9 for a zoning change from “LC,” Light Commercial to PD-SS, Planned Development – Service Station to allow a convenience store, restaurant, and laundromat with more than eight fueling positions in addition to other uses allowed in the Service Station zoning district located at 2650 IH 30.**

Manager of Planning & Zoning Garrett Langford briefed the Commission. Owner Shazeb Daredia provided an overview of the development. Mr. Daredia stated that they will comply with the proposed stipulations. He indicated that they provided more than 60 cameras and has security guards at other locations. Mr. Daredia stated that the business would operate 24-hours. The Chair opened the public hearing. Benny Gordon asked if there will be a wall around the development to separate it from the nearby apartment complex. Mr. Gordon stated that there should be a wall around the proposed development in case of a fire at the nearby apartments. Mr. Langford stated that the service station will be separated from the adjacent apartment complex by another lot and that a screening wall is not required. Ms. Millie Arnold wanted clarification on whether the development would still be classified as limited fueling. No one else came up to speak. The Chair closed the public hearing. A motion was made by Ms. Anderson to approve with staff’s recommendations. Ms. Lynn seconded. The motion passed 7-0.

IV. DIRECTOR’S REPORT

- A. Director’s Report on recent City Council action taken on zoning items at their meetings on December 2, 2019.**

Director of Planning & Development Services Jeff Armstrong briefed the Commission on the December 2nd City Council meeting. Council held a public hearing to consider the voluntary annexation request of 807 acres in the City’s extraterritorial jurisdiction and generally located at the western corner of FM 2757 and Kelly Road, in connection with

the Polo Ridge development.

There being no further items before the Commission, Chairman Ron Abraham called the meeting adjourned at 8:00 PM.


Chairman Ronald Abraham