

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JANUARY 13, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairwoman Yolanda Shepard, Ronald Abraham, Sherry Williams, Debbie Anderson, Sheila Lynn, Claude McBride, Alternate Jerome Geisler, Alternate Mildred Arnold

Absent: Vice-Chair David Gustof

Staff: 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

Chairwoman Shepard called the meeting to order and declared a quorum present. Mr. Geisler was seated in place of Vice-Chair David Gustof.

I. CONSENT AGENDA

A. Approval of the minutes of the December 9, 2019, Planning and Zoning Commission.

A motion was made by Ms. Williams to approve the minutes. Ms. Lynn seconded. The motion passed 7-0.

II. ZONING CASES

A. Conduct a public hearing and consider Zoning Application No. Z1219-0121 submitted by QCW Services, LLC, on behalf of Harold F. Peek., for a zoning change to amend PD-C, Planned Development – Commercial No. 1643 to allow a carwash in addition to other uses allowed in the Commercial zoning district, located 4414 N. Galloway Ave.

Planner Lesley Frohberg briefed the Commission. Representing the applicant John Cornelsen came to the lectern to speak. Mr. Cornelsen stated that the Owner is agreeable to all of the recommendations the Staff has requested. Mr. Cornelsen also suggested that instead of a masonry fence they could put in a berm of vegetation, plants, trees, etc. which would enhance the look of the property and would also be more secure than just a fence. The upkeep cost would be less than a masonry fence. Chairwoman Shepard opened the public hearing. Ms. Arnold wanted to know if there would be security, such as cameras. Mr. Cornelsen answered yes. No one else came up to speak. A motion was made by Ms. Williams to approve with Staff's recommendations and to replace the masonry wall with landscaping. Ms. Lynn seconded. The motion passed 7-0.

B. Conduct a public hearing and consider Zoning Application No. Z1219-0123 submitted Greg Auen for a Zoning Change from "I," Industrial to "I," Industrial with a Conditional Use Permit with modifications to allow outdoor storage in the front setback, located at 910 W. Kearney St.

Planner Lesley Frohberg briefed the Commission. Applicant Greg Auen gave a brief

description of his business. Chairwoman Shepard opened the public hearing. Ms. Sheila Lambeth, 940 W. Kearney St. came up to speak. Ms. Lambeth owns the property next door and thinks the view of car storage from her property will cause a negative impact by making it difficult to lease her building. Ms. Lambeth would like to see a wood fence around the property, not just the front and the opposite side of her property. The side facing her building is just a chain-link fence. Mr. Auen offered to replace the chain-link with the wood fence. No one else came up to speak. Ms. Williams made a motion to approve Staff's recommendations 1 and 2 and to add a wood fence along the west property line. Ms. Anderson seconded. The motion passed 7-0.

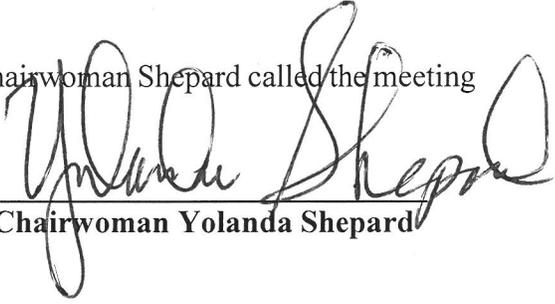
III. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action taken on zoning items at their meetings on December 16, 2019, and January 6, 2020.

Manager of Planning & Zoning Garrett Langford stated the zoning actions taken by City Council on January 6, 2020, are as follows;

1. Application No. Z0819-0109, for a Conditional Use Permit allowing a middle school located at 3900 North Galloway Avenue. Approved by Ordinance No. 4752.
2. Application No. Z1019-0118, for a change of zoning to Planned Development - Industrial to allow warehouse and distribution use in addition to other uses allowed in the Industrial zoning district located at 200 Long Creek Drive. Approved by Ordinance No. 4753.
3. Application No. Z1119-0120, for a change of zoning to Planned Development - Service Station to allow a convenience store with more than eight fueling positions, a restaurant, and a laundromat in addition to other uses allowed in the Service Station zoning district located at 2650 Interstate Highway 30. Approved by Ordinance No. 4754.

There being no further items before the Commission, Chairwoman Shepard called the meeting adjourned at 7:45 PM.


Chairwoman Yolanda Shepard