

MINUTES

February 10, 2025

**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 | Nellapalli Dharmarajan | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video |
| Position No. 2 | Millie Arnold | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video |
| Position No. 3 | Roger Melend | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video |
| Position No. 4 | Ronnie Chenault | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video |
| Position No. 5 | Rick Cumby | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video |
| Position No. 6 | Jeffrey Walker | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video |
| Position No. 7 | Soira Teferi | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video |
| ALTERNATE NO. | ALTERNATE NAME | ATTENDANCE |
| Alternate No. 1 | Wana Alwalee | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes) |
| Alternate No. 2 | Debbie Screws | <input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes) |

ATTENDANCE: STAFF

| | | |
|------------------|--|---|
| Adam Bailey | Director of Planning & Development | <input checked="" type="checkbox"/> Present In-Person |
| Garrett Langford | Manager of Planning & Zoning | <input checked="" type="checkbox"/> Present In-Person |
| John Cervantes | Senior Planner | <input checked="" type="checkbox"/> Present In-Person |
| Ti'Ara Clark | Planner | <input checked="" type="checkbox"/> Present In-Person |
| Millie Laird | Planning & Development Administrative Aide | <input checked="" type="checkbox"/> Present In-Person |
| Karen Strand | Deputy City Attorney | <input checked="" type="checkbox"/> Present In-Person |

CALL TO ORDER

1. ROLL CALL

Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for January 13, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve the minutes; Commissioner Cumby seconded; the motion carried 7-0.

PUBLIC HEARINGS

4. RESIDENTIAL PLAT APPLICATION NO. PL0924-0234.

Conduct a public hearing and consider approval of Plat Application No. PL0924-0234 submitted by Chris Howard, on behalf of Ernest Medrano, for a residential replat of Part of Lot 10 of the Alma Heights Addition to subdivide the lot into two lots located at 2185 and 2231 Mesquite Valley Road.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commission.

APPLICANT

Applicant did not appear.

DISCUSSION

Commissioner Arnold asked whether or not the owner plans to build a home on the replatted lot; Mr. Langford replied that a home will be constructed on each new lot, if subdivided.

PUBLIC HEARINGS

Chairwoman Teferi opened the public hearing; no one came forward.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Arnold to approve with recommendations from Staff. Commissioner Melend seconded; the motion carried 7-0.

5. ZONING APPLICATION NO. Z1024-0372.

Conduct a public hearing and consider approval of Zoning Application No. Z1024-0372 submitted by Maxwell Fisher of ZoneDev, on behalf of JPI, for a zoning change from Planned Development – A-3 Multifamily Ordinance No. 2434 to Planned Development – Light Commercial (Tract A), Multifamily A-3 (Tract B), Multifamily A-1 (Tract C), and Single Family Residential R-3 (Tract D) to allow nonresidential and residential uses with modified development standards located at 23701 IH 635, north Dean St and west of IH 635.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commission. Mr. Langford stated there was a correction in the staff report. The applicant informed city staff today that the request would like to continue to allow self-storage as a permitted use on Tract A.

DISCUSSION

There were discussions regarding the City of Balch Springs boundaries along the project, drainage into and from the proposed location, and clarification from Mr. Langford on the designated emergency exit and the drawing's depiction of Tract C in the presentation.

APPLICANT

Maxwell Fisher presented to the Commission on behalf of the applicant.

DISCUSSION

There were questions from the Commissioners regarding parking, carports, EV charging units, how many two-bedroom units would be part of the projected development, the maximum allowable height of buildings, and if there would be tree buffering between Tracts B and C. Additional questions were asked concerning affordability, premise security and lighting, what type of security would be provided, and the one-way in/one-way out public access for the property. There was also a discussion about the floodplain concerns that have been expressed by nearby residential property owners.

PUBLIC HEARINGS

Chairwoman Teferi opened the public hearing. One citizen came forward to speak to the Commission:

Timothy Hosler, 2228 Avis Street, Mesquite, TX, expressed concerns regarding the homeless individuals currently living in the area, the relocation of wild animals from the area, and the potential impact on the area schools.

Maxwell Fisher returned to the podium to address the citizen's concerns, offering assurance that the applicant has taken appropriate action to relocate the homeless from the area and reiterated that the area of land within Tract C is not part of the proposed development; therefore, it will not be developed at this time.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve with recommendations from Staff. Commissioner Chenault seconded; the motion carried 7-0.

DIRECTOR'S REPORT

6. Mr. Langford provided the Director's Report on the recent City Council action taken on zoning-related items at their meeting on January 21, 2025; the actions are as follows:

Conduct a public hearing and consider an ordinance revising the City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2024-03, thereby revising Appendix C - Zoning Ordinance, Part 2 (Residential Districts), 2-200 (Use Regulations), Section 2-203 "Residential Districts: Schedule of Permitted Uses," Part 3 (Nonresidential Districts), 3-200 (Use Regulations), Section 3-203 "Nonresidential Districts: Schedule of Permitted Uses," 3-700 (Accessory Structure Regulations), and Part 6 (Definitions), 6-100 (Definitions and Interpretation of Terms), Section 6-102 "Definitions" for the purpose of establishing regulations for accessory electric vehicle charging stations and amending the City Code, Chapter 13 (Signs) for the purpose of adding a new fueling station sign type. **Approved by Ordinance No. 5152.**

Conduct a public hearing and consider an ordinance revising the City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2025-01, thereby revising Appendix C - Zoning Ordinance, Part 4 (PD and Overlay Districts); Part 5 (Administration), repealing and replacing 5-300 to be titled (Amendments to the Comprehensive Plan, Zoning Text, and Zoning Maps and Procedures For CUP, PD, Overlay, and Other Districts); Part 5, 5-400, Section 5-401 "Summary of Application Actions"; and Part 6 (Definitions), 6-100 (Definitions and Interpretation of Terms), Section 6-102 "Definitions" for the purpose of updating the process and procedures for amendments to the Comprehensive Plan and zoning text and zoning map amendments, and to provide for updated notice requirements to align with changes in State law, and other general updates related thereto. **Approved by Ordinance No. 5153.**

(There were no Planning and Zoning cases on the February 3, 2025, Council Agenda.)

Chairwoman Teferi adjourned the meeting at 7:59 PM.



Chairwoman Soira Teferi