

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING,  
HELD AT 7:00 P.M., MAY 11, 2020, 757 NORTH GALLOWAY AVENUE,  
MESQUITE, TEXAS**

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

**Absent:**

**Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner John Chapman, Senior Assistant City Attorney Karen Strand, Senior Administrator Devanee Winn

In accordance with the Governor's suspension of various provisions of the Texas Open Meetings Act issued pursuant to his State Disaster Authority, and guidance issued on the suspension by the Attorney General's Office, this meeting was held by telephone conferencing to support social distancing. Commissioners and City staff attended the meeting via telephone conference with the exception of Mr. Armstrong and Mr. Langford, who were present in the City Council Chamber and practiced social distancing.

**COMMISSION BUSINESS**

**1. ROLL CALL**

Manager of Planning & Zoning Garrett Langford called on each Commissioner for the record. Each Commissioner answered yes if they were present by conference call. Chairwoman Shepard called the meeting to order and declared a quorum present.

**2. INSTRUCTIONS**

Mr. Langford gave verbal instructions for participation in the meeting.

**CONSENT AGENDA**

**3. PUBLIC COMMENTS.**

**4. MINUTES.**

Discuss and consider approval of the minutes for March 23, 2020, Planning and Zoning Commission.

**5. PLAT APPLICATION No. PL0419-0108.**

Consider Application No. PL0419-0108 submitted by Claymoore Engineering on behalf of Stallion Town East, LLC., to subdivide the property into five lots, located at 1900 block of N. Town East Blvd.

**6. PLAT APPLICATION No. PL0519-0114.**

Consider Application No. PL0519-0114 submitted by Peloton Land Solutions, Inc. on behalf of Heartland Retail, LLC., to subdivide the property into 12 lots, located at the southeast corner of FM 741 and IH – 20.

**7. PLAT APPLICATION No. PL0420-0028.**

**Consider Application No. PL0420-0028 submitted by Westwood Professional Services, Inc., on behalf of MM TR South II, LLC., for Travis Ranch South, a 220-lot single-family subdivision in the Mesquite Extra-Territorial Jurisdiction, generally located at the northwest corner of FM 460 and US HWY 80.**

There were no comments on the consent agenda from the Commission or the public via conference call. A motion was made by Ms. Debbie Anderson to approve the consent agenda as presented. Mr. David Gustof seconded. The motion passed unanimously.

## **PUBLIC HEARINGS**

### **8. ZONING APPLICATION No. Z0420-0135.**

**Conduct a public hearing and consider Zoning Application No. Z0420-0135 submitted by Vilbig Associates on behalf of QuikTrip Corporation for a Zoning Change from LC, Light – Commercial to Planned Development – General Retail to allow a convenience store and fueling station, generally located at the southwestern corner of Lawson Road and Interstate Highway 20 frontage road.**

Planner John Chapman briefed the Commission. Ms. Williams asked where the fence is located. Mr. Chapman referred to the fence exhibit slide and explained the fence would be located where the red dashed line is shown in the upper right-hand corner of the property. The fence will act as screening to prevent trash and debris from entering an adjacent property and is proposed to be removed after adjacent properties are developed. Mr. Gustof asked what the height of the sign is on Military Parkway and IH-635 QuikTrip property. Mr. Langford answered that it is 35 feet. The Applicant John Pimentel, 1120 Urban Industrial Blvd, Euless, TX, gave a presentation regarding the store security features. Chairwoman Shepard asked if there would be security cameras outside and around the fuel pumps. Mr. Pimentel answered, yes; there will be security cameras for the entire property, including the fuel pumps, to provide surveillance. Tommy Vilbig gave a presentation regarding the height of the pole sign and proposed change to the westbound Lawson Road IH-20 exit ramp. Mr. Vilbig explained that the reason for the additional sign height is that the Texas Department of Transportation (TxDOT) will be putting in an exit ramp in a location where commuters would not be able to see a 35-foot sign. Mr. Chapman continued Staff's presentation and stated concerns over the visibility of the 50-foot pole sign given changes in elevation and the approximate 1.6-mile distance from the pole sign and proposed Lawson Road exit. Jake Petras also with QuikTrip, recognized the staff presentation regarding the lack of visibility due to the elevation, but stated that the 50-foot pole sign would provide value and provide better exposure to commuters. He further added that he would like the Commission to approve the request with the 50-foot pole sign; however, they would accept a 35-foot pole sign to keep the entitlement process moving forward. QuikTrip will re-evaluate the situation if only a 35-foot pole sign is approved. Ms. Williams asked if QuikTrip could utilize one of the logo and directional signs from TxDOT. Director of Planning & Development Jeff Armstrong explained that TxDOT controls the logo signs. Staff would not know for sure if a logo sign would be available to QuikTrip near the proposed location. Chairwoman Shepard opened the public hearing. No one had any comments. The public hearing was closed. A motion was made by Mr. Abraham to approve with the proposed 50-foot pole sign. Ms. Lynn seconded. The motion passed unanimously.

## **DIRECTOR'S REPORT**

**9. PUBLIC COMMENTS.**

At this time, any individual wishing to discuss the Director's Report 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 regarding the Director's Report.

**10. DIRECTOR'S REPORT.**

Director's Report on recent City Council action taken on zoning items at their meetings on April 20, 2020, and May 4, 2020.

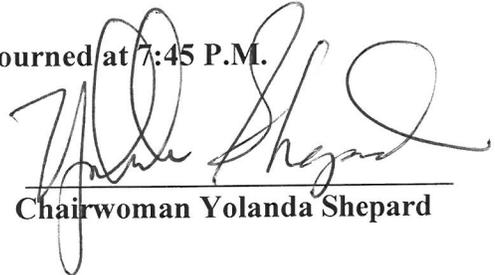
Director of Planning and Development Services Jeff Armstrong briefed the Commission.

The City Council zoning actions taken on April 20, 2020, are as follows;

**Application No. Z0220-0130**, for a change of zoning by amending Planned Development - General Retail Ordinance No. 4270 on property located at 1711 West Scyene Road to allow additional uses permitted in the Planned Development - General Retail Ordinance No. 4270 and adding conditional use permits to allow the sale of used cell phones at Suite B and a carwash. **Approved by Ordinance No. 4774.**

City Council took no zoning actions on May 4, 2020.

**Chairwoman Shepard called the meeting adjourned at 7:45 P.M.**



Chairwoman Yolanda Shepard