

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MAY 28, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

- Present:** Chairman Ronald Abraham, Vice-Chair Sherry Williams, Jennifer Vidler, Debbie Anderson, David Gustof, Sheila Lynn, Alternate Jerome Geisler, Alternate Claude McBride
- Absent:** Yolanda Shepard
- Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Ben Callahan, Planner John Chapman, City Attorney David Paschall, Senior Administrative Secretary Devanee Winn, Jonathan Browning Graduate Engineer, David Witcher Director of Economic Development

Chairman Abraham called the meeting to order and declared a quorum present. Alternate Claude McBride was seated in place of Yolanda Shepard.

I. APPROVAL OF THE MINUTES OF THE MAY 13, 2019 MEETING

Ms. Vidler made a motion to accept the minutes with corrections made. Mr. Gustof seconded. The motion passed unanimously.

II. ZONING CASE

The City Council may approve a different zoning district than the one requested, except that the different district will not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

A. Conduct a public hearing and consider Application No. Z0419-0090 submitted by Mike Tolleson for a Conditional Use Permit to allow the expansion of a Coin-Operated Amusement Game Room in a General Retail zoning district on a property described as Mesquite Highlands Rep, Block 10, Lot 2, City of Mesquite, Dallas County, TX, located at 1200 East Davis Street, Suite 122.

Principal Planner Johnna Matthews briefed the Commissioners. The Chair opened for staff questions. There was a discussion between the staff and the Commissioners about the notices that are posted in the newspaper. Applicant Mike Tolleson gave a brief description of his proposal. Ms. Vidler supports the use, but has major concerns about the noise if a tenant decides to lease the next door suite. Ms. Vidler asked if the applicant plans on soundproofing the shared wall with the potential leasee. Mr. Tolleson answered there is no plan for soundproofing. There was a discussion between Mr. Tolleson and the Commissioners about the noise. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Ms. Williams to approve with staff's recommendations. Ms. Lynn seconded. The motion passed 6-1 with Ms. Vidler dissenting.

B. Conduct a public hearing and consider Application No. Z0419-0091 submitted by Jason Nunley, Urban Logistics Realty for a Zoning Change from LC, Light Commercial to Planned Development – Industrial to allow an industrial multi-tenant business park in addition to other uses allowed in the Industrial District on

properties described as 60.9 +/- acres in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, located at 1200 IH 30 and 1201 Republic Parkway.

- C. **Conduct a public hearing and consider Application No. Z0419-0092 submitted by Jason Nunley, Urban Logistics Realty for a Zoning Change from Planned Development – Commercial to Planned Development – Industrial to allow an industrial multi-tenant business park in addition to other uses allowed in the Industrial District on Block A, Lots 2B3 and 2B4, Twin Hills Estates Commercial Addition, City of Mesquite, Dallas County, Texas, located at 1650 Republic Parkway.**

Manager of Planning & Zoning Garrett Langford presented Application No. Z0419-0091 and Application No. Z0419-0092 at the same time. Staff recommended approval with stipulations. Jason Nunley gave a detailed presentation to the Commissioners on his proposal. Ms. Vidler asked the applicant about his previous developments. Mr. Nunley indicated he has done eight similar developments and explained the amenities that they provide for their tenants. The Chair opened the public hearing. Mr. Greg Losher with the Dallas Christian School, came up to speak in favor of the request. Dallas Christian School is one of the owners of the property under consideration for rezoning. No one else came up to speak. Chair closed the public hearing. A motion was made by Ms. Vidler to approve Application No. Z0419-0091 with staff's stipulations 1-12 with No. 7 to be adjusted to strike out delivery vehicles and Application No. Z0419-0092 with staff's stipulations 1-11 with No. 8 to be adjusted to strike out delivery vehicles. Ms. Anderson seconded, and the motion passed unanimously.

III. DIRECTOR'S REPORT

- A. **Director's Report on recent City Council action on zoning items at their meetings on May 20, 2019.**

Director of Planning & Development Jeff Armstrong briefed the Commissioners. City Council approved the Zoning Text Amendment regarding multifamily developments. That approval officially ended the moratorium on multifamily developments.

- B. **Director's Report on the progress of updating Mesquite Comprehensive Plan.**

Mr. Langford briefed the Commissioners on the upcoming meeting dates concerning the new Comprehensive Plan. Meeting dates are as follows:

Stakeholders Meeting – July 29, 2019

Townhall Meeting – July 30, 2019

Joint Meeting with City Council and Planning & Zoning – August 6, 2019

There being no further items before the Commission, Chairman Abraham adjourned the meeting at 8:30 PM.


Chairman Ron Abraham