

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MAY 14, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Ronald Abraham, Vice Chair Sherry Williams, Sergio Garcia, Dharma Dharmarajan, Jennifer Vidler, Yolanda Shepard, Debbie Anderson

Absent Alternate Elizabeth Allen

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principle Planner Johnna Matthews, Planner Hannah Carrasco, Traffic Engineering Michael Zdansky, Assistant City Attorney Ileana Fernandez, Senior Administrative Secretary Devanee Winn

Chairman Ronald Abraham called the meeting to order and declared a quorum present.

I. APPROVAL OF THE MINUTES OF THE APRIL 23, 2018 MEETING

A motion was made by Ms. Vidler to approve the minutes. Vice-Chair Williams seconded. The motion passed unanimously.

II. TRAFFIC

- A. Consider a request submitted by Clay Moore Engineering, Inc. for variances from City Ordinance #3791, Section 15-150.2 (1) to increase the maximum driveway width along Hanby Drive; a local street, from 24 feet to 31 feet, (2) to reduce the minimum driveway separation distance along N. Belt Line Road; an arterial street from 150 feet to 112 feet and (3) to reduce the minimum median opening driveway offset distance along N. Belt Line Road from 115 feet (for a median island length between 220 feet and 280 feet) to 87 feet on properties located at 2151 and 2171 N. Belt Line Road.**

Ms. Matthews briefed the Commissioners and stated that staff recommended approval of the variances. A motion was made by Ms. Vidler to approve. Ms. Shepard seconded. The motion passed unanimously.

III. PLATS

- A. Consider and take action on a Preliminary Plat for Kenyon Springs Addition, submitted by BDST technologies, Inc., on behalf of Kentex Global Holdings, Inc., on property described as 23.588 acres in the McKinney and Williams Survey, Abstract No. 1031, located at the northeast corner of IH 635 and New Market Road (PL1117-0041, Kenyon Springs Addition).**

Mr. Langford briefed the Commissioners. Staff recommended approval with conditions 1-7 as stated in the staff report. Mr. Langford noted that a correction on condition #2 where Matthew Dr. should be spelled as Mathew Dr. A motion was made by Vice Chair Williams to approve with the Staff's conditions. Ms. Vidler seconded. The motion passed unanimously.

- B. Consider and take action on a Final Plat for the Frank B. Agnew Middle School Addition, submitted by Nathan D. Maier Consulting Engineers, Inc., on behalf of Mesquite Independent School District, located at 729 Wilkinson Drive (PL0418-0063, Frank B. Agnew Middle School Addition, Block A, Lot 1).**

Mr. Langford briefed the Commissioners. Staff recommended approval with conditions 1-7 listed in the staff report. A motion was made by Ms. Vidler to approve with the Staff conditions. Ms. Shepard seconded. The motion passed unanimously.

IV. OTHER BUSINESS

C. Consider and make a recommendation to City Council regarding amendments to Section 13 (Sign Code) of the City of Mesquite Code pertaining to new and revised regulations for signs.

Mr. Armstrong briefed the Commissioners regarding amendments to the Sign Code. Ms. Vidler wanted to know if the City's restrictions on signs has prevented any new businesses coming to the City. Mr. Armstrong answered that he can't be sure that has happened, but the City has granted several exceptions to the current signs requirements to accommodate some new businesses. Ms. Vidler wanted to know how the current sign ordinance compared to other comparable cities. Mr. Armstrong answered that we are more restrictive as a whole compared to Garland, Irving, Plano, Richardson, Arlington, Grand Prairie, and Carrollton. Ms. Vidler would like to have more information on how Mesquite compares to cities like Frisco and/or McKinney. Ms. Shepard asked since 2008 when the current restrictions were implemented has there been a decreased in number of incoming businesses. Mr. Armstrong answered no and yes. Mr. Armstrong further explained that between 2008-2012 businesses dropped because of the recession, however; in last year the number of new commercial development has increased dramatically. A motion was made by Vice Williams to approve. Mr. Garcia seconded. The motion passed 6-1 with Ms. Vidler dissenting.

III. DIRECTOR'S REPORT

A. Director's Report on recent City Council action on zoning items at their meeting on April 16, 2018.

Mr. Armstrong briefed the Commission on the Planning and Zoning issues in the last City Council meeting.

There being no further items before the Commission, the Chairman adjourned the meeting at 8:13 p.m.



Chairman Ronald Abraham

CERTIFICATE

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached agenda for the Planning and Zoning Commission meeting to be held May 29, 2018, was posted on the bulletin boards at the Municipal Center and City Hall on May 25, 2018, by 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning
City of Mesquite, Texas