

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., AUGUST 24, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

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

Absent: Alternate Dorothy Patterson

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Lesley Frohberg, Planner John Chapman, Senior Assistant City Attorney Karen Strand, Senior Administrative Secretary 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 and video conferencing to support social distancing. Commissioners and City Staff attended the meeting who were present in Training Rooms A & B and practiced social distancing. Ms. Strand, Ms. Williams, and Ms. Arnold were present by telephone conference.

COMMISSION BUSINESS

1. ROLL CALL

Manager of Planning & Zoning Garrett Langford called on each Commissioner for the record. Chairwoman Shepard called the meeting to order and declared a quorum present.

2. INSTRUCTIONS

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

3. PUBLIC COMMENTS.

There were no public comments.

CONSENT AGENDA

4. MINUTES.

Discuss and consider approval of the minutes for August 10, 2020, Planning and Zoning Commission.

5. PD SITE PLAN APPLICATION NO. SP0520-0155

Consider a PD Site Plan submitted by Lonnie Huett on behalf of Trinity Life Church, for a new church located at 1535 N. Belt Line Road.

6. PLAT APPLICATION NO. PL0720-0034

Consider a Plat submitted by Barraza Consulting Group on behalf of DR Horton, for Trailwind Phase 1, a 210-lot single-family subdivision generally located between IH-20 and Heartland Parkway.

Ms. Williams made a motion to approve the consent agenda. Ms. Lynn seconded. The motion passed unanimously.

PUBLIC HEARINGS

7. ZONING APPLICATION NO. Z0720-0143

Conduct a public hearing and consider Zoning Application No. Z0720-0143 submitted by Masterplan on behalf of Infinity 2020 Partners, LLC., for a Zoning Change from General Retail to General Retail with a Conditional Use Permit to allow a carwash with a modification to allow a carwash within 100 feet of a residential district, located at 1200 Pioneer Road.

Planner John Chapman asked the Commission to postpone this case to a date certain of September 14, 2020. Mr. Chapman also requested to open the public hearing and to leave open until September 14, 2020. Representing the applicant, Maxwell Fisher, spoke from the Zoom Conference call. Mr. Fisher stated that there are a few recommendations from Staff that they are still addressing. Mr. Fisher asked the Commission to grant the postponement. Chairwoman Shepard opened the public hearing. There were no comments. A motion was made by Ms. Anderson to postpone to a date certain of September 14, 2020, and to leave the public hearing open. Ms. Williams seconded. The motion passed unanimously.

8. ZONING APPLICATION NO. Z0820-0144

Conduct a public hearing and consider Zoning Application No. Z0820-0144 submitted by UTR Homes, LLC., for a Zoning Change from Planned Development – General Retail Ordinance No. 4508 to R-1, Single Family Residential to allow a single family home, located at 1836 Wilkinson Road.

Mr. Chapman briefed the Commission. There were no questions for Staff. Chairwoman Shepard opened the public hearing. There were no comments from anyone present or by phone. Chairwoman closed the public hearing. A motion was made by Ms. Williams to approve. Ms. Lynn seconded. The motion passed unanimously.

9. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning items at their meeting on August 17, 2020.

Director of Planning & Development Services Jeff Armstrong briefed the Commissioners. The zoning actions are as follows;

1. City Council accepted the CIAC Report.
2. The game machine text amendment was postponed until September 8, 2020, City Council meeting.

[NOTE: Commission action, *if any*, shall not be taken regarding the Director's Report until Public Comments have been received.]

PUBLIC COMMENTS

10. Any individual desiring to address the Planning and Zoning Commission regarding the DIRECTOR'S REPORT or ANY OTHER MATTER not listed on the Agenda 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.

No Public Comments.

Chairwoman Shepard called the meeting adjourned at 7:27 P.M.



Chairwoman Yolanda Shepard