MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., SEPTEMBER 14, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

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

Absent:

Staff: **Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner John Chapman, City Attorney David Paschall, Planning & Development Services Administrative Aide 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. Arnold was 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. Ms. Arnold participated as a voting member.

2. **INSTRUCTIONS**
   Mr. Langford gave verbal instructions for participation in the meeting.

3. **PUBLIC COMMENTS.**
   There were no public comments.

CONSENT AGENDA

1. **MINUTES.**
   Discuss and consider approval of the minutes for August 24, 2020, Planning and Zoning Commission.

2. **PD SITE PLAN APPLICATION NO. SP0120-0140**
   Consider a PD Site Plan submitted by Pat Atkins, Tack Team Investments, LLC, for Caldwell Farms, a single family subdivision with 28 lots located at 6401 Shannon Rd.
   A motion was made by Ms. Williams to approve the consent agenda as presented. Ms. Lynn seconded. The motion passed 7-0.

PUBLIC HEARINGS

1. **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 car wash with a modification to allow a car wash within 100 feet of a residential district, located at 1200 Pioneer Road. ***Postpone from the August 24, 2020, Planning and Zoning Commission meeting.***

Planner John Chapman briefed the Commissioners. Representing the Applicant, Mr. Karl Crawley came up to give a presentation. Chairwoman Shepard asked Mr. Crawley if there will be employees hand drying the cars. Mr. Crawley answered, no. Ms. Williams had concerns about the trash that collects between the Dollar General and the proposed car wash site. Ms. Williams wanted to know who is responsible for cleaning trash up. Mr. Crowley answered that the car wash would be responsible for the trash that is located on their property, and Dollar General is responsible for their trash; however, they will be willing to work with the Dollar General to make sure the area is kept trash-free as much as possible. There were no other questions for the Applicant. Chairwoman Shepard opened the public hearing. No one came up to speak. Chairwoman Shepard closed the public hearing. Mr. Abraham asked if they received any objections from the neighborhood meeting the Applicant had. Mr. Crawley answered, no. Before the motion was made, City Attorney David Paschall explained that should the Commission wish to approve the request that their motion should include Exhibit C – Development Standards. A motion was made by Ms. Williams to approve, including Exhibit C – Development Standards. Mr. Abraham seconded. The motion passed 7-0.

2. **ZONING APPLICATION NO. Z0220-0129**

Conduct a public hearing and consider Zoning Application No. Z0220-0129 submitted by Huffines Land Holding Partners, L.P. for a Zoning Change from Planned Development Ordinance No. 3538 and Agricultural to Planned Development to allow a master-planned community that would provide development standards and allow mixed-use, residential and commercial uses on a property described as being 1,424 (+/-) acres of land in the J. Anderson Survey, Abstract No. 1, generally located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas Sr., Boulevard

Manager of Planning and Zoning Garrett Langford gave a presentation for the Commissioners. Manager of Traffic Engineering Eric Gallt gave a presentation on the Traffic Impact Analysis Study. Chairwoman Shepard would like to see the results of the Traffic Impact Analysis. Mr. McBride asked if Faithon P Lucas Rd. will be the main artery for Phase 1 to enter the development and what is the timeline for completion. Mr. Gallt answered that the City staff recognizes that Faithon P Lucas Rd is will need to be addressed in the early phases of this project. Once funding is secure, it may take up to 18 months for designs and 24 months for construction. Phillip Huffines came up and gave a presentation to the Commissioners. Mr. Thomas Muerer of LJA Engineering gave a presentation. Chairwoman Shepard commented that she likes that the Applicant reached out to the community. Mr. McBride asked what will be done about the drainage near the creek that runs through there. The Applicant answered they are doing a flood study, and they will need to increase the valley storage near the creek. Most of the drainage improvements will occur after Phase 1. Chairwoman Shepard opened the public hearing. Mr. Fred Brewster, 1008 Cole Spring Court, came up to speak his concerns with the development connecting to Creekside Drive. Mr. Brewster stated this connection to Creekside Drive would increase traffic in his neighborhood by providing the proposed development a connection to Pioneer Road. Mr. Gallt stated that Traffic Engineering reviews the Traffic Impact Analysis and supplies comments regarding the study. Mr. Gallt indicated that they expect most of the increased traffic to come from IH-20 up to

Belt-Line Road to Faithon P Lucas or from Cartwright Rd. While there will be some increased traffic due to interconnectivity, the traffic generators, such as schools, will pull most of the increased traffic directly from Cartwright Rd or Faithon P Lucas and not from Pioneer Rd. Mr. Tom Briscoe, 1977 McKenzie Rd, came up to speak. Mr. Briscoe is excited about the development. Mr. Briscoe is very concerned about the traffic the development will do to McKenzie Road. Mr. Mike Henny, 4171 Lawson Rd, stated concerns about the increased traffic and danger it will cause on Lawson Rd. Mr. Henny is concerned when development starts, all the wildlife will be pushed to the community and tear up citizens' property. Regarding Lawson Rd., Mr. Gallt answered that the City is working on future improvements on Lawson Rd. Ms. Melinda Blair, 3800 Faithon P. Lucas, stated concerns about the proposed lot and house sizes are too small. Ms. Blair said she wants the houses in the development to be move-up and build executive housing. Ms. Blair wants a new Traffic Impact Analysis done near the new high school. Ms. Blair asked why there is no proposed development behind the Hills of Tealwood. The applicant answered that behind Tealwood is a floodplain that cannot be developed. Chairwoman Shepard asked what the price ranges of the homes are. Mr. Huffines answered the houses will start at $250,000.00 and can go up to $600,000.00. Ms. Norma Henny, 4171 Lawson Road, came up to speak. Ms. Henny wants an animal conservation study done. Ms. Henny is very concerned about the wildlife being pushed into the community and destroying property. Ms. Henny has seen bobcats, mountain lions, and exotic animals, such as baboons. The staff answered no animal study had been done. Warren Lynch, 4100 Lawson Road, stated that he is very worried about the traffic safety on Lawson Rd. Mr. Lynch is not opposed to the development, but he does not think the City is prepared for the issues that the increased traffic will cause on Lawson Road. Mr. Lynch is also concerned about the runoff and water being pushed onto his property. Mr. Lynch said the wildlife is also a huge concern. Ms. Williams suggested that Mr. Lynch contact the City Manager and the Mayor about all the concerns of exotic animals. Mike Foytik, address 1721 Mesquite Valley Rd., came up to speak. Mr. Foytik wants to know if there will be a cut-through street going from Mesquite Valley to Cartwright Rd. The Applicant answered yes, and that will be Phase 2. There were no other public comments. Chairwoman closed the public hearing. Ms. Arnold, via conference call, asked when Phase 1 will be completed. Mr. Huffines answered sometime in 2022. Ms. Anderson also commented that she is a resident by the proposed development, and she is excited about the development but that the City will need to address Lawson Road. There were no other comments. Ms. Williams made a motion to approve. Ms. Lynn seconded. The motion passed 7-0.

3. **ZONING APPLICATION NO. Z0420-0139**
Conduct a public hearing and consider Zoning Application No. Z0420-0139 submitted by Mazidji Group Engineering on behalf of SAM 77, Inc., for a Zoning Change from General Retail and Agricultural to Planned Development – General Retail to allow a convenience store with limited fuel sales, generally located at at the southeast corner of Pioneer Road and McKenzie Road (400 McKenize Road and 3100 McKenzie Road). ***(APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.)***

Chairwoman Shepard called the meeting adjourned at 9:08 P.M.

Chairwoman Yolanda Shepard