

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MAY 27, 2008,
711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Tony Apel, Commissioners Richard Allen, Ginny Stuit, Terry Tosch, Bob Johnson, Barbara Dunn

Absent: Vice Chairman Jane Ann Cruce

Staff: Director of Community Development Richard Gertson, Planners Bee Martin and Garrett Langford, Neighborhood Planner Arti Waghray, Manager of Park Planning Lauren Miller, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

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

I. APPROVAL OF THE MINUTES OF THE MAY 12, 2008, MEETING

A motion was made by Ms. Stuit and seconded by Mr. Tosch to approve the minutes of May 12, 2008. The motion passed unanimously.

II. DRIVEWAY VARIANCE

Consider a traffic variance request by Todd Rohe to reduce the minimum driveway from 30 feet to 24 feet on property located at 3929 Samuell Blvd.

Mr. Todd Rohe presented the request and stated that the property will be used for his electrical contracting business as well as other similar businesses. He explained that the offices would be used for small business endeavors only, no retail operations, and that he does not expect much traffic to and from the site.

A motion was made by Mr. Allen and seconded by Mr. Johnson to approve the variance. The motion passed unanimously.

III. PLATS

Consider a plat for Municipal Facility Addition, a replat of Northridge Estates, No. 1, Block 1, Lots 1-7, Hillview Addition, Block 1, Lots 1 & 2A, and 6.4 acres out of the Daniel Tanner Survey, Abstract No. 1462, submitted by Matthew Holzapfel, P.E., City Engineer, City of Mesquite, located along the west side of N. Galloway at Range Rd. *Municipal Facility Addition, Block 1, Lot 1 and Block 2, Lot 1.*

Bee Martin presented the request. He stated that plat conditions had been reviewed and were acceptable. Staff and Commissioners discussed the case and the Commissioners were concerned that the drawings did not make appropriate concessions for easements.

A motion was made by Mr. Johnson and seconded by Mr. Allen to approve the plat with staff conditions 1 through 9, and additional condition number 10 stating that easements should be provided for all public utilities as appropriate. The motion passed unanimously.

IV. PUBLIC HEARINGS - ZONING

Consider an application for Zoning Change to Commercial on property presently zoned General Retail, submitted by Michael Ray Hunt, for property described as an unplatted tract in the Daniel Tanner Survey, Abst. No. 1462 between I-635 and N. Galloway along the service road on the south side of US Highway 80, located at 1402 E. US Hwy 80 (Zoning File No. 1462-260).

Chairman Apel noted that the applicant was not present. Mr. Martin, case manager for this application, stated that the applicant had missed a meeting on May 15, 2008, to put together a planned development for the site. He also explained that the applicant was out of town and that he

had asked for the request to be tabled until July. This case was previously tabled during the April 28, 2008, meeting.

A motion was made by Ms. Stuit and seconded by Ms. Dunn to deny the request. The motion to deny passed with a vote of 5 to 1 with Mr. Allen dissenting.

V. PUBLIC HEARING – MESQUITE TRAILS MASTER PLAN AND COMPREHENSIVE PLAN AMENDMENT

Consider a recommendation to the City Council regarding the adoption of the Mesquite Trails Master Plan and an amendment to the Mesquite Comprehensive Plan that would adopt the Mesquite Trails Master Plan as an element of the Comprehensive Plan.

Lauren Miller presented the request. Mr. Miller said that upon adoption, the Master Trails Plan would become part of the Comprehensive Plan.

Chairman Apel opened the public hearing. No one appeared and Mr. Apel closed the public hearing.

A motion was made by Ms. Stuit and seconded by Mr. Allen to recommend adoption of the Mesquite Trails Master Plan as requested. The motion passed unanimously.

VI. COMPREHENSIVE PLANNING

Update on the Extraterritorial Jurisdiction element for the Comprehensive Plan.

Arti Waghray and Richard Gertson briefed the commission on recent updates in the Extraterritorial Jurisdiction in relation to the Comprehensive Plan.

VII. DIRECTOR'S REPORT

A. Report on City Council action regarding planning and zoning issues.

Mr. Gertson briefed the commission on recent City Council action.

B. Discussion of the Unified Development Code process.

Mr. Gertson stated that this item will be discussed at the next meeting.

There being no further business for the Commission, Chairman Apel adjourned the meeting at 9:00 P.M.

Tony Apel, Chairman