

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., SEPTEMBER 22, 2008,
711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Vice Chairman Jane Ann Cruce, Commissioners Ginny Stuit, Barbara Dunn, Terry Tosch, Richard Allen, Jack Akin

Absent: Commissioner Bob Johnson

Staff: Manager of Planning and Zoning Jeff Armstrong, Planners Bee Martin and Garrett Langford, Neighborhood Planner Arti Waghray, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

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

I. APPROVAL OF THE MINUTES OF THE SEPTEMBER 8, 2008, MEETING

A motion was made by Ms. Stuit and seconded by Ms. Dunn to approve the minutes of September 8, 2008. The motion passed unanimously.

II. PUBLIC HEARING-ZONING

A. Consider an application for a Zoning Change from Planned Development Single-family to General Retail, submitted by Matthew Cain, Kimley-Horn and Associates, Inc., on property described as Creek Crossing Estates No. 10, Block A, Lot 1, located on the south corner of Clay Mathis Rd. and Faithon P. Lucas Sr. Blvd. (Zoning File No. 1-39).

Staff noted that the applicant requested the case be postponed. Vice Chairman Cruce opened the public hearing. No one appeared and Ms. Cruce closed the public hearing.

A motion was made by Mr. Allen and seconded by Ms. Stuit to postpone the request until October 13, 2008. The motion passed unanimously.

B. Consider an application for a Zoning Change from A-1 Multi-family with a Conditional Use Permit for a Nursing Center to Planned Development-A1, submitted by Marc Bentley, Bentley Engineering, Inc., on property described as K Parker Enterprises, Block A, Lot 1, located at 434 Paza Dr. (Zoning File No.KPE-1).

Mark Bentley presented the case. He explained that they would not only be adding the therapy room, but they would be widening the fire lane and improving the overall appearance of the property. Commission discussed drainage issues and choice of barriers with Staff and the applicant. Commissioner Allen was concerned that certain decisions regarding drainage, barriers and landscaping were not yet reflected in the current plans and stated he would rather see something on the landscape plans before making a decision. Vice Chairman Cruce opened the public hearing. No one appeared and Ms. Cruce closed the public hearing. Mr. Allen reiterated his desire to see more definitive landscape plans and the Commission agreed.

A motion was made by Mr. Tosch and seconded by Ms. Stuit to table the request until October 13, 2008. The motion passed unanimously.

III. UNIFIED DEVELOPMENT CODE

A. Presentation and discussion by Elizabeth Garvin, Esq., AICP, of Clarion Associates regarding the Unified Development Code.

Elizabeth Garvin, Clarion Associates, briefed the Staff and Commissioners on the progress of the Unified Development Code project and presented a Project Framework.

IV. ELECTION OF OFFICERS

A. Election of Chairperson and Vice-Chairperson.

Ms. Stuit nominated Jane Ann Cruce for Chairperson and Richard Allen for Vice Chairperson. Officers were elected as nominated by a unanimous vote.

V. DIRECTOR'S REPORT

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

In Mr. Gertson's absence, Mr. Armstrong briefed the commission on recent City Council action and other issues.

There being no further business for the Commission, Vice Chairman Cruce adjourned the meeting at 7:50 P.M.

Jane Ann Cruce, Vice Chairman