

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 6:30 P.M., JUNE 28, 2010, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Jane Ann Cruce, Vice Chairman Richard Allen, Commissioners Jack Akin, Bob Johnson, Terry Tosch, Barbara Dunn, Larry Allen, Alternates Donna Adams and Mike Potter

Absent:

Staff: Manager of Planning and Zoning Jeff Armstrong, Senior Planner Garrett Langford, Planner Liz Butler, Planner Danielle Wonkovich, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

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

I. APPROVAL OF THE MINUTES OF THE JUNE 14, 2010, MEETING

A motion was made by Mr. R. Allen and seconded by Mr. Tosch to approve, with corrections, the minutes of June 14, 2010. The motion passed unanimously.

II. PUBLIC HEARING - PLAT

A. Consider a preliminary plat for Hillcrest Apartments, submitted by Dennis Vote, Votex Surveying Company, located at 2019 Hillcrest Drive (Hillcrest Apartments, Block A, Lots 1R & 2.)

Garrett Langford briefed the Commission on the request. Staff and Commission discussed the impact of the plat on the utilities. Vicky Rader appeared on behalf of the applicant. She acknowledged receipt of Staff recommendations and stated they were in agreement.

A motion was made by Mr. R. Allen and seconded by Ms. Dunn to approve the request with Staff recommendations 1 through 14. The motion passed unanimously.

III. DRIVEWAY VARIANCES

A. Consider requests by William Price, Ensurcon, for traffic variances to Ordinance 3791, Section 15-150 (6)(f)(1) for (1) A variance to allow an increased maximum driveway width of 1.5 feet to allow a 31.5 foot wide driveway instead of the required maximum 30 foot width; (2) A variance to allow a reduced minimum curb return radius from the required 20 foot minimum to 10 feet, on property located at 3544 Gus Thomasson Road.

Garrett Langford briefed the Commission on the request and Traffic Engineering's recommendation to approve the request. Bill Price, with Ensurcon, presented the request. Mr. Price stated that the property owner is redeveloping this site and noted that the Zoning Ordinance requires new developments to comply with current development standards - including traffic and driveway standards. He explained that the subject property has a lot width of only 55 feet making it physically impossible to meet the minimum driveway width of 30 feet with a curb return radius of 20 feet.

A motion was made by Mr. Johnson and seconded by Ms. Dunn to approve the proposed variances. The motion passed unanimously.

IV. DIRECTOR'S REPORT

A. Report on recent City Council action.

Nothing to report.

There being no further business for the Commission, Chairman Cruce adjourned the meeting at 6:48 P.M.

Jane Ann Cruce, Chairman