

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JULY 13, 2009, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

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

Absent:

Staff: Director of Community Development Richard Gertson, Planner Garrett Langford, Planner Bee Martin, Neighborhood Planner Arti Waghay, 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 22, 2009, MEETING

A motion was made by Ms. Stuit and seconded by Ms. Dunn to approve the minutes of June 22, 2009. The motion passed unanimously.

II. PUBLIC HEARING – PRELIMINARY REPLAT

A. **Consider a preliminary plat for the 3000 Skyline Addition, submitted by Elam Pack Surveyors, LLC., located at 3000 Skyline Drive (3000 Skyline Addition, Block A, Lot 1).**

Bill Elam presented the request and stated that he had received and is in agreement with the staff recommendations. 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 Mr. Tosch to approve the preliminary replat with staff conditions 1 through 9. The motion passed unanimously.

III. PUBLIC HEARING – ZONING

A. **Consider an application for a Zoning Change from Planned Development Office to Planned Development Office with a Conditional Use Permit for a telecommunication tower, submitted by Belinda Dixon, Zone Systems, Inc., on behalf of Verizon Wireless, on property described as a 1,050 square foot lease area in Abstract 1359 (Thomas J. Sewell Survey), located at 2860 East Glen (Zoning File No. 1359-8A).**

Peter Cavanaugh with Verizon presented the request. He stated that the proposed telecommunication tower is a very streamlined pole and that it will be screened from the residential area by a line of trees. Mr. Cavanaugh explained that additional coverage was needed in the area, that other towers in the area were already overloaded and that other locations for this tower were investigated. He also explained that the pole in question would not have external components and that the cabinets at the base will be enclosed and will be approximately 35ft X 30ft.

Chairman Cruce opened the public hearing. Danny Saenz, 2909 Fowler, spoke in opposition stating he was not confident that the trees will always be there. Gary Caldwell, Pinecrest Ct., presented a petition with 17 names stating that he and several neighbors were opposed to the tower in their neighborhood. No one else appeared and Ms. Cruce closed the public hearing. Mr. Johnson was not convinced that Verizon had explored all options and Mr. Tosch and Ms. Cruce agreed stating they could support the tower in a better location.

A motion was made by Mr. Johnson and seconded by Ms. Stuit to deny the request. The motion to deny passed unanimously.

B. **Consider an application for a Zoning Change from Planned Development Office to Planned Development Office with a Conditional Use Permit for a telecommunication tower, submitted by Belinda Dixon, Zone Systems, Inc., on behalf of Verizon Wireless, on property described as a 1,050 square foot lease area in Abstract 1359 (Thomas J. Sewell Survey), located at 2860 East Glen (Zoning File No. 1359-8A).**

Staff stated that this case had been withdrawn.

IV. DIRECTOR'S REPORT

A. **Report on recent City Council action.**

Mr. Gertson reported on recent and upcoming Planning and Zoning items.

There being no further business for the Commission, Chairman Cruce adjourned the meeting at 7:41 P.M.

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Jane Ann Cruce, Chairman