

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., FEBRUARY 23, 2009, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

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

Absent: Chairman Jane Ann Cruce, Commissioner Jack Akin

Staff: Director of Community Development Richard Gertson, Manager of Planning and Zoning Jeff Armstrong, Planner Garrett Langford, Planner Bee Martin, Neighborhood Planner Arti Waghay, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

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

I. APPROVAL OF THE MINUTES OF THE FEBRUARY 9, 2009, MEETING

A motion was made by Ms. Stuit and seconded by Mr. Tosch to approve the minutes of February 9, 2009. The motion passed unanimously.

II. PRELIMINARY PLATS

Consider a preliminary plat for the Mesquite Medical Office, submitted by RLK Engineering, located at the southeast corner of Interstate Highway 30 and Gus Thomasson. (Mesquite Medical Office, Block A, Lots 1 and 2).

Frank Kennedy appeared on behalf of the applicant. He presented the request and stated that he had received and is in agreement with staff recommendations.

A motion was made by Mr. Johnson and seconded by Ms. Stuit to approve the request with staff recommendations 1 through 7. The motion passed unanimously.

III. PUBLIC HEARINGS – COMPREHENSIVE PLAN AMENDMENT

Consider whether the Mesquite Comprehensive Plan shall be amended to designate Parcel 4 of the Falcon's Lair Planned Development District immediately south of the Mesquite Municipal Airport as appropriate for Traditional Neighborhood Development or Clustered Land Development.

Jeff Armstrong presented items III and IV in conjunction and explained that item III may or may not be relevant depending on the motion for item IV.

Following the decision, on item IV, to approve the amendment to Ordinance 3287 regarding the Runway Protection Zone and additional amendments to Ordinance 3287 (Optional Numbers 2 and 3) as recommended by Staff, a motion was made by Mr. Johnson and seconded by Mr. Tosch to approve the amendment to the Comprehensive Plan. The motion passed unanimously.

IV. PUBLIC HEARINGS – ZONING

Consider an application for amendments to the Falcon's Lair Planned Development District, specifically to amend Ordinances #3287 and #3431 regarding Parcel 4 of the PD to clarify the limits of the development authorized within the Airport Runway Protection Zone and to require either (a) the Traditional Neighborhood Development or Clustered Land Development standards of the K-20 zoning district, or (b) elimination of multi-family housing as a permitted use. Submitted by the City of Mesquite for property located on the east side of Lawson Road, generally in the area of the intersection of Berry Road. (Zoning File No. 1189-3-2009).

Jeff Armstrong presented the proposed amendments. He explained that the requested changes would not affect any of the homes or properties in the area that have already been developed. He also stated that the proposed amendments would clarify and strengthen the language of the Zoning Ordinance as it relates to this property and the zoning therein. He addressed the specific issues involved with the proposed PD amendment.

Vice Chairman Allen opened the public hearing. Ms. S. Howard, 2328 Hummingbird, is concerned about her property value. Mr. Charles Tucker, 2401 Finch, asked if the airport was expanding and Mr. Armstrong explained that the Airport Master Plan indicates proposed runway extension, but that there are no immediate

plans to do that. Mr. Rommel Montano, 2332 Hummingbird, asked for clarification that the property could be developed at any time even if no action was taken. Vice Chairman Allen confirmed that to be true. No one else appeared and Mr. Allen closed the public hearing.

A motion was made by Mr. Tosch and seconded by Mr. Johnson to approve the amendment to Ordinance 3287 regarding the Runway Protection Zone and additional amendments to Ordinance 3287 (Optional Numbers 2 and 3) as recommended by Staff. The motion passed unanimously.

V. PUBLIC HEARING – ZONING TEXT AMENDMENT

Consider a zoning text amendment to Section 3-600 of the Zoning Ordinance pertaining to the outdoor display or storage of tire racks and other goods, wares, merchandise or equipment (Zoning File No. 2009-2).

Richard Gertson presented the proposed text amendment. Staff and Commission discussed the proposed changes.

A motion to approve removal of tire racks as an exception to the incidental display section of the ordinance and to table additional changes was made by Mr. Johnson. No one seconded and the motion died for lack of a second.

A motion to approve removal of tire racks as an exception to the incidental display section of the ordinance effective as of January 1, 2010, was made by Mr. Tosch and seconded by Mr. Johnson. The motion passed unanimously.

VI. 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, Vice Chairman Allen adjourned the meeting at 8:33 P.M.

Richard Allen, Vice Chairman