

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

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

Absent: Commissioner Bob Johnson

Staff: 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

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

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

A motion was made by Ms. Stuit and seconded by Mr. Tosch to approve the minutes of March 9, 2009, with the correction that Chairman Cruce adjourned the meeting. The motion passed unanimously.

II. PRELIMINARY PLAT

**A. Consider a preliminary plat for the Mesquite Gateway Addition, submitted by Tomden Engineering, located at the northwest corner of IH 30 and Greenbelt Parkway (Mesquite Gateway Addition, Block A, Lots 1-3).**

Thomas Ordonez presented the request stating that they had received and are in agreement with staff recommendations.

A motion was made by Mr. Allen and seconded by Mr. Akin to approve the request with staff recommendations 1 through 21. The motion passed unanimously.

**B. Consider a preliminary plat for the Fire Station No. 3 Addition, submitted by Matt Holzapfel, City of Mesquite, generally located at the south corner of Forney Avenue and S. Town East Blvd. (Fire Station No. 3 Addition, Block A, Lot 1).**

Matt Holzapfel presented the request stating that they had received and are in agreement with staff recommendations.

A motion was made by Ms. Dunn and seconded by Ms. Stuit to approve the request with staff recommendations 1 through 5. The motion passed unanimously.

III. PUBLIC HEARING – RESIDENTIAL REPLAT

**A. Consider a replat for Calvary Temple Community Church, submitted by Pastor W.R. Willis, located at 1501 Clay Mathis Road (Creek Crossing Estates, No. 22, Block A, Lot 1R).**

The applicant was not present. This item was deferred until the end of the meeting, however, the applicant never arrived. 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 approve the request. The motion passed unanimously.

IV. PUBLIC HEARING – ZONING

**A. Consider an application to amend Planned Development (1424) – Commercial to allow additional uses beyond those currently permitted in the Office zoning district on a 1.68-acre portion of the subject property fronting West Kearney Street, submitted by Stephen Abraham for property located at 502 W. Kearney, further described as Lots 8 A and 9A, Block H, Pasadena Gardens No. 1 (Zoning File No. PG-2A-2009).**

Chris Price presented the request on behalf of the applicant. He stated the desire of the applicant to provide more choices for potential tenants. He stated that the property was not at full capacity and their hope was that with more flexibility of choices they would be able to attract more tenants. In addition to

the uses and site stipulations recommended by Staff to be permitted in the Planned Development, the applicant stated that he would like to put climate-controlled storage in some of the existing tenant spaces in the structure fronting on Kearney Street. Mr. Price stated that it would be cost prohibitive to convert to climate-controlled spaces within the current storage buildings not fronting on Kearney Street. Chairman Cruce opened the public hearing. No one appeared and Ms. Cruce closed the public hearing. Staff and Commissioners discussed the recommendations. Mr. Allen suggested no more than 25% of current tenant spaces be allowed for climate-controlled storage, and that only passenger cars and vans be allowed in the front parking area. He also suggested window coverings (mini-blinds) to block the view of stored items from the front of the building facing Kearney Street. Mr. Tosch stated a desire to remove uses classified by SIC 171-175 from the list of permitted uses recommended by Staff. Mr. Akin asked about the possibility of requiring a Conditional Use Permit for climate-controlled storage and Mr. Armstrong stated it was an option.

A motion was made by Mr. Allen and seconded by Ms. Stuit to approve the amendment to Planned Development ordinance 1424 with staff-recommended stipulations 1 through 17, adding recommendation 18 to require a maximum of 25% of the space within the building fronting on Kearney Street to be allowed for climate-controlled storage, that these storage spaces have window coverings, and for access to the front of the structure facing Kearney Street to be limited to domestic vehicles. The motion passed by a vote of 4 to 2 with Mr. Tosch and Mr. Akin dissenting.

V. DIRECTOR'S REPORT

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

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

There being no further business for the Commission, Chairman Cruce adjourned the meeting at 7:45 P.M.

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Jane Ann Cruce, Chairman