



**PLANNING AND ZONING COMMISSION PRE-MEETING
CITY COUNCIL CONFERENCE ROOM**

**757 North Galloway Avenue
January 14, 2019 - 6:30 P.M.**

To discuss the items on the regular agenda.

**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS**

**757 North Galloway Avenue
January 14, 2019 - 7:00 P.M.**

Pursuant to Section 551.071 of the *Texas Government Code*, the Planning and Zoning Commission may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this agenda.

AGENDA

I. APPROVAL OF THE MINUTES OF THE DECEMBER 10, 2018 MEETING

II. ZONING

- A. Conduct a public hearing and consider an application submitted by Historymaker Homes for a Zoning Change from Planned Development – Office to Planned Development – Townhomes to allow a townhome development on a property described as being 36.46 +/- acres within the remainder of Triangle East Addition Block 2, Lots 3 and 4, City of Mesquite, Dallas County, Texas, located at 2920 Gus Thomasson Road (Z0518-0038, Johnna Matthews, Principal Planner).
- B. Conduct a public hearing and consider an application submitted by Marilyn Diaz for a Zoning Change from Planned Development - General Retail to Planned Development - General Retail with a Conditional Use Permit to allow a day care on a property described as Long Brank Retail Addition, Block 2, Lot 1, City of Mesquite, Dallas County, TX, located at 1615 Oates Drive. (Z1218-0079, Hannah Carrasco, Planner).
- C. Conduct a public hearing and consider an application submitted by Stantec Consulting Services, Inc. on behalf of Market East Associates, LLC, for a Zoning Change from C, Commercial within TERRA Overlay District to PD-C, Planned Development – Commercial within the TERRA Overlay District to allow revised sign regulations on properties described as being The Emporium Phase I, Block A, Lots 1AR, 1BR, 1CR and 5, and the Emporium Phase II, Block C, Lots 1R, 2, and 4, City of Mesquite, Dallas County, Texas, located at 1505, 1515, 1519, 1601, 1645, 1649, and 1705 N. Town East Blvd (Z1218-0080, Garrett Langford, Manager of Planning and Zoning).
- D. Conduct a public hearing and consider an application submitted by Masterplan on behalf of Jon Swehla for a Zoning Change from I, Industrial within the Skyline Logistic Hub Overlay District to SS, Service Station within the Skyline Logistic Hub Overlay District to allow a convenience store with up to 16 fueling stations on property described as being all of Skyline Industrial Village Section 3, Block A, Lot 1RA, City of Mesquite, Dallas County, Texas, located at 117 S. Town East Blvd (Z1218-0081, Ben Callahan, Planner).

- E. Conduct a public hearing and consider an application submitted by City of Mesquite for a Zoning Change to amend Planned Development – Mixed Use Ordinance No. 3967 to allow changes to the uses permitted and to amend the concept plan and development regulations on property described as being 60.31 +/- acres of land situated in the Daniel Tanner Survey, Abstract No. 1426, City of Mesquite, Dallas County, Texas, located at 21100 IH 635 (Z0119-0083, Garrett Langford, Manager of Planning and Zoning). **To be rescheduled and re-noticed to a later date.**

III. OTHER BUSINESS

- A. Receive briefing regarding multifamily residential development standards. (No action to be taken.)
- B. Planning and Zoning Commission Orientation.

IV. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action on zoning items at their meeting on January 7, 2019.
- B. Director's Report on the progress of updating Mesquite Comprehensive Plan.

At the conclusion of business, the Chairman shall adjourn the meeting.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Subcapítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Subcapítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

CERTIFICATE

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached agenda for the Planning and Zoning Commission meeting to be held January 14, 2019, was posted on the bulletin boards at the Municipal Center and City Hall on January 11, 2019 before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning
City of Mesquite, Texas