



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

**757 North Galloway Avenue  
January 28, 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 28, 2019 - 7:00 P.M.**

(Immediately following Capital Improvements Advisory Committee Meeting)

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 JANUARY 14, 2019 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). **Tabled from the January 14, 2019 Planning and Zoning Commission Meeting.**
- B. 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 1, 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). **Tabled from the January 14, 2019 Planning and Zoning Commission Meeting.**
- C. Conduct a public hearing and consider an application submitted by Nancy Juarez on behalf of Dhaliwal Pharmaceutical Labs for a Zoning Change from I, Industrial within the Skyline Logistic Hub Overlay District to I, Industrial within the Skyline Logistic Hub Overlay District with a Conditional Use Permit to allow the manufacturing of over-the-counter drugs and cosmetic supplies on property described as being all of Mesquite Business Center, Block A, Lot 1, City of Mesquite, Dallas County, Texas, located at 4400 US Highway 80 E, Suite 100 (Z1218-0082, Ben Callahan, Planner).

**III. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their meeting on January 22, 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 28, 2019, was posted on the bulletin boards at the Municipal Center and City Hall on January 25, 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](http://www.cityofmesquite.com) for a minimum of 72 hours prior to the meeting.



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