



**PLANNING AND ZONING COMMISSION PRE-MEETING  
CITY COUNCIL CONFERENCE ROOM  
757 North Galloway Avenue  
February 24, 2020 - 6:30 P.M.**  
To discuss the items on the regular agenda.

**PLANNING AND ZONING COMMISSION MEETING  
CITY COUNCIL CHAMBERS  
757 North Galloway Avenue  
February 24, 2020 - 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. CONSENT AGENDA**

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a motion of the Planning and Zoning Commission. Any individual desiring to address the Planning and Zoning Commission regarding an item on the Consent Agenda shall do so on a first-come, first-served basis. Comments are limited to three minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six minutes.

- A. Approval of the minutes for February 10, 2020, Planning and Zoning Commission.

### **II. ZONING CASES**

The City Council may approve a different zoning district than the one requested, except that the different district will not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

- A. Conduct a public hearing and consider Zoning Application No. Z0120-0127 submitted by Stewart Korte, NAI Robert Lynn, for a Zoning Change from "C," Commercial within the TERRA Overlay District to "C," Commercial within the TERRA Overlay District with a Conditional Use Permit to allow a major reception facility with a modification from the 500-ft separation requirement from a residential district, located at 1344 N. Town East Blvd. (**Tabled from February 10, 2020, Planning and Zoning Commission meeting.**)
- B. Conduct a public hearing and consider Zoning Application No. Z0120-0128 submitted by Ed Hicks Jr., Clay Cooley Hyundai Mesquite, for a Zoning Change from "LC," Light – Commercial to "LC," Light Commercial with a Conditional Use Permit to allow the outdoor display of new and used vehicles, located at 16230 IH 635.
- C. Conduct a public hearing and consider zoning amendments to Section 3-302, Schedule of Permitted Uses; Section 3-504, Refueling Stations; a new Section 3-511, Convenience Stores; Section 6-102, Definitions; all pertaining to new regulations and revised regulations for fueling stations and convenience stores. (ZTA 2020-02) (**Tabled from January 27, 2020, Planning and Zoning Commission meeting.**)

### **III. DIRECTOR'S REPORT**

At this time, any individual wishing to discuss the Director's Report shall be allowed to speak for a length of time not to exceed three minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six minutes.

- A. Director's Report on recent City Council action taken on zoning items at their meeting on February 17, 2020.

At the conclusion of business, the Chair 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 Sub- capítulo 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 Sub- capítulo 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.

Pursuant to Section 551.007 (c) of the Texas Local Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno Local de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

### **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 February 24, 2020, was posted on the bulletin boards at the Municipal Center and City Hall by February 21, 2020, before 6:00 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