



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

757 North Galloway Avenue

February 25, 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

February 25, 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 JANUARY 28, 2019 MEETING

II. PLATS

- A. Consider and take action on Application No. PL1118-0089 for a Preliminary Plat for Iron Horse, submitted by Kimley Horn and Associates on behalf of MM Mesquite 50, LLC, for a 336-lot residential development on property described as being 38.38 acres in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas, generally located west of Rodeo Center Blvd and south of W. Scyene Road.
- B. Conduct a public hearing and consider Application No. PL0119-0096 for a Residential Replat of Hartsell Place Addition, Block 1, Lot 1 submitted by Jay Hartsell, to subdivide the property into two lots located at 2609 Pioneer Road.

III. 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 Application No. Z1018-0071 submitted by Masterplan on behalf of Project Services Group, Inc. (PSG) for a Zoning Change from GR, General Retail to PD-GR, Planned Development – General Retail to allow for the development of a mini-warehousing/self-storage facility on a property described as being 15.177 +/- acres within the Alexander Chumley Survey, Abstract No. 340 and the L.J. Sweet Survey, Abstract No. 1367, City of Mesquite, Dallas County, Texas, located at 23300 IH-635.
- B. Conduct a public hearing and consider Application No. Z0119-0084 submitted by Glen Pingleton on behalf of L M Walters Inc., for a Zoning Change from R-1, Single Family Residential and R-3, Single Family Residential to GR, General Retail to allow a commercial development on a property described as being 2.54 +/- acres in the Thomas Scott Survey, Abstract No. 1353, City of Mesquite, Dallas County, Texas, located at 340 State Highway 352.

- C. Conduct a public hearing and Consider amending Section 1A-300, Screening and Buffering Requirements; Section 2-100, Districts Established; Section 2-302, Schedule of Permitted uses; Section 2-400, Off-Street Parking; Section 2-501, Multifamily Residential/Permitted Nonresidential Uses in A Districts; Section 2-600, Accessory Structure Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for multifamily residential uses. (ZTA 2019-01)

IV. DISCUSSION

- A. Discuss amendments to Chapter 7 of the City Code regarding Residential Landlord and Tenant Regulations.

V. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action on zoning items at their meetings on February 4, and February 18, 2019.
- B. Director's Report on the progress of updating Mesquite Comprehensive Plan.
- C. Report from those who attended the Focus North Texas Seminar on February 8, 2019.

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 February 25, 2019, was posted on the bulletin boards at the Municipal Center and City Hall on February 22, 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