



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

**757 North Galloway Avenue
March 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
March 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 MARCH 11, 2019 MEETING

II. PRELIMINARY PLAT

- A. Consider and take action on Application No. PL0219-0103 for a Preliminary Plat for Cloverleaf, submitted by Corwin Engineering, Inc. on behalf of Mesquite Joint Venture, for a 227 townhome subdivision on property described as being 26.32 acres, Triangle East Addition Block 2, Lots 3 and 4, City of Mesquite, Dallas County, Texas, located at 2920 Gus Thomasson Road.
- B. Consider and take action on Application No. PL0219-0104 for a Preliminary Plat for Ramsgate Addition, submitted by A&W Surveyors, Inc. on behalf of PRS Ramsgate, L.P., for a two lot subdivision on property described as being 15.177 acres in the Alexander Chumley Survey Abstract No. 340 and L.J. Sweet Survey, Abstract, No. 1367, located at 23300 IH 635.

III. RESIDENTIAL REPLAT

- A. Consider a public hearing and take action on Application No. PL0219-0101 for a Residential Replat of Sherwood Forest 1 & 2, Lot 78, submitted by Leal Maricurz to subdivide the property into four lots located at 909 S. Peachtree Road.

IV. PD SITE PLAN

- A. Consider and take action on Application No. SP1118-0082 for a PD – Site Plan for Trailwind, submitted by Pettit Barraza, LLC on behalf of DR Horton – Texas, Ltd., for a 210-lot residential development on property described as being 110.971 +/- acres in the Martha Musik Survey, Abstract No. 312, City of Mesquite, Kaufman County, Texas, located south of IH-20 and east of FM 741.

V. 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. Z0119-0085 submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from Planned Development – Single Family #2344 to Planned Development – Single Family #2344 with a Conditional Use Permit to allow a new high school on a property described as being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX, located at 4200 Faithon P. Lucas Sr. Blvd. **(Tabled from the March 11, 2019, Planning and Zoning Commission meeting.)**
- B. Conduct a public hearing and consider Application No. Z0219-0086 submitted by Scott Woodruff for a Zoning Change from R-2, Single Family Residential within the Town East Retail and Restaurant Overlay District to Planned Development – General Retail within the Town East Retail and Restaurant Overlay District to allow restaurant and retail uses on a property described as being 5 +/- acre portion of Lot 1, Block A of the North Mesquite High School Addition, City of Mesquite, Dallas County, TX, located 18201 IH 635.

VI. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action on zoning items at their meetings on March 18, 2019.
- B. Discuss the requirements and methods for public notices for a rezoning.

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 segun el Sub-capitulo H, Capitulo 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 segun el Sub-capitulo H, Capitulo 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 March 25, 2019, was posted on the bulletin boards at the Municipal Center and City Hall on March 22, 2019 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 for a minimum of 72 hours prior to the meeting.



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