



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

**757 North Galloway Avenue**

**April 8, 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**

**April 8, 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 25, 2019 MEETING**

**II. TRAFFIC VARIANCES**

- A. Consider and take action on Application No. V0419-0014 submitted by the City of Mesquite for a variance from City Ordinance No. 3791, Section 15-150(2) to allow (1) two driveways to exceed the maximum driveway width of 24 feet (53.51 feet and 25.89 feet proposed) and (2) reduce the minimum separation of 150 feet between driveways (63 feet proposed), located at 816 Rodeo Center Boulevard.
- B. Consider and take action on Application No. V0419-0015 submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a variance from City Ordinance No. 3791, Section 15-150(2) to reduce the minimum separation of 150 feet between driveways (43.42 feet proposed), located at 18201 IH 635.

**III. REPLAT**

- A. Conduct a public hearing and take action on Application No. PL0419-0108 for a Replat of North Mesquite High School Addition, Block A, Lot 1, submitted by Claymoore Engineering on behalf of Mesquite ISD to subdivide the property into two lots, located at 18201 IH 635. (North Mesquite High School Addition, Block A, Lot 1R and 2.)

**IV. ZONING CASE**

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. Z0319-0087 submitted by Salah Zoubi for a Zoning Change from THN, Truman Heights Neighborhood-Mandatory Ground Floor Retail to GR, General Retail to allow minor automobile repair uses in addition to other uses allowed in the General Retail zoning district on a property described as Lots 1-3, Block 3, Truman Heights Addition, City of Mesquite, Dallas County, TX, located at 1816 N. Galloway Avenue.

**V. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their meetings on April 1, 2019.
- B. Update on the Comprehensive Plan.
- C. 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 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 April 8, 2019, was posted on the bulletin boards at the Municipal Center and City Hall on April 5, 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](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