



**PLANNING AND ZONING COMMISSION PRE-MEETING  
CITY COUNCIL CONFERENCE ROOM  
757 North Galloway Avenue  
July 9, 2018 - 6:30 P.M.  
To discuss the items on the regular agenda**

**PLANNING AND ZONING COMMISSION MEETING  
CITY COUNCIL CHAMBERS  
757 North Galloway Avenue  
July 9, 2018 - 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 JUNE 25, 2018 MEETING**

**II. PLATS**

- A. Consider and take action on a Preliminary Plat for Samuel Boulevard Business Park, submitted by Matthew Gardner, Halff Associates, Inc., on behalf of Prologis, on property described as 14.10 acres situated in the Isaac Beeman Survey, Abstract No. 82, located at 5181 Samuell Blvd, formerly 5151 Samuell Blvd. (PL0618-0071, Samuel Boulevard Business Park, Block 3, Lot 1).

**III. PUBLIC HEARINGS**

- A. Conduct a public hearing and consider an application submitted by Travis Boghetch, Boghetch Law, PLLC, on behalf of Scyene Road, Ltd. C/O Synerplex #510 for a Zoning Change from Planned Development – Townhomes #3817; Light Commercial, Commercial, and Planned Development – Light Commercial #3753 within the Mesquite Arena Rodeo Overlay District (MA/RE) to Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE) to allow a development with residential uses (townhomes and zero-lot line homes) and commercial uses including retail, restaurant, entertainment, and indoor recreational uses on a property described as 56.11 +/- acres situated in the Daniel Tanner Survey, Abstract No. 1462 and in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas, located at 1900 and 2000 W. Scyene Road, 21713 and 21717 IH 635, 1703 and 1705 Rodeo Drive, 417 Rodeo Center Drive. (Z0518-0036).
- B. Conduct a public hearing and consider an application submitted by Veronica Becerra on behalf of Kids Empire Dallas Mesquite, LLC., for a Zoning Change from GR, General Retail to Planned Development – General Retail with a Conditional Use Permit to allow indoor recreation on a property described as Towne Crossing, Block C, Lot 1, City of Mesquite, Dallas County, Texas, located at 3600 Gus Thomasson Road, Suite 125 (Z0518-0039).
- C. Conduct a public hearing and consider an application submitted by Drive Time Car Sales, LLC for a Zoning Change from Planned Development - Light Commercial and Commercial to Planned Development – Light Commercial and Commercial with a Conditional Use Permit to allow an

automobile dealership for used vehicles sales with outdoor sales, display and storage on a property described as all being all of Lots Lots 5R-1, and 5R-2, Block A of the Oates Corner Retail Addition, and part of Lot 1R, Block A of the Oates Corner Retail Addition, and part of the adjacent tract in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, TX, located at 16170 IH 635 and 16190 IH 635 (Z0618-0046).

- D. Conduct a public hearing and make a recommendation to City Council regarding zoning text amendments to Chapter 3-200, Use Regulations; Chapter 3-300, Development Standards; Chapter 3-400, Off-Street Parking and Loading; Chapter 3-500, Supplementary Use Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for indoor recreational uses. (ZTA 2018-05)
- E. Conduct a public hearing and make a recommendation to City Council regarding zoning text amendments to Chapter 3-200, Use Regulations; Chapter 3-300, Development Standards; Chapter 3-400, Off-Street Parking and Loading; Chapter 3-500, Supplementary Use Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for variety stores. (ZTA 2018-06)

#### **IV. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their meeting on July 2, 2018.

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 July 9, 2018, was posted on the bulletin boards at the Municipal Center and City Hall on July 6, 2018 by 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