



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

**757 North Galloway  
Avenue August 12,  
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 August 12,  
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. 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.

- A. Approval of the minutes of the July 22, 2019, Planning and Zoning Commission.
- B. Consider and take action on Application No. PL0719-0129 for a Preliminary Plat of Parc 30 North, an industrial development, submitted by Halff Associates, Inc., located at 1201 Republic Parkway.
- C. Consider and take action on Application No. PL0719-0130 for a Preliminary Plat of Parc 30 South, an industrial development, submitted by Halff Associates, Inc., located at 1505 IH 30.

**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 Application No. Z0519-0096 submitted by Jason Shaw, Eminence Realty Developers, for a Zoning Change from "AG," Agriculture to "PD-SF," Planned Development – Single Family Residential to allow a single-family subdivision on property described as being a 5.135-acre tract of land in the JP Anderson Survey Abstract No. 1, City of Mesquite, Dallas County, Texas, located at 2781 Lawson Road.
- B. Conduct a public hearing and consider Application No. Z0619-0099 submitted by Marvin Cooksey for a Zoning Change from "C," Commercial to "C," Commercial with a Conditional Use Permit to allow outdoor storage on property described as being Lots 12 and 15, Block 5 in the Hilhome Gardens 2 Addition, City of Mesquite, Dallas County, Texas, located at 2533 Westwood Ave.

- C. Conduct a public hearing and consider Application No. Z0719-0101 submitted by Christopher Salazar, De la Rosa Appliances, for a Zoning Change from “C,” Commercial to “C,” Commercial with a Conditional Use Permit to allow the sale of used merchandise on property described as Lot 3, Block B of the Belt Line Range Addition, City of Mesquite, Dallas County, Texas, located at 1830 Range Drive, Suite 101.

### **III. TEXT AMENDMENTS**

- A. Conduct a public hearing and consider amending the Mesquite Zoning Ordinance, Section 1-600, Temporary Uses and Structures, pertaining to the regulations for Special Events. (ZTA 2019-03)
- B. Conduct a public hearing and consider amending the North Gus Thomasson Corridor District, Section 3.7, Building Functions and Density, pertaining to outdoor storage. (ZTA 2019-04)
- C. Conduct a public hearing and consider amending various sections of the Mesquite Subdivision Ordinance, pertaining to platting procedures; filing fees; and general requirements and design standards. (STA 2019-01)

### **IV. DIRECTOR’S REPORT**

- A. Director’s Report on recent City Council action taken on zoning items at their meetings on August 5, 2019.
- B. Provide an update on the new Comprehensive Plan.

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 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.

### **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 August 12, 2019, was posted on the bulletin boards at the Municipal Center and City Hall by August 9, 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