



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

757 North Galloway Avenue

August 26, 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 26, 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 August 12, 2019, Planning and Zoning Commission.
- B. Approval of the Revised 2019 Planning & Zoning Commission meeting calendar.
- C. Consider and take action on Application No. PL0719-0127 for a Preliminary Plat of Berkshire Estate, a 270-lot single-family development, submitted by Bohler Engineering, on a 363-acre tract located to the southwest of the FM 2932 and Adams Drive (County Rd 214) intersection located in the Mesquite's Extraterritorial Jurisdiction.

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. **(Tabled from the August 12, 2019, Planning and Zoning Commission Meeting)**
- B. 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. **(Tabled from the August 12, 2019, Planning and Zoning Commission Meeting)**

III. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action taken on zoning items at their meetings on August 19, 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 26, 2019, was posted on the bulletin boards at the Municipal Center and City Hall by August 23, 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