



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

**757 North Galloway Avenue
September 10, 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
September 10, 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 AUGUST 27, 2018 MEETING

II. TRAFFIC VARIANCE

- A. Consider a request submitted by Stantec Consulting Services, Inc. for variances from City Ordinance #3791, Section 15-150, (1) for a reduction in the minimum driveway offset from 121 feet to 32 feet; (2) reduction in the minimum channelization island size for a right turn driveway from 100 square feet to 24 square feet; and (3) installing pop-up delineators instead of Type II-C-R Raised Pavement Markers for Emporium Median Opening located at 1645 N. Town East Blvd.

III. PLATS

- A. Conduct a public hearing and take action on a Replat of the Mesquite High School Addition, submitted by Nathan D. Maier Consulting Engineers, Inc., on behalf of Mesquite Independent School District, located at 300 E. Davis Street (PL0818-0079, Mesquite High School Addition, Block A, Lot 1R-1).
- B. Conduct a public hearing and take action on a Replat of El Rosa Addition, Block 16, Lots 4 through 10, submitted by RLK Engineering, Inc., on behalf of City of Mesquite, located at 912 Cascade Street (PL0718-0073, Hanby Park Addition, Block A, Lot 1).

IV. ZONING

- A. Conduct a public hearing and consider an application submitted by Eikon Consulting Group, LLC, on behalf of Golden Chick for a Zoning Change from R-1, Single Family Residential to General Retail to allow a drive-through restaurant and other uses that are permitted in the General Retail on a property described as being 1.011 acres in the W.H. Bennett Survey, Abstract No. 190, City of Mesquite, Dallas County, Texas, located at 120 W. Cartwright Road (Z0818-0058).
- B. Conduct a public hearing and consider an application submitted by James Novey, J-N Fence Company, Inc. for a Zoning Change from Commercial to Commercial with a Conditional Use

Permit to allow outdoor display of storage sheds on a property described as East Dallas Estates, Tract 5, 3.955 acres, City of Mesquite, Dallas County, Texas, located at 305 E. US Highway 80. (Z0818-0059).

V. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action on zoning items at their meeting on September 4, 2018.
- B. Director's Report on the progress of updating Mesquite 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 September 10, 2018, was posted on the bulletin boards at the Municipal Center and City Hall on September 7, 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 for a minimum of 72 hours prior to the meeting.



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