



**PLANNING AND ZONING COMMISSION PRE-MEETING  
CITY COUNCIL CONFERENCE ROOM  
757 North Galloway Avenue  
September 24, 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 24, 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 SEPTEMBER 10, 2018 MEETING**

**II. ZONING**

- A. Conduct a public hearing and consider an application submitted by Christopher Browne, EHRA Engineering on behalf of Skymark Development Company for a Zoning Change from K-20 Floatin Zoning to Single Family (SF) – Planned Development (PD), with an underlying zoning district of R-2A, to allow for a single family subdivision, not to exceed 600 single family lots on properties described as 179.407 +/- acres in the M. Musick Abstract, Volume 5557, pg. 327, City of Mesquite, Kaufman County, Texas, generally located south of IH-20, west side of High Country Lane and west of the intersection of High Country Lane and Dozier Circle (Z0718-0055).
- B. Conduct a public hearing and consider an application submitted by Mohammad Siddiqi for a Zoning Change from Planned Development – Commercial to Planned Development – Commercial with a Conditional Use Permit to allow a variety store on a property described as being Lot 3, Block A, Tally Town Addition, City of Mesquite, Dallas County, Texas, located at 3021 Big Town Blvd, Suite 100 (Z0818-0060).
- C. Conduct a public hearing and consider an application submitted by Devin Huffines for a Zoning Change from “AG,” Agriculture to Planned Development – General Retail to allow a convenience store with fuel sales in addition to uses permitted in the General Retail zoning district on a property described as being 0.8746 acres in the Martha Musick Survey, Abstract No. 312, City of Mesquite, Kaufman County, Texas, located at 10991 IH-20 (Z0818-0061).
- D. Conduct a public hearing and consider an application submitted by Luis Tovar for a Zoning Change from Truman Heights Neighborhood – Mandatory Office-Shopfront to Truman Heights Neighborhood – “SF” Single Family Residential to allow a single family home on a property described as being Part of Lots 17-18, Block 2, Truman Heights Addition, City of Mesquite, Dallas County, Texas, located at 2026 Stephenson Drive (Z0818-0063).

### **III. OTHER BUSINESS**

- A. Consider and make a recommendation to City Council regarding amendments to Chapter 13 of the City Code thereby amending the Sign Ordinance pertaining to new and revised regulations for signs.
- B. Consider and make a recommendation to City Council regarding amendments to Chapter 11 of the City Code thereby amending the Community Appearance Manual pertaining to lighting.

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

- A. Director's Report on recent City Council action on zoning items at their meeting on September 17, 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 24, 2018, was posted on the bulletin boards at the Municipal Center and City Hall on September 21, 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