



PLANNING AND ZONING COMMISSION PRE-MEETING CITY COUNCIL CONFERENCE ROOM

757 North Galloway Avenue

October 14, 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

October 14, 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. Any individual desiring to address the Planning and Zoning Commission regarding an item on the Consent Agenda shall do so on a first-come, first-served basis. Comments are limited to three minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six minutes.

- A. Approval of the minutes of the September 23, 2019, Planning and Zoning Commission.

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. Z0819-0106 submitted by Brian Wyatt, WRA Architects, Inc., on behalf of Mesquite ISD for a Zoning Change from "R-3," Single Family Residential to "R-3," Single Family Residential with a Conditional Use Permit for an elementary school thereby allowing an addition to Cannaday Elementary School, located at 2701 Chisolm Trail.
- B. Conduct a public hearing and consider Application No. Z0919-0107 submitted by Brian Wyatt, WRA Architects, Inc., on behalf of Mesquite ISD for a Zoning Change from "R-3," Single Family Residential to "R-3," Single Family Residential with a Conditional Use Permit for a middle school thereby allowing an addition to Wilkinson Middle School, located at 2100 Crest Park Drive.
- C. Conduct a public hearing and consider Application No. Z0919-0108 submitted by Brian Wyatt, WRA Architects, Inc., on behalf of Mesquite ISD for a Zoning Change from "R-3," Single Family Residential to "R-3," Single Family Residential with a Conditional Use Permit for a middle school thereby allowing an addition to McDonald Middle School, located at 2930 N. Town East Blvd.
- D. Conduct a public hearing and consider amending Section 4-100, Overlay Districts; Section 4-400, Historic Landmark Overlay District Regulations; Section 5-400, Board and Commission Established; Section 6-102, Definitions; and a new Part 8, Local Register of Mesquite Landmarks and Historic

Designations, all pertaining to new and revised regulations for historic preservation. (ZTA 2019-05)

- E. Conduct a public hearing and consider amending Section 4-102, Overlay Districts; a new Section 4-500, Downtown Overlay District Regulations; Section 6-102, Definitions; all pertaining to new regulations for the establishment of a Downtown Overlay District. (ZTA 2019-06)
- F. Conduct a public hearing and consider Application Z1019-0117 submitted by the City of Mesquite for a change of zoning adding the Downtown Overlay District to an area bounded to the west by Carmack Street, to the north by the Union Pacific Railroad right-of-way, to the east by Belt Line Road and to the south by properties fronting the south side of W. Davis Street.

III. DIRECTOR'S REPORT

At this time, any individual wishing to discuss any matter on the agenda, with the exception of public hearings, shall be allowed to speak for a length of time not to exceed three minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

- A. Director's Report on recent City Council action taken on zoning items at their meetings on October 7, 2019.

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.

Pursuant to Section 551.007 (c) of the Texas Local Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno Local de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

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 October 14, 2019, was posted on the bulletin boards at the Municipal Center and City Hall by October 11, 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