



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

757 North Galloway Avenue

November 12, 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

November 12, 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 OCTOBER 22, 2018 MEETING

II. ELECTION OF OFFICERS

III. ZONING

- A. Conduct a public hearing and consider an application submitted by Sidney Stratton, Manhard Consulting on behalf of Historymaker Homes for a Zoning Change from Planned Development – Office to Planned Development – Townhomes to allow a 241-lot townhome development on a property described as being 28.39 +/- acres within the remainder of Triangle East Addition Block 2, Lots 3 and 4, City of Mesquite, Dallas County, Texas, located at 2920 Gus Thomasson Road (Z0518-0038, Johnna Matthews, Principal Planner). **Tabled from the October 22, 2018 meeting. To be tabled and rescheduled.**
- B. Conduct a public hearing and consider an application submitted by Danny Humphrey for a Zoning Change from Service Station to Planned Development – General Retail to allow major auto repair and outdoor storage on property located at 2933 Motley Drive (Z0818-0062, Hannah Carrasco, Planner). **Tabled from the October 22, 2018 meeting.**
- C. Conduct a public hearing and consider an application submitted by AQM Rahman, Design Associates and Consultants, for a Zoning Change from GR, General Retail to PD-GR, Planned Development – General Retail to allow a reception facility on a property described as North Mesquite Commercial, Block A, Lot 2, City of Mesquite, Dallas County, Texas, located at 4361 N. Belt Line Rd., Suites 1100, 12200 and 1300. (Z0918-0065, Johnna Matthews, Principal Planner)
- D. Conduct a public hearing and consider an application submitted by Shannon Taylor, Park & Tow Solutions, for a Zoning Change from Commercial to Commercial with a Conditional Use Permit to allow outdoor storage of vehicles on a property described as Hilhome Gardens 2, Block 4, Lot 18, City of Mesquite, Dallas County, Texas, located at 2508 Westwood Ave. (Z1018-0070, Ben Callahan, Planner)

- E. Conduct a public hearing and consider an application submitted by Daniel Boswell, 1st Choice Self Storage, for a Zoning Change from GR, General Retail to C, Commercial; and a Conditional Use Permit (CUP) to allow a mini-warehousing/self-storage facility on a property described as 15.177 acres within the Alexander Chumley Survey, Abstract No. 340 and L.J. Sweet Survey, Abstract No. 1367, City of Mesquite, Dallas County, Texas, located at 23300 IH-635 (Z1018-0071, Johnna Matthews, Principal Planner). **To be tabled and rescheduled.**
- F. Conduct a public hearing and consider an application submitted by Todd Nichols, Curtis E. Moor Jr. Inc, for a Zoning Change from Central Business to Central Business with a Conditional Use Permit to allow outdoor display and sale of used cars on a property described as Original Town Mesquite, Block 6, Part of Lots 7 and 8, City of Mesquite, Dallas County, Texas, located at 511 W. Davis Street. (Z1018-0072, Hannah Carrasco, Planner)
- G. Conduct a public hearing and make a recommendation on amending the Mesquite Zoning Ordinance in Chapter 2-203, Schedule of Permitted Uses; Chapter 2-600, Accessory Structure Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for Accessory Dwelling Units. (ZTA 2018-06)

IV. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action on zoning items at their meeting on November 5, 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 segun el Sub-capitulo H, Capitulo 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 segun el Sub-capitulo H, Capitulo 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 November 12, 2018, was posted on the bulletin boards at the Municipal Center and City Hall on November 9, 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