



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

**757 North Galloway Avenue  
November 26, 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 26, 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 NOVEMBER 26, 2018 MEETING**

**II. 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 291-unit townhome development on a property described as being 36.46 +/- 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 and November 12, 2018 meetings.**
- B. Conduct a public hearing and consider an application submitted by Jason Shaw, Eminence Realty Group, for a Zoning Change from AG, Agricultural to PD-SF, Planned Development Single Family, with a base zoning district of R-3, to allow a 21-lot single family subdivision on a property described as 4.24 +/- acres within the John P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, located at 2829 Clay Mathis Road (Z0618-0045, Johnna Matthews, Principal Planner).
- C. Conduct a public hearing and consider an application submitted by 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 allow expansion of Vanston Middle School on a property described being all of Vanston Middle School Addition, Block A, Lot 1 and part of Casa View Heights 18 2<sup>nd</sup> Inst., Block 26, Tract 1, City of Mesquite, Dallas County, Texas, located at 3230 Karla Drive (Z1018-0073, Garrett Langford, Manager of Planning and Zoning).
- D. Conduct a public hearing and consider an application submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from R-1, Single Family Residential to R-1, Single Family Residential, with a Conditional Use Permit allow expansion of Porter Elementary School on a property described being 15.469 +/- acres in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas, located at 517 Via Avenida (Z1018-0074, Garrett Langford, Manager of Planning and Zoning).

- E. Conduct a public hearing and consider an application submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from AG, Agriculture and Planned Development – Single Family #2871 to AG, Agriculture and Planned Development – Single Family #2871 with a Conditional Use Permit to allow expansion of Terry Middle School on a property described being Dr. James P. Terry Middle School Addition, Block A, Lot 1, City of Mesquite, Dallas County, Texas, located at 2531 Edwards Church Road (Z1018-0075, Garrett Langford, Manager of Planning and Zoning).
- F. Conduct a public hearing and consider an application submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from AG, Agriculture to AG, Agriculture with a Conditional Use Permit to allow expansion of Berry Middle School on a property described being Judge Frank Berry Middle School Addition, Block A, Lot 1R, City of Mesquite, Dallas County, Texas, located at 2675 Bear Drive (Z1018-0076, Garrett Langford, Manager of Planning and Zoning).
- G. Conduct a public hearing and consider an application submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from R-3, Single Family Residential and Planned Development – Duplex No. 2103 to R-3, Single Family Residential and Planned Development – Duplex No. 2103 with a Conditional Use Permit to allow expansion of Agnew Middle School on a property described being 22.1645 acres in the W.J. Lewis Survey, Abstract No. 814,, City of Mesquite, Dallas County, Texas, located at 729 Wilkinson Drive (Z1018-0077, Garrett Langford, Manager of Planning and Zoning).

### **III. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their meeting on November 19, 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 Subcapitulo 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 Subcapitulo 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 26, 2018, was posted on the bulletin boards at the Municipal Center and City Hall on November 23, 2018 before 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