



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

**757 North Galloway Avenue  
December 9, 2019 - 6:15 P.M.**

To discuss the items on the regular agenda.

**PLANNING AND ZONING COMMISSION  
MEETING CITY COUNCIL CHAMBERS**

**757 North Galloway Avenue  
December 9, 2019 - 7:00 P.M.** or immediately following the  
Capital Improvements Advisory Committee Meeting, whichever is later.

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. ELECTION OF OFFICERS**

At this time, any individual wishing to discuss the Election of Officers for the Planning and Zoning Commission 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.

### **II. 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 November 25, 2019, Planning and Zoning Commission.
- B. Consider Plat Application No. PL1019-0011 submitted by Corwin Engineering, Inc. on behalf of Jabez Cloverleaf, LLC., for Cloverleaf Addition, a 247-lot townhome development, located at 2920 Gus Thomasson Road.
- C. Consider Plat Application No. PL1019-0014 submitted by Dowdey, Anderson & Associates, Inc., on behalf of Bloomfield Homes, L.P., for Ridge Ranch Phase 2 Addition, a 161-lot single family subdivision, located at East Cartwright Road and Ridge Ranch Road.

### **III. 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 Zoning Application No. Z1019-0118 submitted by David Martin, Winstead PC, on behalf of Fitch Investments, Inc., for a zoning change from R-1 and R-3, Single Family Residential and PD-LC, Planned Development – Light Commercial No. 2075 and No. 2176, and PD-C, Planned Development – Commercial No. 2963 to Planned Development – Industrial

to allow a warehouse and distribution use in addition to other uses allowed in the Industrial zoning district on property described as being 80 +/- acres in the Thomas Scott Survey, Abstract No. 1353, located on the east side of the 500 block of SH 352. (**Tabled from the November 25, 2019, Planning and Zoning Commission meeting.**)

- B. Conduct a public hearing and consider Zoning Application No. Z0919-0109 submitted by Brian Wyatt, 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 for a middle school thereby allowing an addition to Kimbrough Middle School, located at 3900 N. Galloway Avenue.
- C. Conduct a public hearing and consider Zoning Application No. Z1019-0119 submitted by Afify Habashy for a zoning change from “AG,” Agriculture to “GR,” General Retail to allow a convenience store with fuel sales in addition to other uses allowed in the General Retail zoning district located at 3100 McKenzie Road.
- D. Conduct a public hearing and consider Zoning Application No. Z1119-0120 submitted by Mohammad Habis on behalf of Lucky Texan No. 9 for a zoning change from “LC,” Light Commercial to PD-SS, Planned Development – Service Station to allow a convenience store, restaurant, and laundromat with more than eight fueling positions in addition to other uses allowed in the Service Station zoning district located at 2650 IH 30.

#### **IV. DIRECTOR’S REPORT**

At this time, any individual wishing to discuss the Director’s Report 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.

- A. Director’s Report on recent City Council action taken on zoning items at their meetings on December 2, 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 December 9, 2019, was posted on the bulletin boards at the Municipal Center and City Hall by December 6, 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](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