

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT
7:00 P.M., JULY 27, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairwoman Yolanda Shepard, Vice-Chair David Gustof, Claude McBride, Sherry Williams, Debbie Anderson, Sheila Lynn, Alternate Mildred Arnold

Absent: Ronald Abraham

Staff: Manager of Planning & Zoning Garrett Langford, Planner Lesley Frohberg, Planner John Chapman, Principle Planner Johnna Matthews, City Attorney David Paschall, Senior Administrative Secretary Devanee Winn

Alternate Mildred Arnold was seated in place of Ronald Abraham.

COMMISSION BUSINESS

1. ROLL CALL

Manager of Planning & Zoning Garrett Langford called on each Commissioner for the record. Chairwoman Shepard called the meeting to order and declared a quorum present.

2. INSTRUCTIONS

Mr. Langford gave verbal instructions for participation in the meeting.

3. PUBLIC COMMENTS.

There were no public comments.

CONSENT AGENDA

4. MINUTES.

Discuss and consider approval of the minutes for July 13, 2020, Planning and Zoning Commission.

A motion was made by Ms. Williams to approve the minutes as presented. Mr. McBride seconded. The motion passed 7-0.

PUBLIC HEARINGS

5. ZONING TEXT AMENDMENT 2020-05

Conduct a public hearing and consider zoning text amendments to Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses; Section 3-507, Coin-Operated Amusement Devices, Section 6-102, Definitions; all pertaining to new and revised regulations for amusement devices, game machines, video games, and similar devices. (Tabled from the June 22, 2020, Planning and Zoning Commission meeting.)

Manager of Planning & Zoning Garrett Langford briefed the Commission. Staff is proposing to amend the Mesquite Zoning Ordinance to better address concerns with game machines, including eight-liners. Mr. Gustof would like to see data on how eight liners are having an adverse impact. City Attorney David Paschall stated that the Texas Legislators have taken away a lot of control from local municipalities to regulate the eight-liner game machines. One way to control the eight-liners is through the amendments suggested by staff. Chairwoman Shepard opened the public hearing. No one was there in person to speak or by conference call. A motion was made by Vice-Chair

Gustof to table to a date certain of August 10, 2020, and to leave the public hearing open. Ms. Williams seconded. The motion passed 7-0.

6. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning items at their meeting on July 20, 2020.

Manager of Planning & Zoning Garrett Langford briefed the Commission on the zoning actions taken at the July 20, 2020, City Council Meeting. The actions are as follows;

1. Application No. Z0620-0141, for a change of zoning from Agricultural to Planned Development - Agricultural to allow a single-family residential development (Berkshire Estates), located southwest of FM 2932 and County Road 214 was approved by Ordinance No. 4791.
2. Zoning Text Amendment No. 2020-04 to Mesquite Zoning Ordinance Section 3-203, Schedule of Permitted Uses; Section 3-508, Reception Facilities; and Section 6-102, Definitions; pertaining to new and revised regulations for major reception facilities, minor reception facilities and accessory reception facilities was postponed until the August 3, 2020, City Council Meeting.
3. Council received a briefing regarding a possible text amendment allowing for a new overlay district called an "established neighborhood overlay district" (ENO) to be requested and created for certain established neighborhoods within the City. The item will come before the Commission for their consideration in the near future.

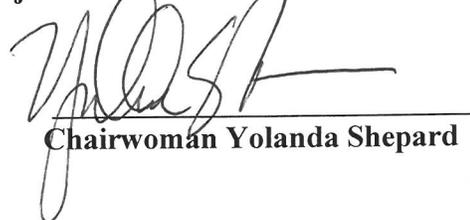
[NOTE: Commission action, *if any*, shall not be taken regarding the Director's Report until Public Comments have been received.]

PUBLIC COMMENTS

7. **Any individual desiring to address the Planning and Zoning Commission regarding the DIRECTOR'S REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.**

No Public Comments.

Chairwoman Shepard called the meeting adjourned at 7:48 P.M.


Chairwoman Yolanda Shepard