

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MARCH 11, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice-Chair Sherry Williams, Jennifer Vidler, Debbie Anderson, Yolanda Shepard, David Gustof, Sheila Lynn  
**Absent:** Alternate Jerome Geisler, Alternate Claude McBride  
**Staff:** Manager of Planning & Zoning Garrett Langford, Planner Ben Callahan, Assistant City Attorney Cynthia Steiner, Senior Administrative Secretary Devanee Winn

Chairman Abraham called the meeting to order and declared a quorum present.

**I. APPROVAL OF THE MINUTES OF THE FEBRUARY 25, 2019 MEETING**

Ms. Williams made a motion to accept the minutes with no corrections. Ms. Vidler seconded. The motion passed unanimously.

**II. PD SITE PLAN**

- A. Consider and take action on Application No. SP1118-0080 for a PD – Site Plan for Iron Horse, submitted by Kimley Horn and Associates on behalf of MM Mesquite 50, LLC, for a 336-lot residential development on property described as being 38.38 acres in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas, generally located west of Rodeo Center Blvd and south of W. Scyene Road.**

Manager of Planning & Zoning Garrett Langford gave a brief presentation. Staff recommended approval. Chair opened for staff questions. There were no questions. A motion was made by Ms. Vidler to approve. Mr. Gustof seconded. The motion passed unanimously.

**III. ZONING CASE**

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. Z0119-0085 submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a Zoning Change from Planned Development – Single Family #2344 to Planned Development – Single Family #2344 with a Conditional Use Permit to allow a new high school on a property described as being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX, located at 4200 Faithon P. Lucas Sr. Blvd.**

Mr. Langford briefed the Commissioners. Staff recommended that the case be tabled until the March 25, 2019 Planning and Zoning Meeting. Chair opened the public hearing. Ms. Melinda Blair came up to speak. Ms. Blair wanted to make sure

Staff received her notice and letter listing her concerns. Ms. Blair also wanted to know about the repairs that will be done on Faithon P. Lucas Sr. Blvd. Mr. Langford answered that staff did receive her notice and letter and those will be included in the Commissioner's packets for the next meeting. Mr. Langford responded that there would be repairs done on Faithon P. Lucas. There will be more details for the repairs presented at the March 25, 2019 meeting. Ms. Judy Lot came up to speak. Ms. Lot asked if staff could send out notices earlier and include more detail in the notices. Ms. Williams wanted to discuss the notice issues. Assistant Attorney Cynthia Steiner advised that Staff could put the notice issues on the next meeting agenda for a more open discussion on public notices. A motion was made by Mr. Gustof to table until the March 25, 2019 meeting. Ms. Shepard seconded. The motion passed unanimously. Chairman Abraham left the public hearing open until the March 25, 2019 Planning and Zoning meeting.

## **V. DIRECTOR'S REPORT**

### **A. Director's Report on recent City Council action on zoning items at their meeting on March 4, 2019.**

Mr. Langford briefed the Commissioners. City Council postponed the rezoning case Z1018-0071 to develop a self-storage facility until March 18th to allow the applicant and city staff to discuss other options regarding the screening wall.

**There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 7:30 PM**

  
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**Chairman Ronald Abraham**

**BOARD OF ADJUSTMENT MEMBERS**  
**2019 Internal Roster**

**Fernando Rojas**

BOA Position: Regular Member

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Term Expires: 1/1/2019

**Shannon Tucker**

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Term Expires: 1/1/2019

**Bryan Odom**

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**George Rice**

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Term Expires: 1/1/2019

**Thomas E. Palmer**

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Term Expires: 1/1/2019