

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
APRIL 8, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice-Chair Sherry Williams, Jennifer Vidler, David Gustof, Yolanda Shepard, Sheila Lynn, Alternate Jerome Geisler, Alternate Claude McBride

**Absent:** Debbie Anderson

**Staff:** Manager of Planning & Zoning Garrett Langford, Principle Planner Johnna Matthews, Planner Ben Callahan, Graduate Traffic Engineer Michael Zdansky, 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 MARCH 25, 2019 MEETING**

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

**II. TRAFFIC VARIANCES**

- A. Consider and take action on Application No. V0419-0014 submitted by the City of Mesquite for a variance from City Ordinance No. 3791, Section 15-150(2) to allow (1) two driveways to exceed the maximum driveway width of 24 feet (53.51 feet and 25.89 feet proposed) and (2) reduce the minimum separation of 150 feet between driveways (63 feet proposed), located at 816 Rodeo Center Boulevard.**

Manager of Planning & Zoning Garrett Langford briefed the Commission. A motion was made by Mr. Gustof to approve. Ms. Vidler seconded. The motion passed unanimously.

- B. Consider and take action on Application No. V0419-0015 submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a variance from City Ordinance No. 3791, Section 15-150(2) to reduce the minimum separation of 150 feet between driveways (43.42 feet proposed), located at 18201 IH 635.**

Mr. Langford briefed the Commission. Chair opened for applicant to come up to lectern. Tony Apel with WRA Architects, Inc. explained the driveway would be used as an exit only for the school. The driveway will have a security gate and will also act as an entrance for emergency vehicles. There were no questions for the applicant. A motion was made by Ms. Williams to approve. Ms. Shepard seconded. The motion passed unanimously.

**III. REPLAT**

- A. Conduct a public hearing and take action on Application No. PL0419-0108 for a Replat of North Mesquite High School Addition, Block A, Lot 1, submitted by Claymoore Engineering on behalf of Mesquite ISD to subdivide the property into two lots, located at 18201 IH 635. (North Mesquite High School Addition, Block A, Lot 1R and 2.)**

Mr. Langford briefed the Commission. Staff recommended approval with the

conditions listed in the staff report. The Chair opened for the applicant to come up to the lectern to answer any questions the Commission might have. Scott Woodruff came up to answer questions. There were no questions for Mr. Woodruff. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Ms. Vidler to approve with Staff's conditions. Ms. Shepard seconded. The motion passed unanimously.

#### IV. 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 Application No. Z0319-0087 submitted by Salah Zoubi for a Zoning Change from THN, Truman Heights Neighborhood-Mandatory Ground Floor Retail to GR, General Retail to allow minor automobile repair uses in addition to other uses allowed in the General Retail zoning district on a property described as Lots 1-3, Block 3, Truman Heights Addition, City of Mesquite, Dallas County, TX, located at 1816 N. Galloway Avenue.**

Planner Ben Callahan briefed the Commission. Staff recommended denial. The Chair opened for the applicant to come up and speak. Applicant Salah Zoubi came up to answer any questions. There was a discussion on what minor automobile repair consisted of and if it would be an enhancement for the surrounding neighborhood. The Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Vidler to deny. Mr. Gustof seconded. The motion passed unanimously.

#### V. DIRECTOR'S REPORT

- A. **Director's Report on recent City Council action on zoning items at their meetings on April 1, 2019.**

Mr. Langford briefed the Commission on zoning actions. City Council approved three zoning applications. The cases were Z1018-0071 (1<sup>st</sup> Choice Self Storage), Z0119-0085 (MISD Choice High School), and Z0219-0086 (Project Stallion).

- B. **Update on the Comprehensive Plan.**

Mr. Langford updated the Commission on the Comprehensive Plan. Staff will be receiving the 1<sup>st</sup> draft the week of 4-15-19. The next joint meeting with the City Council is expect to be held in June.

- C. **Discuss the requirements and methods for public notices for a rezoning.**

Mr. Langford provided the Commission with an of the changes applied to the Public Notices.

There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 7:40 PM

A handwritten signature in cursive script, appearing to read "Ronald Abraham", written in black ink. The signature is fluid and extends to the right with a long horizontal stroke.

---

Chairman Ronald Abraham