

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JUNE 10, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

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

Chairman Abraham called the meeting to order and declared a quorum present. Alternates Claude McBride and Jerome Geisler were seated in place of Yolanda Shepard and Sherry Williams.

**I. APPROVAL OF THE MINUTES OF THE MAY 28, 2019 MEETING**

Ms. Vidler made a motion to accept the minutes as submitted. Ms. Sheila Lynn seconded. The motion passed unanimously.

**II. 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. Z0119-0083 submitted by City of Mesquite for a Zoning Change to amend Planned Development – Mixed Use Ordinance No. 3967 to allow changes to the uses permitted on property described as being 60.31 +/- acres of land situated in the Daniel Tanner Survey, Abstract No. 1426, City of Mesquite, Dallas County, Texas, located at 21100 IH 635.**

Manager of Planning & Zoning Garrett Langford briefed the Commissioners. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. Ms. Vidler made a motion to approve as presented. Ms. Anderson seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider amending the Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses, within the SS, Service Station District to add additional uses as permitted. (ZTA 2019-02)**

Principal Planner Johnna Matthews briefed the Commissioners. Chair opened the public hearing. Abdul Awa approached the lecturn and spoke in favor of the proposed text amendment as it would allow his business to open. No one else came up to speak. Chair closed the public hearing. Mr. Gustof made a motion to approve. Ms. Vidler seconded. The motion passed unanimously.

**DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their**

**meetings on June 3, 2019.**

Mr. Langford briefed the Commissioners. City Council took the following actions at their June 3<sup>rd</sup> meeting.

1. Application No. Z0918-0066 for a Conditional Use Permit to allow the sale of used tires located at 2532 East US Highway 80 was **postponed until the August 5, 2019, City Council meeting.**
2. Application No. Z0419-0090 for a Conditional Use Permit to allow up to 50 game machines located at 1200 E. Davis Street, Suite 122 was **approved.**
3. Applications No. Z0419-0091 and No. Z0419-0092 for a change of zoning to Planned Development - Industrial to allow an industrial multi-tenant business park, located at 1650 Republic Parkway and 1201 IH 30 were **approved.**

**There being no further items before the Commission, Chairman Abraham adjourned the meeting at 8:18 PM.**

---

**Chairman Ron Abraham**