

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,
JUNE 11, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Ronald Abraham, Yolanda Shepard, Debbie Anderson, Alternate Elizabeth Allen
Absent Vice Chair Sherry Williams, Sergio Garcia, Dharma Dharmarajan, Jennifer Vidler
Staff: Manager of Planning & Zoning Garrett Langford, Assistant City Attorney Cynthia Steiner, Senior Administrative Secretary Devanee Winn

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

I. APPROVAL OF THE MINUTES OF THE MAY 29, 2018 MEETING

- A. A motion was made by Ms. Shepard to approve the minutes. Ms. Anderson seconded. The motion passed unanimously.

II. PUBLIC HEARINGS

- A. **Conduct a public hearing and consider an application submitted by All 4 Paws for a Zoning Change from “GR” General Retail to “GR” General Retail, with a Conditional Use Permit to allow “Dog Boarding” on a property described as Main/Davis Addition, Block A, Lot 2, City of Mesquite, Dallas County, TX, located at 911 E. Davis Street, Suite B. (Z0518-0035)**

Mr. Langford briefed the Commissioners. Staff recommended approval with a stipulation that the tenant space be adequately sealed to prevent sound and odor from bleeding over to the adjacent business. Patricia Duckworth, 911 E. Davis Street, came up as the applicant to answer questions. Chairman Abraham asked if there are two doors to get in and out of the suite space. The applicant answered yes, there is a front door and a back door. Chairman Abraham asked if the business has its own air-conditioning system. The applicant answered yes. Chairman Abraham asked if the wall goes all the way up to the fall ceiling. Martin Gaines representing the property owner stated that the space will be sealed in accordance with staff’s recommendation. Chairman Abraham asked if there will be a veterinary on call and will someone be onsite for 24 hours. The applicant answered yes. Ms. Shepard asked what the plans are for the waste material from the animals. Applicant answered that they will have an area within the building that drains directly into the sanitary sewer system. Ms. Duckworth also presented a petition with signatures from her customers showing support for overnight dog boarding. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. Ms. Shepard made a motion to approve with staff’s recommended stipulation. Ms. Anderson seconded. The motion passed unanimously.

III. DIRECTOR’S REPORT

- A. **Director’s Report on recent City Council action on zoning items at their meeting on June 4, 2018.**

Mr. Langford briefed the Commissioners on the City Council’s actions from June 4, 2018 City Council meeting.

There being no further items before the Commission, the Chairman adjourned the meeting at 7:15 p.m.



Chairman Ronald Abraham

CERTIFICATE

I, Johnna Matthews, Principal Planner, on behalf of 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 June 11, 2018, was posted on the bulletin boards at the Municipal Center and City Hall on June 8, 2018 by 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Johnna Matthews
Principal Planner
City of Mesquite, Texas