

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MAY 13, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

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

**Absent:** Alternate Claude McBride

**Staff:** Manager of Planning & Zoning Garrett Langford, Planner Ben Callahan, City 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 MAY 13, 2019 MEETING**

Ms. Williams made a motion to accept the minutes with no corrections. Ms. Vidler 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. Z0918-0066 submitted by Alex Ayagh for a Conditional Use Permit to allow the sale of used tires in a Commercial zoning district on a property described as Big Town Estates 3, Block 3, Part of Lot 10, City of Mesquite, Dallas County, TX, located at 2532 US Highway 80 East.**

Planner Ben Callahan briefed the Commissioners. Chairman Abraham opened for Staff questions. Ms. Vidler asked if the structure in the back would be coming down. Mr. Callahan answered yes. Ms. Williams asked if there will be repairs made to the fence. Mr. Callahan answered yes. No more questions for staff. Chair opened for the Applicant to come up and answer any questions the Commissioners might have. Representing the Applicant Steve Wasman came up to speak. There was discussion with the Applicant about if he would be selling used tires and what the ratio between new and used tires does his business sell. Mr. Wasman stated that he sells new tires to mainly car dealerships and used to people who can't afford new tires. Mr. Wasman did not know the exact ratio. The commission wanted to make sure that he will repair the screening fence and there would not be any tires stored on the outside. Mr. Wasman understood and agreed. Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Mr. Gustof to approve with all of the Staff's recommendations. Ms. Shepard seconded. The motion passed unanimously.

**B. Conduct a public hearing and consider Application No. Z0419-0090 submitted by Mike Tolleson for a Conditional Use Permit to allow the expansion of a Coin-**

**Operated Amusement Game Room in a General Retail zoning district on a property described as Mesquite Highlands Rep, Block 10, Lot 2, City of Mesquite, Dallas County, TX, located at 1200 East Davis Street, Suite 122. (*This item will be rescheduled and re-noticed for the May 28, 2019, Planning and Zoning Commission meeting. No action will be taken.*)**

**III. DIRECTOR'S REPORT**

**A. Director's Report on recent City Council action on zoning items at their meetings on May 6, 2019.**

Mr. Langford briefed the Commissioners on the action taken on one Zoning item. 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. City Council denied the request.

**There being no further items before the Commission, the Chairman Abraham adjourned the meeting at 7:15 PM**

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**Chairman Ron Abraham**