

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,
JUNE 25, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Ronald Abraham, Jennifer Vidler, Debbie Anderson, Sergio Garcia

Absent Vice Chair Sherry Williams, Dharma Dharmarajan, Yolanda Shepard, Alternate Elizabeth Allen

Staff: Manager of Planning & Zoning Garrett Langford, Planner Hannah Carrasco, 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 JUNE 11, 2018 MEETING

- A. A motion was made by Ms. Vidler 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 John Porizek, M/I Homes for a Zoning Change from "GR" General Retail to Planned Development – Single Family Residential to allow a single family subdivision on a property described as Tract 1 (6.5533 acres) and Tract 2 (4.2156 acres) in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, TX, located at 4105 N. Belt Line Road and 4155 N. Belt Line Road (Z0518-0033). **The public hearing for this item has been rescheduled and re-noticed for the July 23, 2018, Planning and Zoning Commission meeting. There will be no public hearing or any action taken on this item.**

- B. Conduct a public hearing and consider an application submitted by Kellie L. Rose, Family First Child Care & Learning Center for a Zoning Change from Planned Development - General Retail to Planned Development - General Retail, with a Conditional Use Permit to allow a day care on a property described as Long Branch Retail Addition, Block 2, Lot 1, City of Mesquite, Dallas County, TX, located at 1615 Oates Drive. (Z0618-0044)

- C. **Conduct a public hearing and consider an application submitted by Sean Neal, TGS Architects on behalf of American National Bank for a Zoning Change from "C" Commercial within the Military Parkway – Scylene Corridor Overlay District to "C" Commercial within the Military Parkway – Scylene Corridor Overlay District with a Conditional Use Permit to allow a bank with a drive-through facility on a property described as 5 +/- acres in the Daniel S. Carver Survey, Abstract No. 342, City of Mesquite, Dallas County, TX, located at 917 Military Parkway. (Z0518-0037)**

Mr. Langford briefed the Commission. Staff is recommending approval with the stipulation when they are done with the proposed project, the Applicant will remove the old drive through building within 60 days. Chairman Abraham opened for Staff questions. There were no questions for Staff. Chairman Abraham opened for the Applicant to come up and answer any questions the Commission might have. Sean Neal Project Manager representing American National Bank came up to speak. Chairman Abraham asked if American National Bank is in agreement with the stipulation Staff has recommended. Mr. Neal answered yes. There were no other questions for Mr. Neal. Chairman Abraham opened the public hearing. No one came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve with Staff's recommendations. Mr. Garcia 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 18, 2018.

Planning & Zoning Manager Garrett Langford briefed the Commissioners. The City Council approved the parking lot on Mimosa, with the stipulation that the trees stay as a natural barrier.

There being no further items before the Commission, the Chairman adjourned the meeting at 7:10 p.m.

Chairman Ronald Abraham