

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JUNE 24, 2019, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

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

Chairman Abraham called the meeting to order and declared a quorum present. Alternate Jerome Geisler was seated in place of David Gustof.

**I. APPROVAL OF THE MINUTES OF THE JUNE 10, 2019 MEETING**

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

**II. PD SITE PLAN**

- A. Consider and take action on Application No. SP0519-0108 for a PD – Site Plan for MISD Choice High School, submitted by WRA Architects, Inc., on behalf of Mesquite ISD (MISD), for the Choice High School on a property described as being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX, located at 4200 Faithon P. Lucas Sr. Blvd (assigned address of 4201 Faithon P. Lucas Sr. Blvd.).

Manager of Planning & Zoning Garrett Langford gave a brief presentation. There were no questions for Staff or the applicant from the Commissioners. A motion was made by Ms. Vidler to approve. Ms. Shepard seconded. The motion passed unanimously.

**III. 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. Z0519-0094 submitted by Ahmad Khatib, Ten Minute Oil Change for a Zoning Change from “PD-GR,” Planned Development – General Retail to “PD- GR,” Planned Development – General Retail with a Conditional Use Permit to allow the sale of used tires on property described as being Lot 1, Block A, Glenway Estates, City of Mesquite, Dallas County, Texas, located at 520 Clay Mathis Road.

Planner Ben Callahan briefed the Commission. The Commissioners discussed what percentage of the applicant’s business involves selling of tires. The applicant, Ahmad Khatib, answered it was 20% of his business. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Ms. Williams

to approve with the Staff's condition. Ms. Shepard seconded. The motion passed unanimously.

- B. Conduct a public hearing and consider Application No. Z0519-0097 submitted by Heartland Retail, LP for a Zoning Change from "AG," Agriculture and "GR," General Retail to "PD-GR," Planned Development – General Retail to allow retail, restaurant and personal service uses in addition to other uses allowed in the General Retail District on property described as being a 25.464-acre tract and a 1.935-acre tract of land in the Martha Music Survey Abstract No. 312, City of Mesquite, Kaufman County, Texas, located at the southeast corner of IH-20 and FM-741.**

Mr. Langford briefed the Commissioners. Staff recommended tabling the item until the July 8<sup>th</sup> meeting. Chair opened the public hearing. No one came up to speak. Chair left the public hearing open. A motion was made by Ms. Vidler to table the request until the July 8, 2019, Planning and Zoning Commission meeting. Ms. Lynn seconded. The motion passed unanimously.

#### **IV. DIRECTOR'S REPORT**

- A. Director's Report on recent City Council action on zoning items at their meetings on June 17, 2019.**

There were no zoning actions taken at the June 17<sup>th</sup> Council meeting.

- B. Director's Report on recent planning and zoning legislation enacted from the 86<sup>th</sup> Texas Legislative Session**

Mr. Langford gave a brief presentation in the pre-meeting explaining how HB 2439 and HB 3167 that were passed in the 2019 Texas Legislative Session will impact Planning. **Bill 2439** limits cities from regulating building products, materials, or methods used in the construction or renovation of residential or commercial buildings beyond what is permitted in national building codes. **Bill 3167** establishes time limits for municipal approval procedures for land development applications. Both HBs will go into effect September 1, 2019.

**There being no further items before the Commission, Chairman Abraham adjourned the meeting at 7:20 PM.**

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**Chairman Ron Abraham**