



**PLANNING AND ZONING COMMISSION MEETING  
CITY COUNCIL CHAMBERS  
757 North Galloway Avenue  
Mesquite, Texas  
June 10, 2024 - 7:00 P.M.**

**AGENDA**

**The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).**

**CALL TO ORDER**

1. ROLL CALL.

**PUBLIC COMMENTS**

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

**CONSENT AGENDA**

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a request from any Planning and Zoning Commission attending member or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for May 28, 2024, Planning and Zoning Commission.

**PUBLIC HEARINGS**

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.

4. ZONING APPLICATION Z0124-0342.

Conduct a public hearing and consider approval of Zoning Application No. Z0124-0342 submitted by Marc Tolson of Arrive Architect Group, LLC., on behalf of Rodeo Center Development, Ltd. for a comprehensive plan amendment to change the future land use designation from Commercial to Medium-Density Residential and for a zoning change from Commercial to Planned Development – Multifamily with modified development standards to allow 135 build-to-rent patio homes and 142 build-to-rent townhomes located at 21701 IH 635.

5. ZONING APPLICATION Z0524-0362.

Conduct a public hearing and consider approval of Zoning Application No. Z0524-0362 submitted by Mark Seibold on behalf of Suvida Medical for a zoning change from Truman Height Neighborhood District to Truman Height Neighborhood District with a Conditional Use Permit to allow a medical clinic located at 1835 and 1839 N. Galloway Avenue.

**DIRECTOR'S REPORT**

6. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning related items at their meeting on June 3, 2024.

7. Receive briefing regarding the proposed Downtown Overlay ordinance.

At the conclusion of business, the Chair shall adjourn the meeting.

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Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

**CERTIFICATE**

I, 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 on June 10, 2024, was posted on the bulletin boards at the Municipal Center and City Hall by June 7, 2024, before 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](http://www.cityofmesquite.com) for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP  
Manager of Planning and Zoning