



PLANNING AND ZONING COMMISSION PRE-MEETING
CITY COUNCIL CONFERENCE ROOM
711 North Galloway Avenue
February 11, 2008 - 6:30 P.M.
To discuss the items on the regular agenda.

PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
711 North Galloway Avenue
February 11, 2008 - 7:00 P.M.

Pursuant to Section 551.071 of the *Texas Government Code*, the Planning and Zoning Commission may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this agenda.

AGENDA

- I. APPROVAL OF THE MINUTES OF THE JANUARY 28, 2008, MEETING
- II. PRELIMINARY PLAT
 - A. Consider a preliminary plat for W.A. Ridge Ranch, LLC and Mesquite Independent School District submitted by Dowdey, Anderson & Associates, Inc, located at the western corner of Cartwright and Lawson Roads. *Ridge Ranch.*
- III. SUBDIVISION VARIANCE
 - A. Consider a variance from the Subdivision Ordinance requiring the dedication of street right-of-way in compliance with the Thoroughfare Plan for proposed Replat of Crestwood Addition, Block A, Lots 8R and 9.
- IV. PUBLIC HEARINGS – REPLAT
 - A. Consider a replat for White Properties submitted by Marc Bentley, located between S. Bryan-Belt Line Road and S. Galloway Ave, on the north side of Norwood Dr. *Crestwood, Block A, Lots 8R and 9.*
 - B. Consider a replat for White Properties submitted by Jim Lane, located at the southeast corner of South Bryan-Belt Line Road and the abandoned Holley St ROW. *Original Town Mesquite, Block 17, Lot 5R & Block 18, Lots 1R and 5R.*
- V. PUBLIC HEARINGS - ZONING
 - A. Consider an application for a Zoning Change to Planned Development Commercial for an office-warehouse on property presently zoned Commercial, submitted by Tristan Eager of Pogue Engineering, on property described as East Dallas Estates, Block 1, Lot 4R, located east of 415 U.S. Highway 80 (Zoning File No. EDE-23). **This item was tabled on January 14th and 28th.**
 - B. Consider an application for a Zoning Change to Commercial with a Conditional Use Permit to allow storage and warehousing on property presently zoned Commercial, submitted by Michael Coffey of Mesquite Independent School District, on property described as East Dallas Estates, Block 1, Lots 6R, located at 2133 N. Belt Line (Zoning File No. 337-13).
 - C. Consider an application for a Zoning Change to Commercial with a Conditional Use Permit to allow indoor recreation facilities on property presently zoned Commercial, submitted by Marc Paulain of FEC Mesquite, LP, dba Incredible Pizza, on property described as Towne Centre Village 4 Replat, Block C, Lot 1BR, located at 1330 N. Town East Blvd (Zoning File No. TCV4-9).
 - D. Consider an application for a Zoning Change to Commercial with a Conditional Use Permit to allow a ballroom on property presently zoned Commercial, submitted by Luis Flores, Regio Ballroom, on property described as Town East Mall, Block A, Lot 3, located at 18600 I-635 (Zoning File No. TEMA-5).
- V. PUBLIC HEARINGS - ZONING TEXT AMENDMENTS
 - A. Consider amendments to 3-203 (SIC 60-61), 3-500 and 6-100 that would create new regulations on the location, spacing, appearance and site design of check cashing, payday loan and similar establishments (File #2008-1).
- VI. DIRECTOR'S REPORT

Report on City Council action regarding planning and zoning issues.

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