

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., NOVEMBER 10, 2008, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Jane Ann Cruce, Vice Chairman Richard Allen, Commissioners, Barbara Dunn, Terry Tosch, Jack Akin

Absent: Commissioners Ginny Stuit, Bob Johnson

Staff: Director of Community Development Richard Gertson, Manager of Planning and Zoning Jeff Armstrong, Planner Garrett Langford, Planner Bee Martin, Neighborhood Planner Arti Waghray, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

Chairman Cruce called the meeting to order and declared a quorum present.

I. APPROVAL OF THE MINUTES OF THE OCTOBER 27, 2008, MEETING

A motion was made by Mr. Tosch and seconded by Ms. Dunn to approve the minutes of October 27, 2008. The motion passed unanimously.

II. PUBLIC HEARING – GUS THOMASSON CORRIDOR

**A. Consider whether the Mesquite Comprehensive Plan shall be amended to allow for neighborhood-related land uses and redevelopment policies along the Gus Thomasson Corridor.**

Richard Gertson presented the background for the proposed amendment. He explained MESA's work on the Mesquite IH30 Gateway Plan. Mr. Allen questioned if transit possibilities were studied and how a transit system might affect the plan. Mr. Gertson stated that the absence of transit is an impediment to realizing the full potential of the plan. However, the City has taken steps recently to open dialogue on the possibility of transit in the community.

**B. Consider whether the Mesquite Zoning Ordinance shall be amended by creating a new zoning classification to be known as the Gus Thomasson Corridor District (GTC), which shall incorporate the Gus Thomasson Revitalization Code containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, setback, parking, signage, landscaping and permitted uses (Zoning Text Amendment 2008-8).**

Arti Waghray presented the illustrative and regulating plans including plan revisions made since the last meeting. She said that minor changes had been made to the road assemblies, driveways had been added as a site feature by warrant, and special districts had been eliminated.

**C. Consider whether the following properties shall be rezoned from their current zoning classifications to the new North Gus Thomasson Corridor District classification, to wit:**

**All properties with frontage on Gus Thomasson Road from Interstate Highway 30 north to the City Limit line and, in addition, all properties lying within 1,500 feet of Gus Thomasson Road except for such properties that are currently zoned R-1, R-2 or R-3 Single-Family Residential (Combined applications – Nos. 705-7, 706-4, 1461-144, 545-22).**

Mr. Gertson stated that this item would rezone all properties in the district from their current classifications to the North Gus Thomasson Corridor District classification.

Chairman Cruce opened the public hearing for items A, B, and C. Mr. Ronnie Blocker, owner of the skating rink in the Gus Thomasson corridor, appeared stating that he heard skating rinks weren't allowed under the proposed zoning regulations. Mr. Gertson reassured him that current businesses would not be required to close or move. In addition, the skating rink is considered a permitted building function under the proposed code. No one else appeared and Ms. Cruce closed the public hearing. Mr. Allen commended staff for the work done on this proposal. Ms. Cruce agreed and stated that she lives in this area and is looking forward to the positive changes.

A motion was made by Mr. Allen and seconded by Ms. Dunn to approve Item A, the amendments to the Comprehensive Plan. The motion passed unanimously.

A motion was made by Mr. Tosch and seconded by Mr. Akin to approve Item B, the proposed Zoning Text Amendment creating the North Gus Thomasson Corridor District classification. The motion passed unanimously.

A motion was made by Mr. Akin and seconded by Ms. Dunn to approve Item C, the rezoning of properties within the proposed District from their current zoning classification to the NGTC District classification. The motion passed unanimously.

VI. DIRECTOR'S REPORT

**A. Report on City Council action regarding planning and zoning issues.**

Mr. Gertson briefed the Commission on current and upcoming planning and zoning issues.

There being no further business for the Commission, Chairman Cruce adjourned the meeting at 8:00 P.M.

---

Jane Ann Cruce, Chairman