

	<p><b>Planning &amp; Zoning Commission Agenda</b></p> <p>City Hall Council Chambers 211 E. Pleasant Run Road DeSoto, Texas 75115</p>
<p><b>Chairperson Keith Stone</b> <b>Vice Chairperson Theo Peugh</b> <b>Commissioner Preston Gilstrap</b> <b>Commissioner Coffey Caesar</b> <b>Commissioner Andreaana Coleman</b> <b>Commissioner Machele Johnson</b> <b>Commissioner Scott McDonald</b></p>	<p>DATE: Tuesday, September 14, 2021</p> <p>WORK SESSION: 6:00pm Council Chambers</p> <p>REGULAR SESSION: 7:00pm Council Chambers</p>
<p><i>As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.</i></p>	

A. **WORK SESSION AGENDA:**

1. Presentation and discussion regarding potential updates to the Zoning Ordinances, including updates regarding tobacco and smoking paraphernalia definitions, uses, and sales within the City; changes to public hearing and notice requirements; and additions for small scale retail sales.
2. Call to Order
3. Discuss public hearing items.

B. **REGULAR SESSION - CALL TO ORDER**

C. **PLEDGE OF ALLEGIANCE**

D. **CONSENT AGENDA**

Any item may be withdrawn from the consent agenda and acted on separately. Approval of the Consent Agenda authorizes the approval of each item in accordance with Staff Recommendations.

1. **Approval of Minutes**

a. Planning and Zoning Commission Meeting Minutes dated 8/24/2021

2. Consider Final Plat FP-317-18; Parkerville Meadows, Phase Three, Section B. Located approximately 1.820 feet south of Parkerville Road and approximately 2,000 feet east of Westmoreland Road, consisting of 84 residential lots and two (2) HOA lots containing 26.514 acres. Applicant and Property Owner: Kapsen Development Group.

E. **PUBLIC HEARING**

1. Consider Zoning Case Z-1451-21 to amend existing Planned Development-105 (PD-105) with base zoning of General Retail (GR) to allow for a Private Club with a restaurant and Card Room by a Special Use Permit (SUP). The property is located on 921 W. Beltline Road and consists of 6.88 acres. Applicant: Bo Avery with Tri Marsh Retail LLC and Property Owner: Bo Avery with Tri Marsh Retail LLC
2. Consider Zoning Case Z-1446-21 to amend existing Planned Development-105 (PD-105) with base zoning of General Retail (GR) to allow for a Private Club with a restaurant and Card Room by a Special Use Permit (SUP). The property is located on 921 W. Beltline Road and consists of 6.88 acres. Applicant: Bo Avery with Tri Marsh Retail LLC and Property Owner: Bo Avery with Tri Marsh Retail LLC.
3. Conduct a Zoning Case Z-1447-21 to amend existing Planned Development-97 (PD-97) with base zoning of General Retail (GR) to allow either Assisted Living Facility/ Independent Living Facility or Multi Family-18(MF-18) with some deviations on pad sites 7 and 8. The property is located on 201 Westmoreland Road, John Kiser Abstract 719, Tract 11 (pad sites 7 and 8) and consists of 19.563 acres. Applicant: NRP Properties, LLC and Property Owner: RKS Texas Investments
4. Conduct a Zoning Case Z-1450-21 with zoning of General Retail (GR) to allow for a Safety Training school by a Special Use Permit-297 (SUP-297). The property is located on 511 S. Interstate 35 E and consists of 4.52 acres. Applicant: Robert J. Guinee Jr. and Property Owner: Sylvia Sanchez

F. **REGULAR AGENDA**

G. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice was posted online on the City's website at [www.desototexas.gov](http://www.desototexas.gov) and on the bulletin boards located at City Hall located at 211 E. Pleasant Run Road, DeSoto, Texas 75115. This said Notice was posted on the following date and time: \_\_\_\_\_, and remained so posted at least two (2) hours after said meeting was convened.

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**Juanara Jordan-Williams**

Planning Technician

DeSoto Planning and Zoning Commission Meetings are broadcast live in their entirety on DeSoto's City Website [www.desototexas.gov](http://www.desototexas.gov) Government Access Channel 16 available to Spectrum subscribers and Channel 99 available to AT&T U-verse subscribers on the second and fourth Tuesday of each month at 7:00 p.m. A taped broadcast is aired each day on Channel 16 and Channel 99 at 10:00 a.m., 2:00 p.m., 7:00 p.m., and 11:00 p.m. following the live broadcast. Questions regarding the broadcast schedules or internet viewing should be directed to Kathy Jones, Community Relations Manager, at 972-230-9648. These taped broadcasts are also available to view on the City's website ( [www.desototexas.gov](http://www.desototexas.gov) ) at your convenience.