

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
MARCH 26, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Sergio Garcia, Jennifer Vidler, Alternate Debbie Anderson  
**Absent** Vice Chair Sherry Williams, Dharma Dharmarajan, Yolanda Shepard, Alternate Elizabeth Allen  
**Staff:** Interim Director Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Principal Planner Johnna Mathews, Senior Administrative Secretary Devanee Winn, Assistant Senior City Attorney Cindy Steiner

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

**I. APPROVAL OF THE MINUTES OF THE MARCH 12, 2018 MEETING**

A motion was made by Ms. Jennifer Vidler to approve the minutes. Ms. Debbie Anderson seconded. The motion passed unanimously.

**II. PUBLIC HEARINGS**

- A. Conduct a public hearing and take action on a replat of Ben F. Tisinger Elementary School Addition, Block A, Lot 1, submitted by Nathan D. Maier Consulting Engineers on behalf of Mesquite ISD, located at 1701 Hillcrest Street. (PL0318-0057)**

Planning and Zoning Manager Garrett Langford briefed the Commissioners. Staff recommended approval with conditions 1-7 that is listed in the Staff report. Chairman Abraham opened for Staff questions. No one had questions. Chairman Abraham opened for public hearing. No One came up to speak. Chairman Abraham closed the public hearing. A motion was made by Jennifer Vidler to approve with the conditions 1-7 listed in the Staff report. Debbie Anderson seconded. The motion passed unanimously.

- B. Continue a public hearing and consider an application submitted by Ryan Dykstra for a Zoning Change to amend Planned Development – General Retail No. 3872 to allow additional uses on a property described as Samuel Park Farms Retail, Block A, Lot 2, City of Mesquite, Dallas County, Texas, located at 705 State Highway 352 (Z0218-0022). This item was tabled from the March 12, 2018 Planning and Zoning Commission meeting.**

Mr. Garrett Langford briefed the Commissioners. Staff recommends approval with the recommendations of 1-7 listed in the staff report. Chairman Abraham opened for staff questions. Chairman Abraham asked if the Applicant would be building past the tree-line, north of Highway 80. Mr. Langford answered no, there is an open drainage ditch right by the tree-line and the Applicant has no plans to change the use. Mr. Langford also stated that the Applicant does not intend to develop north of the tree-line. Chairman Abraham asked if the Applicant decides to develop the lot behind the tree-line, would the Applicant be required to come back to the Planning and Zoning Commission. Mr. Langford answered any change to the PD, Applicant will have to get approval from the Commission. Chairman Abraham asked if an Auto supply store is approved will there be a way to stop customers from changing oil in the parking lot. Mr. Langford answered said that is a code enforcement issues. The City of Mesquite ordinance prohibits car maintenance in the parking lot of an auto car store. There were no other questions for staff. Chairman Abraham opened for the Applicant or Representative to come up and answer questions. Applicant Representative Griffin Bryant

came up to answer questions. Mr. Bryant stated that they have no plans to develop the northern area past the tree-line. They do want to keep the trees and tree-line. Ms. Vidler asked if Mr. Bryant is okay with the Staff's recommendations. Mr. Bryant answered as the developer they would like to make the development as marketable as possible, which is why they have requested the whole area be rezoned as general retail. There were no other questions from the Commissioners. Chairman Abraham opened for a public hearing. Ms. Rita Trammel came up to speak. Ms. Trammel wants to know who will be responsible for maintaining the creek by the tree-line. Mr. Langford answered that the property owner is responsible for the up keep. Ms. Trammel also wants to know about the TxDot and highway 352. Mr. Langford stated the Applicant talked to TxDot and was informed that TxDot may do some improvements to the drainage ditch by putting in easements, however; there are no plans for highway 352. Ms. Trammel stated she attended a neighborhood meeting and she thought that TxDot would be extending highway 352. Ms. Vidler wanted to let Ms. Trammel know that if there are problems with the up keep on the drainage ditch area, it can be turned in to code enforcement. Ms. Trammel answered okay and had no more questions for the Commissioners. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Ms. Vidler to approve with the Staff's recommendations. Ms. Debbie Anderson seconded. The motion passed unanimously.

**C. Conduct a public hearing and consider an application submitted by Chetan Patel for a Zoning Change from "C" Commercial zoning district to "C" Commercial zoning district with a Conditional Use Permit to allow a limited service hotel on a property described as 2.051 acres being all of Lot 10 and a portion of Lot 11, Block 3 of the Grand Junction Addition, City of Mesquite, Dallas County, Texas, located at 100 Grand Junction (Z0118-0019).**

Principal Planner Johnna Matthews briefed the Commissioners and explained that this case had to be rescheduled due to the fact application did not include the all of the property for the Zoning Change and differed from the metes and bounds description, therefore; Ms. Matthews had to send out new notices to the surrounding property owners. Chairman Abraham opened for staff questions. Ms. Jennifer Vidler asked if there will be a traffic impact analysis. Ms. Matthews answered that it is not required. Mr. Garrett Langford explained that if a traffic impact analysis is required, it will be incorporated with the submitted site plan. Traffic will review during the site plan review. There were no other questions for staff. Chairman Abraham asked if the Applicant was here for questions. A representative for the Applicant Mr. Matt Patel came up to answer any questions. Chairman Abraham asked what the projection of the occupancy would be. Mr. Patel answered approximately 80%. Chairman Abraham asked what the room rates will be for the hotel. Mr. Patel answered \$110.00-\$125.00. There were no other questions for Mr. Patel. Chairman Abraham opened for the public hearing. No one came up to speak. Chairman closed the public hearing. Commissioners had no further questions. A motion was made by Mr. Sergio Garcia to approve the zoning change with Staff's conditions. Ms. Debbie Anderson seconded. The motion passed unanimously.

**D. Conduct a public hearing and consider an application submitted by Joe Hicks, Cumberland Presbyterian Church, for a Zoning Change from Planned Development – Single Family No. 1427 to Planned Development – Office to allow an office building on a property described as Green Canyon Estates, Block 4, Lot 22, City of Mesquite, Dallas County, Texas, located at 819 N. Town East Boulevard (Z0318-0026).**

Garrett briefed the Commissioners. Chairman Abraham opened for staff questions. Ms. Vidler asked if parking will be located on the back property. Mr. Langford answered no and if the

Applicant wants to put parking the back. Chairman Abraham asked if the church would be able to put a basketball court on the back piece of the property. Mr. Langford answered because the Applicant is going to subdivide the property so that would be a part of the church development. There were no other questions for staff. Chairman asked if the Applicant was here to speak. Applicant Barbara Cooper and Representing the Church Toby Hicks. Mr. Hicks stated that the Church approves to have Ms. Cooper purchase the land. Ms. Cooper is going to purchase the land at the Church's asking price. Mr. Hicks stated that the Church is excited for Ms. Cooper to purchase the property and start her business there. Ms. Vidler asked Ms. Cooper if there will be enough parking in the front. Ms. Cooper said yes. The business only has approximately 6 employees. There were no other questions for the Applicant. Chairman Abraham opened the public hearing. No one else came up to speak. Chairman Abraham closed the public hearing. A motion was made by Jennifer Vidler to approve with Staff's recommendations. Sergio Garcia seconded. The motion passed unanimously.

- E. Conduct a public hearing and consider an application submitted by Mohammad Qureshi for a Zoning Change to amend Planned Development – General Retail, Ordinance No. 3870, to allow additional commercial uses on a property described as Skyline Business Park No. 2, Block D, Lot 2, City of Mesquite, Dallas County, Texas, located at 3730 E US HWY 80 (Z0218-0024).**

Principal Planner Johnna Matthews briefed the Commissioners. Chairman Abraham opened for Staff questions. Ms. Vidler asked how big the lease space is. Ms. Matthews answered 900 square feet. There were no other questions for staff. Chairman opened for the Applicant to come up and speak. Applicant Mohammad Qureshi came up to answer questions. Mr. Garcia asked the Applicant if it has been hard to lease out the building spaces. Applicant answered yes because of the restrictions of General Retail. Ms. Vidler asked who the last tenant was for the last 6 months. Applicant answered it has been vacant for the last six months. Applicant said that he believed there was an office there for the sign shop prior to that. There were no other questions for the Applicant. Chairman Abraham opened for a public hearing. No one came up to speak. Chairman Abraham closed the public hearing. Ms. Vidler made motion to approve with the recommendations of staff. Ms. Anderson seconded. The motion passed unanimously.

- F. Conduct a public hearing and consider a text amendment to the Mesquite Zoning Ordinance, Chapter 1-300, Nonconforming Situations; pertaining to new and revised regulations for amortization of nonconforming situations. (ZTA 2018-04)**

Interim Director of Planning and Development Jeff Armstrong gave a presentation to the Commissioners. Chairman Abraham opened for questions for staff. Chairman Abraham said that in their packet it shows ZTA 2018-03 and it is 04 in the presentation. Jeff stated that it is how the filing system works and he will check into it to get the correct number. Ms. Vidler asked when they make a motion should they reference 03 and 04. Mr. Armstrong answered they can address the agenda item instead of the case number. There were no more questions for staff. Chairman Abraham opened for public hearing. No one came to speak. Chairman closed the public hearing. Ms. Vidler made a motion to approve. Ms. Anderson seconded. The motion passed unanimously.

- G. Conduct a public hearing and consider a text amendment to the Mesquite Subdivision Ordinance, Article V, Section F. Lots; pertain to residential replats. (File No. SubTA 2018-01)**

Interim Director of Planning and Development Jeff Armstrong gave a presentation to the Commissioners. Chairman Abraham opened for questions for staff. Ms. Vidler asked if this will change the dwelling size on one lot. Mr. Armstrong stated no this will only affect the lots. There were no other questions for Staff. Chairman Abraham opened for public hearing. No one came up to speak. Chairman Abraham closed the public hearing. Ms. Vidler made a motion to approve. Ms. Anderson seconded. The motion passed unanimously.

### **III. DIRECTOR'S REPORT**

- A.** Director's Report on recent City Council action on zoning items at their meeting on March 19, 2018.

Interim Director of Planning and Development Jeff Armstrong briefed the Commissioners. There were no items to discuss regarding zoning.

There being no further items before the Commission, the Chairman adjourned the meeting at 8:28 pm.

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**Chairman Ronald Abraham**