

**FILE NO.:** 594-34-2017

**P&Z HEARING DATE:**

May 8, 2017

**COUNCIL DATE:**

June 5, 2017

#### GENERAL INFORMATION

**APPLICANT:** Kevin Patel, KBC Kumar, LLC.

**REQUESTED ACTION:** From: Commercial  
To: Commercial with a Conditional Use Permit (CUP) for a Limited Service Hotel

**LOCATION:** 1,000 feet east of N. Galloway Ave. fronting the north side of US Highway 80 E service road.

#### SITE BACKGROUND

**EXISTING LAND USE AND SIZE:** 2 Acres (Undeveloped)

**SURROUNDING LAND USE AND ZONING (see attached map):**

North:	Planned Development – Multi Family
West:	Planned Development – Multi Family
East:	Commercial (Vacant)
South:	US Highway 80

**ZONING HISTORY:**

- 1951 – Annexed and zoned Single Family Residential
- 1967 – Zoned Single Family Residential
- 1969 – Zoned Commercial
- 1974 – Zoned A-2 Multi-Family
- 1984 – Zoned Commercial

**PLATTING:** Will require platting

#### SITE DEVELOPMENT

**GENERAL:** The applicant is proposing to construct an 80-room hotel under the Springhill Suites by Marriott® brand on a two-acre tract (Attachment 4 – Concept Plan and Attachment 5 – Hotel Illustrations). The proposed 4-story structure will include a 1,040 square-foot meeting room, a recreational facility with an outdoor pool and a dining/lounge area. Additionally, the proposed hotel provides room access through internal hallways.

A general service hotel is permitted by right in the Commercial Zoning District. A hotel that does not meet the minimum requirements for a General Service Hotel as defined in Section 3-506 of the Mesquite Zoning Ordinance is referred to as a limited service hotel which requires a CUP when located in a Commercial Zoning District. The proposed hotel does not qualify as a general service hotel,

because it does not meet the minimum of 150 guest rooms, does not include a restaurant, and does not include a meeting space of at least 4,000 square feet.

The applicant owns and operates two hotels both of which are Comfort Suites. One is located at 2100 N. Belt Line Road, Mesquite, TX and the other is located at 198 and Highway 175, Mabank, TX. The applicant has owned and operated the Comfort Suites in Mesquite since its construction in 2003. Building Inspection completed its last annual inspection of Comfort Suites at 2100 N. Belt Line in February of 2016 and found the facility is in compliance with all of the City's hotel regulations.

Currently, there are 22 hotels located within the City of Mesquite, plus one under construction located near the City's convention center. Based on the *Texas Hotel Performance Factbook* for 2016, there are 1,624 hotel rooms within the City with an overall occupancy rate of 71.7% (Attachment 6 – Hotel Performance for 2016).

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#### **STAFF COMMENTS**

##### **MESQUITE COMPREHENSIVE PLAN**

The subject property is located within a Corridor Business Area as designated in the *Mesquite Comprehensive Plan*. The *Plan* states that “the Corridor Business designation incorporates the frontages along the freeways and highway corridors, which provide the highest levels of regional accessibility and thereby provide appropriate locations for a variety of business and commercial uses serving both regional and community customers, as well as highway related uses serving travelers through the area.”

More specifically, this site is located in the US Highway 80 Corridor. The *Plan* states “the corridor area along US Highway 80 to the east of LBJ Freeway is a freeway section containing both older and more recent construction and including several vacant tracts, which will ultimately be developed with corridor business uses. The new construction will assist in enhancing the corridor.”

##### **CONDITIONAL USE PERMIT**

The purpose of the Conditional Use Permit process is to identify those uses, which might be appropriate within a zoning district, but due to either their locational, functional, or operational nature, could have a negative impact on surrounding areas and/or the City as a whole. It also provides a procedure whereby these uses may be permitted, if appropriate. During the CUP process, developments are restricted or conditioned as to eliminate probable negative impacts. In reviewing a request for a CUP approval, the Planning and Zoning Commission and City Council shall consider the review criteria for CUPs in Section 5-203 of the Mesquite Zoning Ordinance (staff comments are provided in bold).

1. **Existing Uses**

That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

**The property along the northern corridor of US Highway 80 located between Belt Line Rd. and N. Galloway Ave. is zoned Commercial with the exception of a multi-family apartment complex that bounds the subject property to the west and to the north. It is staff's opinion that the addition of a limited service hotel will not substantially diminish or impair property values.**

2. **Vacant Properties**

That the Conditional Use will not impede normal, orderly development and improvement of surrounding vacant properties for uses predominant in area.

**The proposed development of the 2-acre tract may lead to further commercial development of the remaining 6 acres to the east.**

3. **Services**

Ensure that adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. Conditional uses in residential districts shall generally require direct access to an arterial street.

**The proposed Conditional Use Permit has been reviewed from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Both water and sewer service are provided by the City. The development, if approved, will need to extend the necessary utilities to subject property and make necessary drainage improvements as required by City's ordinances.**

4. **Parking**

Ensure that adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

**The parking requirement for a hotel is one parking space for each sleeping unit. According to the applicant's concept plan, adequate parking will be provided. The required parking spaces and loading zone will be enforced through the development review process.**

5. **Performance Standards**

Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

**Staff does not anticipate any nuisances or other disturbances to nearby properties.**

**Analysis**

The *Mesquite Comprehensive Plan* designated subject property as part of an area for a high-density nonresidential use that services the region and the broader community. The request for a limited service hotel that offers most of the amenities required for a full service hotel, with the exception of a restaurant and a full size meeting room, will offer regional services to travelers through the area. However, long term viability of a limited service hotel would be greatly improved if it were located near major destinations and/or employment centers. A limited service hotel such as the one being proposed provides a complementary guest services in route to other destinations. In staff's opinion, locating a limited service hotel on US Highway 80 away from a major destination and/or an employment center raises some concerns on how the hotel will remain viable over time. There are other limited service hotels along the US Highway 80 and Interstate 30 corridors that are similarly not located near to a major destination and/or employment center. Some of these older existing hotels have not aged well and have become distressed properties.

The proposed limited service hotel, if approved, will be required to comply with all current development requirements including landscaping and architectural standards which are of a higher standard than what the existing hotels along the US Highway 80 and Interstate 30 corridors were developed under. Developing the proposed hotel under the current development standards may mitigate against the enforcement issues that the City has seen with the existing older hotels along the US Highway 80 and Interstate 30 Corridors.

While staff has some concerns with the long term viability of a limited service hotel at the subject property, the proposed request, in staff's opinion, does meet the criteria for granting a CUP and is in keeping with the *Mesquite Comprehensive Plan*.

#### **RECOMMENDATIONS**

Staff recommends approval of the request for a CUP subject to the following stipulations:

1. The limited service hotel shall be developed in accordance with Exhibit A - Concept Plan.
2. A minimum of 80 guest rooms shall be provided.
3. All guest rooms shall be accessed via internal hallways.
4. Breakfast shall be made available to guests daily.
5. Fitness facilities shall be provided and maintained in good working order to include fitness equipment such as cardio and/or weight training equipment and a pool.
6. A meeting room of at least 1,000 square feet in size shall be available.

#### **PUBLIC NOTICE**

Staff mailed four public hearing notices to all property owners within 200 feet of the subject property. As of April 27, 2017, staff has received two community response forms in favor of the request (Attachment 7 – Public Notice Responses).

#### **ATTACHMENTS**

**ZONING RECLASSIFICATION**

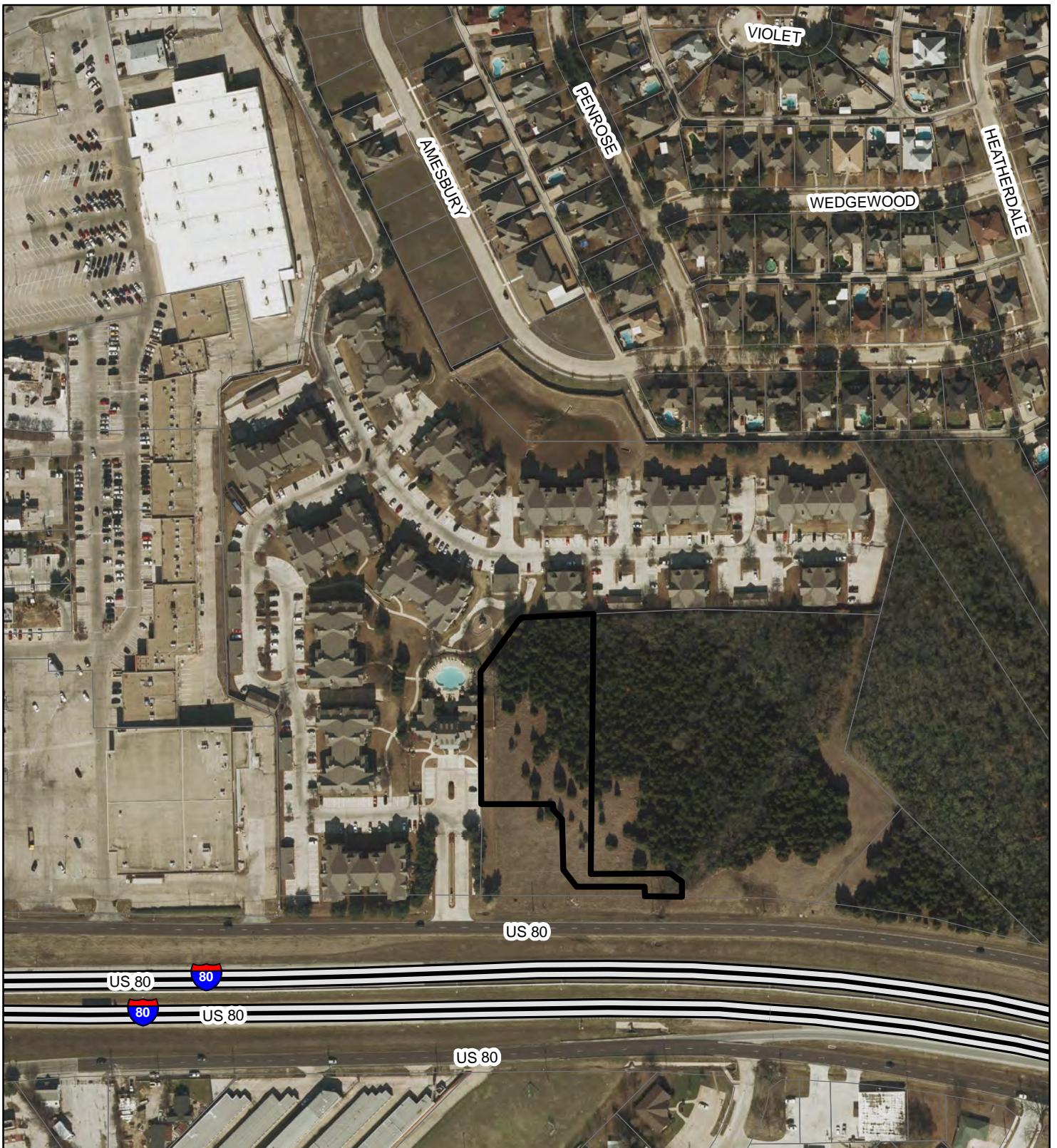
**FILE NO.: 594-34-2017**

**Page 5**

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Concept Plan
- 5 – Illustrations and Room Layout by Springhill Suites
- 6 – Hotel Performance for 2016
- 7 – Public Notice Responses





# Aerial Map: Zoning Case 594-34-2017



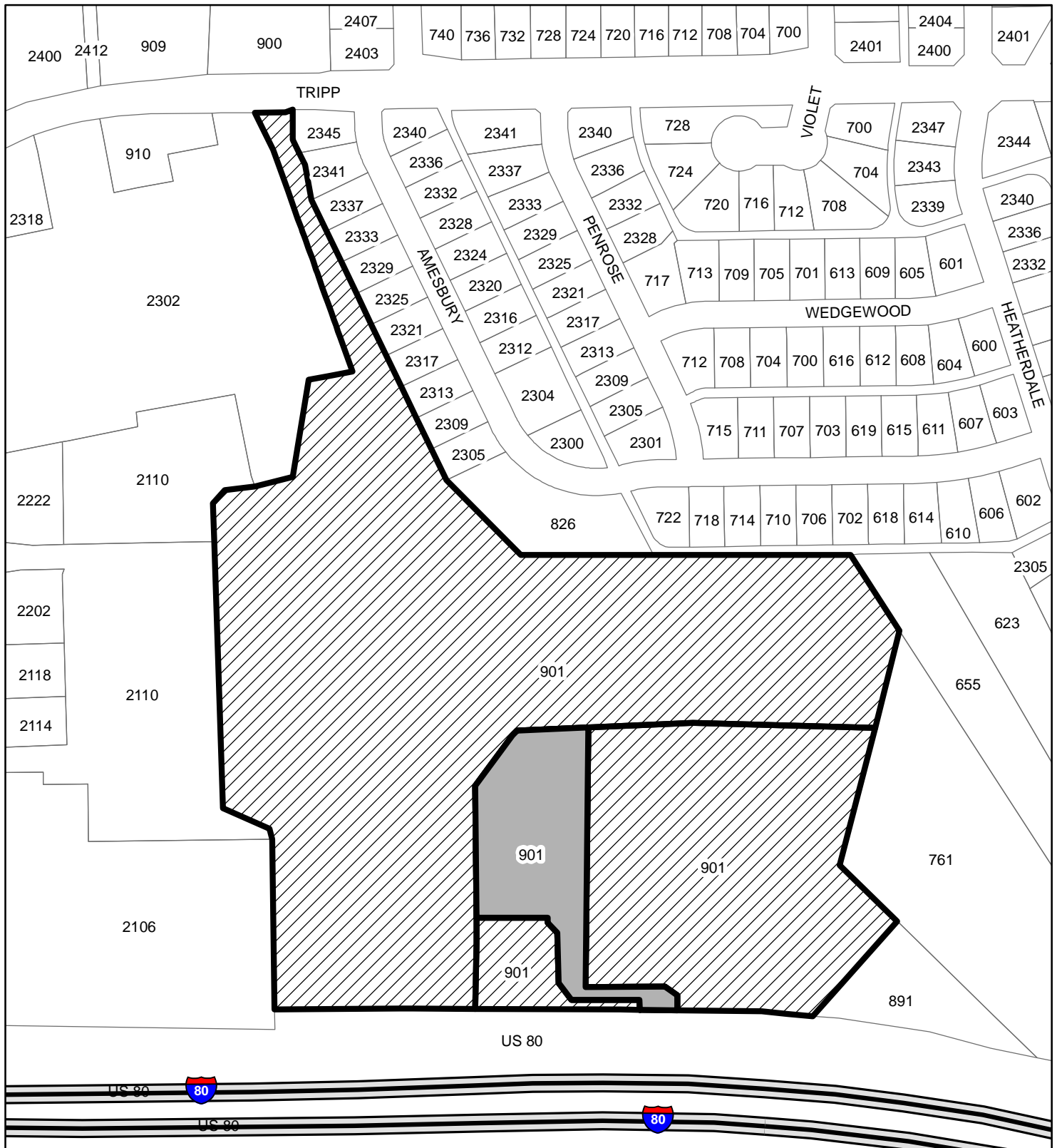
Request: CUP for limited service hotel  
Location: 801 E. US HWY 80  
Applicant: Kevin Patel

## Legend

-  Subject Property
-  200' Noticed Properties





# Notification Map: Zoning Case 594-34-2017



Request: CUP to allow a limited service hotel  
 Location: 901 E. US HWY 80  
 Applicant: Kevin Patel

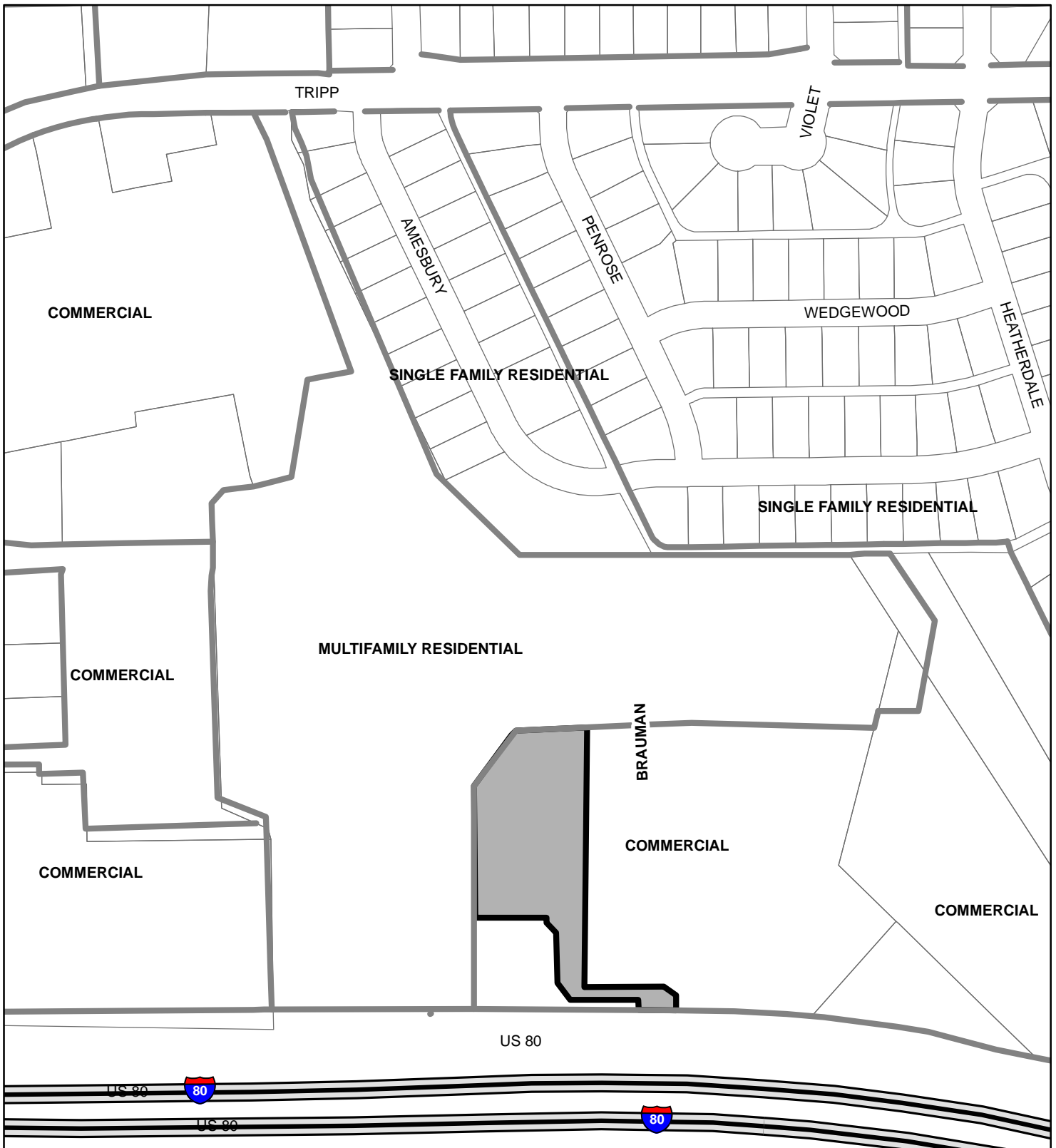
## Legend

-  Subject Property
-  200' Noticed Properties







# Zoning Map: Zoning Case 594-34-2017



Request: CUP for limited service hotel  
Location: 801 E. US HWY 80  
Applicant: Kevin Patel

## Legend

-  Subject Property
-  200' Noticed Properties







This drawing is preliminary without the handwritten signature and date on the Architect's or Engineer's Seal.

**TERRY F. BREWER & ASSOCIATES**  
TERRY F. BREWER, P.E.  
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WWW.TFBWA.COM

**SPRINGHILL SUITES®**  
901 E. U.S. Hwy 80  
Mesquite, TX  
MARRIOTT

Job #: 9017-I  
Date: 3/4/2017  
File: A10-Site-477.dwg  
Drawn By: Mike  
Revisions:  
Sheet No.  
**A10.0**

E. U.S. Hwy 80 Service Road  
Variable R.O.W

87,170 SF TOTAL SITE AREA  
8717 (10%) LANDSCAPING REQ'D  
9250 (10%) PROVIDED

1 SHADE, EVERGREEN, CF  
3 ORNAMENTAL TREES  
PER 500 SF REQUIRED  
LANDSCAPE AREA

1 TREE PER 15  
PARKING SPACES

11 SHADE and 42  
ORNAMENTAL  
TREES SHOWN

**LANDSCAPE MAINTENANCE NOTE:**

Landscape Maintenance: The property owner, tenant and the agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a healthy, neat, live-growing and orderly condition at all times. This shall include mowing, edging, pruning, fertilizing, watering, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size. All irrigation heads or lines which are broken and low water shall be replaced or repaired immediately to prevent the waste of water.

PROVIDE BUFFALO GRASS  
ALL UNPAVED AREA

Transformer pad

Echelon at  
Mission Ranch  
(Apartments)

Zoning  
A-MFR

BUFFER TREE LINE  
- 1 ORNAMENTAL  
TREE PER 15'

Echelon at  
Mission Ranch  
(Apartments)

Zoning  
A-MFR

BUFFER TREE LINE  
- 1 ORNAMENTAL  
TREE PER 15'

Zoning  
A-MFR

BUFFER TREE LINE  
- 1 ORNAMENTAL  
TREE PER 15'

5' CONTINUOUS  
LANDSCAPE STRIP  
PLUS 2' WIDE  
SCREEN WALL

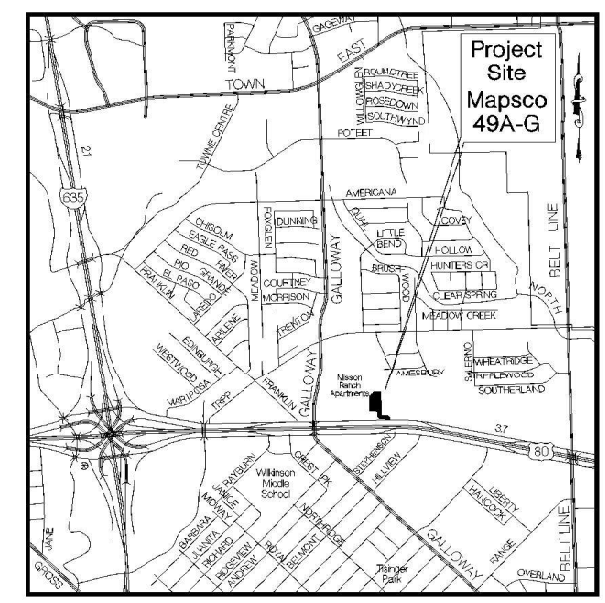
59,500 sf total  
including canopy.  
14,800 sf 1st Floor  
Maximum Height 65'  
top of parapet

87 parking spaces, 5 of which are TAS, and 3  
of which are Electric Vehicle Only. Another 3  
Loading Zone Spaces are provided

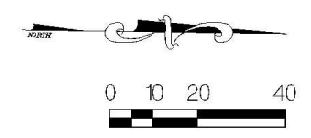
Construction Type V-A  
Occupancy Group R-1 Hotel  
NFPA 13R Sprinkler

80 rooms  
4 Story  
31 Kings (39%)  
49 QQ (61%)  
1080 sq ft meeting

The development of the site will be in accordance with City of Mesquite development standards. This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan is intended to describe the intent of the Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Planning, will require an amendment to the Conditional Use Permit.



**1 SITE PLAN**



**TAS/ADA GENERAL SITE NOTES**

- These notes shall supersede any grades shown on any plans. Bring to the attention of the Architect and Civil Engineer any discrepancies.
- Cross slope on any sidewalk shall not exceed 2 per cent. \*(4033)
- Slope in any direction in mobility impaired parking spaces shall not exceed 2 percent. \*(502.4)
- Slope in any direction in set out areas shall not exceed 2 per cent. \*(503.4)
- Maximum slope along any sidewalk or mobility impaired route shall not exceed 5 per cent. Cross slope on any route shall not exceed 2 per cent. \*(4033)
- Ramps exceeding 5 per cent shall have hand rails on both sides. Ramps can not rise more than 30" without landings. \*(405.1) Ramps can not rise more than 1/2" \*(405.1) Landings to meet ADA requirements. \*(405.1)
- All outside doors shall have ADA landings. Landing slopes shall not exceed 2 per cent in any direction. All exterior door shall have no more than 1/4" to 1/2" ADA level change, this shall include the threshold. \*(404.25)
- Curb ramp can not exceed 1/2" and can not rise more than 5". Curb ramp side flare can not exceed 1/10 and can not rise more than 6". Ramps can not extend into a parking lot or area. \*(406.1)
- Slope in any direction at swimming pool deck or under ramps shall be less than 1/12 per cent.
- One space of each type of electric vehicle charging station must conform to requirements for mobility impaired parking spaces and shall not exceed 2 percent slope in any direction. An 36" accessible route must be provided on both sides of these spaces. It also must conform to ADA parking slope requirements.

# SPRINGHILL SUITES®

MARRIOTT

901 E. U.S HWY 80

Mesquite, TX 79720

**TERRY F. BREWER & ASSOCIATES, ARCHITECTS**

Terry F. Brewer • Architect • 5409 N Jim Miller Rd • Suite 110 • Dallas, Texas 75227-1500  
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Marriott®

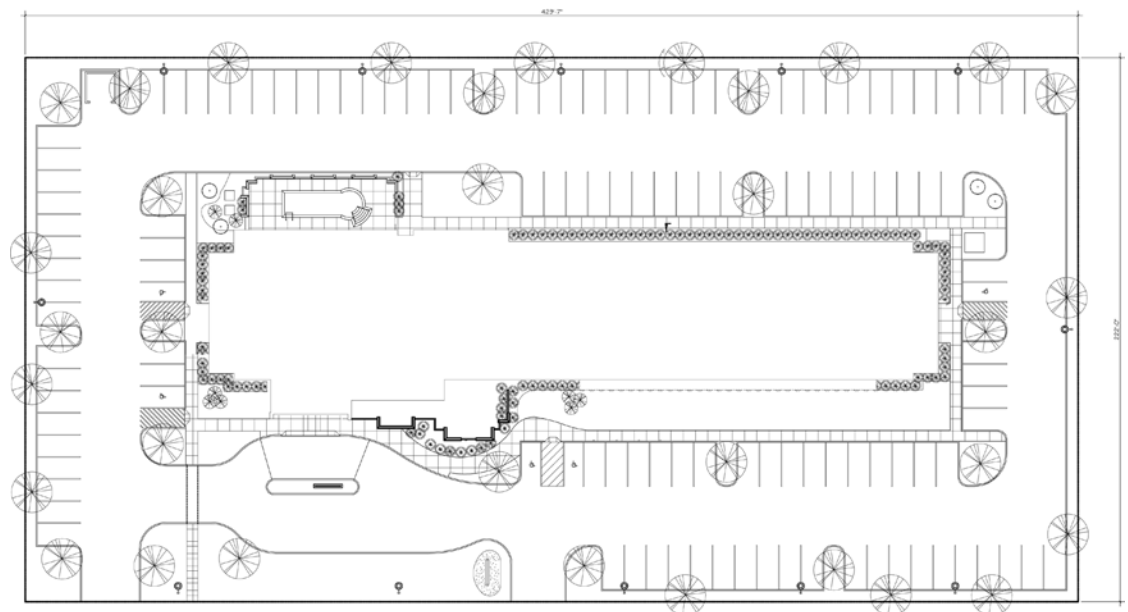


# SPRINGHILL SUITES®

## MARRIOTT



FRONT ELEVATION



### SITE SUMMARY

Building Length	298 feet
Building Depth	65 feet
Land	2.18 acres
Parking	128 spaces

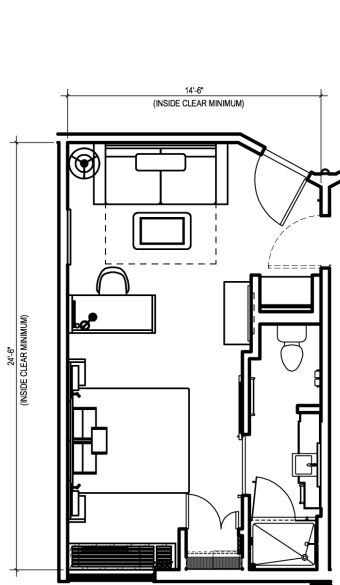
SITE PLAN



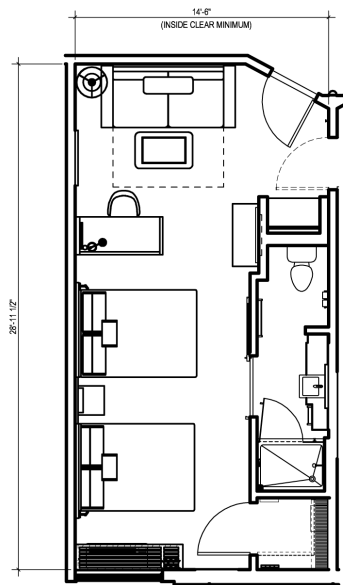


**TYPICAL UNIT MIX**

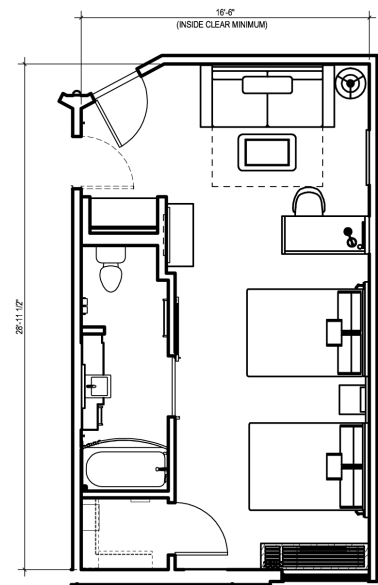
King	67%
Queen/Queen	33%



KING WITH SHOWER



QUEEN/QUEEN WITH SHOWER



QUEEN/QUEEN WITH 4'6" TUB

## SPRINGHILL SUITES CRITERIA FACILITIES PROGRAM

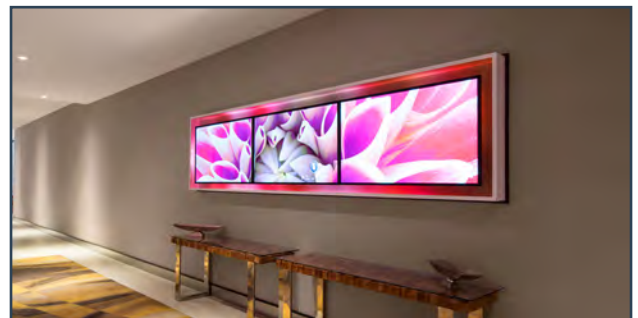
GUEST ROOMS		UNITS	UNIT AREA	TOTAL (SF)
King Shower	63%	81	369	29,889
King Accessible	3%	4	496	1,984
Queen/Queen Shower	14%	18	436	7,848
Queen/Queen with 4'-6" Tub	11%	14	436	6,104
Queen/Queen with 5'-0" Tub	6%	8	496	3,968
Queen/Queen Accessible	2%	3	496	1,488
Total Units	100%	128		

GUEST ROOM SUPPORT/CIRCULATION	PER FLOOR	UNIT AREA	TOTAL (SF)
Corridor/Elevator Lobby		7,551	7,551
Stairs	2	232	1,856
Elevators	2	131	524
Elevator Machine Room		84	84
Linen	1	326	326
Vending & Ice (Upper Floors)	1	306	306
Guest Laundry		87	87
Total Guest Room Support/Circulation			10,734

PUBLIC SPACE	TOTAL (SF)
Lobby/Lounge	2,066
The Market	111
Vending Area	0
Business Library	112
Meeting Room	356
Fitness Room	600
Vestibule (Front & Rear)	132
Cart Storage	40
Circulation	673
Public Toilets	254
Indoor Pool	1,181
Total Public Space	5,344

BACK OF HOUSE	TOTAL (SF)
Registration Desk	229
Work Area	297
General Manager Office	171
Sales Manager Office	236
Luggage Storage Room	61
Associate Break Room	190
Associate Restroom	47
Housekeeping Laundry	557
Food & Beverage Preparation Room	260
Engineering/Maintenance Room	214
Mechanical/Electrical Room	822
Janitor's Closet	28
Telephone Equipment/Video Room	213
Pool Equipment/Storage	109
The Market Storage	71
Corridor & Roof Access	522
Total Back of House	4,027

SUMMARY	
Total Guest Rooms	51,281
Total Guest Room Support/Circulation	10,734
Total Public Space	5,344
Total Back of House	4,027
Total Gross Building Area	71,386
Total Square Foot Per Room	558
Data based on a 128-room prototype as of December 2015.	



## SPRINGHILL SUITES BY MARRIOTT®

As the largest all suite upper moderate hotel brand, SpringHill Suites targets business travelers who are highly focused on success, but are not afraid to enjoy small indulgences in their time off. Guests enjoy spacious suites, with separate living and sleeping areas featuring a custom designed West Elm sofa, free hot breakfast and enhanced evening beverage offerings including craft beer and wines in the Market.

The Gen 4.5 prototype aligns with the needs of the SpringHill Suites guest who seeks a suite product that adds elements of style and distinctiveness. Features include:

- Enhanced lobby with co-designed West Elm furniture and maximized space for efficiency and functionality
- Neutral décor palette, with two lobby accent color schemes – Renew and Alive
- Architectural focal wall that serves as both a functional and design element
- Array of artwork options in the public space and guest suite to complement the local area
- Optional bar plan
- Larger fitness center (+600 sf)
- Guest suites with West Elm co-designed items including a sleeping sofa with accent pillow (with trundle option), ottoman with tray, floor lamp, desk lamp and task chair
- New headboard design in with two wall vinyl options - Onyx and Twilight
- USB ports strategically built-in throughout suite
- Newly designed case goods with rustic mocca fir wood laminate, exposed metal frames and a durable, powder coat finish on table/counter-tops

With a cost model that works in every market, SpringHill Suites is well received by owners, large REITs and investment firms and boasts a strong pipeline with over 150 hotels. By developing with Marriott International, owners and franchisees harness the power of our industry leading sales, marketing, and loyalty engines.

Visit [marriottdevelopment.com](http://marriottdevelopment.com) to learn more about building your next hotel with the worlds favorite travel company.



**TEXAS HOTEL PERFORMANCE FACTBOOK – 2016 Annual**  
 12 Months Ending December 31, 2015 Compared to the 12 Months Ending December 31, 2016  
 Sorted by Metropolitan Statistical Area (MSA), by City and by Zipcode

Metro Area	City	Zipcode	# Rooms	\$Room Revenues <sup>1</sup>				\$ADR Est <sup>2</sup>		Est. % Occupancy <sup>3</sup>		Pt. Chg.	REVPAR \$ <sup>4</sup>		
		Brand	2016	2015 E	2016 E	%Chg	2016	%Chg	2015	2016			2015	2016	\$Chg
MESQUITE		75149													
HAMPTON INN & SUITES	HAMPT		160	4,835,042	5,164,378	6.8	119.03	6.1	73.8	74.3	0.5		82.79	88.43	5.64
LA QUINTA I&S FMR COUNTR	LAQUN		60	1,340,051	1,557,579	16.2	97.08	16.4	73.4	73.3	-0.1		61.19	71.12	9.93
HOLIDAY EXPRESS	HIEXP		74	1,766,797	1,840,664	4.2	93.75	2.5	71.5	72.7	1.2		65.41	68.15	2.73
SPANISH TRAILS INN			65	1,184,569	1,369,741	15.6	70.82	5.7	74.6	81.5	7.0		49.93	57.73	7.80
QUALITY INN FMR COMFO	QUALY		62	795,461	1,120,000	40.8	68.09	35.0	69.7	72.7	3.0		35.15	49.49	14.34
DAYS INN FMR QUALITY INN	DAYS		45	721,625	766,030	6.2	65.68	11.3	74.4	71.0	-3.4		43.93	46.64	2.70
MOTEL 6 FMR SUPR8	MTL 6		100	1,236,266	1,360,654	10.1	50.90	13.3	75.4	73.2	-2.2		33.87	37.28	3.41
*TOTAL ZIP 75149			566	11,879,811	13,179,046	10.9	86.00	9.8	73.4	74.2	0.8		57.50	63.79	6.29
		75150													
COURTYARD BY MARRIOTT ME	COURT		101	2,572,270	2,995,172	16.4	110.35	10.0	69.5	73.6	4.1		69.78	81.25	11.47
FAIRFIELD INN	FAIRF		80	2,077,820	2,286,728	10.1	107.84	10.2	72.7	72.6	-0.1		71.16	78.31	7.15
COMFORT SUITES	COMFS		58	1,064,625	1,170,155	9.9	72.14		69.7	76.6	6.9		50.29	55.27	4.98
MICROTEL INN & SUITES	MICRO		40	520,358	625,906	20.3	56.73	15.1	72.3	75.6	3.3		35.64	42.87	7.23
EXECUTIVE INN FMR RAMADA			52	586,016	650,027	10.9	47.89	14.6	73.9	71.5	-2.4		30.88	34.25	3.37
MICROTEL INN & SUITES	MICRO		60	620,832	706,541	13.8	43.06	6.3	70.0	74.9	4.9		28.35	32.26	3.91
CROSSLAND #6022	CROSS		138	1,386,959	1,399,778	0.9	38.35	2.0	73.3	72.5	-0.8		27.54	27.79	0.25
CLSD KNIGHTS INN FMR DAY	X.BUD		60	601,459	149,657	-75.1	38.01	-4.7	68.8	72.9	4.1		27.46	27.71	0.25
MESQUITE INN FMR BEST WE			41	385,106	372,288	-3.3	37.75	-9.6	61.6	65.9	4.3		25.73	24.88	-0.86
INN ON THE CREEK			94	733,403	673,638	-8.1	28.64	-1.7	73.4	68.6	-4.8		21.38	19.63	-1.74
DELUX INN			54	353,907	361,693	2.2	25.90	-0.4	69.0	70.9	1.8		17.96	18.35	0.40
ASTRO INN			32	217,818	201,164	-7.6	25.41	-4.9	69.8	67.8	-2.0		18.65	17.22	-1.43
DELUX INN	OPN 8/02		148	695,330	616,758	-11.3	17.03		66.4	67.0	0.6		12.87	11.42	-1.45
CLASSIC INN FMR SUPER 7			100	447,719	275,553	-38.5	17.62	-4.8	66.3	57.3	-9.0		12.27	10.09	-2.17
*TOTAL ZIP 75150			1,058	12,263,622	12,485,058	1.8	49.32	8.5	69.9	70.2	0.4		31.76	34.64	2.88
*TOTAL CITY MESQUITE			1,624	24,143,433	25,664,104	6.3	63.15	10.2	71.1	71.7	0.6		40.73	45.26	4.53

1. Transient and non-taxed room revenues from Texas state Comptroller, with estimates for unreported or non-taxable revenues and for non-reporting properties. 2. ADR's from directories and SSI surveys. 3. Occupancy: nights sold divided by nights available (x 100); Roomnights sold = \$ Revs/ADR. 4. \$ Revenue per available room per day. Copyright (C) 2017 Source Strategies, Inc., San Antonio, TX. 2/6/2017. (210) 734-3434  
[www.SourceStrategies.Org](http://www.SourceStrategies.Org).



# MESQUITE

T E X A S

Real. Texas. Service.

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**LOCATION:** 901 E US HWY 80

**FILE NUMBER:** 594-34-2017

**APPLICANT:** Kevin Patel

**REQUEST:** From: Commercial (C) Zoning District  
To: Commercial with a Conditional Use Permit to allow a limited service hotel.

The requested Zoning Change would allow the property to be used for a limited service hotel in addition to other uses allowed in the Commercial Zoning District.

## LEGAL DESCRIPTION

As being 2.00 acres in the William Forman Survey, Abstract No. 486, and in the Henry Harter Survey, Abstract No. 594, City of Mesquite, Dallas County, Texas.

## PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, April 10, 2017, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, May 1, 2017, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343.

## REPLY FORM

As a property owner within 200 feet of the property, you are urged to attend the public hearing to give your opinion on the zoning request. Your written reply is also important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. This form should be returned to the Planning Division by April 6, 2017, (no faxes, e-mails, or calls).

(Complete and return)

Do not write on the reverse side of this form.

**Zoning Case: 594-34-2017**

I am in favor of this request ☒

I am opposed to this request ☐

Reasons (optional):

Name:(required)

Address:(required)

Sameer Firoz  
1316 Prescott  
Murphy TX 75094

Please respond by returning to: PLANNING DIVISION  
Garrett Langford  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

RECEIVED

**LOCATION:** 901 E US HWY 80

**FILE NUMBER:** 594-34-2017

**APPLICANT:** Kevin Patel

**REQUEST:** From: Commercial (C) Zoning District  
To: Commercial with a Conditional Use Permit to allow a limited service hotel.

The requested Zoning Change would allow the property to be used for a limited service hotel in addition to other uses allowed in the Commercial Zoning District.

**LEGAL DESCRIPTION**

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# MESQUITE

T E X A S

Real. Texas. Service.

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
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Reasons (optional):

Name:(required)

Address:(required)

BABUBHAI C. PATEL  
7429 MARIGOLD DRIVE  
IRVING, TX 75063

ADDITION OF A MARRIOTT PROPERTY  
WOULD BE GREAT ADDITION TO HWY 80 +  
WOULD PRODUCE ADDITIONAL FUTURE BUSINESSES.

Please respond by returning to: PLANNING DIVISION  
Garrett Langford  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

— APPLICANT