

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MAY 8, 2017, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice Chairman Mike Potter, Commissioners Janice Bell, Sergio Garcia, Sherry Williams, Dharma Dharmarajan and Jennifer Vidler

**Absent:** None

**Staff:** Manager of Planning and Zoning Garrett Langford, Planner Johnna Matthews, Planner Lauren Simcic, Senior Assistant City Attorney Cindy Steiner

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

**I. APPROVAL OF THE MINUTES**

Ms. Vidler stated that on rezoning case 1353-39-2016 the discussion about existing development on SH 352 should be included. A motion was made by Ms. Vidler and seconded by Mr. Potter to approve the March 27, 2017, meeting minutes with the correction stated by Ms. Vidler. The motion passed unanimously.

**II. REZONING**

- A. Public hearing and consideration of a request to rezone property from Commercial to Commercial with a Conditional Use Permit to allow a limited service hotel, submitted by Kevin Patel on property described 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, located at 901 US Highway 80 E. (Zoning File No. 594-34-2017).**

Mr. Langford briefed the Commission on the request. Mr. Langford stated that the current hotel occupancy rate in Mesquite indicates strong demand for a new hotel. Staff recommended approval with 6 conditions, in spite of concerns about the chosen location's distance from employment or destination centers. Ms. Williams noted that existing hotels near the proposed hotel have good occupancy rates.

Applicant Kevin Patel, 7429 Marigold Dr., Irving, Tx., provided a description of the project. Mr. Patel claimed that the facilities will be "luxurious" and will cater to corporate business travelers and families. Ms. Vidler asked whether the hotel Mr. Patel built behind Bank of America has enjoyed good occupancy rates. Mr. Patel confirmed. Ms. Vidler asked whether the hotel will have adequate visibility from the highway. Mr. Patel said the hotel will be four stories tall and should be visible even if something is built in front of it.

Chairman Abraham opened the public hearing. Seeing no one, Chairman Abraham closed the public hearing.

A motion was made by Ms. Vidler and seconded by Ms. Williams to approve the request with Staff recommendations plus an added condition that ownership remain within a major hotel brand. The motion passed unanimously.

- B. Public hearing and consideration of a request to rezone property from Agricultural to General Retail, submitted by Kevin Mattson on property described as being Meadow Lake Addition Unrec, Block G, Lot 13, City of Mesquite, Dallas County, Texas, located at 2736 and 2780 Pioneer Road (Zoning File No. 167-4-2017).**

Ms. Simcic briefed the Commission on the request. Staff recommended approval. One community response form was returned in opposition.

Kelly Agnor for Vaquero Ventures Management, 3211 W. 4<sup>th</sup> St., Fort Worth, Tx., was available for questions. Ms. Vidler asked for what purpose the land was going to be used. Ms. Agnor said they are proposing a Dollar General store.

Chairman Abraham opened the public hearing. Andy Anderson, 616 Tealwood Dr., expressed concerns about increased traffic and the short deadline for returning community response forms. Sandra Anderson, 616 Tealwood Dr., stated that her family bought their home so that they could see neighboring vacant land. Seeing no others, Chairman Abraham closed the public hearing.

Ms. Vidler asked how the request had been phrased on notification forms. Ms. Simcic answered, zoning change from Agricultural to General Retail. Ms. Agnor stated that Vaquero Ventures will work with Staff to ensure that the Dollar General benefits nearby neighborhoods. Ms. Vidler proposed greater citizen involvement in the decision making process. Ms. Bell agreed with Ms. Vidler. Mr. Langford encouraged evaluation of the request in light of the requested zoning and not the intended use. Ms. Simcic agreed with Mr. Langford. Mr. Dharmarajan said a full description of the request should be included on notification forms. Ms. Anderson claimed that 10 days is not sufficient time for property owners to mail back a response.

A motion was made by Ms. Vidler and seconded by Ms. Bell to deny the request. The motion passed by a vote of 5 in favor and 1 opposed (Abraham dissenting).

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

#### **A. Director's Report on City Council action on zoning items at their meeting on May 1, 2017.**

Mr. Langford reported that a Conditional Use Permit for used merchandise at 1515 E. Kearney St. was denied by City Council. The request related to the TA truck stop was also denied by Council. Mr. Langford intends to give a presentation about future land uses on the IH 30 corridor at the next Planning and Zoning Commission meeting. A visioning exercise was previously conducted for the IH 20 corridor, and results will be presented to Council. Mr. Langford introduced Johnna Matthews as a new Planner.

**There being no further business for the Commission, the meeting adjourned at 7:47 P.M.**

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**Ronald Abraham, Chairman**