

**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

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)
- 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.**
- 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 Mathews 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 were required, it would 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).
- 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).
- 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 2018-03)
- 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)

III. DIRECTOR’S REPORT

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

At the conclusion of business, the Chairman shall adjourn the meeting.

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

Chairman Ronald Abraham