

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M.,  
JULY 9, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Jennifer Vidler, Debbie Anderson, Sergio Garcia  
Dharma Dharmarajan, Yolanda Shepard

**Absent** Vice Chair Sherry Williams, Alternate Elizabeth Allen

**Staff:** Director of Planning & Development Services Jeff Armstrong, Manager of Planning  
& Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Hannah  
Carrasco, Assistant City Attorney Cynthia Steiner, Senior Administrative  
Secretary Devanee Winn

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

**A. Conduct a public hearing and make a recommendation to City Council regarding zoning text amendments to Chapter 3-200, Use Regulations; Chapter 3-300, Development Standards; Chapter 3-400, Off-Street Parking and Loading; Chapter 3-500, Supplementary Use Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for variety stores. (ZTA 2018-06)**

Director of Planning & Development Services Jeff Armstrong briefed the Commission of the text amendments for variety stores. Chairman Abraham opened for discussion and questions. Mr. Dharmarajan asked if the already existing variety stores would be grandfather in. Mr. Armstrong answered yes they will fall under the nonconforming uses. Mr. Dharmarajan asked if the stores were to upgrade and/or refurbish their stores would that trigger the ordinance to be put in place. Mr. Armstrong answered typically no. Mr. Armstrong explained that the zoning ordinance has a whole section for nonconforming uses. If the store wants to repaint, maintenance, plumbing, mechanical, or redesign the inside of the store by moving stuff around that would not trigger the ordinance, however; if the store wants to change square footage, expand, grow their foot print, that would trigger the new ordinance. Mr. Sergio Garcia asked if stores that do not sell food considered variety stores. Mr. Armstrong answered yes, selling food does not dictate what is considered a variety store. Mr. Garcia asked if this new ordinance will flood us with a lot of retail type stores that will have to jump through a lot of hoops because they sell inexpensive items, but they do not sell food. Mr. Armstrong answered no. Mr. Armstrong explained retail stores fall under all different kinds of categories such as toy stores, shoe stores, and large box stores that are not affected by this ordinance. Mr. Armstrong stressed that the City of Mesquite is not going to discriminate against one particular store name. Mr. Armstrong explained that is the reason for the definition of the grocery store. Ms. Vidler wants to make sure that the City does not limit the citizens or the developers that want to come to Mesquite will have options and not limited to one option. Ms. Vidler thinks that the change is good. Assistant Attorney Cynthia Steiner needed clarification of the definition of pre-packaged food. Mr. Armstrong answered typically foods that are prepared somewhere else, put into a package and/or sealed packaged and then sold in the package. Ms. Steiner asked if that is considered fresh food. Mr. Armstrong answered not always. Mr. Armstrong explained the different types of pre-packaged food such as the frozen vegetable type or the canned type. Ms. Shepard asked if the package salad considered fresh. Mr. Armstrong explained that what is and what is not fresh pre-packaged food will have to sometimes be left to interpretations. Mr. Armstrong explained Planners sometimes have to rely on the interpretations of a certain item. There were no other questions for staff. Chairman Abraham opened for public hearing. No one came to speak. Chairman Abraham closed the public hearing. A motion was made by Jennifer Vidler to approve. Ms. Shepard seconded. The motion passed unanimously.

There being no further items before the Commission, the Chairman adjourned the meeting at 8:30 p.m.

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**Chairman Ronald Abraham**