

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., DECEMBER 10, 2018, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Ronald Abraham, Vice-Chair Sherry Williams, Jennifer Vidler, Sheila Lynn, Debbie Anderson, Yolanda Shepard, David Gustof, Sheila Lynn

Absent:

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner Ben Callahan, 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.

I. APPROVAL OF THE MINUTES OF THE NOVEMBER 12, 2018 AND NOVEMBER 26, 2018 MEETINGS

Two corrections were made. 1) Move Ms. Vidler to absent, 2) add Sheila Lynn to present, and 3) the motion was left off of case **Z1018-0074** so that was added. A motion was made by Ms. Vidler to approve with the corrections. Ms. Williams seconded. The motion passed unanimously.

II. APPROVAL OF THE 2019 PLANNING & ZONING COMMISSION MEETING CALENDAR

A motion was made by Mr. Gustof to approve. Ms. Vidler seconded. The motion passed unanimously.

III. PLAT

Consider and take action on a Final Plat for Ridge Ranch Phase 1B submitted by Dowdey, Anderson & Associates, Inc., on behalf of Bloomfield Homes, L.P., being 10.205 acres located south of Ridge Ranch Circle in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas (PL0218-0056, Ridge Ranch Phase 1B, containing 26 single-family lots and 1 amenity center lot).

Planning and Zoning Manager Garrett Langford briefed the Commissioners. Chair opened for Staff questions. There were no questions. Chair opened for the Applicant to come to the lectern and answer any questions the Commissioners might have. Applicant Jim Douglas came up to speak. Chairman Abraham asked the Applicant what the price range would be for the houses. Applicant answered the houses would be in the \$300,000 to \$400,000. There were no other questions. A motion was made by Ms. Williams to approve. Ms. Vidler seconded. The motion passed unanimously.

IV. PUBLIC HEARINGS

- A. Conduct a public hearing and consider an application submitted by Lance H. “Luke” Beshara on behalf of Tejas Motel, L.L.C. for a Zoning Change from C, Commercial within the Skyline Logistic Hub Overlay District to C, Commercial within the Skyline Logistic Hub Overlay District with a Conditional Use Permit to allow the continued operation of a motel as a**

Limited Service Motel on a property described as being Tracts 6 and 19 in the W.O. Abbot Survey, Abstract No. 34, City of Mesquite, Dallas County, Texas, located at 4405 E. U.S. Highway 80 (Z1118-0078, Garrett Langford, Manager of Planning and Zoning).

Planning and Zoning Manager Garrett Langford briefed the Commission. Chairman Abraham opened for Staff questions. Chair asked Mr. Langford if the C.U.P. follows the Owner and business and if the business goes away will the C.U.P. go away as well? Mr. Langford answered yes it can and there can be other C.U.P.s where that is not the case. Chair opened for the Applicant to come up and answer any questions the Commission might have. Lance H “Luke” Beshara representing the Applicant and Depoc Patel son of the owner of Tejas came up to the lectern. Mr. Beshara gave a presentation. Mr. Beshara had a letter of intent from a potential buyer of the property. Mr. Armstrong handed out the letter of intent to each Commissioner. Mr. Beshara continued with the presentation. There was discussion between Ms. Vidler and Mr. Beshara regarding the legality of the letter content. Ms. Vidler made a motion to go to executive session. Ms. Shepard seconded. The Chair moved that at 7:54 the Commission go to executive session. Chairman Abraham called to order to reconvene at 8:00pm. There was discussion between the Applicant and the Commissioners as to why they have not improved their property. Applicant has had some personal issues regarding his family so most of his time has been devoted to that. Chair opened the public hearing. Ty Underwood owner of adjacent property to the Tejas Motel states he strongly opposes for the motel to continue business. Mr. Underwood has plans to develop on the property. No one else came up to speak. Chair closed the public hearing. A motion was made by Ms. Vidler to deny the C.U.P. Ms. Williams seconded. The motion passed 6 to 1 with Ms. Sheila Lynn dissenting.

- B. Conduct a public hearing to receive input from residents and affected parties regarding the adoption of a moratorium on applications and plans for development for permits, plats, verifications, rezoning, site plans and new or revised certificates of occupancy for multifamily development within the corporate City limits of Mesquite.**
- C. Director of Planning & Development Jeff Armstrong gave a presentation on the adoption of a moratorium on applications and plans for development for permits, plats, verifications, rezoning, site plans and new or revised certificates of occupancy for multifamily development within the corporate City limits of Mesquite. Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. No action was taken.**

V. DIRECTOR'S REPORT

- A. Director's Report on recent City Council action on zoning items at their meeting on December 3, 2018.**

The actions the City Council took on zoning items was discussed in the pre-meeting.

There being no further items before the Commission, the Chairman Ronald Abraham adjourned the meeting at 8:40pm.

Chairman Ronald Abraham