

**PLANNING AND ZONING  
CASE SUMMARY**

---

**BACKGROUND**

**APPLICANT:** Lance H. “Luke” Beshara on behalf of Tejas Motel, L.L.C.

**REQUESTED ACTION:** Rezoning from Commercial within the Skyline Logistic Hub Overlay District to Commercial within the Skyline Logistic Hub Overlay District with a Conditional Use Permit to allow the continuing operation of Tejas Motel as a Limited Service Motel.

**LOCATION:** 4405 U.S. Highway 80 E

**CASE NUMBER:** Z1118-0078

**STAFF COMMENTS AND ANALYSIS**

The applicant is requesting a Conditional Use Permit (CUP) to allow the continuing operation of the Tejas Motel as a “Limited Service Motel” within the “C,” Commercial Zoning District within the Skyline Logistic Hub Overlay District. The existing motel includes an approximately 1,635 square-foot free-standing building and an 11,915 square-foot building containing 36 guest rooms.

At the July 26, 2018, Board of Adjustment meeting, the property owner of Tejas Motel stipulated on the record that continued operation of the motel use will have an adverse effect on nearby properties and that the nonconforming use could be amortized by May 1, 2019. The Board ordered that the motel must cease operations and the certificate of occupancy for this use shall be revoked on May 1, 2019, unless the motel becomes a conforming use in accordance with the Mesquite Zoning Ordinance. The applicant is requesting a CUP to become a conforming use.

The applicant has indicated Tejas Motel has a potential buyer for the property. However, the potential buyer will not proceed forward with purchasing and renovating the property without obtaining a CUP. The proposed buyer has indicated an intention to make the following improvements: (1) stucco the exterior of the building; (2) replace all windows; (3) replace the doors and equip with electronic locks; (4) pour a new asphalt parking lot with LED lights; and (5) install new flooring, furniture, bedding, and paint in the rooms.

**PUBLIC NOTICE**

Staff mailed notices to property owners within 200 feet of the subject property. As of the date of this writing, one notice was returned in opposition and one was returned in favor of the request. The owner of the subject property returned two in favor.

**RECOMMENDATION**

At the December 10, 2018 meeting, the Planning and Zoning Commission voted 6-1 (Ms. Lynn dissenting) to deny the request. The applicant filed an appeal on December 12, 2018 to bring the request before City Council at the January 7, 2019 meeting.