

City of Mesquite, Texas

Legislation Text

File #: 17-2744, **Version:** 2

Conduct a public hearing and consider an ordinance for Application No. 594-34-2017, submitted by Kevin Patel, representing KBC Kumar, LLC, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a limited service hotel on property located 1,000 feet east of North Galloway Avenue fronting the north side of U.S. Highway 80 service road.

(The Planning and Zoning Commission recommends approval. Two responses in favor of the application were received from property owners within the statutory notification area.)

On May 8, 2017, the Planning and Zoning Commission voted to recommend approval of Application No. 594-34. The applicant is proposing a limited service hotel under the Springhill Suites by Marriott brand. The proposed hotel would include 80 rooms accessed via interior hallways, a 1,040-square-foot meeting room, fitness facilities to include an outdoor swimming pool, and a dining/lounge area. The proposed hotel does not meet the requirements of a general service hotel; therefore, a conditional use permit is required.

Staff has concerns about the long-term viability of a limited service hotel at this location since there is no significant destination or employment center nearby. However, the request is consistent with the Comprehensive Plan and meets the criteria for a conditional use permit as set forth in the Zoning Ordinance.

Currently, there are 22 hotels in Mesquite, plus one under construction. The existing hotels are comprised of 1,624 guest rooms and have an overall occupancy rate of 71.7 percent.

Following the public hearing, the Planning and Zoning Commission recommends approval of the conditional use permit with seven conditions.

Case Summary

Staff Report

Concept Plan

Minutes

Proposed Ordinance

Jeff Armstrong

Richard Gertson