

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JUNE 9, 2008, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Vice Chairman Jane Ann Cruce, Commissioners Richard Allen, Ginny Stuit, Bob Johnson, Barbara Dunn

Absent: Chairman Tony Apel, Commissioner Terry Tosch

Staff: Director of Community Development Richard Gertson, Manager of Planning and Zoning Jeff Armstrong, Planner Bee Martin, Neighborhood Planner Arti Waghray, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

Vice Chairman Cruce called the meeting to order and declared a quorum present.

I. APPROVAL OF THE MINUTES OF THE MAY 27, 2008, MEETING

A motion was made by Mr. Johnson and seconded by Ms. Stuit to approve the minutes of May 27, 2008. The motion passed unanimously.

II. PUBLIC HEARINGS - ZONING

**A. Consider an application for Zoning Change to Planned Development (Mixed Use) on property presently zoned Light Commercial and Office, submitted by Jim Lang, HQZ Partners, L.P., for property described as a 60.31 acre tract out of the Daniel Tanner Survey, Abst. No. 1462 and located between I-635 and Peachtree Road, south of Gross Road (Zoning File No. 1462-261).**

Jeff Armstrong explained that the applicant had requested postponement until the June 23, 2008, meeting.

A motion was made by Ms. Stuit and seconded by Ms. Dunn to postpone this item until June 23, 2008. The motion passed unanimously.

**B. Consider an application for Zoning Change to General Retail on property presently zoned Office, submitted by the City of Mesquite, for property described as a 2.362 acre tract out of the Daniel Tanner Survey, Abst. No. 1462 and located at 2620 Gus Thomasson (Zoning File No. 1462-262).**

Jeff Armstrong presented the request. He explained that development of the site is nearing completion and staff became aware that, during the review of the development, an error was made in the zoning of a portion of the property. This action is to correct the zoning on the property. Vice Chairman Cruce opened the public hearing. No one appeared and Ms. Cruce closed the public hearing.

A motion was made by Ms. Stuit and seconded by Mr. Johnson to approve the request. The motion passed unanimously.

III. PUBLIC HEARINGS – TEXT AMENDMENT

**Consider amendments to 3-203 (SIC 70), 3-500 and 6-100 that would clarify regulations on general service and limited service hotels, including requirements for the location, size and operation of restaurants in conjunction therewith.**

Richard Gertson presented the request. He stated that certain requirements as currently written were subject to interpretation in a manner that was inconsistent with the original intent of the ordinance. Staff and Commissioners discussed the case. The Commissioners were positive about the proposed changes but made several additional suggestions regarding the specifications.

Vice Chairman Cruce opened the public hearing. Mr. Kevin Patel asked whether an application that had been previously denied under the current ordinance would have to comply with the stricter regulations upon reapplication. Mr. Gertson stated that if the amendment was approved, all new applications, previously denied or otherwise, would have to comply. No one else appeared and Ms. Cruce closed the public hearing.

A motion was made by Mr. Johnson and seconded by Mr. Allen to approve the amendment as proposed with the following revisions:

1. Meeting room shall be at least 4,000 square feet;
2. Meeting room can be used by outside entities for a fee;
3. Restaurant shall be located within the hotel or attached by an enclosed hallway;
4. Restaurant shall include seating for a minimum of fifty customers.

The motion passed unanimously.

#### IV. COMPREHENSIVE PLANNING

##### **Update on the Extraterritorial Jurisdiction element for the Comprehensive Plan.**

Richard Gertson briefed the commission on the upcoming public hearings regarding the Comprehensive Plan.

#### V. DIRECTOR'S REPORT

##### **A. Report on City Council action regarding planning and zoning issues.**

Mr. Gertson briefed the commission on recent City Council action.

##### **B. Update on the Unified Development Code process.**

Jeff Armstrong briefed the commission on recent changes regarding the Unified Development Code process.

There being no further business for the Commission, Vice Chairman Cruce adjourned the meeting at 7:47 P.M.

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Jane Ann Cruce, Vice Chairman