

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 6:30 P.M., JUNE 14, 2010, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Jane Ann Cruce, Vice Chairman Richard Allen, Commissioners Jack Akin, Terry Tosch, Barbara Dunn, Larry Allen, Alternates Donna Adams and Mike Potter
Absent: Bob Johnson
Staff: Manager of Planning and Zoning Jeff Armstrong, Senior Planner Garrett Langford, Planner Liz Butler, Planner Danielle Wonkovich, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

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

I. APPROVAL OF THE MINUTES OF THE MAY 24, 2010, MEETING

A motion was made by Mr. Akin and seconded by Ms. Dunn to approve the minutes of May 24, 2010. The motion passed unanimously.

II. PLATS

A. Consider a preliminary plat for Tosch Elementary School/Tosch Park Addition, submitted by Mike Daniel, Nathan D. Maier Consulting Engineers, located at 2424 Larchmont Drive (Tosch Elementary School/Tosch Park Addition, Block A, Lots 1 & 2.)

Mike Daniel presented the request.

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

III. PUBLIC HEARING – ZONING

A. Consider an application for a Zoning Change from General Retail to General Retail with a Conditional Use Permit for the sale of Used Merchandise, submitted by Stephen Plyler and Jeff Trammel, Antique Gallery, LLC, on property described as Galloway Plaza III, Block, A, Lot 3, located at 3330 N. Galloway, Suite 225 (Zoning File No. 339-16-2010.)

Garrett Langford briefed the Commission on the request. Steven Plyler appeared on behalf of the Antique Gallery. Mr. Plyler stated that the business they run is very high end and would not be run like a flea market. The Antique Gallery operates antiques malls in several locations and Mr. Plyler stated that they are the largest operation of its kind in the United States. They have 5 locations in Texas – Round Rock, Spring, Lewisville, Bowie and Denton. Mr. Plyler mentioned that they advertise in several publications including travel magazines and believes that the antique business is good for tourism. He explained that antique vendors will lease space at the mall. Their lease specifies what they are allowed to carry and also gives Antique Gallery open-ended control of the merchandise offered. There will be a central check out, security cameras, a full staff on hand and vendors need not be on site. Ms. Adams asked if there will be building upgrades but Mr. Plyler stated that the owner of the property will be responsible for that and he was not aware of any at this time. Ms. Dunn asked if there would be a tea room and Mr. Plyler stated that it was a possibility for the future as three of their stores did currently have tea rooms on location. Chairman Cruce opened the public hearing. No one appeared and Ms. Cruce closed the public hearing.

A motion was made by Mr. Akin and seconded by Mr. R. Allen to approve the request with staff recommendations 1 through 3. The motion passed unanimously.

IV. DIRECTOR'S REPORT

A. Report on recent City Council action.

Jeff Armstrong reported on recent Planning and Zoning items.

There being no further business for the Commission, a motion was made by Mr. R. Allen and seconded by Ms. Dunn to adjourn the meeting. The meeting adjourned at 7:30 P.M.

Jane Ann Cruce, Chairman