

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 6:30 P.M., NOVEMBER 26, 2007, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Tony Apel, Vice Chairman Jane Ann Cruce, Commissioners Ginny Stuit, Richard Allen, Terry Tosch, Bob Johnson

Absent: None

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

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

I. APPROVAL OF THE MINUTES OF THE NOVEMBER 12, 2007 MEETING

A motion was made by Ms. Stuit and seconded by Mr. Allen to approve the minutes of November 12, 2007, with the added notation that Commissioner Bob Johnson was absent. The motion passed unanimously.

II. PUBLIC HEARINGS – COMPREHENSIVE PLAN AND AMENDMENTS

A. Consider adoption of the Mesquite Comprehensive Plan.

Richard Gertson presented the request explaining that the Mesquite Comprehensive Plan consists of the 2003 Development Guide, Thoroughfare Plan, and all sub-area plans. He said the purpose of this action is to affirm that collectively these documents comprise the city's Comprehensive Plan. Mr. Apel opened the public hearing. No one appeared and Mr. Apel closed the public hearing.

A motion was made by Mr. Johnson and seconded by Mr. Tosch to approve the Mesquite Comprehensive Plan. The motion passed unanimously.

B. Consider amendments to the Comprehensive Plan to create and modify gateway land use and development policies.

Richard Gertson presented the request briefly describing the gateway districts and the need for special attention to these important areas of the City. Mr. Apel opened the public hearing. No one appeared and Mr. Apel closed the public hearing.

Mr. Apel commented that he was excited to see that the Plan would give special attention to the gateways. Mr. Johnson congratulated Staff and commented that he was also excited about what well-planned gateways would mean to the future of the City.

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

III. PUBLIC HEARINGS – BIG TOWN REDEVELOPMENT

A. Consider an application for a Zoning Change to Planned Development (Commercial) on property presently zoned Commercial and Planned Development (Multi-Family), to allow the property to be used for an Entertainment, Recreation, Restaurant and Retail complex, submitted by Kent Jones, Kent Jones Inc., and Has Nwamandi, Royce Richmond & Co., on property described as Bit Town Addition, located at the southwest corner of U.S. Highway 80 and Big Town Blvd. (Zoning File No. 261-31)

Kent Jones presented the request briefly describing their proposal. The Commission had several questions regarding the complex and its facilities and possible uses. Mr. Jones stated that a wide variety of uses would be appropriate including little league and adult baseball and softball, youth and adult soccer, youth football, training clinics in the indoor facility, indoor soccer and much more including the possibility that a minor league team would use the facility. He explained that it's possible that the complex would be a national destination for tournaments and series play due to the fact that Mesquite is in a central location and that there are only two other comparable facilities, one in Florida and one in Myrtle Beach. There will be a full-service hotel on the property and Mr. Jones stated the client's proposal was for 12 floors in the hotel. In the early stages of development the exhibition hall will be beautified with full usage coming in the later phases of the project. The bowling alley will undergo a \$2.5 million dollar renovation including adding an arcade. Several restaurants are expected to operate just outside the complex and there are some that are already contracted. Inside the complex, several concession stands will offer typical concessions. Mr. Jones explained that there were several parking areas as well as a multi-level parking garage in the current plans. The facility will have perimeter fencing and manned security booths as well as roving security officers throughout the complex. The project will be developed in several phases over five years with the indoor facility expected to be one of the first to be completed and the hotel coming on fairly early as well. Mr. Jones stated that they planned to enhance and use the existing sign and the Commission suggested several ways to utilize the space on the sign for maximum exposure for the restaurants and other facilities in the complex.

Mr. Doug Brady, lawyer for the applicant, had some concerns about the alcohol overlay districts and signs. The applicant also asked for clarification about the staff condition regarding trees in the parking field. Jeff Armstrong stated that the overlay districts regarding alcohol sales in restaurants may soon be modified to alleviate concerns over special design requirements. He also stated that final restaurant signage decisions could be worked out at a later date between the applicant and Staff. Mr. Armstrong stated that the tree requirement had some flexibility in that the trees could be clustered and he clarified that the multi-level parking facility was not included in the tree requirement calculation. Landscaping around the perimeter of the facility would be required, however. The commission asked about traffic control and Mr. Armstrong stated that while there would be added traffic, the existing roads should be sufficient to handle the type of come-and-go traffic that this type of facility would bring but that further studies might come in the future.

Mr. Apel opened the public hearing. No one appeared and Mr. Apel closed the public hearing.

Jeff Armstrong made note that there were two letters of support and none in opposition from the surrounding property owners. Several commissioners said it was important not to detract from the appearance of the site with numerous pole signs. Tony Apel stated that he was excited about the proposal, that it would be a draw for Mesquite and that it is exactly what the City needs in a gateway area.

A motion was made by Mr. Allen and seconded by Ms. Stuit to approve the request with staff recommendation 1 through 11, with revised recommendation 6.d. - 1 tree per 5 parking spaces (which may be clustered as long as there is a tree island every 15 spaces) and that the requirement applied only for ground-level parking, adding recommendation 12 – final restaurant signage to be worked out with Staff, and adding recommendation 13 – allowing the hotel to be up to 12 floors. The motion passed unanimously.

IV. OTHER

A. Consider for approval the 2008 schedule for Planning and Zoning meetings.

A motion was made by Mr. Tosch and seconded by Ms. Cruce to approve the 2008 meeting schedule as presented. The motion passed unanimously.

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.

There being no further business for the Commission, Chairman Apel adjourned the meeting at 8:32P.M.

Tony Apel, Chairman