

FILE NUMBER: Z1125-0430
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Elizabeth Douglas, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, December 8, 2025
City Council: Monday, January 5, 2026

GENERAL INFORMATION

Applicant: Masterplan Consultants on behalf of Peter Piper Pizza
Requested Action: Rezone from Commercial to Commercial with a **Conditional Use Permit** to allow a coin-operated amusement game room as a permitted use.
Location: 5550 S. Buckner Blvd Unit:300

PLANNING AND ZONING ACTION

Decision: On December 8, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0.

SITE BACKGROUND

Platting: Buckner Crossing 2, Block A/8476, Lot 1A
Size: 5.114 acres
Zoning: C - Commercial
Future Land Use: Light Industrial
Zoning History: 1959: Annexed and zoned Residential
1964: Rezoned to Commercial
2015: Rezoned to be included in the Skyline Logistic Hub Overlay District
2023: Rezoned to be excluded from Skyline Logistic Hub Overlay District

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C - Commercial	Car Wash
SOUTH:	N/A city limits with City of Dallas	Buckner Baptist Benevolences
EAST:	I - Industrial	Warehouse
WEST:	N/A city limits with City of Dallas	Convenience store

CASE SUMMARY

The applicant requests a Conditional Use Permit (CUP) to allow operation of a coin-operated amusement game room within the Commercial zoning district, as required by the Mesquite Zoning Ordinance. The proposed business will occupy an interior tenant space within a retail strip mall and is intended to offer family-friendly entertainment complementing existing retail uses. The proposed floor plan includes installation of approximately 50 interactive and skill-based machines.

The game room will feature diverse arcade machines such as video games, basketball, football, Skee Ball, and other skill-based activities designed to appeal to a broad age range, including younger guests.

Hours will align with Peter Piper Pizza's standard operating schedule: 11:00 a.m. to 10:00 p.m. daily. The proposed use is expected to be compatible with surrounding tenants and the overall character of the Buckner Crossing shopping center.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as Light Industrial on the Future Land Use Map (see attachment 4). The *Comprehensive Plan* describes "Light Industrial as a variety of manufacturing and storage uses that have a wide range of appearances and intensities."

STAFF COMMENTS:

While the proposed CUP does not align fully with the Light Industrial future land use designation, the site is currently developed with personal services, retail, and restaurant uses. Adding a coin-operated amusement game room enhances the site's role as a local shopping and activity destination. By providing a family-friendly entertainment option alongside existing retail, restaurant, and personal service uses, the proposed CUP supports the ongoing vitality of the Buckner Crossing shopping center and aligns with the Comprehensive Plan's emphasis on expanding entertainment opportunities.

MESQUITE ZONING ORDINANCE

SECTION 5-310(N): REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

1. The extent to which the proposed CUP promotes public health, safety, and welfare.

STAFF COMMENTS: *The proposed CUP will operate indoors in an existing tenant space and is subject to all applicable city codes and regulations. Therefore, it poses no anticipated health or safety risks.*

2. The consistency of the proposed CUP with the Comprehensive Plan.

STAFF COMMENTS: Although the proposed CUP is not consistent with the Light Industrial future land use designation, the property has been zoned Commercial since 1959 and developed for retail uses since 2017. Redevelopment as light industrial is unlikely in the near term. Furthermore, the CUP supports the Comprehensive Plan's goal of additional entertainment options. The future land use map and designation will be reviewed for possible updates in the upcoming 2026 Comprehensive Plan update.

3. The consistency of the proposed CUP with any adopted land use policies.

STAFF COMMENTS: *The proposed CUP supports the City Council's Vibrant Economy strategic goal (Goal 4.1) by encouraging private investment, economic growth, and job creation.*

4. The extent to which the proposed CUP created nonconformities.

STAFF COMMENTS: *The proposed CUP will not create any non-conformities.*

5. The compatibility with the existing uses and zoning of nearby property, such that the proposed CUP will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish property values within the immediate vicinity.

STAFF COMMENTS: *City Staff does not believe the proposed CUP will be injurious to existing uses.*

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: *Since 2017, the area has developed with the Buckner Crossing shopping center, quick service restaurants, a tunnel carwash, and a convenience store.*

7. Whether adequate public facilities are available including, but not limited to, schools, parks, police, and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the CUP were adopted.

STAFF COMMENTS: *Existing utilities, access roads, and drainage facilities to the site are currently available and adequate for the proposed CUP.*

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

STAFF COMMENTS: *The subject property has sufficient off-street parking for the proposed use.*

9. Whether adequate measures have been or will be taken to prevent or control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

STAFF COMMENTS: *City staff does not anticipate offensive lighting, odor, noise, fumes, dust, or vibrations constituting a nuisance or violation of Mesquite City Code, including the Mesquite Zoning Ordinance.*

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: *No staff comments.*

CONCLUSIONS

STAFF ASSESSMENT

The proposed CUP aligns with the Mesquite Comprehensive Plan's encouragement of family entertainment opportunities and meets the criteria outlined in Section 5-310(N) of the Mesquite Zoning Ordinance. The following stipulations are suggested.

1. The establishment shall at all times actively conduct and maintain a restaurant as a primary use of the establishment.
2. This CUP is approved solely for Peter Piper Pizza and is not transferable or assignable to any other owner or business. Any new business seeking to continue similar use must submit a new application per the procedures outlined in the Mesquite Zoning Ordinance for a Conditional Use Permit.

Alternatively, based on the information provided at the public hearing, the Commission may:

1. Recommend approval of the request
- or
2. Recommend approval of the request with stipulations.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of December .15, 2025, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Conceptual Floor Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map



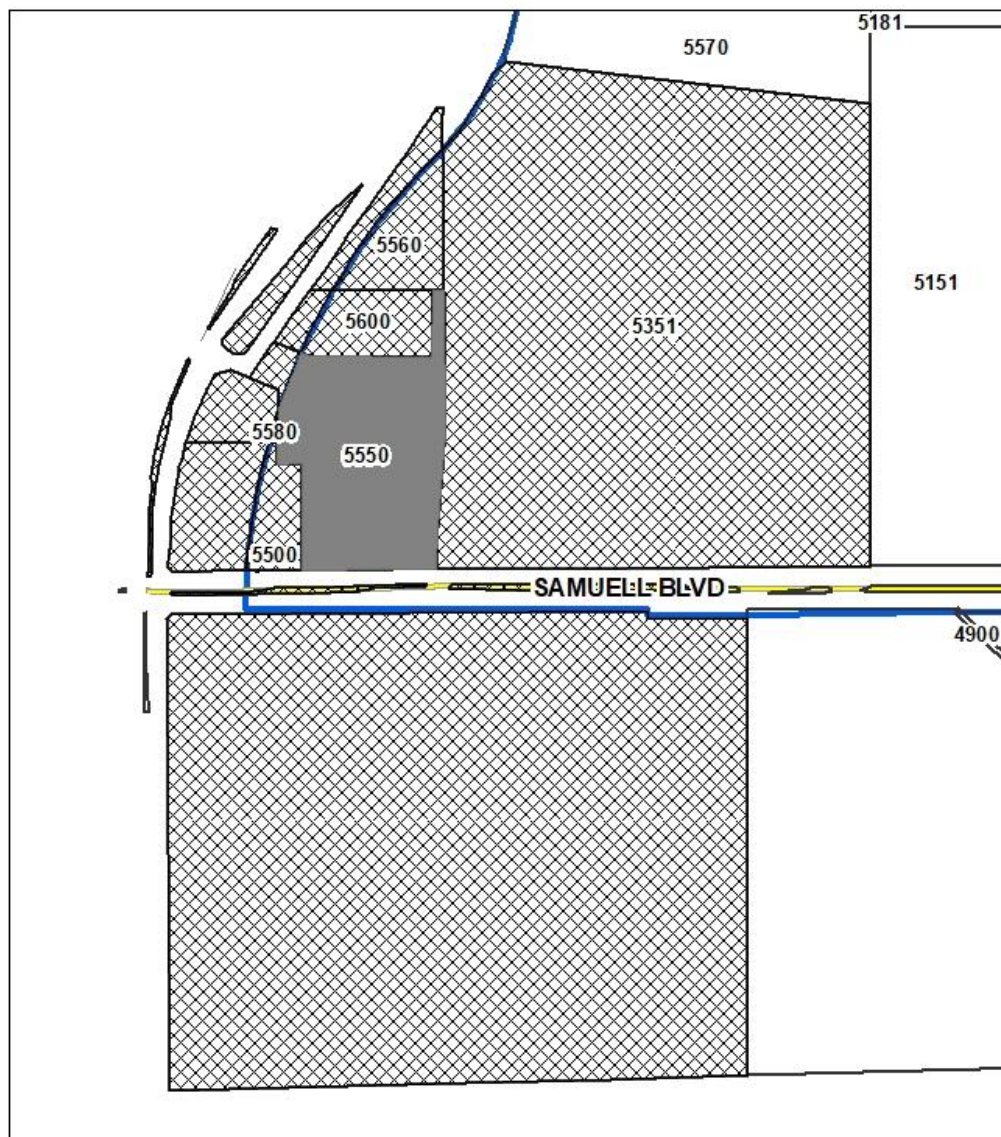
5550 S. Buckner Blvd.


Subject Property






ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Applicant: Laura Lee Gunn
Location: 5550 S BUCKNER BLVD Unit: 300
DCAD:380847600A01A0000
Request: Conditional Use Permit to allow
coin-operated amusement gameroom.

Legend

-  Subject Property
-  Required Notices
-  City Limits

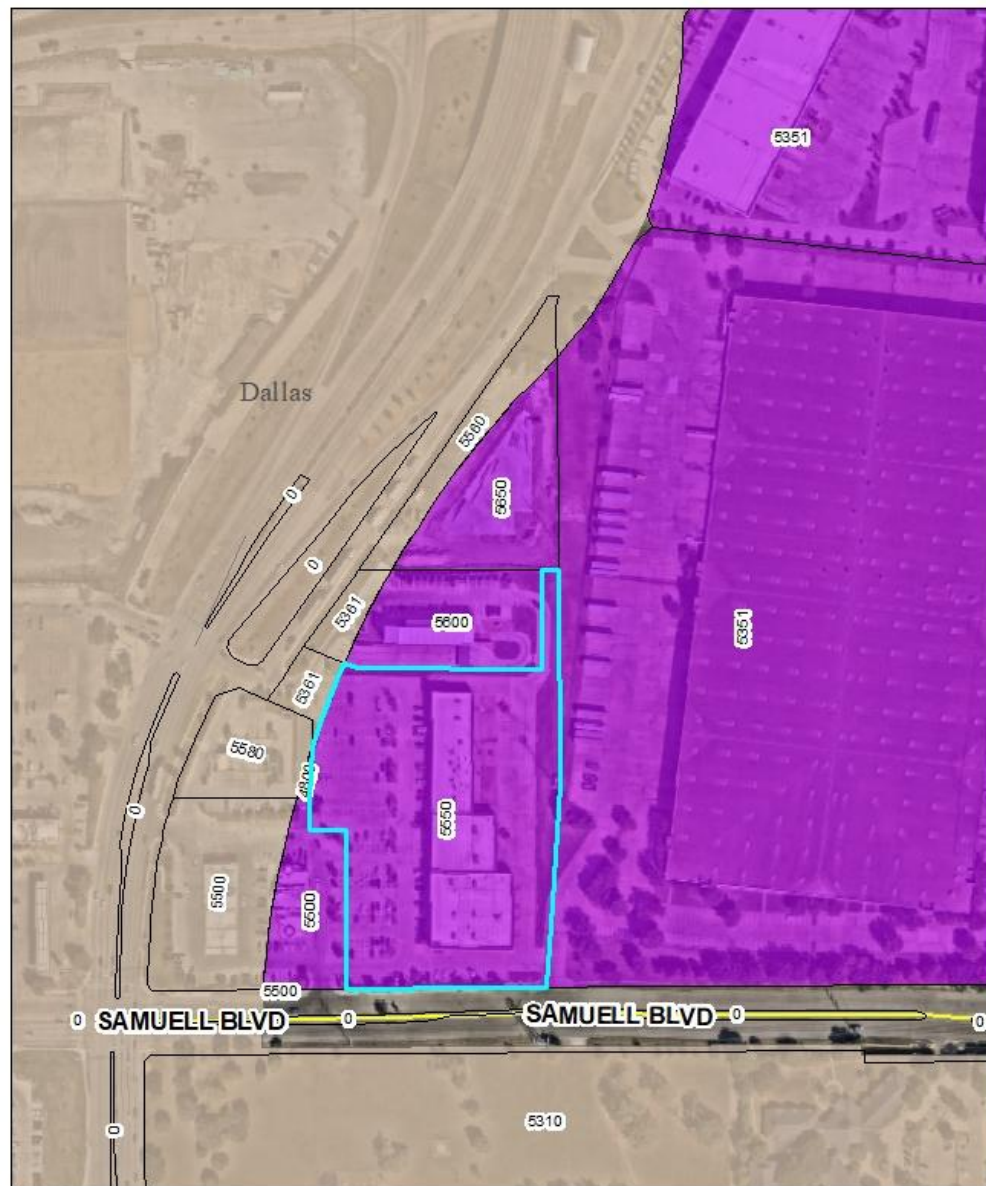


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

-  Subject Property
-  Light Industrial



ATTACHMENT 5 – SITE PHOTOS



Facing North along Samuel Blvd



Site Location

ATTACHMENT 6 – APPLICATION MATERIALS

Letter of Intent

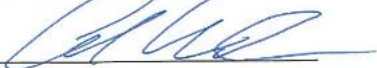
Peter Piper Pizza intends to open a family-oriented restaurant at this location. An important part of their experience is the game area. As mentioned, Peter Piper with a major component being birthday parties and other celebrations.

The game area plays a key component of providing both quality food and entertainment. The proposed CUP for amusement games will allow a full family experience.

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: NEC Buckner & Semmel, L.P. Phone Number: 214-234-2555
Address: 2227 Vantage St.
Dallas, TX 75207 Email Address: Colton@vistapropertyco.com
Signature: 

Each property owner must complete a separate authorization form

