

MINUTES**April 14, 2025****PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS****City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas****REGULAR MEETING****ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)**

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 2	Millie Arnold	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 7	Soira Teferi	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Ti'Ara Clark	Planner	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Planning & Development Administrative Aide	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

Planning and Development Services Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for March 24, 2025, Planning and Zoning Commission.

ACTION

Commissioner Dharmarajan made a motion to approve the minutes; Commissioner Melend seconded; the motion carried 5-1 with Commissioner Chenault abstaining.

PUBLIC HEARINGS**1. ZONING APPLICATION NO. Z0325-0390.**

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0390, submitted by SCM2 Development for a zoning change from Commercial within the TERRA Overlay District to Commercial within the TERRA Overlay with a **Conditional Use Permit** to allow a family entertainment center that will include indoor amusement, games, and activities (SIC 7999b), coin-operated amusement game room (SIC 7993), bowling centers (SIC 793), and major reception facility in the former Sears building located at 1738 N. Town East Blvd (aka 3000 Town East Mall).

Manager of Planning and Zoning, Garrett Langford, presented to the Commission

DISCUSSION

Commissioner Melend expressed concern regarding the sale of alcohol and the proximity to North Mesquite High School. Mr. Langford advised the Commission that if the applicant obtains a Food/Beverage Certificate from the Texas Alcoholic Beverage Commission, the stipulation of distance would not apply to the establishment. Commissioner Dharmarajan expressed the opinion that there should be a clear demarcation between areas as the venue combines both adult and family entertainment; Dharmarajan also spoke on security and public safety concerns.

Commissioner Melend asked whether the project would occupy the entire area formerly occupied by Sears; Mr. Langford stated that Main Event will occupy approximately two-thirds of the first floor of the building.

APPLICANT

Steve Meier, 4514 Cole Avenue, Dallas, TX 75205, on behalf of the applicant, spoke to the Commission on the overall process of turning the proposed site into an entertainment venue and the coordination between the Economic Development, and Planning and Zoning Departments.

Jill Valachovic, 9939 Capridge Drive, Dallas, TX, of Main Event/Dave & Busters, spoke to the Commission regarding concerns related to alcohol sales, stating that alcohol is not a huge component of business for Main Event and further outlined the protocols utilized to control underage alcohol purchase and consumption.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing. No one came forward.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve the Conditional Use Permit with Staff's recommendations. Commissioner Cumby seconded; the motion carried 5-1 with Commissioner Dharmarajan dissenting.

Chairperson Teferi advised the applicant that the case will be on the City Council Agenda for consideration on May 5th, 2025.

DIRECTOR'S REPORT

4. Adam Bailey provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on April 7, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0125-0381, submitted by Connor Osburn of Trinsic Residential Group, on behalf of Mesquite Community Development LLC, for a change of zoning from Planned Development - Multifamily and Light Commercial (Ordinance No. 5094) to Planned Development - Multifamily on Tract 1 and Planned Development - Light Commercial on Tract 2, and a Comprehensive Plan Amendment to adjust the boundaries of the High Density Residential and Office Future Land Use designations between Tracts 1 and 2 and repealing Ordinance No. 5094, to allow a 300-unit multifamily development on Tract 1 with modified development standards and light commercial uses on Tract 2, located at 5201 Northwest Drive. (One response in favor and none in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) Public hearing held. **Approved by Ordinance No. 5159.**

Two cases presented to the Commission on March 24, 2025 will be on the City Council Agenda for April 21st, 2025: Z0924-0369 and Z0325-0386.

Mr. Bailey advised the Commission that he, Garrett Langford and Deputy City Attorney Karen Strand will be working together to identify and prioritize potential code text amendments for consideration by the Commission. Additionally, he plans to update the Commission on updates to the Comprehensive Plan beginning in the Fall of this year.

The next scheduled Planning and Zoning meeting will be on April 28, 2025.

Chairwoman Teferi adjourned the meeting at 7:44 PM.

Chairwoman Soira Teferi