REQUEST FOR ZONING RECLASSIFICATION



PLANNING & DEVELOPMENT **STAFF REPORT**

FILE NO.: Z1117-0016 **P&Z HEARING DATE:** November 27, 2017

COUNCIL DATE: December 18, 2017

GENERAL INFORMATION

APPLICANT: Andrea Simpson Perez, Aim High Bounce

REQUESTED

Conditional Use Permit to allow an indoor recreation facility

ACTION:

LOCATION: 1210 W. Scyene Rd., Suite B

SITE BACKGROUND

EXISTING LAND USE AND

SIZE:

The approximately 29,200 square-foot site is developed with a commercial strip center that is occupied by a host of different uses and tenants, including an existing indoor recreation facility

offering indoor baseball.

SURROUNDING LAND USE

AND ZONING (see attached

map):

North: Industrial; developed with commercial uses

South: Light Commercial; the tract directly

> Southwest of the subject property is undeveloped; the adjacent tract is developed with commercial uses

East: Commercial; developed with commercial

uses

West: Commercial; commercial strip center

ZONING HISTORY: Annexed and zoned Residential 1951:

> Rezoned to A-2, Multi-Family 1955: Rezoned to C, Commercial 1964:

Conditional Use Permit approved to allow 1984:

for indoor recreation and a metal building

with masonry front

1986: Conditional Use Permit to allow 4 video

games

Conditional Use Permit to allow 16 video 1990:

games

Conditional Use Permit to allow teen club 1991:

1992: Conditional Use Permit to allow indoor

batting cages

1996: Conditional Use Permit to allow indoor go-

carts

2006: Rezoned to C, Commercial with Military Parkway-Scyene Corridor Overlay District

2009: Conditional Use Permit to allow indoor

sports instruction (Suite A)

2012: Conditional Use Permit to allow ambulance and dispatch service (Suite D); expired

2015: Conditional Use Permit to allow ambulance

and dispatch service (Suite D);

2015: Conditional Use Permit to allow indoor

sports instruction (Suite B)

PLATTING: Blue Bell Heights 2, Lot 3, Block A

GENERAL:

The applicant; Aim High Bounce, is proposing to expand their business to Mesquite to operate an indoor recreation facility in an approximately 7,000-square foot tenant space. The proposed indoor recreation facility will include an office, gift shop, party tables and additional seating, an arcade with 7 game machines, an air hockey area and a restroom. The applicant's existing location is in Forney, TX. Previous Conditional Use Permits for similar uses have been approved for the site and Suite B, in general. The most previous tenant in Suite B operated an indoor sports instruction facility. Additionally, similar uses currently exist on site.

STAFF COMMENTS

Mesquite Comprehensive Plan

According to the Comprehensive Plan, the subject property is located within the Corridor Business future land use designation. Corridor areas accommodate general business and commercial activities, generally with limitation of heavier commercial and outdoor storage uses which are not considered appropriate in many sections of the corridors, especially in those areas which are in close proximity to neighborhoods or which serve as gateways into the City. Outdoor storage areas are generally not a desired use in the corridors.

Mesquite Zoning Ordinance

In addition to being zoned C, Commercial, the property is located within the Military Parkway-Scyene Corridor Overlay District (MP-SC). Established in 2006, the purpose of the MP-SC Overlay District is to create an attractive and effective gateway into

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downtown and link these important assets and land uses. The MP-SC Overlay District established a limited number of permitted uses and design standards. Uses not listed in the MP-SC Overlay District as a permitted use, requires approval of a Conditional Use Permit.

Review Criteria - Mesquite Zoning Ordinance Sec. 5-303

In reviewing a request for approval of a Conditional Use Permit, the Planning and Zoning Commission and City Council shall consider:

Existing Uses

The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The proposed use will be contained within the building and will not involve outdoor activity that may conflict with surrounding uses, including outdoor storage or outdoor display. Similar uses are currently located within the strip center. It is not anticipated that the proposed use will have any adverse impact on adjacent uses, nor will the use substantially diminish property values within the immediate vicinity.

Vacant Properties

The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The proposed use will not impede the normal and orderly development and improvement of surrounding properties. The proposed use will occupy a lease space within the existing strip center. The proposed use does not require improvements to the subject property.

Services

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Adequate utilities, access roads, drainage and other necessary facilities have been provided and are sufficient to accommodate the demands associated with the request for approval of a Conditional Use Permit to allow indoor recreation.

Parking

Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

The subject property has adequate parking facilities to support the proposed use and existing uses located within the strip center.

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Performance Standards

Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

It is not anticipated that the operation of an indoor recreation facility at this location will constitute a nuisance of any kind.

RECOMMENDATION

Staff recommends approval of the Conditional Use Permit to allow for the operation of an indoor recreation facility.

PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the property. No notices have been returned.

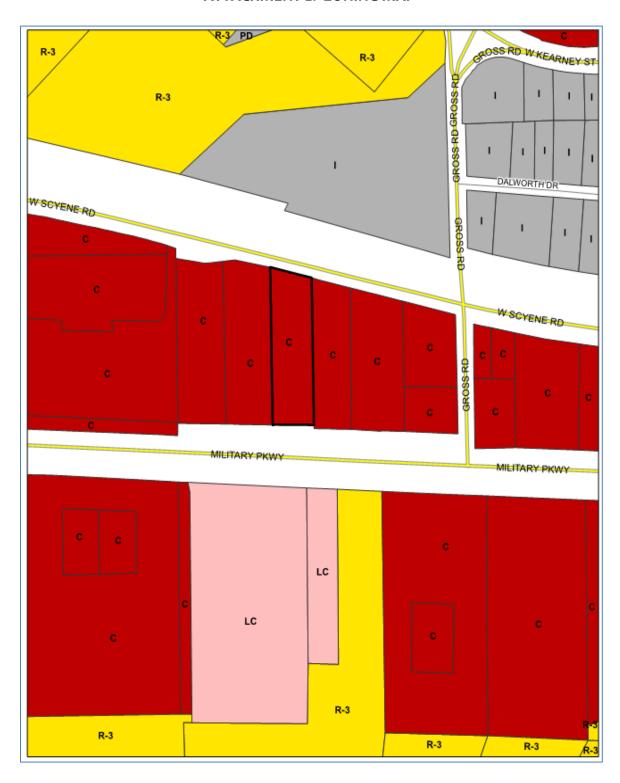
ATTACHMENTS

- 1 Aerial Map
- 2 Zoning Map
- 3 Public Notification Map
- 4 Application
- 5 Site Photos

ATTACHMENT 1: AERIAL MAP



ATTACHMENT 2: ZONING MAP



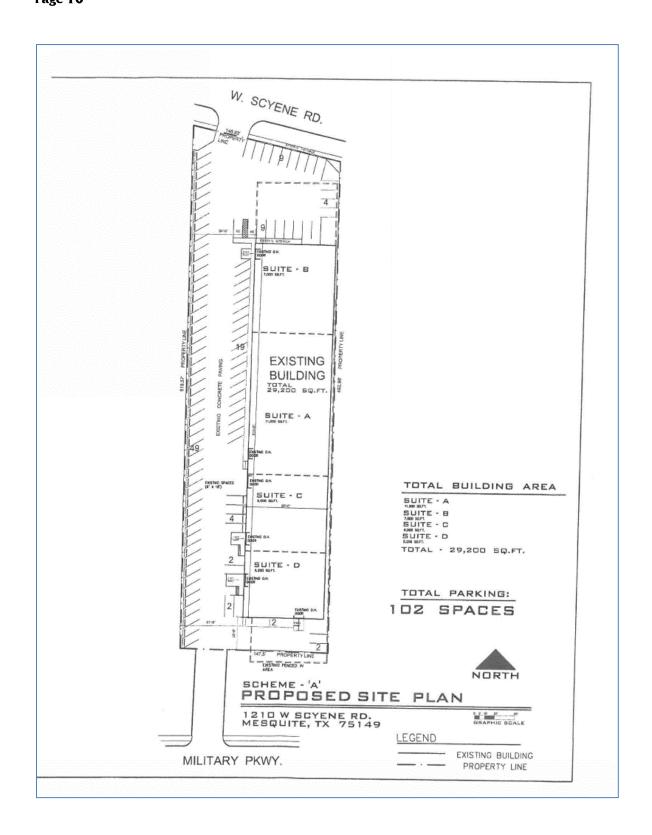
ATTACHMENT 3: PUBLIC NOTIFICATION MAP

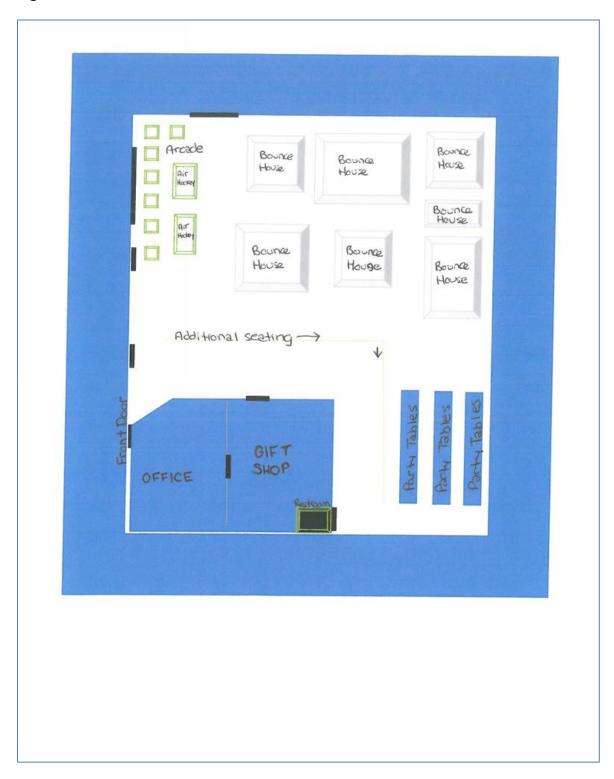


ATTACHMENT 4: APPLICATION

CITY OF MESQUITE		Receipt No.	044276	Date Stamp:	
ZONING APPLIC	-	Fee:	800		
2014ING / II I EIC	7111014	Case Manager:	UM		
REQUESTED ACTION:					
Change District Classification to:				end Special Conditions of	
CUP	Formily	entertaynm	ent ord	inance #(Explain Below)	
Additional explanation of requested we would like to ex	ibaug unc				
offer prithogy bart	ies, Indoor	bounce he	ouses an	d an arcade cuen	
SITE INFORMATION/GENE	RAL LOCATION	V: 1	LOCATION/L	EGAL DESCRIPTION:	
Current Zoning Classification:			Complete one of the following:		
Site Size: 7,000 Soft (Acr	et) 1. Platted P	1. Platted Property			
Address (if available): 1210 W. Sc.	yene Rd. #	B Addition			
General Location Description: mu	Hitenent	Block:		Lot:	
property with an in	door base.	1			
ball park in suite ne	roop tx	_ Abstract:		Tract:	
APPLICANT INFORMATION:					
Contact: Andrea Simp	son Perez	Pho	ne: (972)	999 - 3279	
Company: Aim High Bo	NONCE.	Fax:	()_		
address: 11814 Pylic Cre	st Drive	E-m	ail: CUNUS	81 Ogmail com	
Bakin Springs	T4 75180		(Rec	julred)	
ignature: 55R			er 🗆 Representa	ative 🎘 Tenant 🗆 Buyer 🗆	
OWNER AUTHORIZATION AND	D ACKNOWLED				
I hereby certify that I am the owner of application.			of the subject pro	perty for the purposes of this	
application. I hereby designate the person named all contact person with the City of Mesquite I hereby authorize the City of Mesquite purpose of 1) frecting, maintaining, or consideration and which indicate how fu and current conditions of the property: a damages which may be incurred to the siphotographs.	ove as applicant, if in the processing of its agents or emp removing "Change or ther information mand further. I release	f other than myself, to f this application. loyees, to enter the so of Zoning" signs, wh ay be obtained, and 2	o file this applicate subject property a ich indicate that a 2) Taking photogra	at any reasonable time for the a zoning amendment is under apply documenting current use	
vner: Abballah Adhar	n	Phone	e: (972) <u>(</u>	061.2964	
dress: <u>Please</u> sea	e atta	ched			
For Class	suter	E-mai	aad h	mamsn.com	
- ich sign					

OWNER AUTHORIZATION AND ACKNOWLEGEMENTS: 1.) I hereby certify that I am the owner or duty authorized agent of the owner, of the subject property for the purpose of this application. 2.1 Interby designate the person named above as applicant, if other than myself, to file this application and to act as the principle constate person with the City of Mesquite in the processing of this application. 3.1 Interby sutminist the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1.1 Erecting, Maintaining or Removing Change of Doning's signs, which that indicates that a zoning amendment's under Consideration and which indicate how further information af 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 the erecting, maintaining or removal of said signs or the taking of said photographs. Owner: Abdaba Addam Phone: 972 GG 12464 Owner: Abdaba Addam Phone: 972 GG 12464 Signature: Abdaba Addam Phone: 972 GG 12464 Signature: Abdaba Addam Phone: 972 GG 12464		
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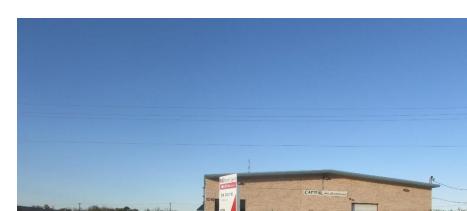
ATTACHMENT 5: SITE PHOTOS



Entrance into the site from Scyene Road.



Photo taken on site looking at existing building.



Entrance into the site from Military Parkway.



Photo taken from Military Parkway looking north at existing building and parking.