

**FILE NO.:** Z0518-0032

**P&Z HEARING DATE:** May 29, 2018  
**COUNCIL DATE:** June 18, 2018

#### GENERAL INFORMATION

**APPLICANT:** Denise Shontel, Dallas Slot Cars

**REQUESTED ACTION:** Conditional Use Permit to allow an *Indoor Recreation Facility*

**LOCATION:** 1210 W. Scyene Rd., Suite D

#### 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 a recently approved indoor recreation facility; Aim High Bounce.

**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:**

1951: Annexed and zoned Residential  
1955: Rezoned to A-2, Multi-Family  
1964: Rezoned to C, Commercial  
1984: Conditional Use Permit approved to allow for indoor recreation and a metal building with masonry front  
1986: Conditional Use Permit to allow 4 video games  
1990: Conditional Use Permit to allow 16 video games  
1991: Conditional Use Permit to allow teen club

- 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)
- 2017: Conditional Use Permit to allow an indoor recreation facility (Suite B)

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

**GENERAL:** The applicant, Dallas Slot Cars, is proposing to move their business from Garland to Mesquite to operate an indoor recreation facility. Dallas Slot Cars will have 3 different slot car tracks for weekly organized racing. Racers have the option to purchase cars, or car parts to build their own cars. The cars range from 5 to 10 inches long. Other activities include birthday parties, boy scout parties and gatherings of church groups. The applicant does not propose the use of or sale of alcohol or cigarettes onsite.

#### **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 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.

**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.

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**RECOMMENDATION**

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

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**PUBLIC NOTICE**

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

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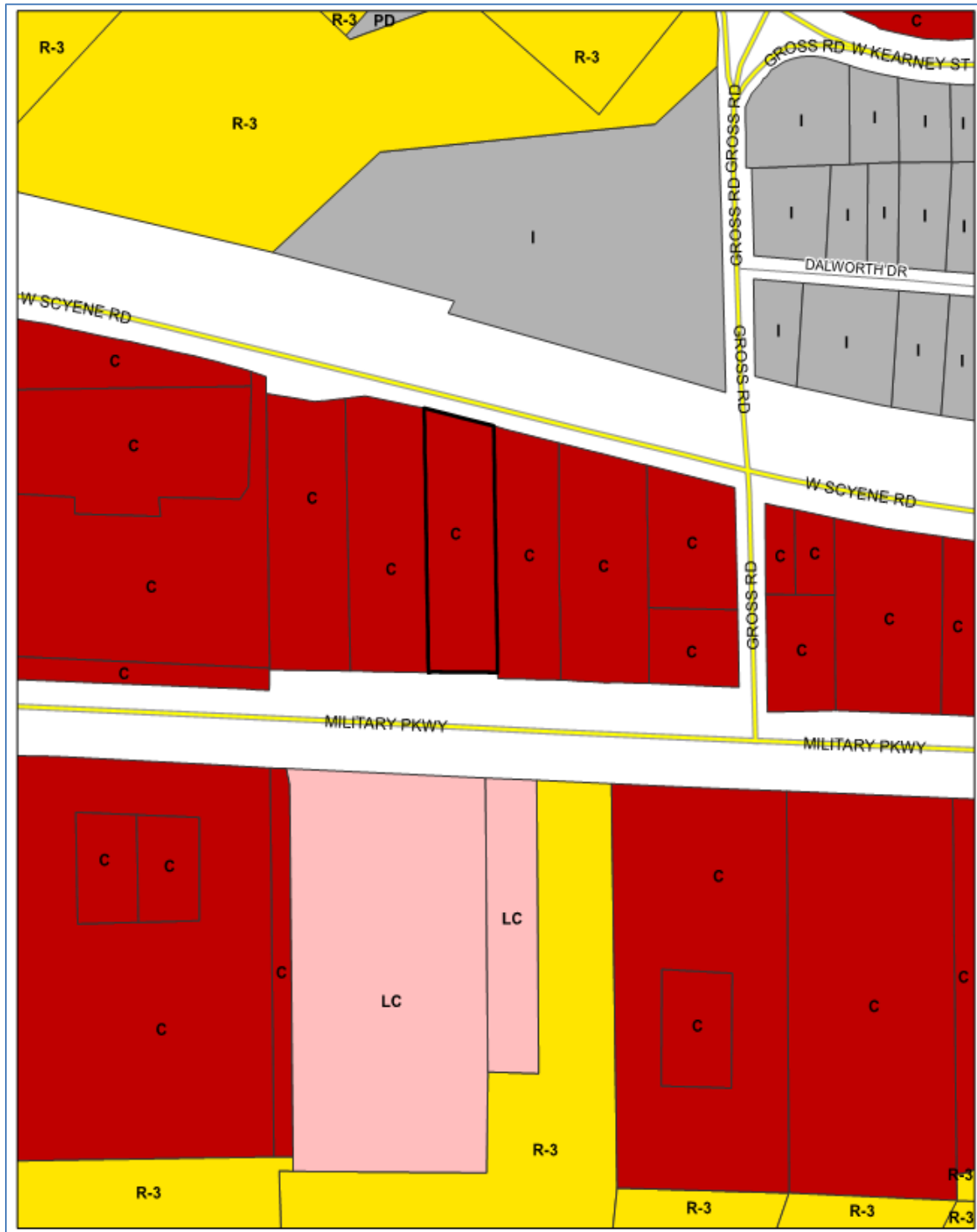
**ATTACHMENTS**

- 1 – Aerial Map
- 2 – Zoning Map
- 3 – Public Notification Map
- 4 – Application & Supporting Documents
- 5 – Site Photos

**ATTACHMENT 1: AERIAL MAP**



ATTACHMENT 2: ZONING MAP



**ATTACHMENT 3: PUBLIC NOTIFICATION MAP**





**ATTACHMENT 4: APPLICATION & SUPPORTING DOCUMENTS**

|  |  |                   |
|--|--|-------------------|
| <b>CITY OF MESQUITE<br/>ZONING APPLICATION</b> |  | 20518-0032        |
| Receipt No. _____                              |  | Date Stamp: _____ |
| Fee: _____                                     |  | _____             |
| Case Manager: <u>JM</u>                        |  | _____             |

|  |   |  |
|--|---|--|
| <b>REQUESTED ACTION:</b>   |   |  |
| Change District Classification to:<br>_____  | Conditional Use Permit for:<br><u>INDOOR RECREATION</u> | Amend Special Conditions of<br>Ordinance # _____<br><small>(Explain Below)</small> |
| Additional explanation of requested action:<br><u>hobby shop and indoor recreation</u> |   |  |

|   |  |
|---|--|
| <b>SITE INFORMATION/GENERAL LOCATION:</b>   | <b>LOCATION/LEGAL DESCRIPTION:</b>   |
| Current Zoning Classification: <u>"C" Commercial</u><br>Site Size: <u>1.482</u> (Acres or Square Feet)<br>Address (if available): <u>1210 W Swayne D</u><br>General Location Description: _____<br>_____<br>_____ | Complete one of the following:<br><br>1. Platted Property<br>Addition: <u>Blue Bell Heights</u><br>Block: <u>A</u> Lot: <u>3</u><br><br>2. Unplatted Property:<br>Abstract: _____ Tract: _____ |

|   |   |
|---|---|
| <b>APPLICANT INFORMATION:</b>   |   |
| Contact: <u>Denise Shontel Howard</u><br>Company: <u>Dallas Slot Cars</u><br>Address: <u>1426 N Buckner Blvd</u><br><u>Dallas Tx 75218</u><br>Signature: <u>Denise J Howard</u> | Phone: <u>(214) 704-5755</u><br>Fax: <u>(214) 328-6669</u><br>E-mail: <u>shontelh1@yahoo.com</u><br><small>(Required)</small><br>Owner <input type="checkbox"/> Representative <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> |

|  |  |
|--|--|
| <b>OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:</b>   |  |
| <small>1. I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application.<br/>2. I hereby designate the person named above as applicant, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite in the processing of this application.<br/>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 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) 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 the erecting, maintaining, or removal of said signs or the taking of said photographs.</small> |  |
| Owner: <u>Shontel Howard</u><br>Address: <u>1426 N Buckner Blvd</u><br><u>Dallas Tx 75218</u><br>Signature: <u>Denise J Howard</u>   | Phone: <u>(214) 704-5755</u><br>Fax: <u>(214) 328-6669</u><br>E-mail: <u>shontelh1@yahoo.com</u> |





Dallas Slot Cars LLC opened in May 2006.

Dallas Slot Cars is a family-oriented business. We have weekly organized racing on 3 different slot car tracks. We also host birthday parties, boy scout parties and church groups. We have races for both novice and advanced racers.

Racers have the option of buying the cars ready built or purchasing the parts to build their own creations. The cars range from 5" to 10" long. Cars cost as low as \$50. More experienced racers are encouraged to help the new racers with both building and racing. A weekly schedule is posted on our website and Facebook. Race results and photos are published on Facebook.

There is no smoking or alcohol allowed.

We are not weather dependent. Rain/shine/cold/hot and we are inside having fun.

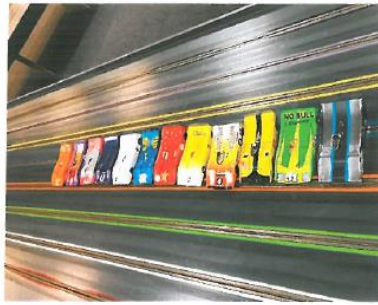
4-6 times a year we have racers travel from various parts of the country. The nearby hotels are fantastic. All the nearby fast food restaurants are very convenient. The neighborhood is awesome.

I believe Dallas Slot Cars is a perfect fit for the strip at 1210 Scyene Suite D. The indoor batting cages, jumpy house business and Dallas Slot Cars would make a great family fun center in Mesquite, Texas.

Thank you,

Shontel Howard

Owner, Dallas Slot Cars





**Dallas Slot Cars**

| Pos | Driver          | Qualify result | Final result | Qual time |
|-----|-----------------|----------------|--------------|-----------|
| 1   | Ross Simmons    | 4.387 (4.387)  | 305.12       | 4.400     |
| 2   | Corey Newhouse  | 4.406 (4.406)  | 300.02       | 4.400     |
| 3   | Clay Dumas      | 4.398 (4.398)  | 295.04       | 4.440     |
| 4   | Colin Malt      | 4.400 (4.400)  | 288.06       | 4.500     |
| 5   | Nathan Olson    | 4.408 (4.408)  | 297.00       | 4.500     |
| 6   | Chris Turner    | 4.522 (4.522)  | 291.08       | 4.849     |
| 7   | Adam Dabben     | 4.530 (4.530)  | 278.02       | 4.540     |
| 8   | Jonas Bailey    | 4.530 (4.530)  | 278.01       | 4.600     |
| 9   | Richard Hoffer  | 4.642 (4.642)  | 276.13       | 4.953     |
| 10  | Ed Hansen       | 4.679 (4.679)  | 276.11       | 4.754     |
| 11  | Fred Cornwell   | 4.627 (4.627)  | 275.09       | 4.670     |
| 12  | Dean Wolfe      | 4.600 (4.600)  | 272.07       | 4.671     |
| 13  | David Emery     | 4.607 (4.607)  | 271.02       | 4.666     |
| 14  | Andrew Olson    | 4.600 (4.600)  | 267.15       | 4.624     |
| 15  | Andy Truesdell  | 4.506 (4.506)  | 266.12       | 4.647     |
| 16  | Vic Arter       | 4.635 (4.635)  | 266.04       | 4.635     |
| 17  | Bradford Warren | 4.611 (4.611)  | 260.15       | 4.661     |
| 18  | Harvard Wirth   | 4.561 (4.561)  | 257.02       | 4.602     |
| 19  | Patrick Olson   | 4.577 (4.577)  | 255.14       | 4.667     |
| 20  | Bob Dufur       | 4.679 (4.679)  | 248.02       | 4.710     |
| 21  | Edmund Dabben   | 4.530 (4.530)  | 249.15       | 4.600     |
| 22  | Mike Cullison   | 4.780 (4.780)  | 234.15       | 4.723     |
|     |                 |                | 1.16         | 4.730     |





| Dallas Slot Cars - Race Schedule |                                       |
|----------------------------------|---------------------------------------|
| Today                            | Thursday, February 22                 |
| Thursday, February 22            |                                       |
| 4:00pm                           | Open                                  |
| 4:00pm                           | Road Course open for practice         |
| 6:00pm                           | Pro Tree Bracket Drag Race            |
| Saturday, February 24            |                                       |
| 9:00am                           | Open                                  |
| 10:00am                          | RETRO Day starts 10:30 F1, Can A      |
| 5:00pm                           | Full Tree Bracket 6 car limit Drag Ra |
| Sunday, February 25              |                                       |
| 11:00am                          | Open                                  |
| 1:00pm                           | Monthly Sunday Bracket Drag Race      |
| Thursday, March 1                |                                       |
| 4:00pm                           | Open                                  |
| 4:00pm                           | Road Course open for practice         |
| 6:00pm                           | Pro Tree Bracket Drag Race            |
| Saturday, March 3                |                                       |
| 11:00am                          | 11am Open                             |
| 12:00pm                          | 12pm Flexi Nascar                     |
| 2:00pm                           | 2pm Indy Cars                         |
| 5:00pm                           | Full Tree Bracket Drag Race           |



**ATTACHMENT 5: SITE PHOTOS**



**Photo taken on site looking at existing building.**



**Entrance into the site from Military Parkway.**