

Independence Plaza Center, LP

December 21, 2018

Mr. Jeff Armstrong
Director of Planning and Development Services
1515 N. Galloway Avenue, Mesquite, TX 75149

RE: Variance Request– Independence Plaza Shopping Center - 1220 N. Town East
Blvd., Mesquite, TX

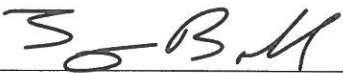
Dear Mr. Armstrong:

We purchased Independence Plaza Shopping Center in 2012 from Weingarten Realty. Babies R Us has been our anchor tenant at the Shopping Center, but unfortunately they succumbed to bankruptcy earlier this year. A national grocery store is looking to open a location at Independence Plaza Shopping Center. They want to move into the space previously occupied by Babies R us and become our new anchor tenant. However, in order for them to move forward they will need to have the ability to sell beer and wine for “offsite” consumption, which is mandatory in of all their locations and typical of most grocery stores. The current ordinance for the City of Mesquite would prohibit them from selling beer and wine, due to the fact the property line of the Shopping Center is less than 300 feet from Poteet High School’s property line. Enclosed with this letter is the survey from A&W Surveyors which shows our property line being 295.99 feet away from Poteet High School’s property line. I am writing this letter to request a variance of approximately 4.01 feet from the current ordinance in order for the grocery store to move into Independence Plaza Shopping Center. If a variance is granted, I am confident they would be a great quality tenant, not only for the Shopping Center, but for the City of Mesquite for many years to come.

Thank you for your consideration and please contact me at 361-765-4001 should you have any questions.

Sincerely,

Independence Plaza Center, LP
By: Independence Plaza Center, GP, LLC
Its general partner

By: 
Jimmy Boller