



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
April 14, 2025 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

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

PUBLIC HEARINGS

The City Council may approve a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

4. 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).

DIRECTOR'S REPORT

5. DIRECTOR'S REPORT.

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on April 7, 2025.

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on April 14, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by April 11, 2025, before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning

MINUTES**March 24, 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	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 2	Millie Arnold	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 3	Roger Melend	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 4	Ronnie Chenault	☐ Present In-Person ☒ Absent ☐ Present by Telephone/Video
Position No. 5	Rick Cumby	☐ Present In-Person ☒ Absent ☐ Present by Telephone/Video
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☒ Present In-Person ☐ Absent (* Attendance Required: ☐ No ☒ Yes)
Alternate No. 2	Debbie Screws	☒ Present In-Person ☐ Absent (* Attendance Required: ☐ No ☒ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development	☒ Present In-Person
Garrett Langford	Manager of Planning & Zoning	☒ Present In-Person
John Cervantes	Senior Planner	☒ Present In-Person
Ti'Ara Clark	Planner	☒ Present In-Person
Millie Laird	Planning & Development Administrative Aide	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ 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 10, 2025, Planning and Zoning Commission.

Commissioner Screws stated that the minutes should be corrected to reflect that the motion to approve the consent agenda was made by Commissioner Screws, not Commissioner Cumby, who was absent on that date. Garrett Langford, Manager of Planning and Zoning, advised the Commission that the minutes will be amended with the correction.

ACTION

Commissioner Melend made a motion to approve the minutes; Commissioner Arnold seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0924-0369.**

Conduct a public hearing and consider approval of Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a zoning change from Agricultural Zoning District to R-3, Single Family Zoning District and a Comprehensive Plan Amendment to change future land use designation from Commercial to Low Density Residential, located at 10079 S. Belt Line Road (also addressed 2298 S. Belt Line Rd).

Ti'Ara Clark, Planner, presented to the Commission.

DISCUSSION

There were discussions regarding future development fencing/screening, proximity to the existing residential properties to the South and impact on traffic congestion.

APPLICANT

Applicant Casey Simmons, 10079 S. Belt Line Road, Mesquite, Texas, spoke to the Commission, addressing the concerns related to future development.

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 with Staff's recommendations. Commissioner Walker seconded; the motion carried 7-0.

5. **ZONING APPLICATION NO. Z0325-0386.**

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0386, submitted by Lighthouse Learning Academy Mesquite, LLC., for a zoning change from General Retail with Conditional Use Permits (Ord. 4855 and Ord. 4901) to General Retail with a Conditional Use Permit to allow child daycare services as a permitted use located at 1515 E. Kearney St., Suites 402, 500, and 600.

Ti'Ara Clark presented to the Commission.

APPLICANT

Applicant Keisha Williams addressed the Commission.

DISCUSSION

There was a discussion regarding the ongoing success and expansion of the daycare since its opening.

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 Arnold to approve the CUP application to include suites 402, 500, and 600, replacing previous CUPs issued to the applicant for the same address. Commissioner Melend seconded; the motion carried 7-0.

DIRECTOR'S REPORT

6. Adam Bailey provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on March 17, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, for a change of zoning from Planned Development - Mixed Use (Ordinance No. 4038) to

Planned Development - General Retail (GR) on Tract 1 and Planned Development - Townhouses on Tract 2, and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail on Tract 1 and from Parks, Open Space, and Drainage to Medium Density Residential on Tract 2, to allow a retail development with contractor uses in addition to those permitted in the GR district on Tract 1 and a townhome development on Tract 2 with modified development standards, located at 2200 Lawson Road (east and south of the Lawson Road and Clay Mathis Road intersection)..
Postponed to the June 2, 2025, City Council meeting.

Mr. Bailey informed the Commission of upcoming training opportunities that will be offered in-house as well as the upcoming American Planners' Association Conference to be held in Bryan Station, October 2025.

The next scheduled Planning and Zoning meeting will be on April 14, 2025.

Chairwoman Teferi adjourned the meeting at 7:35 PM.

Chairwoman Soira Teferi

FILE NUMBER: Z0325-0390
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, April 14, 2025
 City Council: Monday, May 5, 2025

GENERAL INFORMATION

Applicant: SCM2 Development on behalf of SRB Mesquite, LLC
Requested Action: Rezone 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
Location: 1738 N. Town East Blvd (aka 3000 Town East Mall)

SITE BACKGROUND

Platting: Town East Mall Phase 2, Block A, Lot 1
Size: 18.66 acres
Zoning: C - Commercial
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
 1966: Rezoned to C, Commercial
 1996: Rezoned to C within TERRA overlay

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
SOUTH:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
EAST:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
WEST:	R-1 Single Family TERRA Overlay	North Mesquite High School

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow Main Event to occupy a majority (~58,000 square feet) of the first floor of the former Sears building located at 1738 N. Town East Blvd. The property, currently owned by SRB Mesquite, LLC. (Elm Creek Investments), was acquired in 2020 after Sears closing with the long-term goal of redeveloping the site.

Over the past several months, the owner's development team has been actively collaborating with the City's Economic Development office on a vision to redevelop the property into a vibrant mixed-use destination. The proposed redevelopment strategy focuses on entertainment, retail, and other experience-driven uses, rather than traditional big-box retail.

The first phase of this redevelopment is proposed to be anchored by Main Event. Main Event is a family entertainment center that offers a variety of attractions, including a full-service restaurant, bowling, laser tag, arcade games, escape rooms, billiards, and meeting/party rooms. The venue typically operates seven days a week, from 11:00 a.m. to 12:00 a.m., with extended hours until 2:00 a.m. on Fridays and Saturdays. Main Event expects to have ~200 employees. An overview of Main Event's operations is available in Attachment 7.

Under the Mesquite Zoning Ordinance (MZO), a CUP is required for several of the entertainment components associated with Main Event, including indoor amusement and games, bowling alleys, arcade rooms, and major reception facilities.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as part of the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The *Comprehensive Plan* describes "the Town East Special Planning Area as the largest center of retail in Mesquite. The area is anchored by Town East Mall and surrounded by additional retail, restaurants, offices, and North Mesquite High School. The area has seen redevelopment over the years with existing structures and new construction. Roadway improvements on various roadways have improved vehicular circulation, and district branding along Town East Boulevard and the highway designates the area as a special district."

The Comprehensive Plan noted that "competition from internet shopping and the rise of specialty boutiques has led to the closure of malls and brick-and-mortar retail across the country. Consideration should be made for changes in the market, and plans should be developed for Town East Mall and the surrounding area to evolve."

STAFF COMMENTS:

The *Comprehensive Plan* acknowledges the shifting retail landscape due to growing competition from online shopping and changing consumer preferences. Specifically, it calls for plans to help the mall and the surrounding area evolve, adapting to market trends and maintaining the area's economic vitality. Main Event supports this evolution by introducing a family-oriented entertainment venue that diversifies the area's land use beyond traditional retail.

As a use that combines dining, recreation, and experiential attractions, it brings activity and foot traffic at varying times of day and week—helping to extend the life and vibrancy of the town east mall area beyond typical retail hours.

Additionally, Main Event aligns with the plan's emphasis on redevelopment and reinvestment in the district by repurposing a vacant anchor tenant space (the former Sears building). The project can help revitalize an underutilized part of the mall and further the city's goal of maintaining the district as a thriving destination.

In summary, the proposed CUP for Main Event is consistent with the goals and recommendations of the *Mesquite Comprehensive Plan*, supporting adaptive reuse, experiential development, and the continued transformation of the town east special planning area into a more dynamic and resilient commercial district.

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: By reactivating a large-vacant building, the proposal helps deter blight or disinvestment, both of which can have broader public health implications for a district.

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

STAFF COMMENTS: The proposed CUP is consistent with the *Mesquite Comprehensive Plan*. The Comprehensive Plan identifies entertainment as the most needed type of development. The proposed CUP will allow for the adaptive reuse of an aging big box with a destination use that will support the area's existing retail and personal service and attract new businesses.

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

STAFF COMMENTS: As stated previously, the proposed CUP is consistent with the Comprehensive Plan vision for the Town East Special Planning Area.

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

STAFF COMMENTS: The proposed CUP will 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. The proposed CUP will allow a family entertainment center to come to Town East Mall which should bring additional patrons to the area to further support the surrounding retail, personal service, and restaurant uses.

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

STAFF COMMENTS: The area surrounding the subject property within the City of Mesquite has experienced limited development activity in recent years. The last significant development in the area was in 2016, with Dicks' Sporting Goods on the adjoining site to the east.

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 believe there will be any nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the *Mesquite Comprehensive Plan's* and meets the review criteria in Section 5-310(N.). The CUP will positively impact the Town East area and the community as a whole, as it will bring a modern family entertainment center to the community.

RECOMMENDATIONS

City staff recommends approval of the CUP 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.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of April 11, 2025, Staff has not received any returned property owner notices for the request.

CODE CHECK

A site inspection found no visible code violations as of the date of this report.

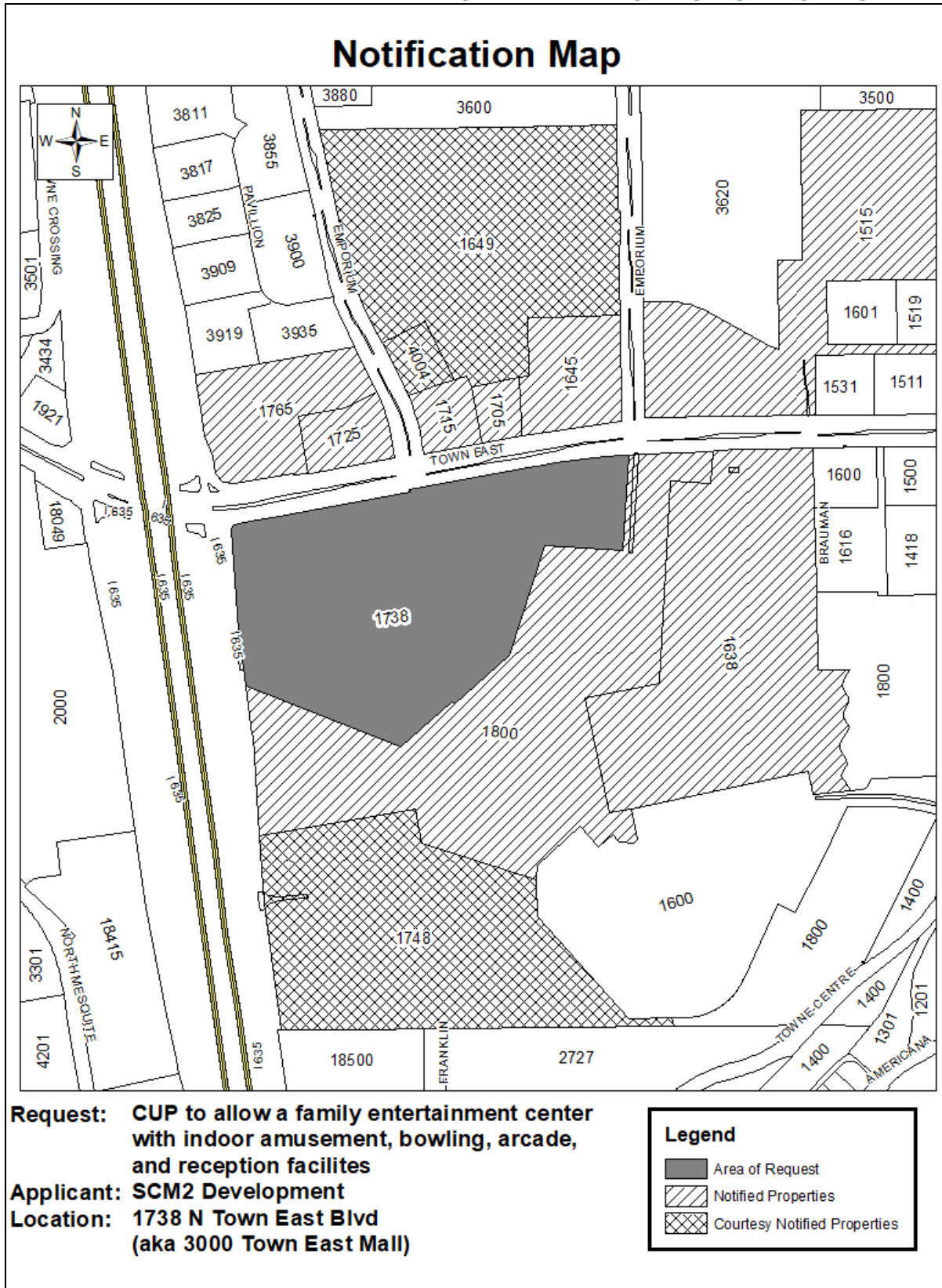
ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Main Event Summary of Operations
8. Conceptual Floor Plan
9. Site Location

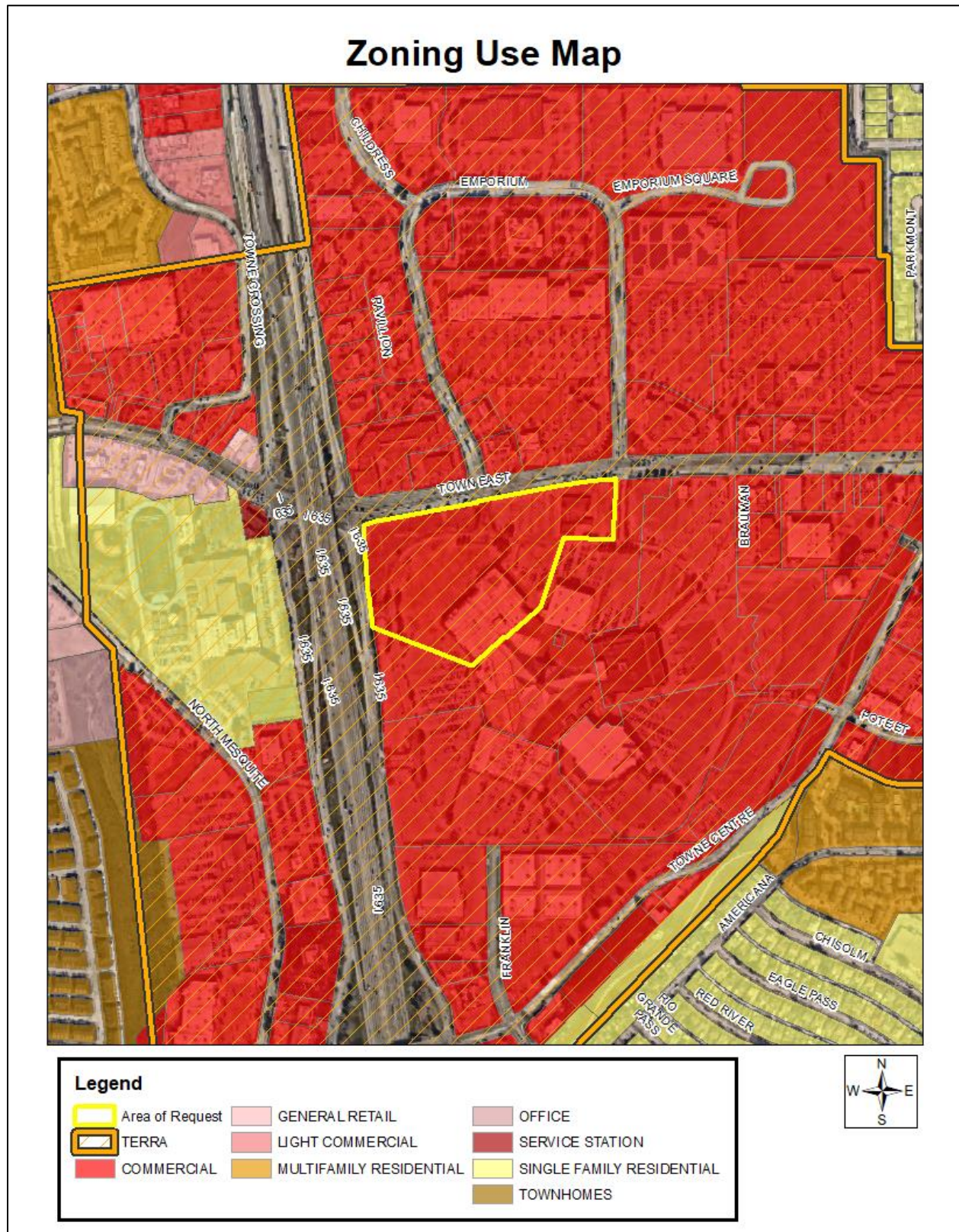
Location: 1738 N Town East Blvd
(aka 3000 Town East Mall)

 Area of Request

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

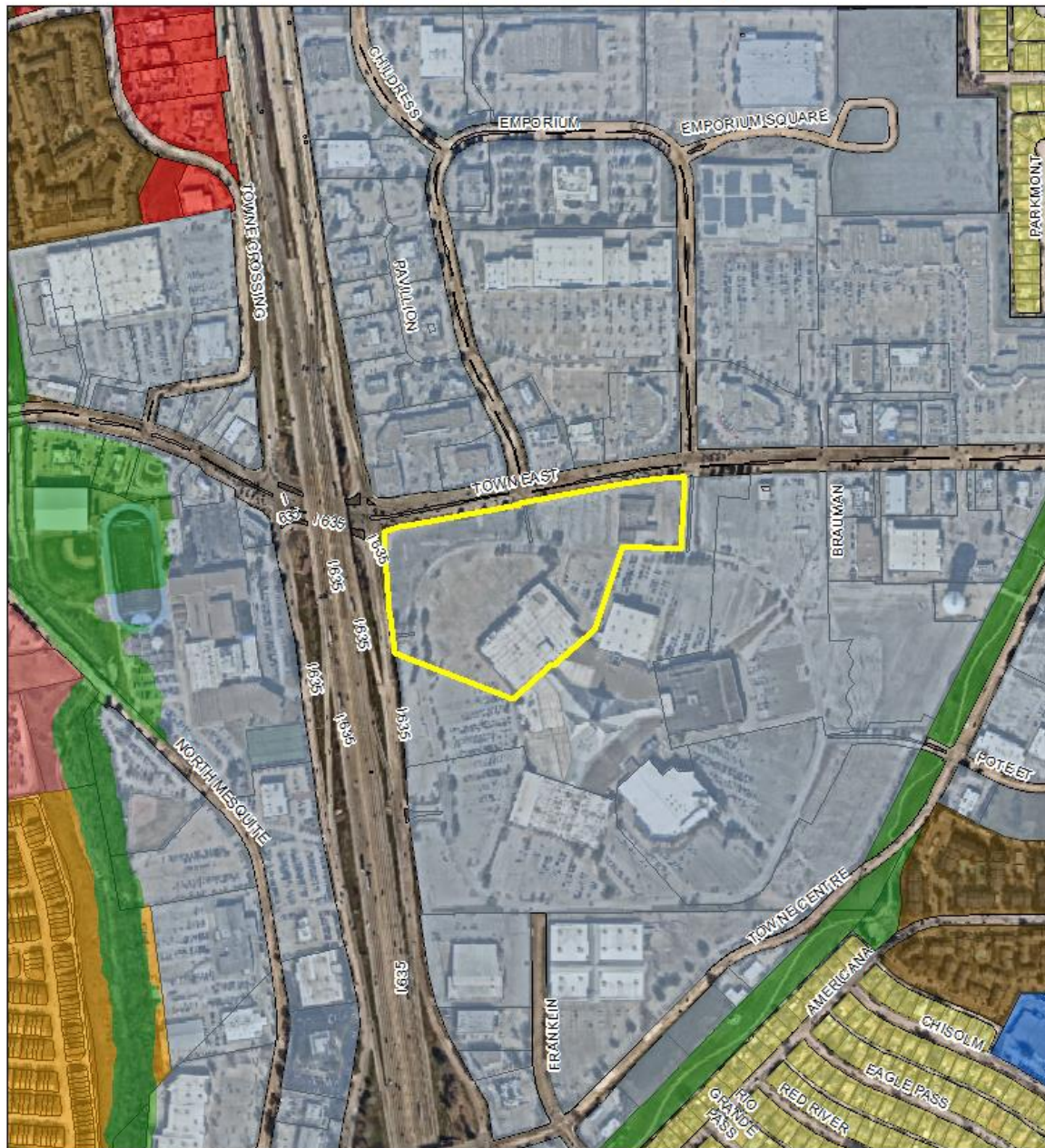


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

- | | | |
|---------------------------------|----------------------------|-----------------------------|
| Area of Request | Medium Density Residential | Regional Retail |
| Town East Special Planning Area | High Density Residential | Public/Semi-Public |
| Low Density Residential | Neighborhood Retail | Parks, Open Space, Drainage |



ATTACHMENT 5 – SITE PHOTOS



Former Sears Building



Facing East along Town East Blvd



Facing North along IH-635 Service Road

**STATEMENT OF INTENT & PURPOSE
MAIN EVENT FAMILY ENTERTAINMENT CENTER**

300 Town East Mall
(Former Sears Building)

SRB Mesquite, LLC (SRB), is the owner of the former Sears & Robuck property at Town East Mall, an approximate 18.67 acre tract of land that is part of the Final Plat of Town East Mall. SRB intends to redevelop the property. The first phase of the redevelopment will be to remodel the Sears building to accommodate a number of uses including retail, restaurant and entertainment. This CUP request pertains to approx. 58,000 of the ground floor of the Sears building for a Main Event Family Entertainment Center. The subject property is located at southeast corner of IH-635 and Town East Blvd. The Sears building is currently vacant and the interior of the building is currently undergoing selective demolition to make way for the new tenants. The property is described as Lot 1, Block A of the Final Plat of Town East Mall.

The Sear property along with the balance of the Town East Mall tract is currently zoned "C - Commercial" and is within the Terra Overlay District. The proposed Main Event Family Entertainment use is allowed within the current zoning designation with the approval of a Conditional Use Permit. The proposed development intends to meet the other requirements of the Zoning Ordinance and Overlay District, so no variances are being proposed.

Also, based upon the development's location at northeast corner of IH-635 and Town East Blvd., there appears to be adequate infrastructure in place for transportation/traffic, water, wastewater and stormwater drainage.

ATTACHMENT 6 – APPLICATION MATERIALS



City of Mesquite Conditional Use Permit Packet

Please print legibly. This application can also be completed online at [Civic Access](#).

Application Checklist

- ☒ Completed Application ☒ Statement of Intent and Purpose ☒ Zoning Exhibits A & B
☒ Owner Authorization (page 6) ☒ Application Fee*

**Fee will be assessed at time of application submittal (\$1,000/\$1,250).*

Property Information

General Location: NWC of the Town East Mall
Physical Address: 3000 Town East Mall City, State: Mesquite, Texas
Zip Code: 75150
Platted: ☒ Yes ☐ No (If yes, fill in information below)
Subdivision: Town East Mall Block: A Lot: 1

Applicant Information – The person filling out the application

First Name: Steve Last Name: Meier
Phone Number: 214-632-9611 Email Address: Steve@scm-development.com
Company Name: _____

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☐ Yes ☒ No (If no, fill in information below)
First Name: Karl Last Name: Williams
Phone Number: 972-977-3374 Email Address: Ryan@fourriverscap.com
Mailing Address: 4514 Cole Ave Suite 1220 City, State: Dallas, TX
(If different from physical address)
Zip Code: 75205

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P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- ☐ AG – Agricultural ☐ R-1 – Single Family ☐ R-1A – Single Family ☐ R-2 – Single Family
☐ R-2A – Single Family ☐ R-3 – Single Family ☐ D – Duplex ☐ Multifamily (less than 25 units)
☐ Traditional Neighborhood Mixed Residential (TNMR)
☐ Other: _____

Non-Residential Zoning Districts

- ☐ O – Office ☐ GR – General Retail ☐ LC – Light Commercial ☐ MU – Mixed Use
☐ CB – Central Business ☐ SS – Service Station ☒ C – Commercial ☐ I – Industrial
☐ CV – Civic
☐ Other: _____

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the [Mesquite Comprehensive Plan](#).

1. Project use will be for a Main Event Space. Main Event Entertainment is a family-focused chain offering a mix of interactive activities like bowling, laser tag, and arcade games, alongside dining options, designed to bring people together for fun and socializing. It's a go-to spot for casual outings, birthday parties, and group events.

2. Main Event proposes to lease a portion of the 1st Floor of the vacant Sears Store at Town East Mall.

3. The development of a Main Event entertainment space within the vacant mall complies with the Mesquite Comprehensive Plan by advancing its goals for entertainment, redevelopment, and community identity. It aligns with the Future Land Use Map's emphasis on regional retail and entertainment, leverages existing infrastructure, and supports special planning areas like Town East Mall by adapting to market shifts. By incorporating recommended design and connectivity enhancements, this project could revitalize a key commercial asset, enhance Mesquite's regional appeal, and fulfill community desires for diverse entertainment options - all core values of Mesquite's Comprehensive Plan.

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Address how the request meets the approval criteria in [Section 5-303](#) of the Mesquite Zoning Ordinance, outlined below.

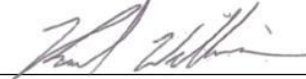
1. **Existing Uses:** That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. **Vacant Properties:** That the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in area.
3. **Services:** That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. Conditional uses in residential districts shall generally require direct access to an arterial street.
4. **Parking:** That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.
5. **Performance Standards:** That 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.

You may use a separate sheet if necessary.

1. The proposed use of a Main Event Family Entertainment Center is be a vast improvement to the Town East Mall as a whole,
not to mention it will occupy a currently vacant Sears building. And it will be a catalyst for other business to lease the other vacant
portions of the Sears building.
2. As mentioned above the Conditional Use will not impeded any orderly development of the surrounding vacant properties, but will be
a catalyst for the redevelopment of the entire property.
3. All necessary utilities are already present on the site and will be altered if necessary
4. The properties that make up the Town East Mall development are subject to a REA that allows Cross-Access & Parking,
so there is more than adequate parking and more that the city code requires.
5. This Conditional Use for a Main Event Family Entertainment Center does not generate any nuisance issued as defined above.

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: Karl Williams Phone Number: 972-977-3374
Address: 4514 Cole Avenue Suite 1220
Dallas, TX 75205 Email Address: karlw@elmcreekinvestments.com
Signature: 

Each property owner must complete a separate authorization form



April 11, 2025

RE: Main Event Entertainment, Mesquite, TX – Operation Statement

To Whom It May Concern:

The first Main Event opened in Lewisville, Texas, in 1998 because the founders believed that families deserved a better place than the league-driven, dusty bowling centers of the past. They developed an idea that became the first of its kind - a haven for families to share in a variety of activities like laser tag, gravity ropes, arcade games, billiards, and more, all under one (very big) roof. Over 20 years later, Main Event operates more than 50 locations in 19 states. In June of 2022, Dave & Buster's acquired Main Event and created even more energy behind the brand as it expands nationally. Dave & Buster's is publicly traded on the NASDAQ under the symbol PLAY with corporate offices in Coppell, Texas.

As a concept, Main Event offers the combination of EAT BOWL PLAY all under one roof. It has a full-service, "scratch family kitchen" menu along with bowling, state-of-the-art arcade games and other entertainment attractions, with new concepts being innovated regularly. Our arcade features 100-130 games with a combination of redemption and non-redemption games. Redemption games, such as Skee-ball or pop-a-shot, allowing the guest to earn tickets based on skill to be redeemed in our prize store. Our non-redemption games, such as driving games and Pac-Man, are for pure enjoyment. All games tickets awarded are based on the skill of the player. We encourage fun over the super competitive, social over solo, and accessible-to-everyone over games that require special expertise. We want to stir children's imaginations and inspire adults to play like kids again!

Main Event serves families of all shapes and sizes: Mom, Dad, and the kids. Your friend family. Your work family. Multiple generations of family. They all come here to make memories one smile at a time, all facilitated by the enthusiasm and hospitality of Main Event's employees. Every birthday deserves a celebration, and we make them epic. Similarly, we throw parties for groups, corporate events, holidays, and team building. With handcrafted food, one-of-a-kind experiences, and real fun together, the party is always on at Main Event.

Our proposed location in Town East Mall in Mesquite, TX will be approximately 57,000 square feet and have roughly 200 employees. On the inside, the space is multi-use/multi-functional.

Our proposed hours of operation for this location are Sunday 10:00 a.m. – Midnight; Monday 11:00 a.m. – 1:00 a.m.; Tuesday-Thursday 11:00 a.m. – 12:00 a.m.; Friday 11:00 a.m. – 2:00 a.m.; and Saturday 9:00 a.m. – 2:00 a.m. These hours may vary depending on the time of year and special events.

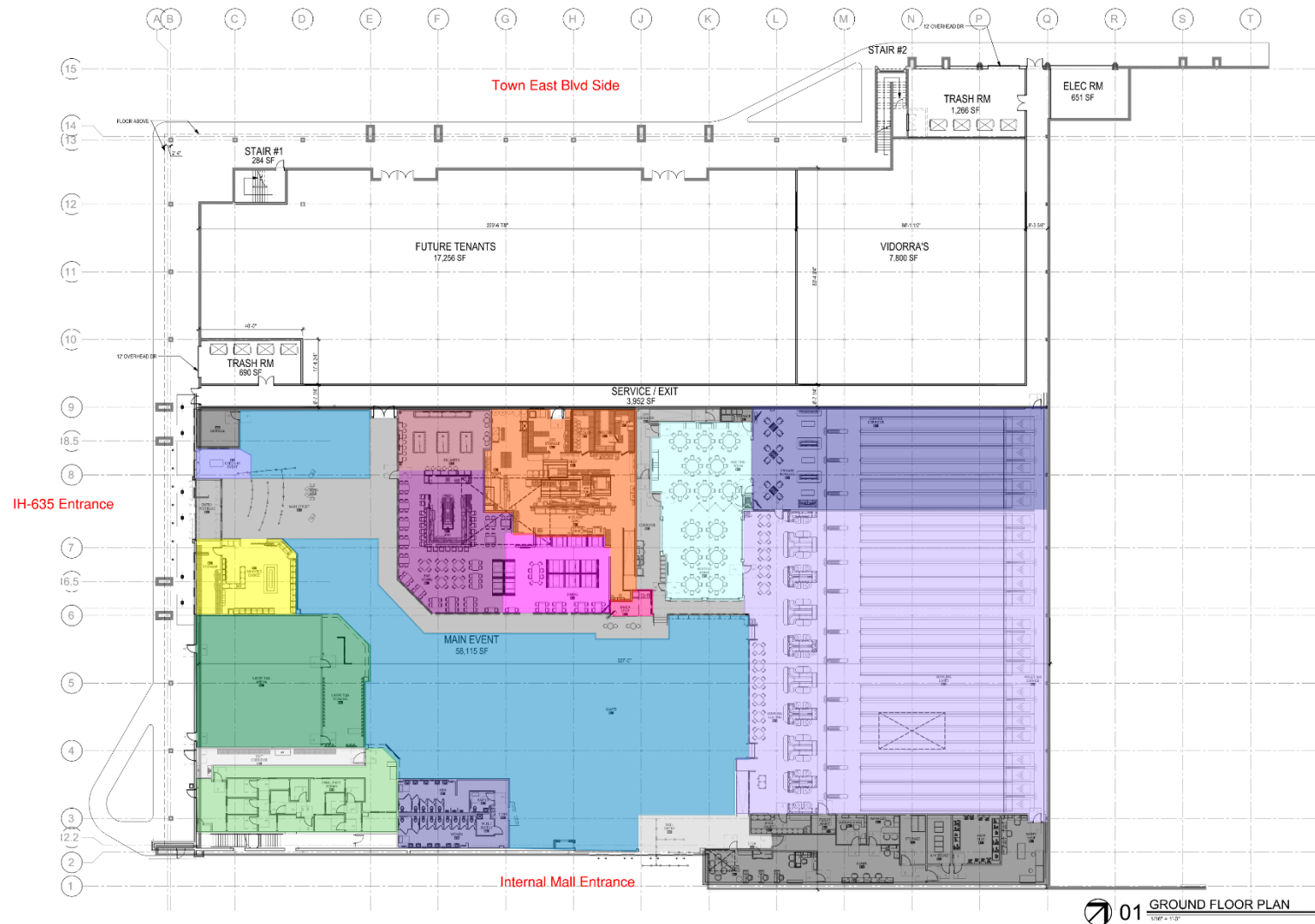
1221 S. Belt Line Road | Suite 500 | Coppell, Texas 75019

Over the course of 20+ years, we have created house policies that are implemented to allow our guests to have the most enjoyable and safe experience. Our house policy is that no guest under 18 is allowed without a parent, guardian, or responsible adult.

With respect to beer, wine, and liquor service, we require all managers and servers to be ServSafe certified; and all front-of-house employees must be ServSafe trained (i.e., take the course but not the test). ServSafe is a National Restaurant Association National Alcohol Server Training Program. In addition to ServSafe, we use the BARS Program, which is a secret shopper program that tests our servers and ensures that our staff properly request identification for alcohol purchases.

Thank you for considering our application. We look forward to joining and making memories with your community!

Main Event Entertainment, Inc.



NCA Partners
ARCHITECTURE

55445 BELTON ST.
SUITE 100
DALLAS, TX 75246
214.361.5501
214.361.5505 FAX
NCA@NCA-PA.COM

RE-PURPOSE RENOVATION:
SEARS SHELL
TOWN EAST MALL
MESQUITE, TX

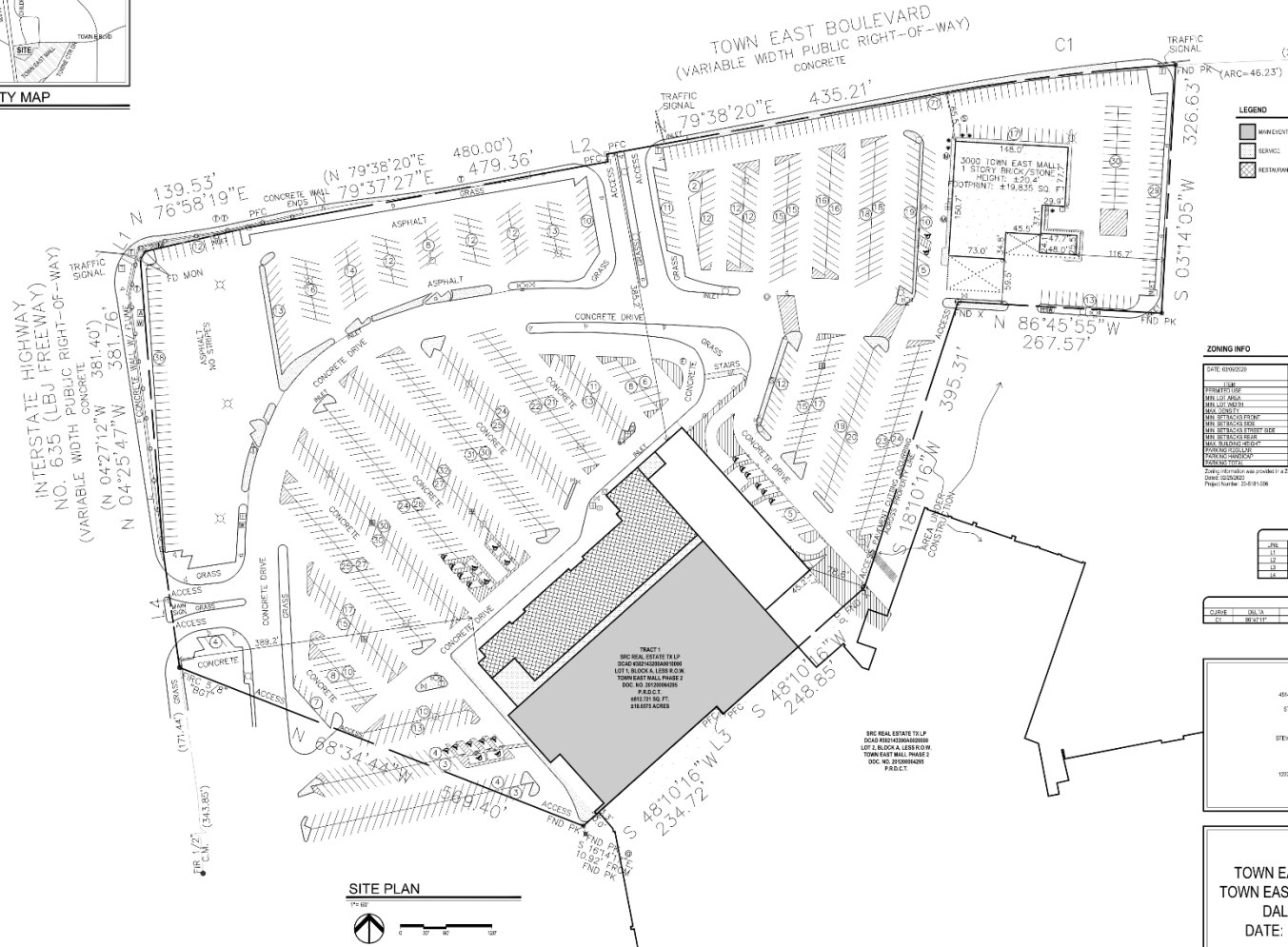
DATE	DESCRIPTION
01-20-2017	ISSUED

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NCA JOB #: 25007

FLOOR PLAN

A2.01



CURVE TABLE				
CURVE	DIV. A	POSS.	LENGTH	BEARING
C1	00 47 11"	22 53.56'	321.30'	N 62° 01' 50"E

OWNER:
9999 MICROJITF LLC
4554 COLE AVENUE, SUITE 1220
DALLAS, TX 75206
STEVE MEIER (214) 432-8611

APPLICANT:
STEVE MEIER
STEVE@SONDEVELOPMENT.COM
(214) 432-8611

SURVEYOR:
JEFF HENDERSON
1227 F. ARPAHO RD. SUITE 114
RICHARDSON, TX 75081
(972) 882-3037

TOWN EAST SEARS REDO
TOWN EAST MALL LOT 1, BLK 1
DALLAS COUNTY
DATE: MARCH 14, 2025

MAIN EVENT S.U.P.
MESQUITE, TEXAS

[illegible]

ICA JOB #: 25007.01

SITE PLAN

SP.1