



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
May 27, 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 May 12, 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. Z0425-0393.

Conduct a public hearing and consider approval of Zoning Application No. Z0425-0393 submitted by Uptown Cheapskate LLC, for a zoning change from PD – Commercial (Ord. 4653) within the TERRA Overlay to PD – Commercial (Ord. 4653) within the TERRA Overlay with a Conditional Use Permit to allow the sale of used clothing as a permitted use at 1645 N Town East Blvd, Unit 503.

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 May 19, 2025.

6. Discuss training topics and options for the Planning and Zoning Commission.

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 May 27, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by May 23, 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**May 12, 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

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**

The meeting was called to order at 7:00 p.m.; 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 April 14, 2025, Planning and Zoning Commission.

ACTION

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

PUBLIC HEARINGS**1. ZONING APPLICATION NO. Z0225-0383.**

Conduct a public hearing and consider approval of Zoning Application No. Z0225-0383, submitted by JDJR Engineers & Consultants, Inc., on behalf of Chase Cooley of 20100 LBJ Freeway, LLC., for a zoning change from General Retail and Planned Development – Light Commercial Ordinance No. 2649 to Planned Development – Light Commercial with modified development standards to allow an auto dealership (new and used vehicles) with major automobile repair and collision services, and a multi-tenant commercial development located at 20100 IH 635, 20104 IH 635, and 1000 Ridgeview Street.

Senior Planner John Cervantes presented to the Commission.

DISCUSSION

Commissioner Melend inquired about the size of the buffer behind the buildings planned for Lot 2; Mr. Cervantes indicated that it would be a 10-foot-wide buffer. Commissioner Melend also expressed concern regarding the possible impact on the neighborhood traffic; Mr. Cervantes explained that due to the typical business hours, there should be minimal impact on traffic. Commissioner Walker asked if the property would be developed in three phases; Mr. Cervantes stated there is no specific timeline for the development of Lots 1 and 2. Commissioner Cumby asked a question concerning the screening and whether or not the landscaping would be on the interior or exterior of the wall. Mr. Cervantes indicated that it would be interior.

There was a discussion regarding the applicant's previous zoning application, which was denied by City Council in October 2024.

APPLICANT

Davin Marceau, 2600 Network Blvd, Frisco, TX 75034, spoke to the Commission on behalf of the applicant. Mr. Marceau expressed the efforts that have been put forth by the applicant to meet the needs of the residents and to offer a new, more appealing concept to the City.

DISCUSSION

Commissioner Teferi asked who would be responsible for maintaining the landscaping; the applicant indicated that the property owner would maintain the landscaping. Commissioner Teferi also inquired about technical internship programs that may be available to trade school students.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Zack Amick, 1551 IH 30 East, Suite 100, Rockwall, TX, addressed the Commission regarding the previous denial by Council and the subsequent changes made to the concept plan; focusing on the concerns expressed by Council Members as well as the residents. Mr. Amick further stated that the Cooley group has worked with schools in the past to offer internships for trades students.

There were no questions from the Commission.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve the application with staff recommendations; Commissioner Cumby seconded the motion.

The motion carried 7-0.

DIRECTOR'S REPORT

4. Manager of Planning and Zoning Garrett Langford provided the Director's Report on the recent City Council action taken on zoning-related items at their meeting on May 5, 2025:

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0325-0390**, submitted by Steve Meier on behalf of SRB Mesquite, LLC, for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit (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 in the former Sears building located at 1738 North Town East Boulevard (also known as 3000 Town East Mall). (No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application.) Public hearing held. **Approved by Ordinance No. 5162.**

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z1123-0338**, submitted by Jason Shaw with Serenity Senior Living II, LLC., for a comprehensive plan amendment to change the future land use designation from Low Density Residential to Medium Density Residential and for a change of zoning from Agricultural to Planned Development - Townhomes with modified planned development standards to allow an age-restricted townhome development located at 2795 Clay Mathis Road. (Two responses in favor and five 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. This item was postponed at the October 21, 2024, and April 7, 2025, City Council meetings.) **Public hearing held. Denied**

RFQ No. 2024-120 - North Gus Thomasson Road Corridor Study. (Authorize the City Manager to finalize and execute a contract with LJA Engineering, Inc., in the amount of \$185,000.00.) **Approved.**

The next meeting will be held on Tuesday, May 27, 2025.

Chairwoman Teferi adjourned the meeting at 7:45 p.m.

Chairwoman Soira Teferi

FILE NUMBER: Z0425-0393
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark

PUBLIC HEARINGS

Planning and Zoning Commission: Tuesday, May 27, 2025
 City Council: Monday, June 16, 2025

GENERAL INFORMATION

Applicant: John Droblyn, Uptown Cheapskate, LLC
Requested Action: PD – Commercial (Ord. 4653) within the TERRA Overlay to PD – Commercial (4653) with a Conditional Use Permit to allow the sale of used clothing as a permitted use at 1645 N Town East Blvd, Unit 503.
Location: 1645 N Town East Blvd, Unit 503 (Attachment 1)

SITE BACKGROUND

Platting: Emporium Phase 2 Replat, Block C, Lot 2
Size: 2.89 Acres
Zoning: PD – C, Planned Development Commercial (Ord. 4653) within TERRA Overlay
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
 1966: Rezoned to C, Commercial
 1996: Rezoned to C, Commercial within TERRA Overlay
 2019: Rezoned to PD – Commercial (Ord. 4653)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-Commercial within TERRA Overlay (Ord. 4653)	Retail Uses
SOUTH:	C – Commercial within TERRA Overlay with Conditional Use Permit (Ord. 5162)	Retail Uses
EAST:	PD-Commercial within TERRA Overlay (Ord. 4653)	Retail Uses
WEST:	PD-Commercial within TERRA Overlay (Ord. 4653)	Retail Uses

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow Uptown Cheapskate, LLC, to sell used clothing and accessories at 1645 N Town East Blvd, Unit 503. The Mesquite Zoning Ordinance (MZO) requires used merchandise stores to obtain a CUP before issuance of a Certificate of Occupancy.

The CUP requirement for used merchandise sales stems from concerns historically associated with used merchandise stores, particularly related to visual aesthetics and perceived quality. These concerns have typically been addressed through conditions of approval attached to the CUP, ensuring that merchandise products are properly displayed and well-organized, and that there is no visible distinction between new and gently used clothing, aside from labeling items as pre-owned.

Uptown Cheapskate is a resale clothing store where individuals can sell their gently used clothing and accessories for cash or store credit, while shoppers can purchase standard apparel items. Although the business intends to sell pre-owned clothing, Uptown Cheapskate will have the appearance of a traditional retailer selling new items. Unlike traditional thrift stores, Uptown Cheapskate specializes in popular name-brand merchandise, providing a more upscale shopping experience. Similar to the neighboring Plato's Closet, which granted Conditional Use Permit approval in 2015, Uptown Cheapskate could be a unique addition to the local retail landscape of the Town East Mall area. Lastly, [Uptown Cheapskate](#) has multiple locations across the Dallas-Fort Worth Metroplex.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as the Town East Special Planning Area on the Future Land Use Map (see attachment 4). "The Town East Special Planning Area is the largest center of retail in Mesquite. The area is anchored by Town East Mall, surrounded by additional retail, restaurants, and offices, and North Mesquite High School...Competition from internet shopping and the rise of specialty boutiques has led to the closure of malls and brick-and-mortar retail, [and therefore], considerations should be made for changes in the market."

STAFF COMMENTS:

The proposed CUP to allow a used merchandise store is consistent with the Mesquite Comprehensive Plan's Town East Special Planning Area designation. The proposed CUP aligns with the focus of retail uses in this area and could "create a unique experience that draws visitors to utilize the area for more than just shopping" by allowing residents to sell their gently used clothing, bringing both retail activity and entrepreneurial opportunities into the community.

MESQUITE ZONING ORDINANCE

SECTION 5-503: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

1. The extent to which the proposed CUP promotes the public health, safety, and welfare.

STAFF COMMENTS: The proposed CUP promotes public welfare by providing affordable clothing options, encouraging the reuse of goods, and offering residents a safe, accessible way to earn income. This benefits the local community and economy in the Town East Mall area.

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

STAFF COMMENTS: The proposed CUP is consistent with the Mesquite Comprehensive Plan, which designates the site within the Town East Special Planning Area. This designation encourages a mix of retail, restaurant, and entertainment uses that create a unique experience beyond traditional shopping. The proposed CUP aligns with this vision by providing retail activity and allowing residents to engage in entrepreneurship.

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

STAFF COMMENTS: The proposed CUP is consistent with the Comprehensive Plan by aligning with the retail nature of the Town East Special Planning Area.

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

STAFF COMMENTS: City staff does not believe that 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 retail nature of Uptown Cheapskate aligns with the surrounding retail and personal service uses in the area.

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

STAFF COMMENTS: The area surrounding the subject property has experienced limited development activity in recent years. However, a CUP for a family entertainment center was recently approved by the City Council in 2025.

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: The proposed CUP has access to available utilities, road access, and drainage facilities to the site.

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 that there will be any nuisance that will violate city code, including the MZO.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed CUP to allow a used clothing store is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.). The proposed CUP would positively impact the area by bringing a unique retail experience to the Town East Mall area.

RECOMMENDATIONS

Staff recommends approval of the CUP to allow a used clothing store located at 1645 N Town East Blvd, Unit 503, with the stipulation that:

1. The used merchandise shall be limited to gently used clothing and accessories. It shall not include the sale of any other used merchandise.
2. Merchandise display shall be orderly and similar in style to typical displays at general merchandise and department stores.
3. No display of used merchandise shall be permitted outside the establishment.
4. All display merchandise shall be clean and operational. The display of severely damaged items is prohibited.
5. Handwritten labels shall not be used or permitted.
6. Previously owned merchandise shall be marked as such.

7. Three convictions for violation of this CUP during any 12-month period shall result in the automatic revocation of this CUP. In this event, prior to revocation of the CUP, the Building Official shall revoke the Certificate of Occupancy (CO) for the use due to repeated violations. All applicable procedures shall be completed for revocation of the CO before the owner is notified that the sale of used merchandise is no longer authorized under this CUP.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of May 21, 2025, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Location: 1645 N Town East Blvd
Applicant: Uptown Cheapskate, LLC
Request: Conditional Use Permit to allow
the sale of used clothing

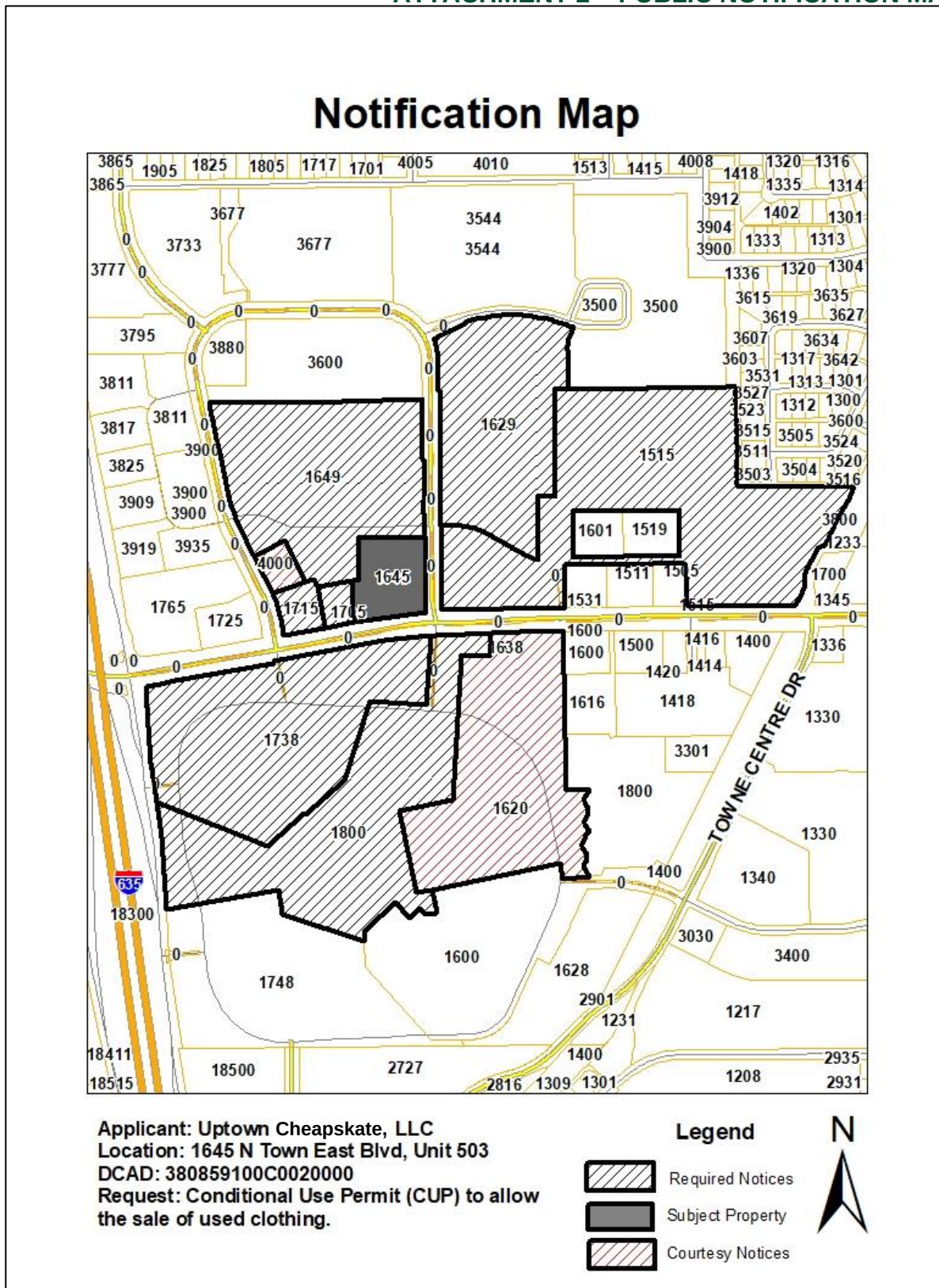
Legend

 Subject Property

0 20 40 80 120 160 Feet



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

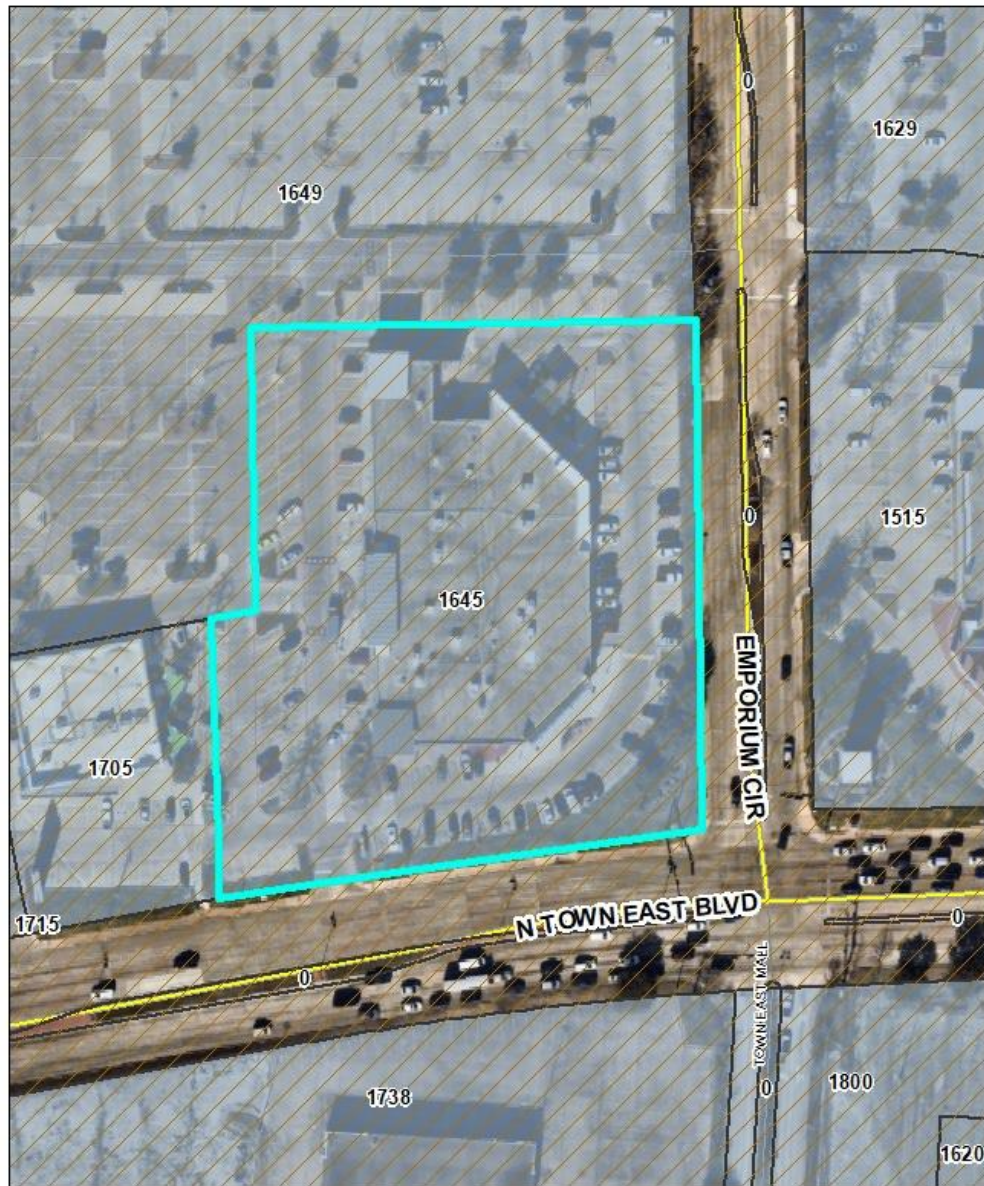


ATTACHMENT 3 – ZONING MAP



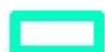
ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Address: 1645 N Town East Blvd

Legend



Subject Property



Town East Special Planning Area



Light Industrial



Low Density Residential



ATTACHMENT 5 – SITE PHOTOS



Market East Retail Center, facing northeast along Town East Boulevard



Suite 503 of the proposed used clothing store, facing east



Market East Retail Center, facing northwest along Town East Boulevard

ATTACHMENT 6 – APPLICATION MATERIALS

Statement of Intent and Purpose

Applicant: Uptown Cheapskate - Mesquite, TX

Proposed Location: 1645 Town East Blvd, Suite #503, Mesquite, TX 75150

We respectfully submit this Statement of Intent and Purpose in support of our application for a Conditional Use Permit (CUP) to open and operate an Uptown Cheapskate retail location within the city limits of Mesquite, Texas.

Uptown Cheapskate is a nationally recognized upscale resale clothing franchise that specializes in the buying and selling of high-quality, fashionable clothing, shoes, and accessories for men and women ages 18 to 40. The proposed Mesquite location will join a network of over 100 successful franchises nationwide, with 10 thriving locations already established in the DFW metroplex. Regional average annual sales for DFW stores are approximately \$1.3 million, and we are confident that the Mesquite store will exceed those expectations given the area's strong retail environment and customer demographics.

The subject property at 1645 Town East Blvd, Suite #503, formerly a 6,777 square-foot medical office, has been vacant for approximately two years. The space will undergo significant interior demolition and remodeling to align with Uptown Cheapskate's brand aesthetic and functional retail layout. The property is part of the Market East Shopping Center, which currently includes tenants such as a dentist office, a staffing agency, and a Starbucks, among others. Notably, a Plato's Closet-a conceptually similar resale retailer catering to a younger demographic-already operates successfully in the same center, affirming the market fit and community interest in this retail category.

ATTACHMENT 6 – APPLICATION MATERIALS

Our proposed store hours are as follows:

- Monday through Friday: 8:00 AM - 9:00 PM
- Saturday: 8:00 AM - 10:00 PM
- Sunday: 12:00 PM - 8:00 PM

We anticipate moderate, consistent foot traffic with peak activity during evenings and weekends, and no significant impact on surrounding businesses in terms of noise, congestion, or parking. Uptown Cheapskate locations are known for maintaining clean, well-organized storefronts and contributing positively to local economic growth through job creation and sustainable fashion practices.

We believe this business will add vibrancy to the Market East area and provide a unique, affordable fashion destination that aligns with Mesquite's commercial vision. We are committed to operating in a way that supports the city's economic development goals and enhances the retail experience for local residents.

Thank you for your consideration.

A handwritten signature in black ink, appearing to be 'J. M.', followed by a long horizontal line extending to the right.

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

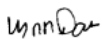
1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application 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: Market East Associates, LLC Phone Number: 713-693-1400
Address: 4500 Bissonnet st, suite 200, Bellaire, Tx 77401
Email Address: ushah@FrPLtd.com

MARKET EAST ASSOCIATES, LLC,
a Texas limited liability company

By: FidCal, LLC,
a Delaware limited liability company,
its sole Member

By: FRP FidCal, LLC,
a Texas limited liability company,
its Manager

By: 
Name: Lynn Davis
Title: Executive Vice President

Each property owner must complete a separate authorization form

October 2024

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ATTACHMENT 6 – APPLICATION MATERIALS

**Legal Description
Market East Shopping Center
Phase II**

Lot 1R-A, Block C, The Emporium Phase II, an amending plat of Lot 1R, Block C, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Document No. 202000130630 of the Deed Records of Dallas County, Texas.

Lot 2, Block C, The Emporium Phase II, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 88042, Page 5238 of the Deed Records of Dallas County, Texas.

Lot 4, Block C, The Emporium Phase II, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 88042, Page 5238 of the Deed Records of Dallas County, Texas.

ATTACHMENT 6 – APPLICATION MATERIALS



Sample Uptown Cheapskate Exterior



Uptown Cheapskate, Georgia Location

ATTACHMENT 6 – APPLICATION MATERIALS



Uptown Cheapskate, Dallas Location



Uptown Cheapskate, Raleigh Location