



CITY COUNCIL COMMUNICATION

May 27, 2014

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 14-10-SP

ACTION REQUESTED:

Consider a request for a Site Plan for Commercial Development proposed to be located on 6.138 acres in the John H. Havens Survey, Abstract No. 685, portion of Tract 2A and the J. Doss Survey, Abstract No. 441, portions of Tracts 6 and 6A.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Dave and Buster's LLC

Location/Zoning: 6.138 Acres in the John H. Havens Survey, Abstract No. 685, portion of Tract 2A and the J. Doss Survey, Abstract No. 441, portions of Tracts 6 and 6A. The zoning of the property is Planned Development (PD).

Project Description: Dave & Buster's is an entertainment venue featuring an arcade midway, restaurant, sports bar, and conference/meeting space. Because a majority of the revenues are derived from the arcades, the City Council approved a Specific Use Permit on April 22, 2014 that established land use entitlement for the arcade use within the Glade Parks Development. The specific location would be 6.138 acres on the west side of Rio Grande Boulevard just south of the intersection with Rio Grande and Chisholm Trail.

Located immediately south of the proposed central promenade area, the applicant proposes to construct a 40,600 SF structure which would employ between 140 - 160 employees.

This proposed project is a single development that is part of a 200 acre master planned mixed use development. Access to the entertainment venue will be provided from several locations. Two (2) drives will be established off of Rio Grande Blvd., as well as off of Brazos Boulevard. The applicant proposes ample parking for the site. Landscaping will exceed the

minimum standards of the Glade Parks Planned Development Ordinance. The facades of the building meet the architectural intent of the Glade Parks original vision, while also enabling primary use of Dave and Buster's signature colors and design that establishes the company's strong national market identity.

The Planning and Zoning Commission considered this site plan at their May 6, 2014 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 5-0-0.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office