



PLANNING AND ZONING COMMISSION COMMUNICATION

April 1, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-03-SUP,
and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-03-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for Arcade with Food Establishment proposed to be located on 6.138 acres located within the J. Havens Survey Abstract No. 685 within the Glade Parks Development west of Rio Grande Boulevard and consider recommendation for and Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Dave & Busters Inc.

Location/Zoning: 2700 Block of Rio Grande Boulevard within the Glade Parks Development. The property is zoned Planned Development (PD).

Project Summary: Dave & Busters is an entertainment venue featuring a restaurant, sports bar, conference/meeting space and an arcade midway. They are seeking a Specific Use Permit to allow 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.

The company expects to construct an approximately 40,000 SF structure which would

employ between 165-179 employees.

The Specific Use Permit establishes the land use entitlement for the particular use to be able to located on a site within the specific zoning district. The majority of revenue for a Dave & Busters establishment is from arcade sales. Second is food and beverage sales. The way the store is designed, patrons may participate in any of the areas of the restaurant, sports bar, restaurant or midway or a combination thereof.

The Glade Parks PD allows consideration of coin operated machines and arcades through a Specific Use Permit, with reference made to Section 84-85 paragraph (ac) of the Eules Unified Development Code. That paragraph establishes that arcade machines may not take up more than 5% of the total square footage of the establishment. Dave & Busters' arcade midway will comprise less than half of the total square footage of the building. Based on the company's strong and proven business model, as the well as its' professional management practices, staff is recommending that a condition of the Specific Use Permit allow a suspension of the 5% rule in this case where a full-service restaurant is permanently operated with the arcade.

Site Plan – A full site plan will be brought forward to the Planning and Zoning Commission and City Council as a separate application.

Staff recommends approval of the Specific Use Permit with the following conditions:

- a) The Specific Use Permit is tied to the Business Owner: Dave & Busters Inc.; and,
- b) The Specific Use Permit is tied to the Business Name: Dave & Busters; and,
- c) The condition placed by reference of Section 84-85(ac) of the City of Eules Unified Development Code by Paragraph 4.2 Permitted Use Table of Ordinance 1944 of the City of Eules requiring a maximum square footage of arcade area is suspended dependent on a full service restaurant being maintained throughout the lifetime of the primary use; and,
- d) The games contained within the facility may not be of a gambling or video poker variety; and,
- e) The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance 2027
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner