



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
May 6, 2014

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 14-10-SP

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**ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development proposed to be located on 6.138 Acres in the J. Havens Survey, Abstract No. 685, J. Doss Survey, Abstract No. 441.

**ALTERNATIVES:**

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Dave and Buster's LLC

**Location/Zoning:** 6.138 Acres in the J. Havens Survey, Abstract No. 685, J. Doss Survey, Abstract No. 441. The zoning of the property is Planned Development (PD).

**Project Description:** Dave & Busters 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 Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**MIKE COLLINS**

Director of Planning and Economic Development

**STEPHEN COOK**

Senior Planner