



CITY COUNCIL COMMUNICATION

March 27, 2012

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 12-04-SUP, and Consider First and Final Reading of Ordinance No. 1951.

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

REFERENCE NO: 12-04-SUP

ACTION REQUESTED:

Conduct a public hearing regarding the request for a Specific Use Permit for an Indoor Soccer Athletic Facility in Planned Development (PD 1029) based on Community Business District (C-2) zoning and Neighborhood Business District (C-1) zoning in the Somerset Place Addition, Block C, Lots 27ER and 27A, 100 E. Midway Drive and motion to approve Ordinance No. 1951, concurring with the Planning and Zoning Commission's 6-0 recommendation on March 6, 2012.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request with modifications – *simple majority*.
4. Deny the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Blue Sky Sports Center of Euless, LLC

Location / Zoning: 100 E Midway Drive zoned Planned Development (PD 1029) and Community Business District (C-1).

Project Description: Blue Sky Sports is requesting a Specific Use Permit to operate an Indoor Soccer and Athletic Facility with alcohol sales at 100 E Midway Drive. The location, previously known as Arena Athletics, has a new ownership group that has begun extensive renovation and improvements to the facility including the replacement of the interior field surfaces. The new ownership group has entered into a five (5) year lease agreement of the

facility to the applicant, Blue Sky Sports, with an option for Blue Sky Sports to purchase the building.

Blue Sky Sports currently operates three other facilities in the cities of Keller, The Colony and Allen. They intend to operate the facility with adult and youth leagues of all ages. According to the company, they will offer men's, women's and coed leagues as well as youth leagues. They intend for the fields to include indoor soccer, football, lacrosse, and field hockey sports. Detailed information about the company and its proposed operations in Euless can be found at www.blueskysportscenter.com/euless.

The company intends to continue to operate the restaurant facility, including beer and wine, as was previously approved with the prior ownership. The facility has approximately 134 parking spaces adjacent to the building.

The Planning and Zoning Commission held a public hearing on March 6, 2012 and recommended approval of the Specific Use Permit by a vote of 6-0 with the following conditions:

- a. The SUP would be tied to the business owner, Blue Sky Sports Center of Euless LLC; and,
- b. The SUP would be tied to the business name, Blue Sky Sports Center; and,
- c. The SUP would be valid for five years.

SUPPORTING DOCUMENTS:

- Ordinance No. 1951
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG**

City Manager's Office

_____ **KS**

City Secretary's Office