

ITEM 3 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-04-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit for an Indoor Soccer Arena 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.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Blue Sky Sports is requesting a Specific Use Permit to operate an Indoor Soccer and Athletic Facility at 100 E Midway Drive. Previously known as Arena Athletics, the new ownership group has begun extensive renovation and improvements to the facility including the replacement of the interior field surfaces.

Blue Sky Sports currently operates three other facilities in 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 league as well as youth leagues. They intend for the fields to include indoor soccer, football, lacrosse, and field hockey sports.

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 Development Services Group reviewed the application and recommends approval of the Specific Use Permit.

Mr. Skip Leake, 3019 Picken Drive, Arlington, Texas 76006, agent for the applicant, addressed the Commission. Mr. Leake reiterated the intent and comments previously addressed by Stephen Cook. Mr. Leake also stated that the owners have not only upgraded the physical facility, but that they have added state of the art security monitoring, additional security lighting and are currently in the process of hiring security personnel.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Brown asked if there are any plans for additional signage to be added to the property. Mr. Leake stated that there will be new approved sign faces placed in the already pre-approved existing signs on the property.

Commissioner Tompkins asked what the hours of operation will be. Mr. Leake stated that the general hours of operation will be Monday thru Friday from 9:00 a.m. until 1:00

a.m. and Saturday and Sunday from 7:00 a.m. until 1:00 a.m. The last games of the day will start no later than 11:30 p.m.

Commissioner Portugal requested clarification on the owner/operator relationship. Mr. Leake stated that they have entered into a Master Lease Agreement between the Owners and Blue Sky. Blue Sky does have the option to purchase the property but that does not mean that they will purchase the property. They currently have a five (5) year lease with a five (5) year option to buy.

Commissioner Tompkins made a motion to recommend approval of case #12-04-SUP with the following conditions:

1. The SUP would be tied to the business owner, Blue Sky Sports Center of Eules LLC; and,
2. The SUP would be tied to the business name, Blue Sky Sports Center; and,
3. The SUP would be valid for five years.

Vice Chairman Mennis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried (6-0-0)