

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of August 1, 2024**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow An Amusement Arcade (Excluding Adult Arcade)** In An Approximately 1,300 Square Foot Space Zoned PD-63 For The (LR-2) Local Retail District And Located At 3044 Old Denton Road, Suite 117; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-085 Eiswelt Gelato And Arcade.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, advised this item is to allow an amusement arcade as part of a planned gelato shop. A location map and floor plan were reviewed. Mr. McCauley stated that the entire suite is 2,200 square feet and the arcade portion would use 1,300 square feet of the space. He added that staff believes the use is compatible with other uses in the shopping center. Staff is recommending approval.

Commissioner Overholt stated that several similar approvals have been made recently and asked Mr. McCauley whether complaints have been made. Mr. McCauley responded not to his knowledge.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant Danny Doan, 3044 Old Denton #117, Carrollton, briefly reviewed his request and stated that he is requesting a change in operating hours on the weekend to 11 a.m. – 10 p.m. During the week, the hours would be 2 p.m. to 10 p.m. These hours are the same as the gelato shop. He also reviewed the locations of other similar type arcade businesses.

Commissioner Kramer inquired whether the arcade is separate from the gelato shop. Mr. Doan responded that there is a glass wall in between with a glass door providing access from the gelato shop. There is also an exterior entrance door into the arcade.

Chair Windrow opened the public hearing.

Conchita Timme, 2503 Hawthorne, Carrollton spoke in opposition. She expressed concern over the possibility of children being dropped off and unattended, and the hours of operation during the school year and inquired whether the age of children would be regulated. She expressed that compared to other such businesses in larger cities, Carrollton is a family-oriented community.

Chair Windrow stated that other two cards in favor were received from:

- Connie Chow, 3044 Old Denton, #117 Carrollton, submitted a card in support but did not speak.
- Neumario Araujo, 2045 Diamond Ridge Dr., Carrollton, submitted a card in support but did not speak.

Commissioner Doyle asked why not operate as two separate businesses since there are separate entrances. Mr. McCauley responded this is one suite.

Mr. Doan offered his final remarks. He responded to the public speaker's comments, stating that this business in Carrollton cannot be compared to those located in other larger cities. He added that this is a family-oriented place and loitering is not encouraged or expected.

Commissioner Overholt inquired whether the applicant is closing other locations. Mr. Doan responded that though it is owned by someone else, the one in Grand Prairie is closing.

Chair Windrow asked how many machines will be located there. Mr. Doan stated 30 claw machines, 2 rope-cutting machines, and 2 photo booths.

Commissioner Kramer inquired what else is served at the business besides gelato. Mr. Doan responded they serve coffee, and alcohol is not served.

Chair Windrow opened the floor for discussion or a motion.

*** Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2024-085 Eiswelt Gelato And Arcade with stipulations, and that the hours of operation be amended for weekends to 11 a.m. – 10 p.m.; second by Commissioner Foster. The motion was approved with a unanimous 9-0 vote.**