

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten, AICP

GENERAL PROJECT INFORMATION

SITE ZONING: PD-197 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-197 for the (LR-2) Local Retail District	Limited-Service Restaurants
SOUTH	PD-197 for the (MF-18) Multi-Family Residential District	Apartments
EAST	PD-197 for the (LR-2) Local Retail District with SUP-417 for Child Daycare Services	Retail/Office/Restaurant
WEST	PD-197 for the (LR-2) Local Retail District	Retail Shopping Center

REQUEST: Approve a Special Use Permit (SUP) to allow an Amusement Arcade in Suite 312 of the shopping center addressed as 4070 SH 121. The indoor arcade will feature 50 claw machines offering prize redemption.

PROPOSED USE: Amusement Arcade

ACRES/LOTS: 7.05-acres / 1 lot

LOCATION: 4070 SH 121, Suite 312

HISTORY: The requested SUP is for suite 312, which is approximately 2,160 square feet and located within a multi-tenant retail shopping center.

PD-197 was approved by City Council in 2015 to allow for a mix of residential and non-residential uses.

COMPREHENSIVE PLAN: Mixed Use – Mixed Use/Urban

TRANSPORTATION PLAN: State Highway 121/Sam Rayburn Tollway is designated as a (CAH) Controlled Access Highway and West Hebron Parkway is designated as a (A6D) Six Lane Divided Arterial.

OWNER: YSD LLC

REPRESENTED BY: Richard and Shu Smart

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a Special Use Permit to allow an amusement arcade (excluding adult arcade) at 4070 SH 121, Suite 312.

ORDINANCE REQUIREMENTS

The property is zoned as (LR-2) Local Retail District under Planned Development (PD) 197. A Special Use Permit is required for an amusement arcade located in the (LR-2) Local Retail District in conformance with PD-197 and the CZO.

ELEMENTS TO CONSIDER

1. The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding properties and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.
2. The amusement arcade proposes a maximum 50 game stations.
3. Two public comments have been received in favor of the request.
4. The subject property's floor space is approximately 2,160 square feet, within a strip retail center.
5. Arcades can be used to create/enhance public spaces that encourage social interaction and community engagement.

CONCLUSION

Staff believes the amusement arcade should not adversely affect surrounding properties with staff's recommended stipulations.