

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of November 2, 2023**

Hold A Public Hearing To Consider An Ordinance To **Establish A Special Use Permit For All Other Amusement & Recreation Uses & Activities (Billiard Hall)** On An Approximately 3,200 Square Foot Suite Zoned PD-130 For The (FWY) Freeway District And Located At 2630 Old Denton Road; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2023-101 Dallas Billiards and Academy.** Case Coordinator: Michael McCauley.

Michael McCauley stated that this business would have two uses, a billiard academy that is allowed by right, and a billiard hall requiring a SUP. He stated that the existing building is 6,500 square feet and the building is adding 5,270 square feet. Two tenants are currently in the building and this business will occupy 3,200 square feet of the building.

Mr. McCauley advised one email was received in opposition. He stated that this request meets the Comprehensive Zoning Ordinance regarding the fire lane width, ingress and egress, parking, and landscaping. He added that the architecture is compatible with the existing building and will be applied to all four sides of the proposed addition. Conceptual building elevations were provided. Staff is recommending approval with stipulations.

Commissioner Foster requested clarification on the SUP request for a billiard hall. Mr. McCauley reiterated that the academy offers instruction in playing billiards (other schools and instruction) and is allowed by right in the FWY District and that the billiard hall (other amusement and recreation uses and activities) requires a SUP approval in the FWY District. He said that the total number of tables remains the same as presented on the floor plan.

Commissioner Doyle inquired if the number of parking spaces is sufficient for this use. Mr. McCauley explained that the total size of the building will be 11,700 square feet and the current number of parking spaces exceeds the required number by two.

Commissioner Martin asked if there was a similar business in the same area. Mr. McCauley reviewed the location of that business on the map and stated it was across Old Denton Road.

Commissioner Foster inquired about alcohol sales on the premises. Mr. McCauley advised there will be no alcohol sold or consumed on the premises.

Chair Windrow asked if there was an applicant present who would like to speak.

Applicant Eddie Oh, 2720 Old Denton Rd. advised there will be no alcohol or smoking allowed, and closing time will be 11:00 p.m. The primary use will be the academy.

Chair Windrow opened the Public Hearing; there being no speakers, Chair Windrow opened the floor for discussion or a motion.

- * ***Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2023-101 Dallas Billiards and Academy with staff stipulations; second by Commissioner Overholt. The motion as approved 8-0 (Kramer absent).***

Chair Windrow advised this case will be forwarded to the City Council for consideration on December 5, 2023.