



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Mike Tolleson, CiCi's Pizza

REQUESTED ACTION: Conditional Use Permit (CUP) to allow the expansion of a coin-operated amusement game room with up to 50 game machines. Consideration of the request also includes a modification to Special Exceptions of Section 3-203, SIC Code 7993 of the Mesquite Zoning Ordinance (MZO) to allow the coin-operated amusement game room to be located within 100 feet of a residential district.

LOCATION: 1200 E. Davis St., Suite 122

CASE NUMBER: Z0419-0092

COMMUNITY RESPONSES: Two notices were returned; one in favor and one both in favor and opposition to the request.

STAFF COMMENTS AND ANALYSIS

The applicant has been operating the existing CiCi's Pizza and coin-operated game room at the subject property for over 26 years. In 1993, the applicant opened the restaurant and received approval of a Conditional Use Permit (CUP) to operate a coin-operated amusement game room in association with the restaurant, with more than 4 coin-operated game machines, not to exceed 25 game machines.

The applicant is now proposing to remodel the existing CiCi's Pizza and expand the amusement game room and coin operated game machines to the adjacent 3,850 square foot suite which is currently vacant. The applicant has indicated uncertainty of the number of game machines, but anticipates that the establishment will include a maximum of 50 game machines. As part of the remodel, the applicant proposes to demolish internal walls that currently separate the two suites. According to the applicant's letter of intent, the game room will be a Dave and Buster style game room, where every child wins at every game.

RECOMMENDATION

At the May 28, 2019 meeting, the Planning and Zoning Commission voted (6-1) to recommend approval of the CUP to allow for the expansion of an amusement game room with up to 50 game machines. The Planning and Zoning Commission also recommended approval of modifications to Special Conditions associated with the proposed use (SIC 7993) of the Mesquite Zoning Ordinance (MZO), to allow the coin-operated amusement game room to be located within 100 feet of a residential district, with Commissioner Jennifer Vidler dissenting.