

STAFF REPORT

Case Number: 17-SU-03
Request: Specific Use Permit for Indoor Commercial Amusement (cricket practice and training facility)
Address: 2435 Squire, Suites 600/700/800
Lot Size: 1.95 Acres
Petitioner: English Cricket Academy and Cecil Drake

Background:

In 2009, the City approved a 3 year Interim-Specific Use Permit for an Indoor Commercial Amusement use for Suite 600. In 2012, the City approved an additional 3 year Interim-Specific Use Permit for the same Indoor Commercial Amusement use for Suite 700. The cricket business continues to grow and the applicant wants to expand, once again, into a larger suite immediately to the east (Suite 800). Therefore, Suites 600, 700 and 800 are all proposed for the applicant's cricket practice and training facility.

Existing Conditions:

The proposed site is located in the Planned Development 70 (PD-70) zoning district. PD-70 is divided into three sub districts. This site is located within the General Business sub district and allows a wide variety of commercial and light industrial land uses.

Bee Street and a residential neighborhood (R-6 zoning district) bound the proposed site on the east. The site is surrounded by similar office/warehouse uses in all directions. (See Location/Aerial Map.)

The subject site contains an existing 38,500 square-foot masonry building consisting of eight suites located on an approximate 1.95 acre lot. The site contains 59 existing parking spaces and has access to both Bee Street and Squire Place; 29 of these spaces are located in front of the building. (See Site Photographs.) Staff has determined that there is no additional parking needed. The owner of the property has proposed to restripe the existing parking lot as part of this SUP application.

Site Design:

The proposed Specific Use Permit will apply to suites 600, 700, and 800; and limit the use to an indoor cricket or baseball practice facility.

The applicant is proposing expanding into the easternmost lease space, Suite 800. This expansion would bring the total square feet of the facility to approximately 14,410. The floorplan consists of the following: office space, showroom, reception area, kitchen, viewing area, workshop, and the cricket area. The applicant proposes 5 practice net areas, each 111.5' x 13' and 3 smaller training net areas, each 57.7' x 12.1'. (See Floor Plan.)

One wall sign exists that is placed above Suite 600. No new wall signs or freestanding signs are proposed. All future wall signs shall be subject to staff approval and must comply with current sign standards. No expansion to the 38,500 square-foot building is proposed. No additional outdoor storage proposed for the site. Additional landscaping was installed along Squire Place in 2009 as a requirement.

Cricket:

Typically, no more than 3-6 players will be using each cage area at any one time. The indoor facility will only provide cricket batting and training practice, and not a complete indoor cricket field. The central portion of the field (known as the pitch), includes two wicket stations and involves at least one batsman and a bowler (comparable to the pitcher in baseball). In cricket, the bowler throws the ball towards the batsman from approximately 66 feet (a distance comparable baseball). Therefore, the use of a standard baseball nylon-batting cage converts into an indoor cricket pitch area.

Comprehensive Plan:

The 1989 Farmers Branch Comprehensive Plan identifies the recommended use of the subject property and surrounding area as General Commercial, which serves to facilitate uses compatible with housing areas to the east and to provide a transition from prevailing industrial, warehousing, and goods distribution uses to office and retail-related functions. Therefore, the proposed indoor cricket practice facility is consistent with the land use objectives outlined in the Comprehensive Plan.

Thoroughfare Plan:

There are no thoroughfares adjacent to the property. Both Bee Street on the east side of the property and Squire Place on the south side are local streets. No street improvements or expansions are scheduled or budgeted for these public streets.

Public Response:

Seventeen (17) public notification letters mailed on March 15, 2017. A zoning notification sign posted on the site that same day. As of March 23, 2017, no letters of opposition submitted to the City.