

## STAFF REPORT

**Case Number:** 17-SU-09  
**Request:** Specific Use Permit for Commercial Indoor Amusement Facility  
**Address:** 13604 Midway Road, Suite 150  
**Suite Size:** 5,000 square feet  
**Petitioner:** Nexus Escape Room

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### Existing Conditions:

The subject site is located in the Midway/Alpha retail center, 13604 Midway Road, on the north side of Alpha Road east of Midway Road. The site is bounded by light industrial and commercial uses on all sides. (See Location Map).

The site is currently occupied by a one-story commercial/office building which is approximately 13,586 square feet. (The SUP would only be granted for Suite 150 not the entire building.) The site is located within the Light Industrial (LI) zoning district, which requires a Specific Use Permit (SUP) for Indoor Commercial Amusement. Light Industrial zoning allows a wide range of complementary commercial, light industrial, retail trade and office uses. (See Site Plan).

### Proposal/Site Design:

The applicant, Edward Chao, is proposing to operate an indoor gaming facility called “Nexus Escape Room” within a suite in the existing building located at 13604 Midway Road. No changes are being proposed for the exterior of the building, the parking or the landscaping. In addition, no outside activity, no outdoor storage, and no additional retail uses are proposed for this location.

### Operation:

The applicant is proposing to develop an indoor gaming facility that presents a series of clues and puzzles aimed to bring out participants’ inner detective. The business would be operated in a 5,000 square foot suite (Suite 150) within the existing commercial building. The floorplan is divided into a briefing room, a conference room, a break room/employee office, a lobby area and five game rooms. The game rooms are each have a unique design to accommodate the special theme for each type of game. Each game room has a maximum occupancy of seven to twelve people at a time with game room spaces varying from approximately 320 square feet to 572 square feet. (See Floor Plan). The facility is designed to accommodate a maximum of forty-nine persons at any given time.

The facility will operate by appointment only. The hours and details of operation are as follows: ten to fifteen employees will work the weekday shifts (Monday through Thursday) from 10:00 AM to 8:30 PM. On Fridays and Saturdays, the hours will be 10:00 AM through midnight and on Sundays, 10:00 AM to 9:00 PM and these shifts may require additional staff. Routinely, there will be a manager present and game guides assigned to each game room. In addition to the game

guides and the video monitors, the doors will remain unlocked at all times and the exit signs will be clearly visible. The applicant has a similar existing business operating in Houston, Texas.

**Parking:**

There are currently 102 standard parking spaces directly adjacent to the building. The site plan indicates the location of the parking spaces in relationship to the building. The parking regulations for the City dictate that indoor commercial amusement uses will provide one parking space per 200 square feet of floor area. For the 5,000 square foot space, the applicant must provide a minimum of 25 parking spaces. The existing 102 parking spaces satisfy this requirement. The property owner also owns ten additional buildings near the site, and approximately 750 existing parking spaces are available for shared parking throughout the business complex.

**Signs:**

The applicant is planning to install a wall sign above the entrance to the suite. The proposed sign is approximately 7'x 20' (140 square feet.) All signage will comply with City's Sign Ordinance and will be subject to City staff approval. (See Elevations and Signage.)

**Comprehensive Plan:**

The 2017 East Side Plan's Future Land Use Map identified this area as "Creative Center" with one of the preferred use types as Entertainment. Therefore this request is consistent with the East Side Plan, which acts as the City's Comprehensive Plan in this area.

**Thoroughfare Plan:**

The property is bordered by Alpha Road to the south and Midway Road to the west. Midway Road is an eight-lane divided arterial. Alpha Road is a four-lane undivided roadway. Currently repairs are being made to Alpha but no expansion is planned or budgeted.

**Public Response:**

Eight (8) public notification letters were mailed on April 26, 2017. Zoning notification signs were posted on the site that same day. As of May 4, no letters of opposition to this Specific Use Permit request have been received by the City. (See Notification Map.)