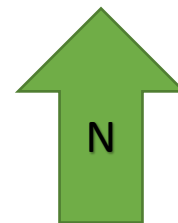
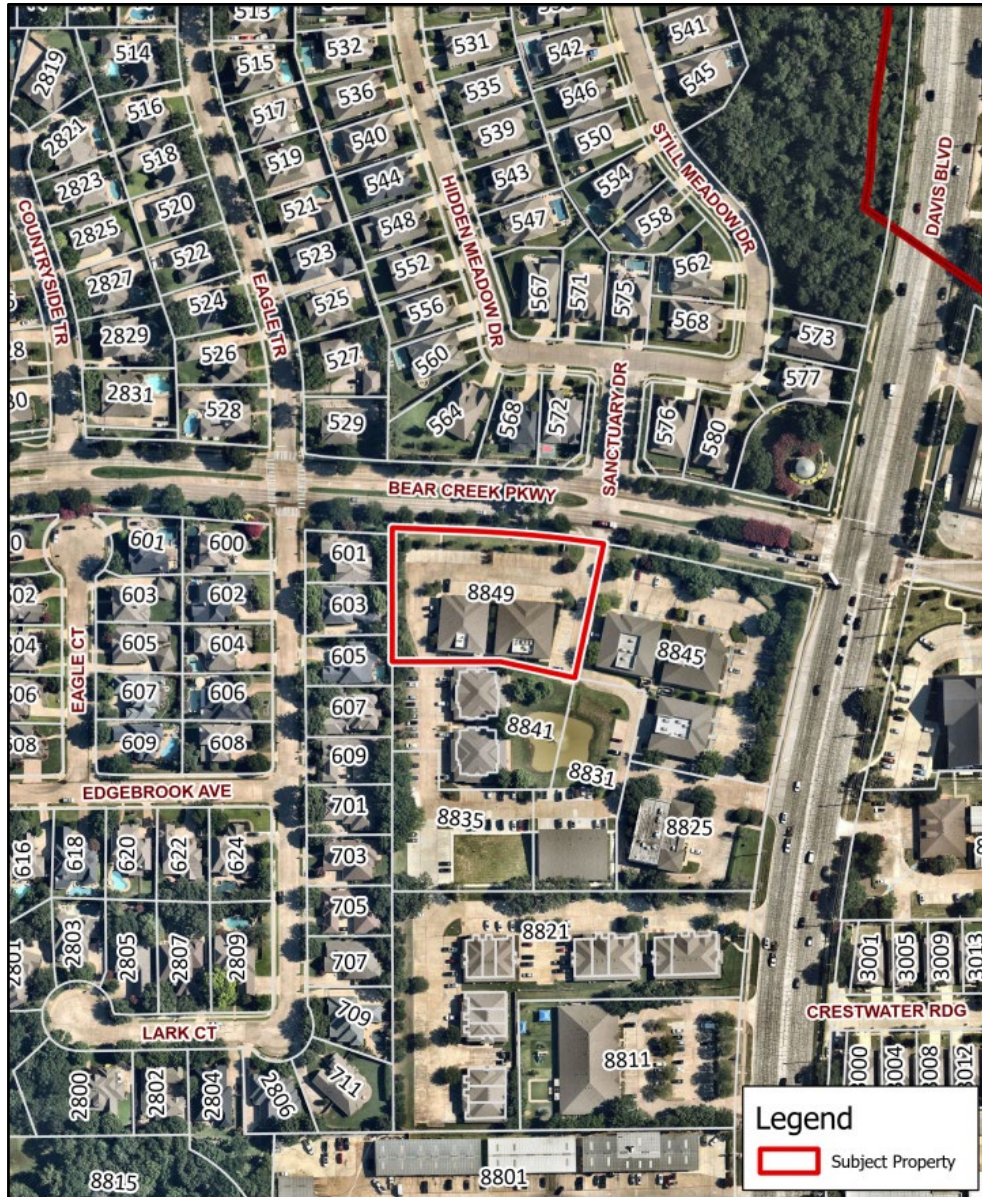


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Stay Social by Stay N' Play, to operate an indoor entertainment facility in an existing lease space, on approximately 1.23 acres, located on the west side of Davis Boulevard, approximately 300 feet west from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Block A, Lot 4, of the Hidden Lakes Center subdivision, zoned Commercial (C) and addressed 8849 Davis Boulevard, Suite 200. Debra Porter, Applicant. PAA Real Estate LLC, Owner. (SUP-2509-0035)

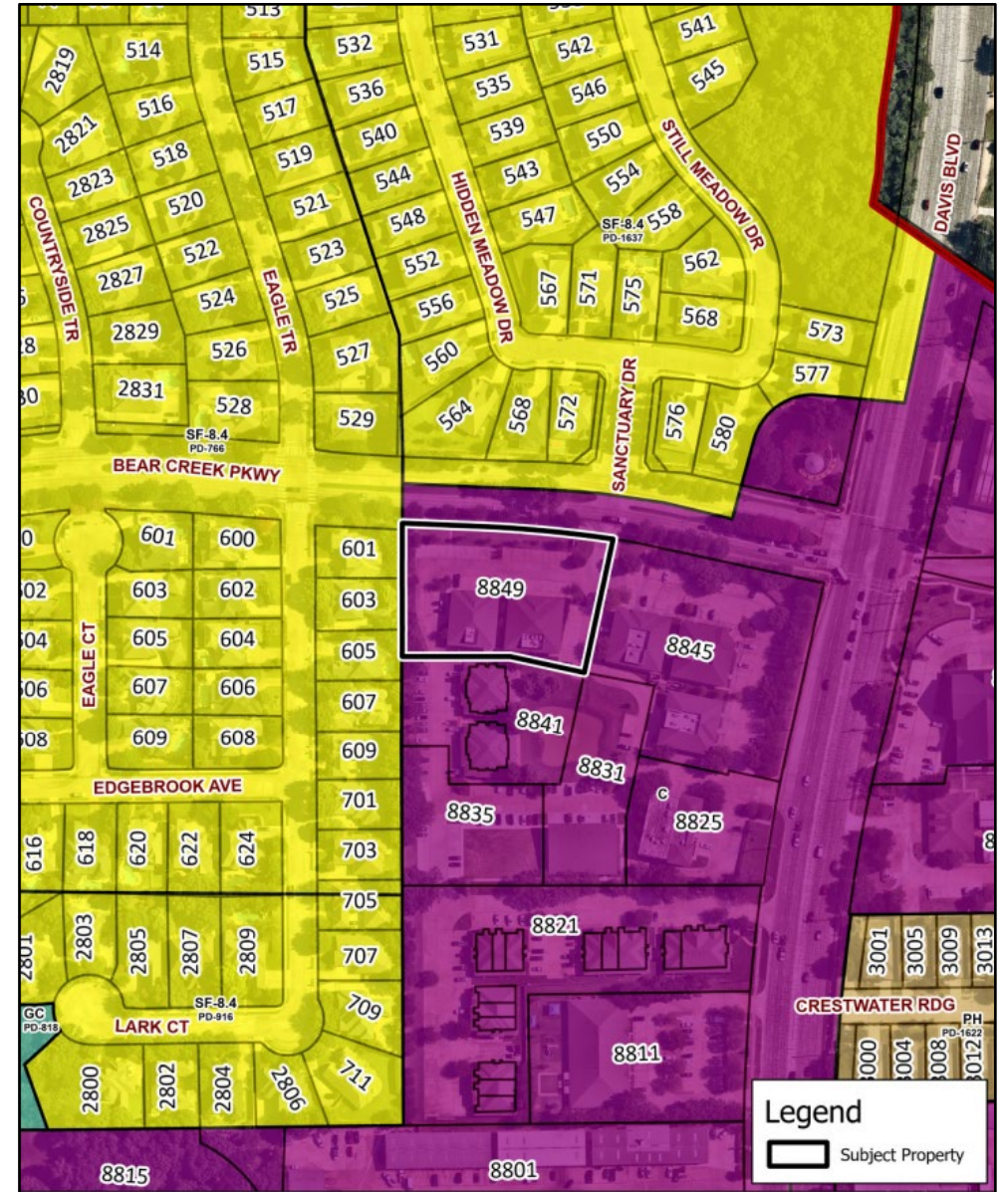
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Aerial Map



Zoned:
Commercial
(C)

Zoning Map



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Background:

The Applicant has requested a Specific Use Permit (SUP) for Stay Social by Stay N' Play, an indoor entertainment facility at 8849 Davis Blvd., Ste. 200.

The Applicant currently operates another Stay N' Play location in Flower Mound.



Proposed lease space at 8849 Davis Boulevard

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Business Details:

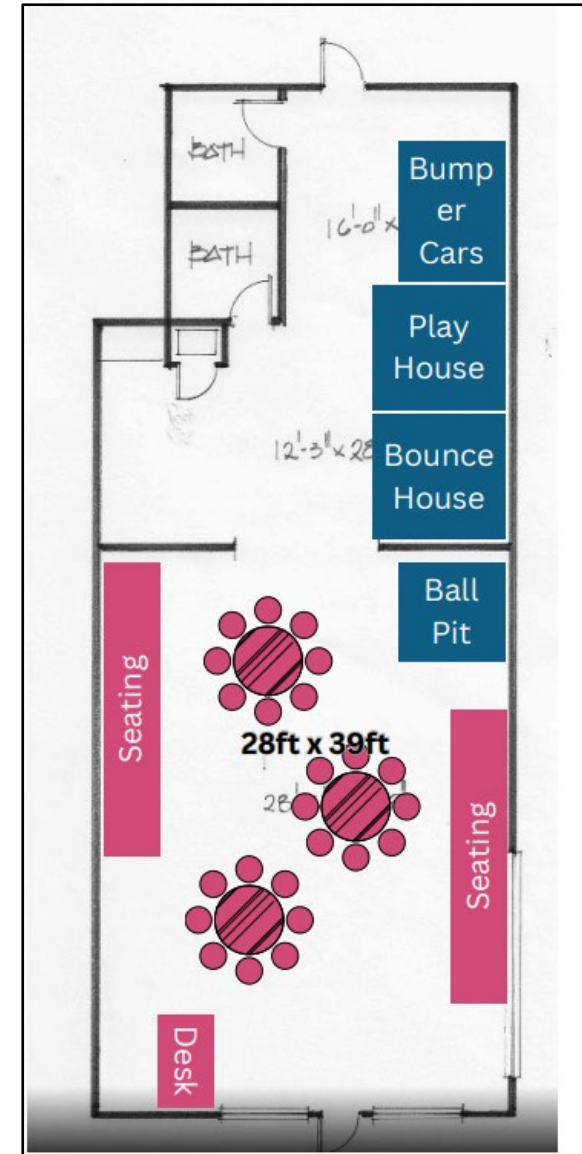
The Applicant is proposing an indoor playground facility for children of all ages, to include play structures and interactive zones, and seating areas for parents. They also intend to host events, including birthday parties, social gatherings and educational workshops. Events can be scheduled by customers online.

The Applicant estimates that the facility will have 5 total employees, with 2 on-site at a time.

Hours of Operation:

Monday, Tuesday, Wednesday & and Friday:
10 a.m. to 2 p.m.

Saturday and Sunday:
10 a.m. to 8 p.m.



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Site Design:

No exterior modifications are proposed.

The parking requirement for a Commercial Amusement (indoor) use is 3 spaces per 1,000 square feet of gross floor area, bringing the total number of spaces needed to 6 spaces plus the required accessible space. The property currently has 51 regular spaces and 2 accessible spaces shared among tenants.

 Proposed lease space



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Surrounding Land Uses:

The subject property is zoned Commercial (C), and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP).

North: High-Density Single Family (HD-SF)

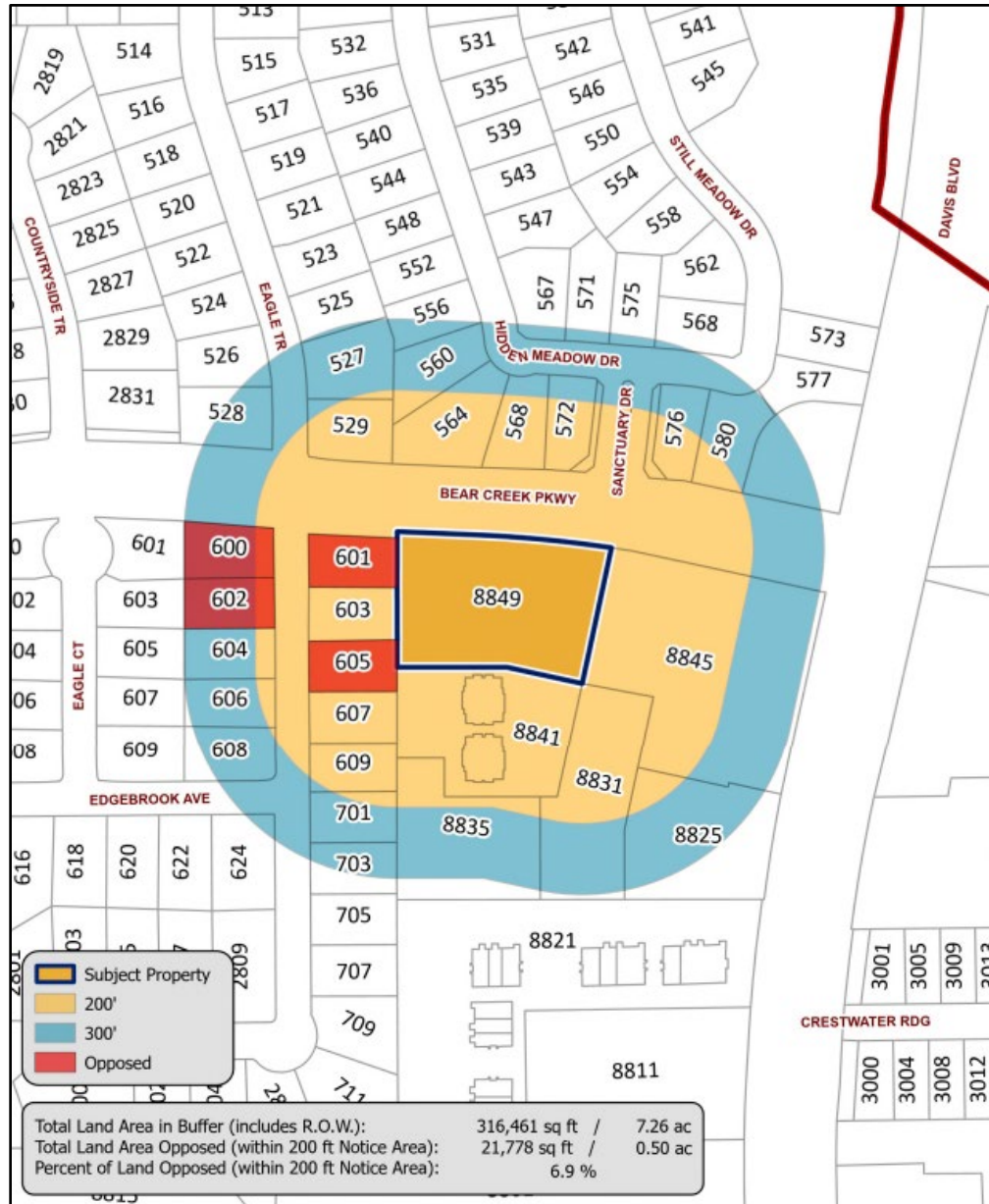
East: Retail/Commercial (RTC)

South: Retail/Commercial (RTC)

West: High-Density Single Family (HD-SF)



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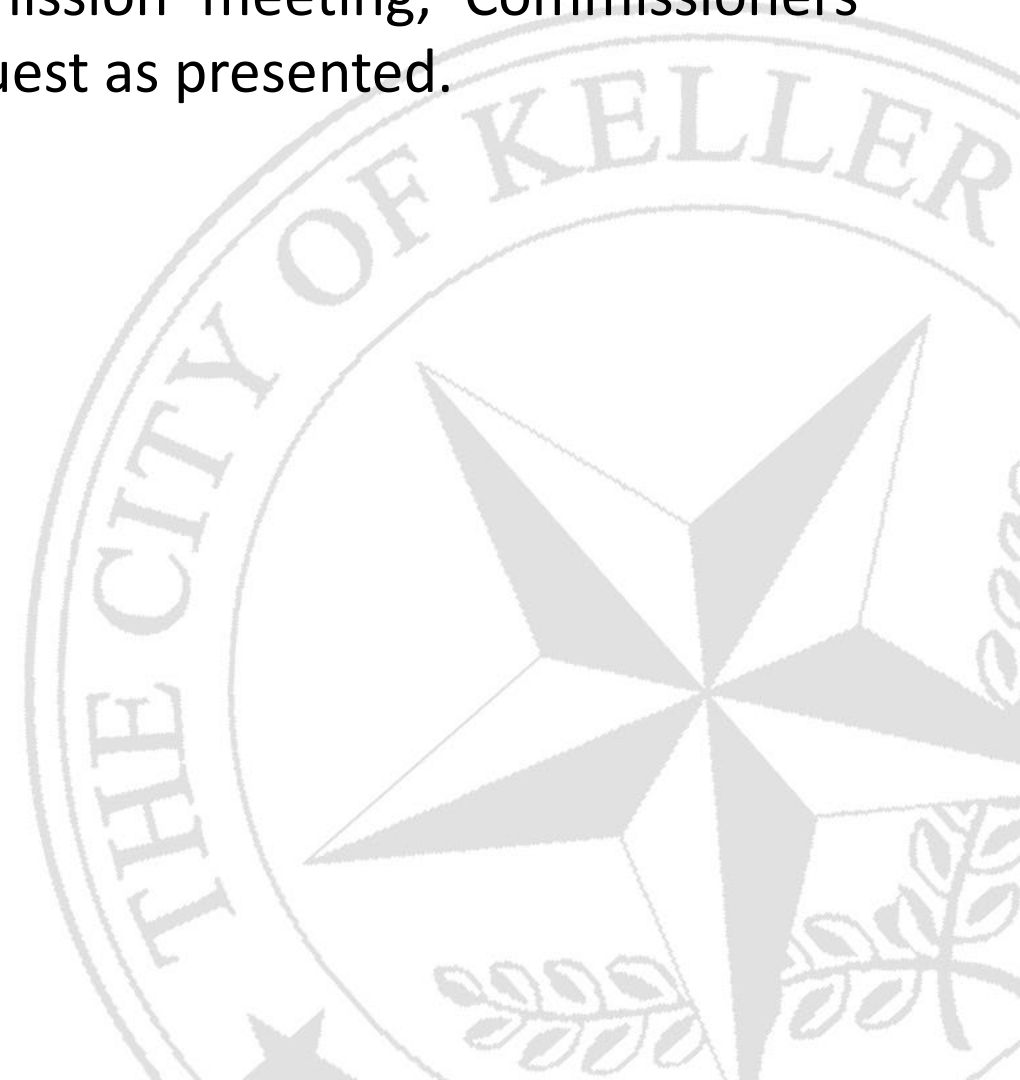
On Sept. 25, 2025, the City mailed 41 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received 5 letters of opposition in response to this SUP request.

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Planning and Zoning Commission Recommendation:

At the Oct. 14, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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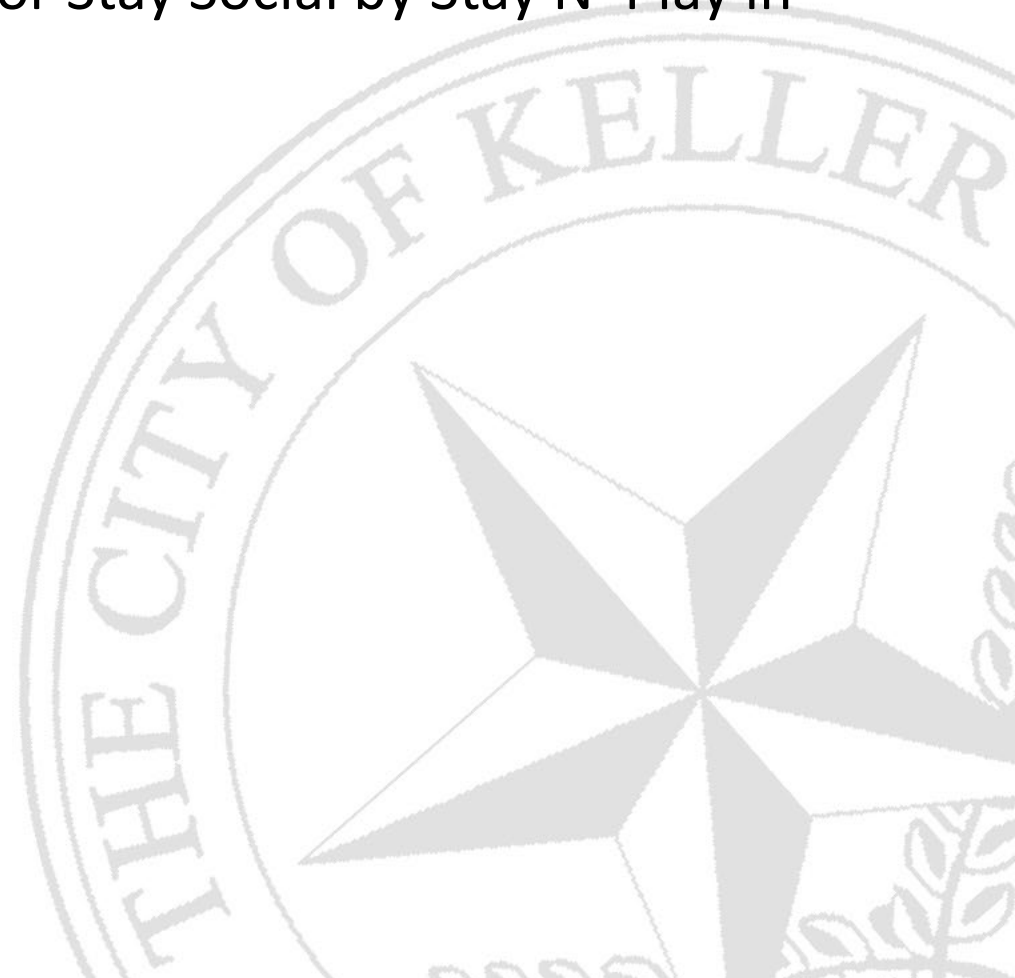
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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Request:

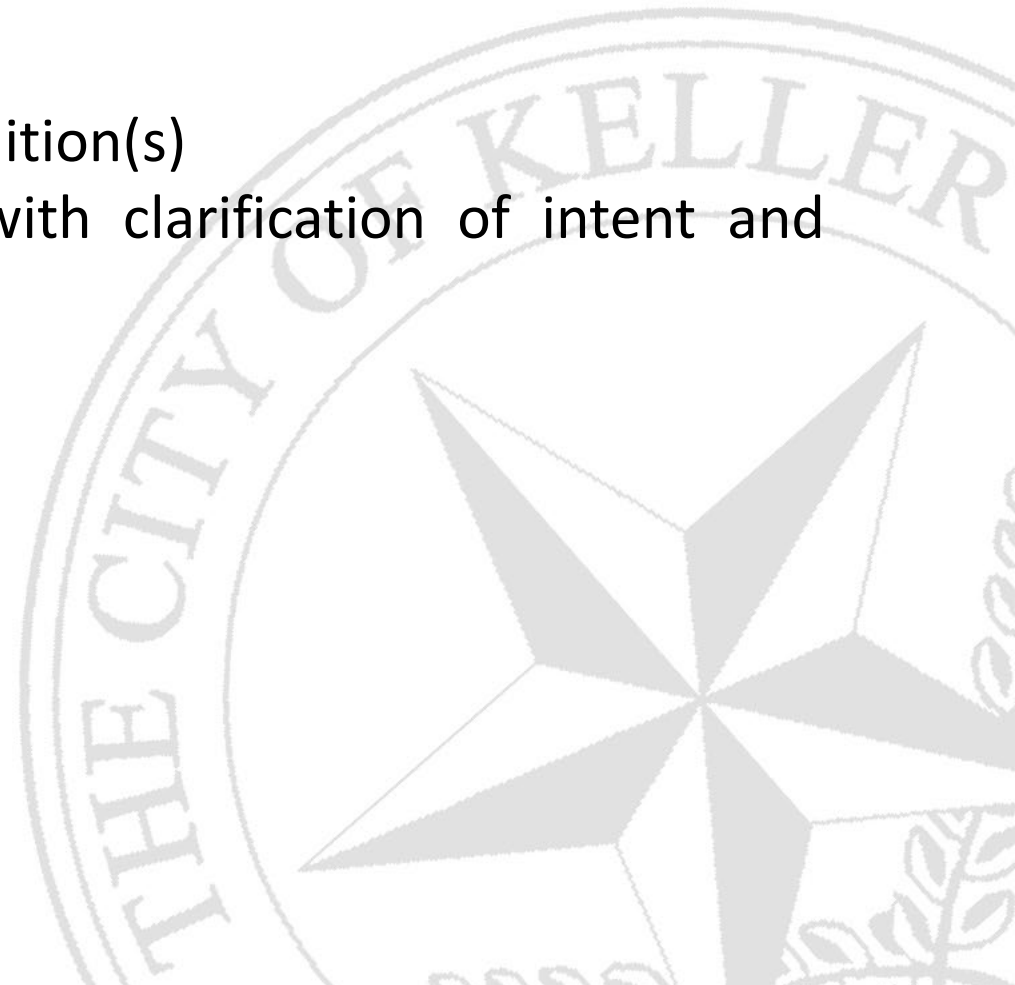
An SUP to operate an indoor entertainment facility for Stay Social by Stay N' Play in the Commercial (C) zoning district.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Kalvin Eddleman
817-743-4130