

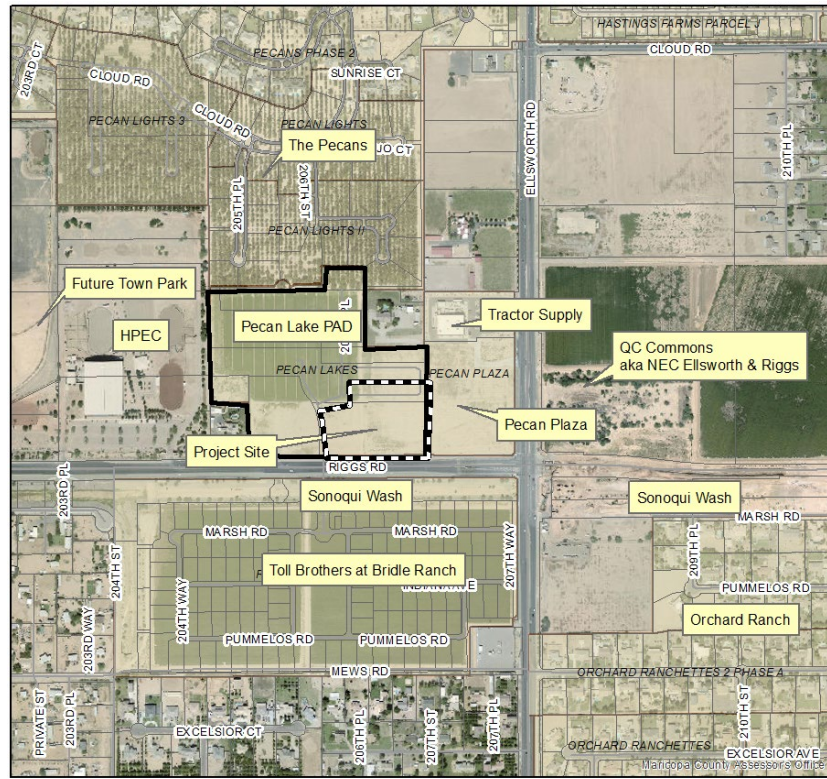


# **Fat Cats**

## **PAD Amendment (P19-0108) and Site Plan (P19-0107)**

Town Council  
February 5, 2020



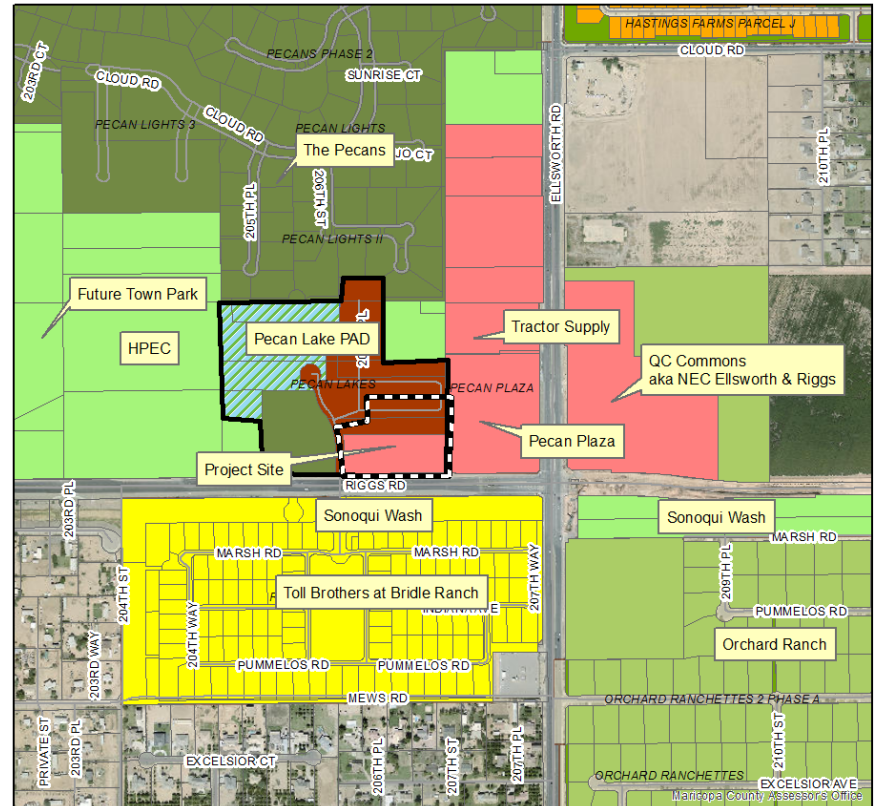


# Aerial Map Exhibit

Pecan Lake Development – 32 acres  
Fat Cats Site – 7 acres



# Existing Zoning



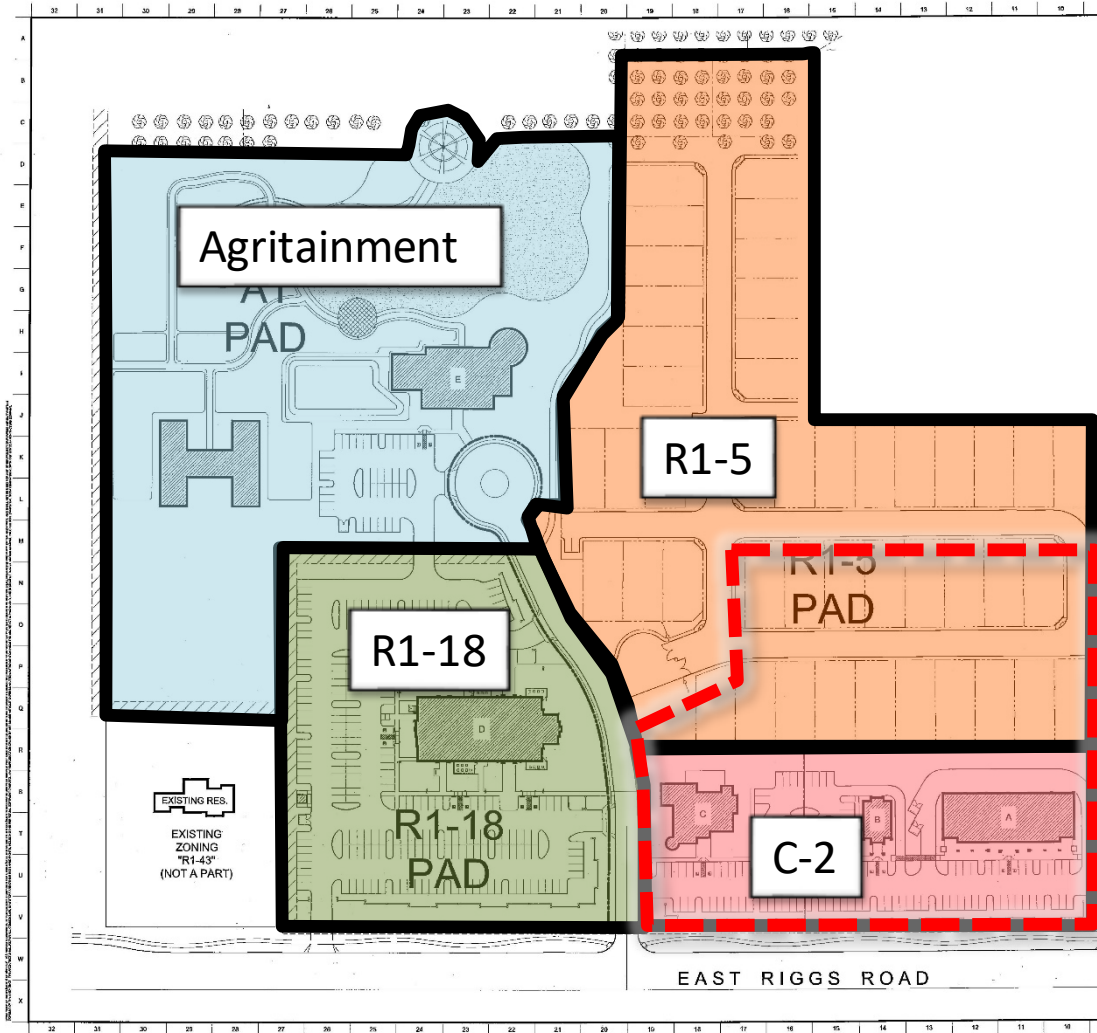
## Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMPA - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment





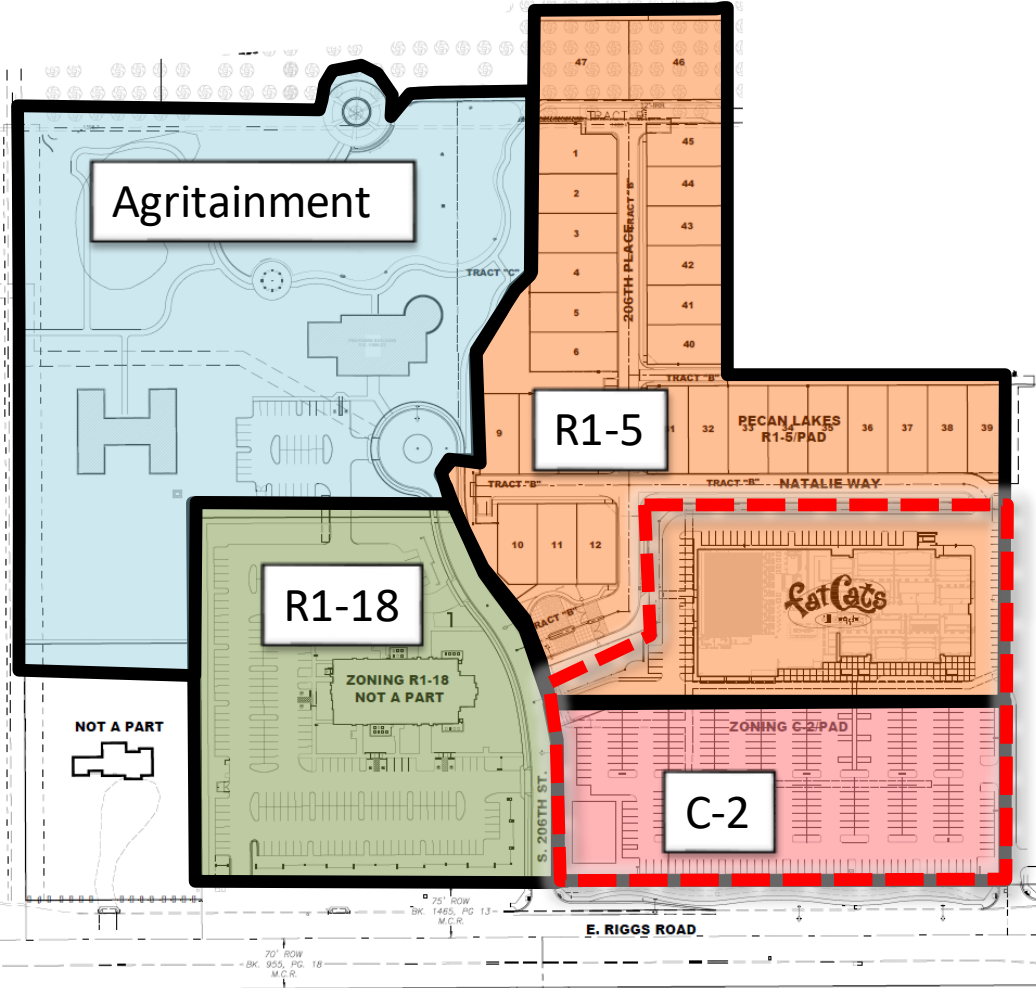
# Existing Zoning Pecan Lake PAD



Project Boundaries

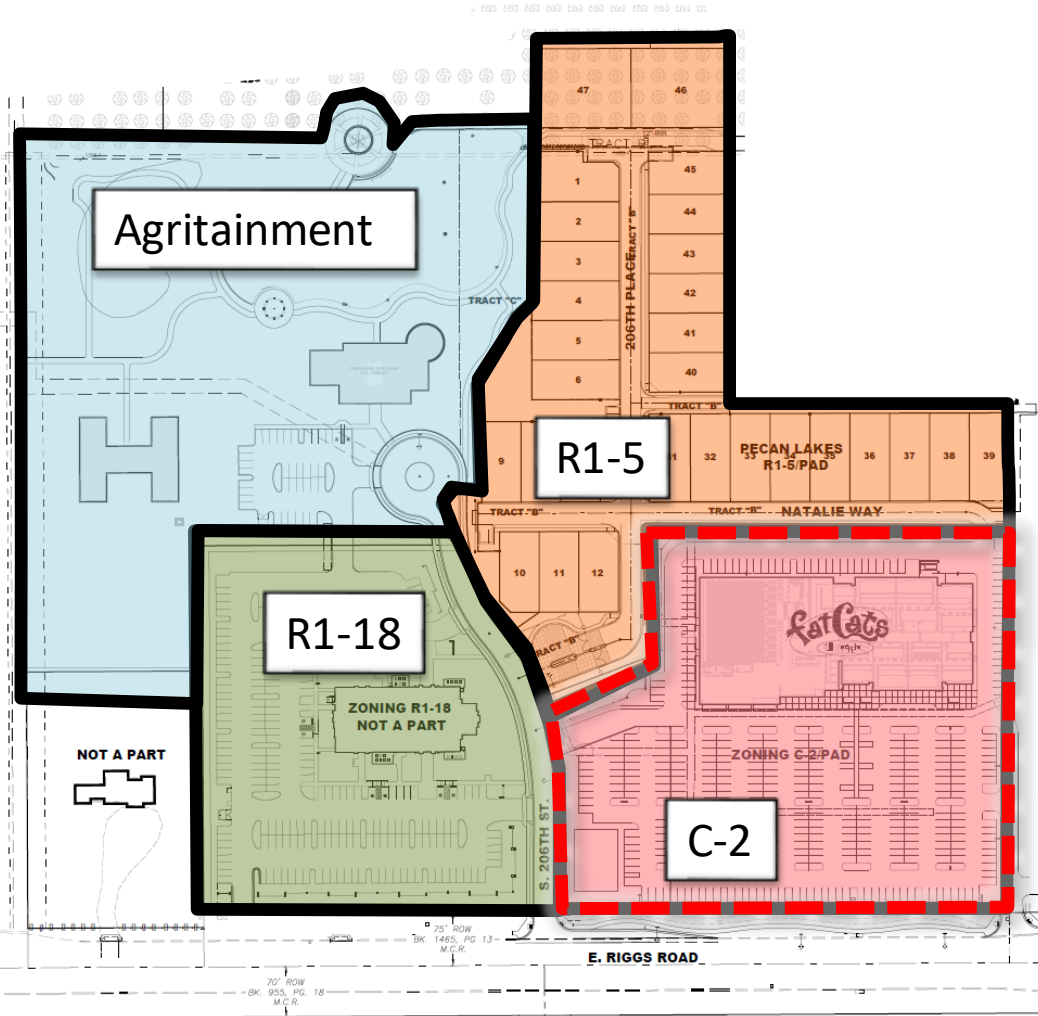


# Existing Zoning



Project Boundaries





# Proposed Zoning

Amend Pecan Lake PAD

Expand C-2 portion from 3.3 ac. to 7 a

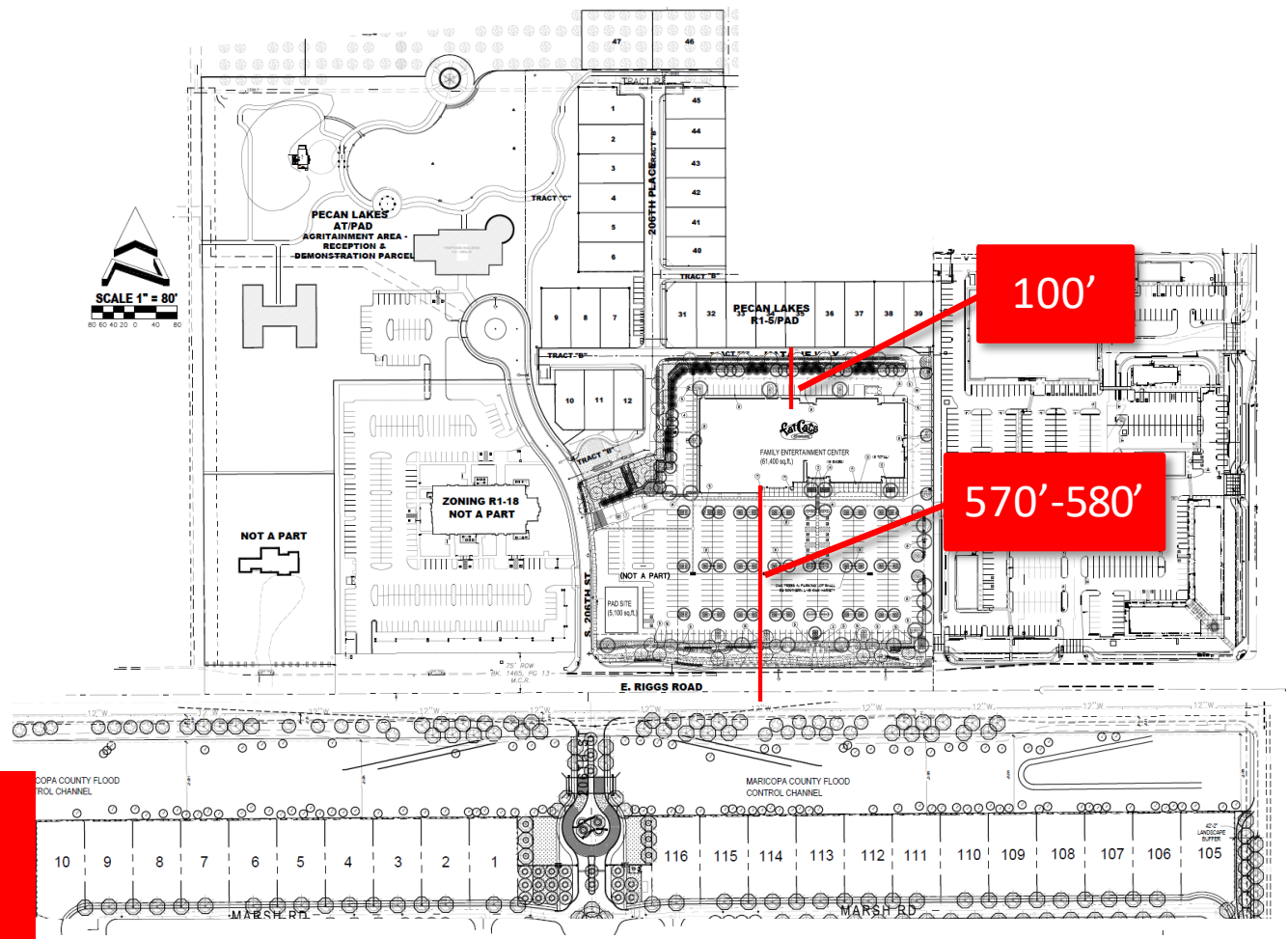
Eliminating 3.7 ac. of R1-5

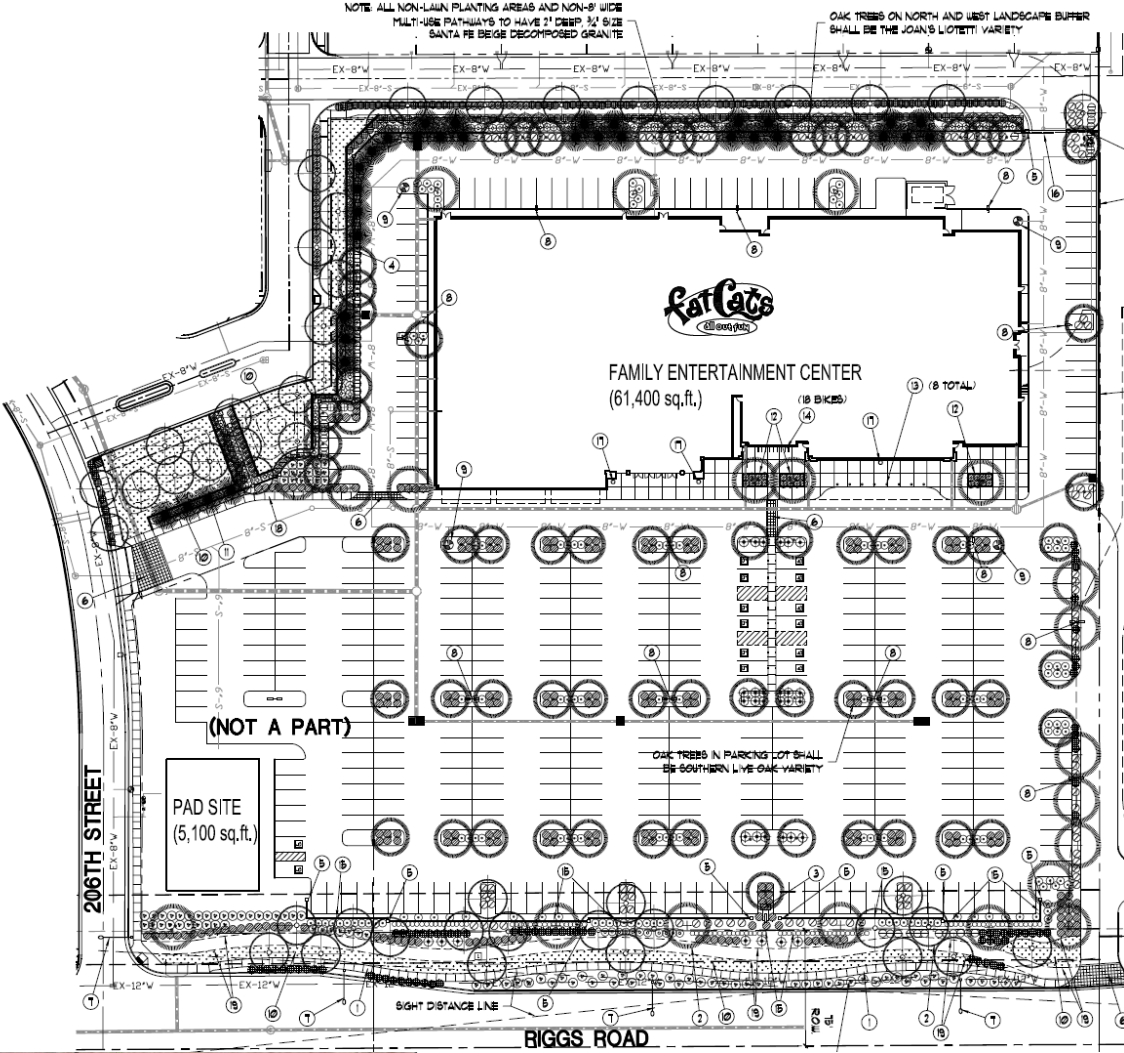
Project Boundaries





Bridle Ranch  
Single Story Homes  
Proposed





61,400 sf entertainment center

- 8 movie theaters
- 20 lane bowling alley
- Arcade games
- Dining
- Indoor miniature golf
- Party rooms

0.84 ac pad site

337 parking stalls

58,140 sf (18%) landscaping

Multi-use trail along Riggs Road

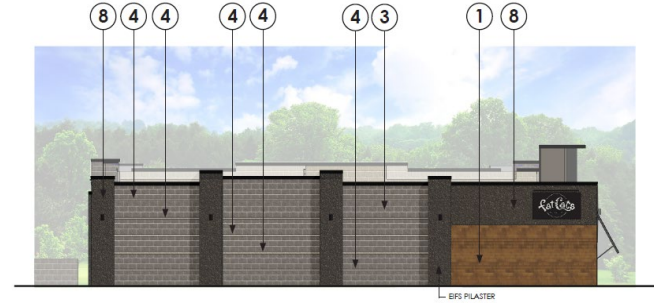




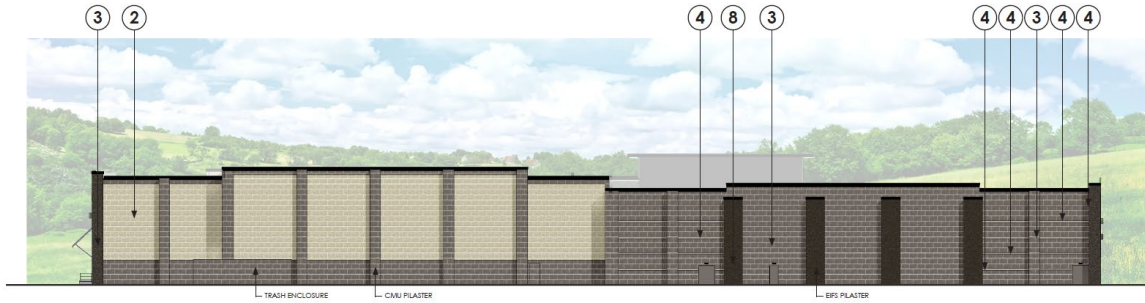
# Elevations



**SOUTH ELEVATION - RENDERED**  
1/32" = 1'-0"



**1 WEST ELEVATION - RENDERED**  
1/32" = 1'-0"



**2 NORTH ELEVATION - RENDERED**  
1/32" = 1'-0"

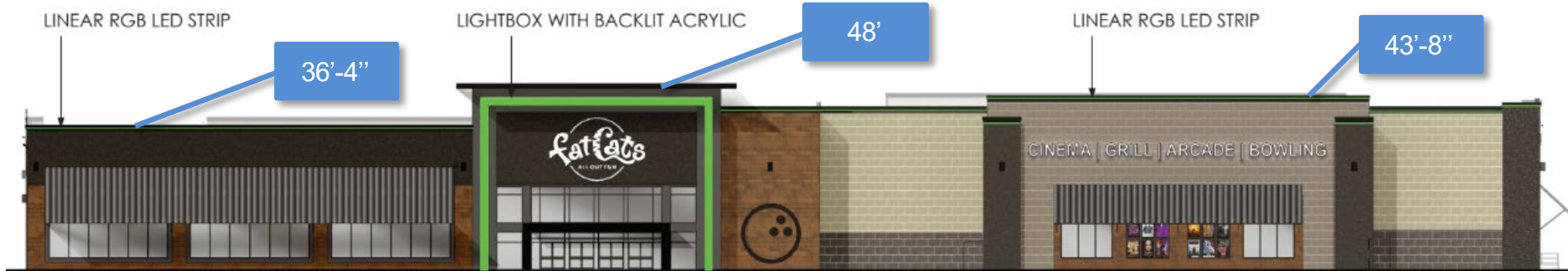


**1 EAST ELEVATION - RENDERED**  
1/32" = 1'-0"

# Lighting

Front elevation only

At January P&Z Meeting the applicant stated that they would turn the colored lighting off at 11:00pm daily



# Public Outreach and Input



- Neighborhood Meeting held on Aug. 19, 2019 with two members of the public in attendance.
  - Questions on what “Fat Cats” is, parking lot security, and next steps in the process
  - Generally supportive
- Letter of support provided by David Newquist (Pecan Plaza)
- Toll Brothers