

**Draft Planning and Zoning Commission Meeting Minutes of October 25, 2022:**

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0017SUP** Permit Request to Allow for Commercial Amusement (Indoor) Use (Horse's  
Axe), Located at 212 East Louisiana Street

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed Specific Use Permit (SUP) for a commercial amusement indoor use. She stated that Staff feels that the proposed use might bring additional visitors to Downtown McKinney with foot traffic and customers, which could benefit existing businesses. Ms. Schrader stated that Staff feels that the use will not negatively impact the adjacent businesses. She stated that Staff feels that the proposed indoor use is compatible with neighboring businesses. Ms. Schrader stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey asked about the differences between an indoor amusement use that allows throwing axes versus a bar that has dart games. Ms. Schrader stated that it would depend on the primary use for the business. She stated that businesses with arcade games as the primary use are generally considered an indoor amusement use. She stated that a private club use is usually for a business with the sale of alcohol as the primary use. Vice-Chairman Mantzey asked about the proposed percentage of sales from the axe throwing versus alcohol sales. Ms. Schrader deferred the question to the applicant. Dr. Jason Pearson, 1001 Mason Street, Aubrey, TX, explained the proposed request. He stated that the alcohol sales at their other two locations is approximately 21% of the overall sales. Dr. Pearson stated that the proposed primary use would be billiards and axe throwing. He stated that alcohol would be a concessionary item. Dr. Pearson stated that they would not have space for an oven in the kitchen area and they would not want to compete with area restaurants. Mr. Andrew Duncan, 9808 Lexington Drive, Providence Village, TX, stated that there would be a two-drink limit per person. Board Member

Buettner asked if they had considered other uses for the empty building. Dr. Pearson said no. Vice-Chairman Mantzey asked what the typical cliental and business hours were for the two current locations in Denton, TX and Denison, TX. Dr. Pearson stated that the typical customers in Denton, TX were between the ages of 22 – 40. He stated that the Denison, TX downtown location has a little older cliental. Mr. Duncan stated that they get a lot of families as well. Dr. Pearson stated that they offer intensive trainings. He stated that the busiest hours for both locations were between 6 – 9 PM and on the weekends. Dr. Pearson stated that they have axe throwing leagues held on the first Thursday of each month. He stated that they offer an axe throwing club membership. Commission Member Buettner asked if they had discussed the proposed use with the adjacent property owners. Mr. Duncan said yes, and they seemed excited about it. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and recommend approval of the request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the November 1, 2022 meeting.