

Batbox Special Use Permit (1928-SUP)

April 8, 2025

Korrie Becht, Assistant Director of
Development Services



Case 1928-SUP Batbox

ADDISON

LOCATION:

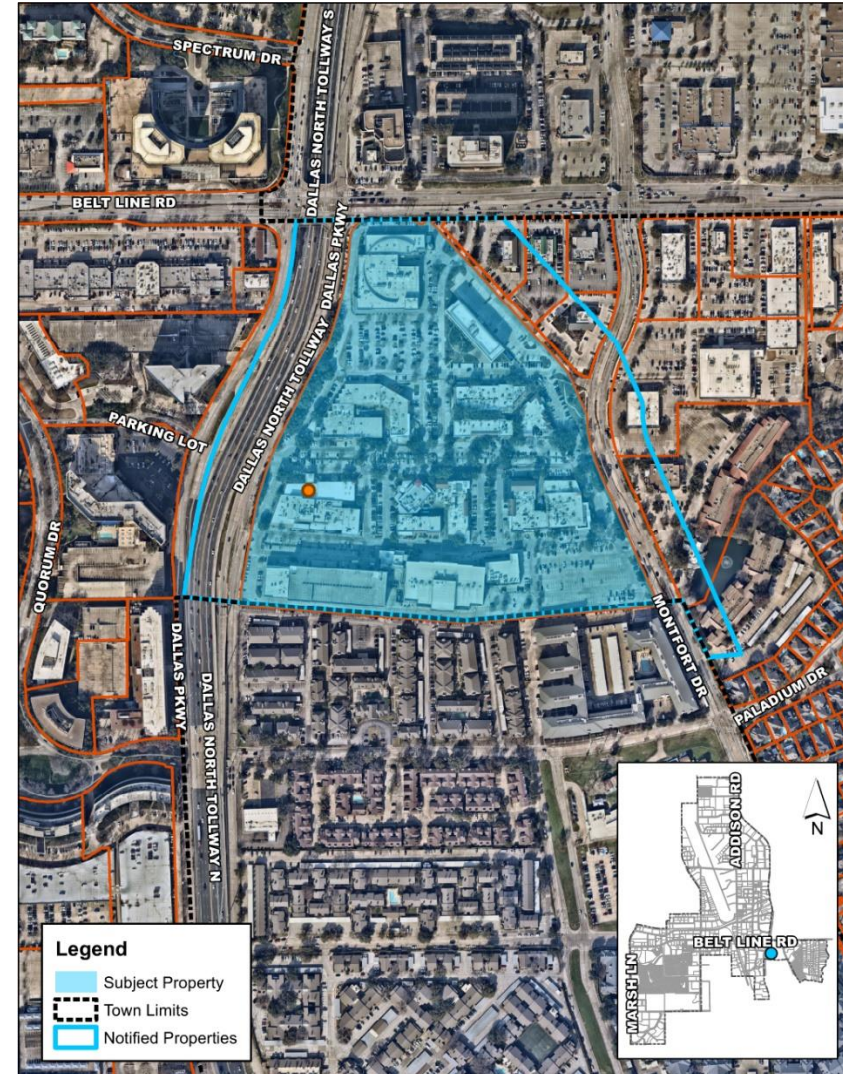
5100 Belt Line Road, Suite #612

REQUEST:

Approval of a Special Use Permit for indoor entertainment (baseball) and a restaurant with the sale of alcohol for on-premises consumption

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed indoor entertainment and restaurant use with the sale of alcohol for on-premises consumption, and associated site conditions at the subject property.



(ADDISON)



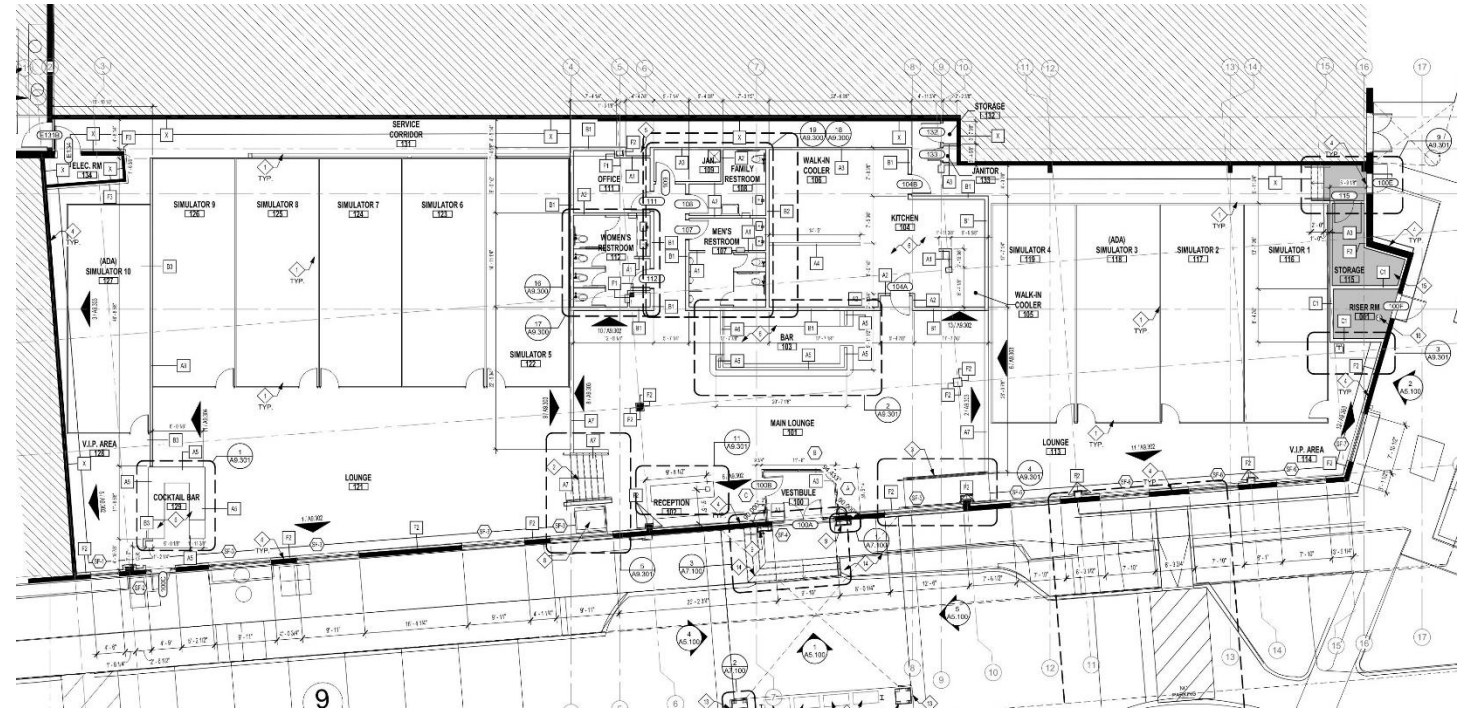
- 1966 – Rezoned from Local Retail to PD.
- 2012 – PD, Ord. No. O12-002, to support reinvestment in Village on the Parkway.
- 2020 – PD Amendment, Ord. No. O20-08, to allow a mixed-use parking ratio.
- Present – Proposed SUP to allow indoor entertainment and a restaurant with the sale of alcohol for on-premises consumption.

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FLOOR PLAN:

- Approx. 13,000 SF of interior floor area
 - 10 batting simulators
 - 1 bar area
- Seating for 198 indoors
- Sale of alcoholic beverages
- Hours of operation (Condition of SUP):
 - 11:00 am – 12:00 am, Sunday through Thursday
 - 11:00 am – 2:00 am Friday through Saturday.



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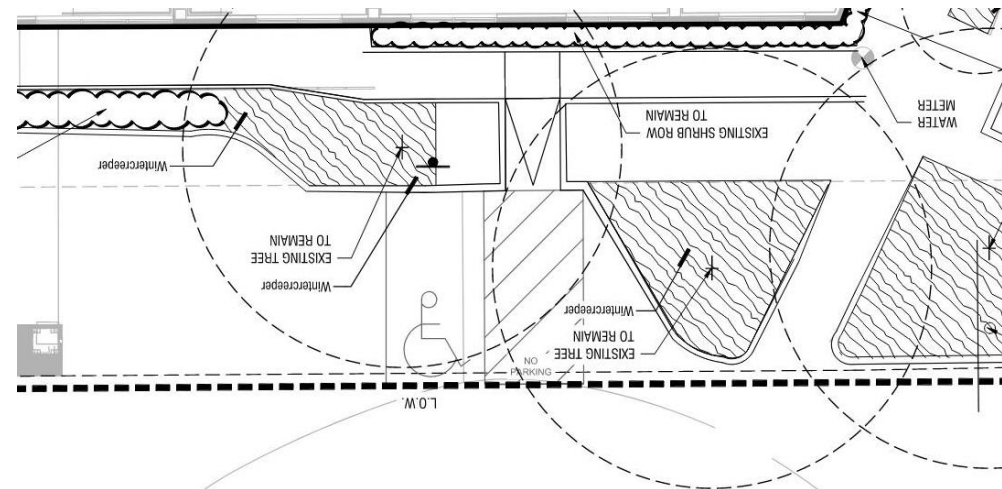
PARKING:

- The site complies with the parking requirements of PD O20-08.
 - Required Parking: 2,052 spaces
 - Existing Parking: 2,261 spaces
- Handicap parking space and loading area modified to allow for accessible connection.

Existing



Proposed

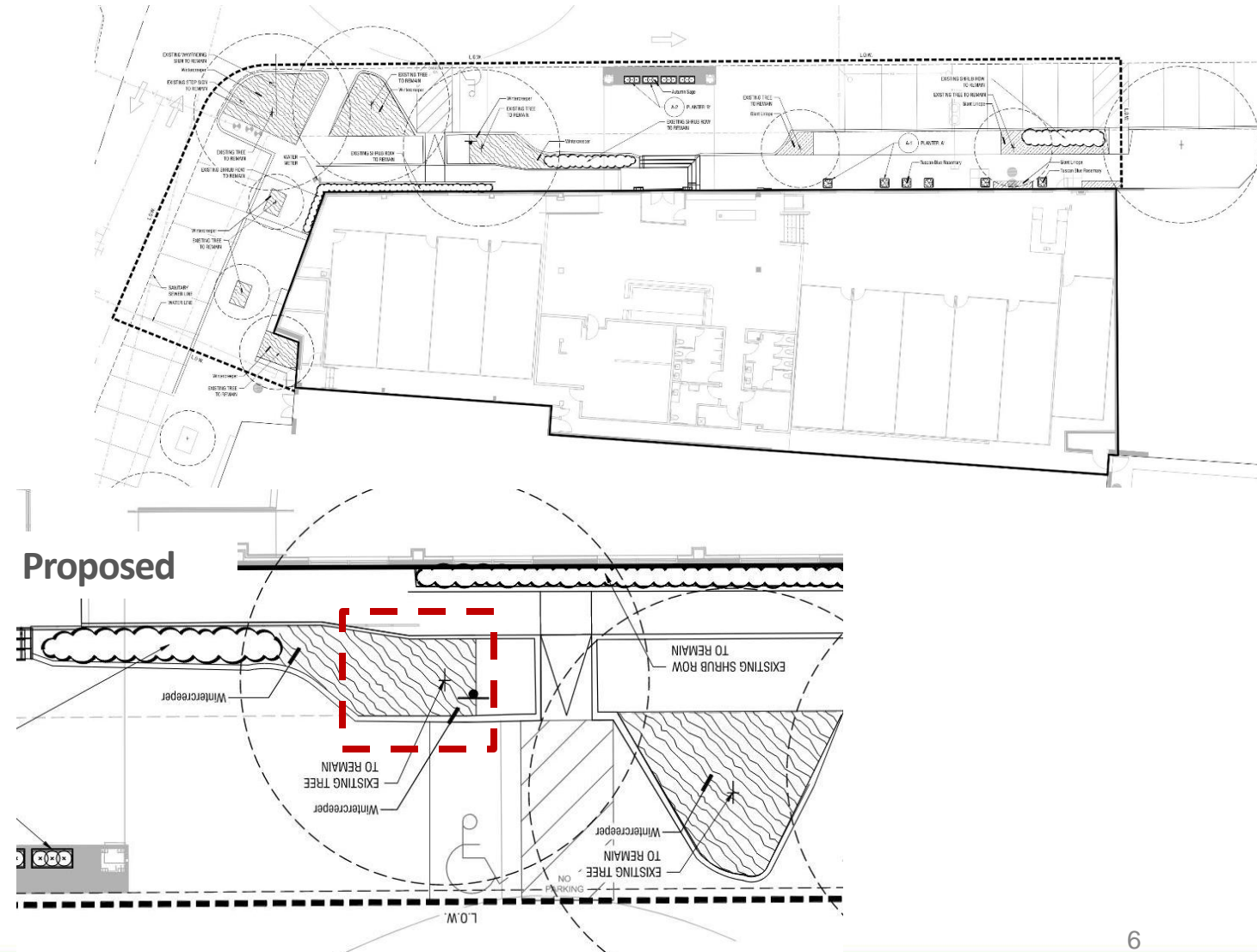


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OPEN SPACE AND LANDSCAPE:

- Existing landscaping to remain and brought into compliance with landscape ordinance
- Additional groundcover vegetation to replace uneven pavers adjacent to tree near primary entrance



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EXTERIOR APPEARANCE:

- Proposed changes on north and west facades, include replacement of all windows, updated primary entrance, removal of secondary entrance, and remodeling of porte-cochere.
- Existing façade materials will generally remain. The proposed color scheme will consist of dark bronze and grey.
- The proposed façade complies with Town requirements.



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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 8

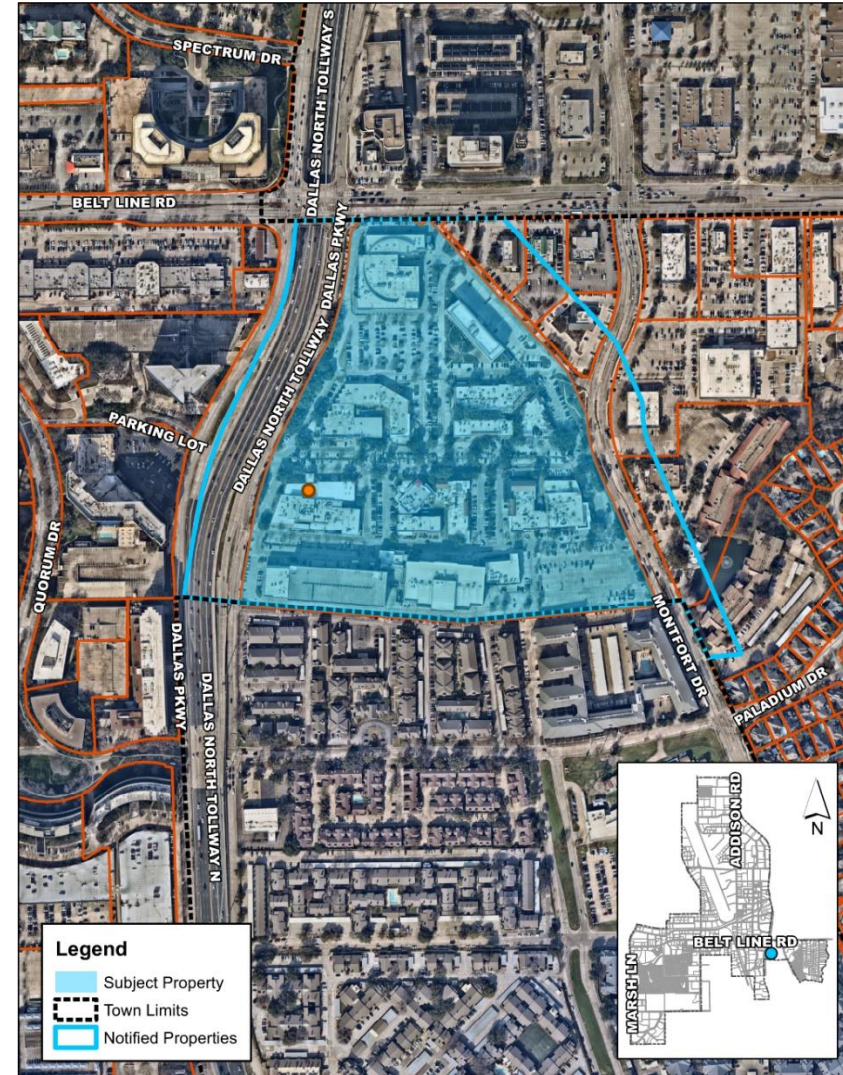
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

Approval: 5-0



RECOMMENDATION:

Staff recommends **approval** with the following condition:

- Batbox operations shall close to the public no later than 2:00am.