

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 28, 2023
SUBJECT: ZC23-0059, Ordinance No. 3806, Public hearing and consideration of a request from Alex Fernandez for a special use permit for an event center at 8545 Airport Freeway, being 11.6 acres described as Lot 8R, Block A, Richland Oaks Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Chandelier Ballroom, Alex Fernandez is requesting a special use permit for an event center in a building on an 11.6-acre property located at 8545 Airport Freeway.

GENERAL DESCRIPTION:

The property is in the Richland Centre shopping area, generally located on the north side of Airport Freeway east of Strummer Drive. The site is developed with multiple buildings constructed in the mid-1990s. The applicant proposes to lease and renovate a space in a building located in the northwest portion of the development for an event center. The space was previously occupied by a house of worship and is in the same building as a Spectrum/Charter Communications office.

The applicant proposes to open a 9,100-square foot event center that would provide a venue for weddings, parties, quinceañeras, corporate and office events, and similar types of gatherings. The facility would include space for event seating and an area for catering services. The operation of the facility does not include food preparation or cooking. Information about the business and a floor plan of the space are attached. The Special Use Permit is for the use, not the particular company requesting the use. Information about the company, however, is available online at [Chandelier Ballroom](#). The company has related properties in east Fort Worth and Burleson.

The property is zoned C-2 (Commercial). An event center is not a specifically listed land use but is similar in nature to a private club in terms of operational characteristics, traffic generation, service demands, occupancy loads, and similar characteristics. Since a private club requires approval of a special use permit (SUP) in this zoning district, the application is being processed in a similar manner to provide an opportunity to review the suitability of the use at this location. Past requests for this type of use have been processed in the same manner.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified



throughout the public hearing process, but they are subject to final approval by City Council. The SUP standards address land use, landscaping, site improvements, and operational standards for the business.

As part of special use permit requests, the Development Review Committee commonly recommends property improvements as a condition of approval. This is intended to address nonconforming features of properties and provide suggested enhancements that would help bring the property closer to compliance with current development standards. The following recommended property improvements are included in the attached conditions of approval.

1. Building and site lighting. Any nonconforming wall pack and flood light fixtures on the building must be replaced with conforming fixtures. The fixtures must comply with the standards contained in Section 118-728 of the zoning ordinance.
2. Refuse container enclosures. Enclosures must be constructed or renovated for all refuse containers on the lot. The enclosures must comply with the standards contained in Section 118-874 of the zoning ordinance. These standards generally include a masonry enclosure, pedestrian access gates, and opaque metal gates.
3. Landscaping. In 2018, the property received landscaping enhancements that have since died and been removed. This included parking lot screening shrubs and trees along Strummer and parking lot landscape island trees. A condition of this SUP recommended by the Development Review Committee is to restore the landscaping previously installed for the Stericycle remodel project. The areas must be watered by an automatic underground irrigation system. All landscaping must be installed prior to the issuance of a certificate of occupancy.

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a functional and attractive community using recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

CURRENT ZONING: The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Urban Village	Office and service uses
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	C-1 (Commercial)	Urban Village	Retail buildings
EAST	C-2 (Commercial)	Urban Village	Retail and service uses

PLAT STATUS: The property is platted as Lot 8R, Block A, Richland Oaks Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the August 17, 2023, meeting and voted 4-1 to recommend approval (Commissioner Risky voting against).

RECOMMENDATION:

Approve Ordinance No. 3806.