



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** January 19, 2023

SUBJECT: CSEVENT 2022-0135 Consideration of a request from Steve French with Christian Classic Cruisers for an appeal from Section 118-715 (Temporary uses and buildings) of the North Richland Hills zoning ordinance regarding the number of permitted events at 9200 Mid-Cities Boulevard, being 69.414 acres described as Lot 1, Block 1, Birdville High School Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Christian Classic Cruisers, Steve French and Bob Stout are requesting an appeal from Section 118-715 (Temporary uses and buildings) of the North Richland Hills zoning ordinance regarding the number of permitted non-profit temporary events. The site related to the appeal is the Birdville Fine Arts Athletic Complex, located at 9200 Mid-Cities Boulevard.

GENERAL DESCRIPTION:

Christian Classic Cruisers is a car club organization based in Northeast Tarrant County. The club hosts monthly car shows as a means to raise money to purchase toys for underprivileged children through various charitable organizations. Since 2004, these events have been held at the Birdville ISD Fine Arts Athletic complex located at Mid-Cities Boulevard and Precinct Line Road. Each year, up to eight car shows were held on the property.

In 2022, Christian Classic Cruisers applied for permits for eight events to be held at the Fine Arts Athletic Complex, as the organization had done in previous years. During the review of the permit application, it was noted that the public school exception was not applicable as the car show was not a school-sponsored event. Based on that interpretation, the organization held four car shows at the Fine Arts Athletic Complex and four shows at the BISD administrative property at 6361 Boulevard 26 (the former Richland Plaza mall).

In December 2022, the organization applied for permits for eight events at the Fine Arts Athletic Complex. As part of the application, they are requesting an appeal of the determination regarding the number of events at the location and requesting that all eight car shows be permitted on the site. Birdville ISD has approved 2023 dates for eight shows on the property.



The eight events requested are for the following dates:

- March 18, 2023
- April 15, 2023
- May 20, 2023
- June 17, 2023
- July 15, 2023
- August 19, 2023
- September 16, 2023
- October 14, 2023

Subsection 118-715(c) provides for an appeal process related to permits for temporary events for non-profit organizations. A letter from Christian Classic Cruisers detailing the appeal request is attached. Other attachments related to the permit application are also attached, including information about the organization, a site plan layout for the event, and copies of the BISD rental agreement and proof of insurance.

Temporary event standards

Section 118-715 of the zoning ordinance establishes standards related to temporary uses and buildings. This section covers temporary building placement and use, outdoor sales on commercial properties, non-profit temporary events, outdoor display of merchandise, and temporary holiday sales lots. While general standards for temporary sales and uses have been included in the zoning ordinance since 1984, the current standards in the code were adopted in May 2007 (Ordinance 2933). A copy of Section 118-715 is attached.

Within that section, Subsection 118-715(c) provides standards for non-profit temporary events. These standards include the following:

- A maximum of four permits for non-profit fundraising events may be issued to a property. Not more than one event may be a circus or carnival. An exception is included for public school sponsored events held on school property.
- All non-profit events must provide adequate parking and sanitary facilities to attendees, including handicap accessible facilities. The permit may include conditions for the use as established by the building official. Event sponsors dissatisfied with the building official's decision may appeal the requested use to the Planning and Zoning Commission.
- The site hosting the event must provide sufficient room to accommodate the event without encroaching on required parking spaces, fire lanes, and building setbacks.
- Permit applications must be submitted at least 30 days prior to the event. The application must include contact information for the property owner and event operator, dates and hours of operation of the vent, and a site plan layout of the event area. Circuses and carnivals must also provide certification of insurance for amusement rides and attractions.

The standard authorizing permits for temporary events provides for the issuance of up to four permits per calendar year. The standard reads as follows:

(1) Except for public school sponsored events held on school property, a maximum of four permits for non-profit fundraising events shall be issued to the property hosting the event per calendar year. For-profit business



properties may allow the use of their property for non-profit sponsored fundraising as long as not more than four non-profit events occur on the property per calendar year.

RECOMMENDATION:

Consider the appeal request for CSEVENT 2022-0135.