

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 20, 2019

SUBJECT: ZC 2019-05, Ordinance No. 3582, consideration of a request from Ginger Curtis for a zoning change for an event center at 8300 Starnes Road, being 0.543 acres described as Lot AR2, Block 2, Crestwood Estates Addition. (CONTINUED FROM THE MAY 13, 2019, CITY COUNCIL MEETING)

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Ginger Curtis is requesting a zoning change to amend the Redevelopment Planned Development (RD-PD) district on 0.543 acres located at 8300 Starnes Road. The proposed zoning change would add an event center as a permitted use on the property.

UPDATE:

The public hearing for this item was held and closed on Monday, May 13. City Council moved to postpone action on the item until the applicant could adequately address the following concerns expressed by City Council:

1. Formal parking agreements with property owners to the south;
2. Sidewalk repair and/or replacement;
3. Lighting;
4. Additional handicap-accessible parking spaces;
5. Presence of an off-duty police officer;
6. Expiration on the use and requiring re-approval in 2 years; and
7. Traffic counts for Starnes Road.

Staff and the applicant met the day after the meeting and responses are being prepared for the May 20 meeting; however, one or more items may not be fully addressed by that time. Staff and the applicant will provide an update to City Council. The attached Ordinance 3582 has not yet been changed. A revised ordinance may be distributed and reviewed with City Council at the May 20 meeting.

GENERAL DESCRIPTION:

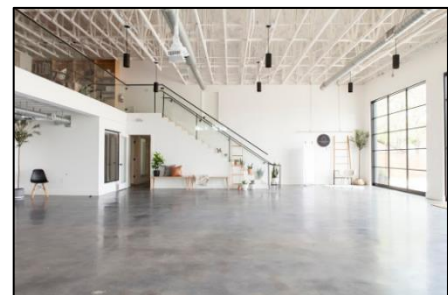
The site under consideration is located on the south side of Starnes Road, just west of Davis Boulevard. The site is the former location of Fire Station 1. After Fire Station 1 was moved to its new location on Shadywood Lane in 2006, the building was used for various city services, including Parks Department field offices and storage.

In August 2017, the property was sold to an interior design firm called [Urbanology Designs](#). A zoning application for the property was approved in February 2018, which rezoned the site from C-1 Commercial to RD-PD Redevelopment Planned Development. The RD-PD district approved specific site development and building standards for the property.

After occupancy of the building by Urbanology Designs, it came to the city's attention that the property was also being advertised and used as an event center space, hosting events unrelated to the office use (i.e. weddings, receptions, corporate luncheons, graduation parties, etc.) as an alternative method for generating revenue. Because an "Event Center" is not an allowed use under the zoning approved for this property and an event center has been interpreted in the past to require Special Use Permit approval, the property owner was instructed and given notice to stop holding events and make application to amend the RD-PD zoning. At the request of Ms. Curtis, city staff extended some flexibility to allow five events that had been already scheduled between May 18 and June 5 to continue as planned.

The owner is requesting an amendment to the RD-PD district to allow an event center as a permitted use on the property. The RD-PD established a base zoning district of O-1 Office. An event center is not a specifically listed land use in the zoning ordinance, but it is similar in nature to a private club in terms of operational characteristics, traffic generation, service demands, occupancy loads, and similar features. Since a private club requires approval of a special use permit or as part of a planned development district, this application is being processed in a similar manner to provide an opportunity to review the suitability of the use at this location.

The applicant proposes to utilize the building for an event center. The facility would provide a venue for weddings, receptions, banquets, corporate and office events, and similar types of gatherings. The building includes a 1,720-square foot indoor open space area, a small conference room, outdoor space, and limited kitchen facilities. The operation of the facility would not include cooking, as the kitchen is suitable only for light prep and catering operations. Photos of the building and interior are below and floorplans showing various event layouts are attached. Additional information about the company is available online at [Urban Fire House](#).



The proposed conditions of approval for this RD-PD amendment are attached. These conditions are based on the applicant's proposed use, and recommendations for minimum operating and safety standards from the Development Review Committee. The



conditions include those previously approved for Urbanology Designs and conditions specific to the operation of the event center. These conditions may be modified by City Council.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee is presently working with the applicant to address the concerns raised by City Council at their May 13 meeting (see "UPDATE" section on page 1 of this report).

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned RD-PD Redevelopment Planned Development with a base district of "O-1" Office to allow for office uses on the property.

PROPOSED ZONING: The proposed zoning is an amendment to the RD-PD Planned Development district to allow an event center use on the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Retail	Gateway Church
WEST	R-2 Single-Family Residential	Low Density Residential	Single family residences
SOUTH	C-1 Commercial	Retail	Daycare/pre-school
EAST	C-1 Commercial	Retail	McDonald's / Chevron

PLAT STATUS: The property is currently platted as Lot AR2, Block 2, Crestwood Estates Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 2, 2019, meeting and voted 6-1 to recommend approval.

RECOMMENDATION:

Deny Ordinance No. 3582.