

**SPECIAL USE PERMIT**

Case Coordinator: Emily Offer

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (LR-2) Local Retail District with the (JBL) Josey-Belt Line Overlay with SUP-270 allowing parking located on a lot separate from the main use

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(LR-2) Local Retail District	Retail
SOUTH	(LR-2) Local Retail District	Retail
EAST	(LR-2) Local Retail District	Retail
WEST	(LAKE)	Open Space

**REQUEST:** Approval of a Special Use Permit (SUP) to allow an event center and reception hall

**PROPOSED USE:** Event Center and Reception Hall

**ACRES/LOTS:** 0.61-Acres / 1 Lot

**LOCATION:** 2129 N. Josey Lane

**HISTORY:** The building was constructed in 2001.  
  
SUP 270 was amended in 2001 for shared parking with the two properties adjacent and south to the subject property.

**COMPREHENSIVE PLAN:** Commercial - Medium Intensity

**TRANSPORTATION PLAN:** N. Josey Lane is classified as an (A6D) 6-Lane Divided Collector.

**OWNER:** CRAFTCO, LLC/ Oscar Mendoza

**REPRESENTED BY:** Oscar Medoza

**STAFF ANALYSIS**

**REQUEST**

The applicant is requesting a Special Use Permit (SUP) to allow for an event center and reception hall. The new SUP would establish development standards and provide concept plans.

**ZONING ORDINANCE REQUIREMENTS**

1. A Special Use Permit is required for an event center and reception hall.
2. Article XXI. Special Use Permits establish minimum requirements to be met relative to the specific use considered.
  - a. Event Centers and Reception Halls –
    - i. Location – an event center shall be located around appropriate surrounding uses and shall not negatively affect the neighboring properties.
    - ii. Individual events shall not exceed 12 hours.
    - iii. Fixed seating is prohibited.
    - iv. Sufficient parking shall be provided in accordance with Article XXIV. Off Street Parking, Loading, and Stacking Regulations of the Comprehensive Zoning Ordinance, as amended.
      - a. Off Street Parking required for an event center and reception hall is one parking space per 125 square feet of floor area.
    - v. An event center shall provide inside service only. However, service shall be permitted in an attached patio, garden or motion picture theater provided that such areas are accessed only from the main structure of the event center. However, none of these attached areas shall be used to calculate square footage requirements for the event center.
    - vi. A floor plan shall be associated with the approved ordinance for the Special Use Permit and is subject to meet all relevant building and fire codes.
    - vii. No electronically amplified sound generated shall be audible at any time beyond the boundary of the property on which the facility is located.
    - viii. Pre-purchased tickets and ticket sales at the door are not allowed. However, non-profit events (i.e. political fundraisers or a registered charitable program in compliance with all state statutes) held at an event center or reception hall are allowed to be open to the general public and have pre-purchased tickets and ticket sales at the door.
    - ix. The certificate of occupancy and occupant load shall at all times be clearly displayed in the establishment.
    - x. Special Use Permit (SUP) 270 was approved April 3, 2001. The SUP allows shared parking among the properties located at 2129, 2123, 2125, and 2121 N. Josey Lane

(including the subject property). SUP 270 encompassed lots 2A, 2B and 2R (now Lots 2A, 2BR, 2CR and 2D, Block 1 Plaza V of Josey Ranch, Phase 1).

- a. A master plan was included with the adopted SUP-270, which provided 52 shared parking spaces for the 3 office building uses.
- b. SUP-270 was approved to provide adequate office parking for the subject property and adjoining and nearby tracts to the south and west.

#### **ELEMENTS TO CONSIDER**

1. The event center and reception hall would operate in a 5,077 square foot space.
2. Event types include a variety of events including weddings, engagements, Mehndis, Sangeets, anniversaries, baby showers, and birthdays.
3. Off-street parking required for an event center and reception hall is one parking space per 125 square feet of floor area.
  - a. The parking lot for the subject building is shared with the two buildings south of the subject building.
  - b. A parking study was provided to request a reduction in the parking requirements.
  - c. The study suggests that the parking lot utilization was significantly reduced after 6 p.m. due to the tenants associated with SUP 270 closing after 6 p.m.
  - d. Based on the parking rate outlined in Article XXIV. Off-Street Parking, Loading and Stacking Regulations of the Comprehensive Zoning Ordinance (CZO), approval of the event center use would leave only 16 parking spaces available for all other uses within SUP 270 after 6:00 p.m.
4. Approval of the event center would restrict the ability of neighboring buildings to host higher intensity uses in the future. Because parking capacity would be largely consumed by the event center, adjacent properties may be limited to continuing their current uses or selecting new uses with similar or lower parking demand.
5. Special Use Permit (SUP) 270 authorizes shared parking among the properties located at 2129, 2123, 2125, and 2121 N. Josey Lane (Lots 2A, 2BR, 2CR and 2D, Block 1 Plaza V of Josey Ranch, Phase 1).
  - a. The approved SUP-270 provided shared parking for the properties for the office building uses.

*Staff requested the applicant acquire written support from each of the property owners, who share parking on the four tracts, to ensure all owners impacted are in agreement with allowing the event center SUP request.*

- b. The property owner of 2125 and 2123 N. Josey Lane has provided written opposition to the subject case.
- c. The property owner of 2121 N. Josey Lane attended the P&Z meeting held on August 7, 2025 and expressed support for the proposed event center use.

6. A traffic impact analysis was received measuring the impact of the development.
7. Northbound vehicles entering the property are likely to do so via the mutual access easement shared with the Lakeview at Josey Ranch senior living facility located to the south.
8. The availability of parking is limited with the current office uses and spaces being shared. City staff has concerns about adding a more intensive use, an event center, which demands more parking on the properties with the existing SUP-270, approved for office uses.
9. Additionally, city staff has concerns about parking and vehicular access impacting parking for the adjacent businesses sharing the parking lot and light pollution from through-traffic for the senior living multifamily residential south of the subject lot.
10. Public comments have been received and are included in this report.

#### **PURPOSE OF A SPECIAL USE PERMIT**

The purpose of a Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

#### **CONCLUSION**

Staff does not support an event center at this location due to the limited parking available for the existing office uses that share onsite spaces, which would further restrict overall parking capacity. However, should City Council approve the SUP request, staff recommends the stipulations outlined in the case report and proposed ordinance.