



MEETING DATE: May 12, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Epix Venue Event Center, being Lot 9, Adams Crossing Subdivision in a (C-3) General Business District, located at 2711 E. Griffin Parkway, Applicant: Ricardo Sanchez, Jr., Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 1, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the Conditional Use Permit by the City Council.

Summary:

- The site is located approximately 354’ West of Taylor Road along the North side of E. Griffin Parkway.
- Per Code of Ordinance, an Event Center requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 1,375-square-foot suite within a commercial plaza for an event center. The applicant proposes to hold small-scale events such as birthday parties, graduations, business meetings, etc. Access to the site will be provided via a 30-foot driveway off Griffin Parkway.
- The hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day.
- Staff: 2 employees
- Parking: In reviewing the floor plan, the event center has 56 total seating spaces, which require 19 parking spaces ($56 \text{ total seating spaces} / 3 = 18.6 \text{ parking spaces}$). There are 62 existing parking spaces in the commercial plaza that are shared with the other businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (58) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to compliance with the following conditions:

1. 2-year re-evaluation to assess this new business.

2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
3. CUP is not to be transferable to others.
4. Hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____