

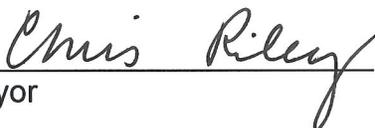
AN ORDINANCE

GRANTING A SPECIFIC USE PERMIT TO ALLOW OPERATION OF AN "AUDITORIUM, CONVENTION CENTER, OR OTHER SIMILAR MEETING FACILITY," SPECIFICALLY A "BANQUET HALL," IN A B-3 (COMMERCIAL) ZONED PROPERTY IN THE SUSTAINABILITY OVERLAY, BEING LOT 58, BLOCK 3, CB 5784, CROSSWAYS-FLOYD SUBDIVISION, LOCATED AT 6737 POSS ROAD, SUITE 300, IN THE CITY OF LEON VALLEY

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

1. A Specific Use Permit is granted allowing operation of an "Auditorium, Convention Center, or other similar meeting facilities," specifically a "Banquet Hall," being Lot 58, Block 3, CB 5784, Crossways-Floyd Subdivision, a B-3 (Commercial) zoned property within the Sustainability Overlay, located at 6737 Poss Road, Suite #300, particularly described in case file SUP 2011-268.
2. The City staff is hereby authorized to issue said Specific Use Permit when all conditions imposed by the City Council and as reflected in the Specific Use Permit Case No. 2011-268 have been complied with in full.
3. The Conditions set by City Council on May 3, 2011 for approval of this Specific Use Permit Case No. 2011-268 are as follows:
 - a. 140 parking spaces must be installed and striped by June 18, 2011
 - b. Materials stored on site must be moved by June 18, 2011
 - c. At least one (1) cooperative/shared parking agreement shall be submitted by June 18, 2011

PASSED and APPROVED this the 3rd day of May, 2011.



Mayor

ATTEST:



City Secretary



APPROVED AS TO FORM:



City Attorney

MAYOR AND COUNCIL COMMUNICATION

DATE: MAY 3, 2011

M&C: # 05-02-11

TO: MAYOR AND CITY COUNCIL

SUBJECT: CONTINUATION OF CONSIDERATION OF SPECIFIC USE PERMIT REQUEST #2011-268 WITH ATTACHED ORDINANCE, INITIALLY COMMENCED ON APRIL 19, 2011, A REQUEST BY DEBRA SAUER, APPLICANT, TO ALLOW OPERATION OF AN "AUDITORIUM, CONVENTION CENTER, OR OTHER SIMILAR MEETING FACILITY," SPECIFICALLY A "BANQUET HALL," A B-3 (COMMERCIAL) ZONED PROPERTY WITHIN THE SUSTAINABILITY OVERLAY, BEING LOT 58, BLOCK 3, CB 5784, CROSSWAYS-FLOYD SUBDIVISION, LOCATED AT 6737 POSS ROAD, SUITE #300

PURPOSE

This is a request for a use which is allowed within the Sustainability Overlay but requires a Specific Use Permit so that other considerations can be made as to noise, lighting, traffic, parking, hours of operation, proper buffering through fencing and/or landscaping, placement of trash receptacles and other similar considerations.

On Tuesday, March 22, 2011, the Zoning Commission held a public hearing and considered the request and recommended approval of the "banquet hall," by a vote of 7-0. Staff also has no objection to the request. The only concern by the Zoning Commission and staff was parking and Mr. Little has addressed this concern by indicating in writing that he will provide 140 parking spaces for the banquet hall and the applicant has indicated that she will make up the six (6) lacking parking spaces by providing a cooperative/shared parking agreement.

The Specific Use Permit may be issued contingent upon the parking being striped, cooperative agreement(s) being submitted, and materials onsite moved within 45 days of approval of the Specific Use Permit otherwise the SUP is null and void. The property owner, Mr. Larry Little, has submitted a letter in favor of the permit (see attached).

S.E.E

Social Equity – as part of social equity the city is to encourage collaborative participation by businesses and stakeholders. Both the applicant and property owner are willing to participate in the success of the proposed business and of the city's goals.

Environmental Stewardship – this location has been xeriscaped to conserve water.

Economic Development – allowing the proposed use will keep the building from remaining vacant and empty. The traffic generated by this use will showcase the City and create an opportunity for the City to attract and retain other valuable businesses.

FISCAL IMPACT

Specific Use Application processing fee \$300

Certificate of Occupancy \$60

Sign Permit \$75

APPROVED WITH THE FOLLOWING AMENDMENTS: Contingent upon the parking being striped, cooperative agreement(s) being submitted, and materials onsite moved within 45 days of approval of the Specific Use Permit (SUP) by June 18, 2011, otherwise the SUP is null and void.

ATTEST:



City Secretary