

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 4, 2015

PUBLIC HEARING AGENDA Item #9- S150506 - Site Plan - Gateway Church Temporary Tent (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Site Plan allowing the installation and temporary operation of a tent structure on the east parking lot of the Gateway Church Grand Prairie Campus. The tent structure will function as a temporary house of worship, including Saturday and Sunday worship services and week night bible studies and services, during the 4 to 5 month anticipated renovation of the main auditorium of the church. The proposed tent is approximately 8,712 sq. ft. (66 ft. x 132 ft.) in size and will accommodate approximately 500 chairs, a worship platform, an LED screen, and other audio/lighting equipment. The 24.65-acre property, generally located between S.H. 161 and N. Carrier Parkway and north of Lower Tarrant Road, is zoned Planned Development 116 (PD-116) for multi-family residential uses (religious institutions are allowed in all zoning districts). The property is also located within the S.H. 161 Corridor Overlay District. The owner/applicant is Brad Henderson, Gateway Church.

Mr. Hinderaker stated the applicant, Gateway Church Grand Prairie, has secured Dallas Party Tent and Event, Inc., to provide and erect a structurally framed, single-room tent. The tent is 132 feet long x 66 feet wide with a top height of approximately 24 feet at the ridgeline. To provide for a level floor and to allow for stormwater drainage, the tent will be set atop an aluminum frame platform with a 1-inch aluminum backed plywood substrate. The platform will be set on the existing concrete parking lot located on the east side of the church. The tent will be a lighted and conditioned space with electrical supply being pulled from the existing church electrical panel, per city electrical code standards. Temporary toilets will be provided in close proximity of the tent. The interior of the tent will include 500-fixed seats, the required minimum width center and side aisles, a worship platform or stage, and a LED screen and audio equipment to broadcast the message provided via video link from the Southlake Campus.

Mr. Hinderaker stated the purpose of tent is temporarily house the congregational worship activities of its members while the church sanctuary is being remodeled, which according to the applicant, is expected to take between 4 and 5 months to complete, but not to exceed 6-months. The applicant stated that they plan to hold four primary services in the tent, one on Saturday evening and three on Sunday morning. During these services, in addition to listening to the video broadcast message, those in attendance will participate and listen to live music and in person announcements. The tent will also be used to week night evening services and Bible studies. Staff's primary concern is public safety. Per city code the tent is to be both fire and wind rated for the type of occupancy proposed. The tent will include required exits doors and access ramps. The tent will be certified by a professional engineer prior to occupancy and recertified monthly over the duration of its use. In addition, per city code, standby personnel "fire watch" and crowd managers will be provided during all events. A parking ban in the vicinity of the tent

and barricades will be provided around the perimeter of the tent to prevent vehicles from potentially hitting the tent structure.

Mr. Hinderaker stated staff recommends approval of the request with the following conditions:

All work shall comply with the 2009 IBC, IFC and 2008 NEC including but not limited to the following:

1. Permit will be required
2. Engineer's design on Tent structure, flooring system and anchoring
3. Engineer's report after install stating structure was installed per design (As built Letter) will be provided to the City. A Structural Engineer will re-certify the tent monthly and provide documentation of the inspection.
4. Electrical shall be permitted and inspected and shall comply with the 2008 NEC
5. Exits and exit signs shall be installed according to the 2009 IBC and IFC
6. Emergency lighting shall be installed according to 2009 IBC
7. Fire Extinguishers shall be installed per 2009 IBC and IFC
8. 2404.13 Fire protection equipment.
Fire hose lines, water supplies and other auxiliary fire equipment shall be maintained at the site in such numbers and sizes as required by the fire code official.
9. 2404.19 Separation of generators.
Generators and other internal combustion power sources shall be separated from tents or membrane structures by a minimum of 20 feet (6096 mm) and shall be isolated from contact with the public by fencing, enclosure or other approved means.
10. 2404.20 Standby personnel.
When, in the opinion of the fire code official , it is essential for public safety in a tent or membrane structure used as a place of assembly or any other use where people congregate, because of the number of persons , or the nature of the performance, exhibition, display, contest or activity, the owner , agent or lessee shall employ one or more qualified persons , as required and approved , to remain on duty during the times such places are open to the public, or when such activity is being conducted. (Discretion of Fire Marshall's office)
11. 2404.20.2 Crowd managers.
There shall be trained crowd managers or crowd manager/supervisors at a ratio of one crowd manager/supervisor for every 250 occupants, as approved.
12. The property is located within 200 feet of the 100-year (1% annual chance) floodplain.
The floodplain is not located on the property. However, the City's Unified Development Code (UDC) Article 15 requires that a floodplain development permit (FDP) application be submitted for the proposed project on this property. Only Part 1 of the FDP is required. The FDP application can be found on the City's website at http://www.gptx.org/public/Engineering%20Standards/Permit_Forms/Floodplain_Permit_s/Floodplain%20Application%20FYE%202015-Part1.pdf
13. Existing drainage patterns should be maintained.
14. Fire Department: Comply with IFC chapter 24, Tents and other membrane structures.
15. Temporary tents shall not be erected for a period of more than 180 days within a 12 month period.

16. Minimum egress aisles shall be eight feet.
17. Please contact Joel Anderson at 972-237-8310 concerning fire safety and compliance with chapter 24.
18. Provide a barricade plan to block off pedestrian area from vehicles.
19. Mark out the parking spaces not being used in the service.
20. Keep cars away from doors.
21. Protection against someone accidentally hitting gas in parking lot.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Commissioner Perez asked who would address the handicap requirements.

Mr. Hinderaker stated the ADA requirements for handicap parking spaces would be addressed during the building permit process.

Commissioner Moser asked how many seats are in the church.

Brad Henderson with Gateway Church, 500 S. Nolen, Suite 300, Southlake, TX was present representing the case and to respond to questions from the Commission. Mr. Henderson said the church currently has 750 seats, the tent would only have 500 chairs they are planning several services on Sunday.

Mark Jobe, Youth Pastor with the Grapevine Church, 2410 N. Carrier Parkway, Grand Prairie, TX thanked staff and the Commission.

The following names were in support of this request:

Michael Brady, 500 S. Nolen Drive, Southlake, TX

Gayland Lawshe, 500 S. Nolen, Southlake, TX

John E. Stewart, 4315 Hampton Circle, Grand Prairie, TX 75052

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150506 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Dr. Perez, Philipp, Moser, Motley, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**