



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 5, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher, Warren Landrum, Eric Hedin.

COMMISSIONERS ABSENT: Cheryl Smith, Max Coleman

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Raul Orozco, Planning Intern, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #21- TA190801 – Text Amendment - Amendment to the Unified Development Code. Planner Ted Helm presented the case report and gave a Power Point presentation for an amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers.

Mr. Helm stated over the past several years, Grand Prairie has seen an increase in the number of Event Center Specific Use Permit Applications. Six Specific Use Permits in the last two years have been considered in front of P&Z and City Council. Considering the number of Event Center applications, different standards have been applied to these Event Centers with little consistency. These new regulations will standardize the operation of Event Centers and make the process for approval more straightforward. The subject of Event Centers was discussed in the May 13th City Council Development Committee meeting. It was requested that a number of regulations be standardized for Event Centers after review of other Cities regulations and definitions on them.

1. The Event Center may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.
2. The applicant may allow the person(s) renting the room to "bring their own bottle" (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
3. For all events where alcohol is served, or where 100 or more guests are present, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and

to ensure the orderly departure of guests until at least one hour after the event is over. An additional individual must be present for each additional 100 guests attending the event.

4. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
5. No event shall be held beyond 12:00 am midnight. This requirement does not apply to event cleanup or to routine business or property maintenance carried out by the owner of the event center.
6. The Event Center shall be used for organized group assemblies only, and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. The Event Center may not be associated with a restaurant, bar, or nightclub.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA190801 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**