



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 3, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher, Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Caryl DeVries, Traffic Engineer, 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 #13- SU190601 - Specific Use Permit - Enchanted Event Hall (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Event Center named Enchanted Event Hall. The 4.2 acre property is zoned GR, General Retail District. The property is generally located at the northeast corner of S. Carrier Parkway and W. Warrior Trail. The property is addressed at 3005 S. Carrier Parkway. The applicant is Cynthia Trejo and the owner is Malik Bhagat.

Mr. Helm stated the applicant intends to operate an Event Center in an existing 5,000 square foot tenant space, located at 3005 S. Carrier Parkway. According to the applicant, the business will host events such as weddings, as well as family events. The applicant informed staff that there will be 3-5 employees present depending on the number of people at the event. The applicant is currently proposing events for Friday and Saturday with the hours of 5pm to 1am. While the applicant intends to make interior remodeling changes to accommodate the event center, the applicant does not intend on expanding the building in any way. Access to the site is provided along S. Carrier Parkway and W. Warrior Trail. There will be licensed catering along with a BYOB policy.

Mr. Helm stated the DRC recommends approval with the following conditions:

- The occupancy load for the building shall not exceed 100 people if the building is not fire sprinkled.
- That 12am be the closing time over the requested 1am.
- For all events where alcohol is served, 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.

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

Cynthia Trejo, 1208 Hollywood Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission. Ms. Trejo stated if it is determine they would be having more than 100 people in the building they are prepared to install the fire sprinklers as required.

Commissioner Smith asked if this would be her first event center. Ms. Trejo replied yes.

Commissioner Lopez asked what the plan is once the event is over. Ms. Trejo stated they would make sure everyone vacates the premises once the event if over and would have a security guard to make sure everyone vacates the property.

Commissioner Smith stated they would only be allowed to have 100 people in the building, unless they provide sprinklers for the building. Ms. Trejo replied yes, but they are prepared to sprinkler the building if they anticipate having more than 100 people the cost would be about \$30,000 dollars to add sprinklers to the building.

Commissioner Moser stated \$30,000 to sprinkler the building is a lot of money, but would like for Ms. Trejo to understand if the rules are not followed the city can pull the Specific Use Permit, which is subject to a one year review.

Commissioner Carranza stated being a BYOB, how would you control the people from drinking too much. Ms. Trejo stated the people would only be allowed to bring in a certain amount and she could have a bartender administer how much is being served.

Lisa Esqueda, 4169 Comanche Drive, Carrollton, TX stepped forward in opposition to this request, representing the adjacent apartment complex. They oppose this use, because of the noise, loud music, additional traffic, and the safety of their tenants. She stated they have had issues with the property owner in the past not wanting to keep up the premises, they were forced to replace the fence, because the owner of the shopping center would not do so.

Commissioner Coleman asked how many units she represents. Ms. Esqueda stated it is a big complex, but there are 10 units right adjacent to this shopping center that would be affected by this use.

Commissioner Connor asked for the ages of their tenants. Ms. Esqueda stated their complex is family oriented and caters to couples with children, families in their 40s to 50s years of age.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU190601 as presented and recommended by staff, with the occupancy load not to exceed 100 people unless the building is sprinklered, the hours of operation be to 12:00 midnight with a license Peace Officer on the premises, the applicant be in attendance throughout the entire event, and the SUP be reviewed in 6 months.

Commissioner Lopez stated Ms. Trejo would be spending a lot of money with this business, but wants to make sure she understands if there are any problems the SUP can be revoked.

Commissioner Moser said it is important that the tenant make sure the property owner does his job in maintaining his property and would like for Ms. Trejo to meet with the adjacent property owner before this case moves forward to the City Council.

The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Lopez, Moser, Smith, Spare

Nays: Coleman

**Approved: 6-1**

Motion: **carried.**