



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 1, 2019**

COMMISSIONERS PRESENT: Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Shawn Connor, Lynn Motley.

COMMISSIONERS ABSENT: Chairperson Josh Spare, Eduardo Carranza

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, Stephanie Griffin, Floodplain Administrator, and Chris Hartmann, Executive Assistant.

Vice-Chairperson John Lopez called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Coleman led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #16- SU190203 - Specific Use Permit - 2155 S. Great Southwest Parkway, Event Center (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit request to operate a Special Events Center in former (Stepper's) 6,400 square bar & grill facility. GSID South, Lot 11A3, City of Grand Prairie, Tarrant County, Texas. 1.5 acre lot zoned LI, Light Industrial District within the Great Southwest Industrial (GSW) Corridor Overlay, generally located at the northeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The applicant is Cong Nguyen and the owner is Tom Nguyen.

Mr. Lee stated the proposed facility is designed for functions ranging from family gatherings, such as birthdays, wedding parties, as well as corporate events. The 6,400 square foot single-story masonry building sits on a 1.5 acre, Light Industrial zoned lot. The building and property complies with Unified Development Code standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via an existing commercial drive from S. Great Southwest Parkway and shared access drives via neighboring properties to the south and west. The site shall provide 122 parking spaces to accommodate anticipated patrons and standard dumpster & masonry enclosure on-site. The applicant intends to operate an Event Center in an existing 6,400 square foot building, located at 2155 S. Great Southwest Pkwy. In accordance with the applicant's Operational Plan, the business will host a variety of private events such as weddings, receptions, family reunions, graduation parties, quinceaneras, and corporate/company events/functions. Lisa's Event Center anticipates 2-3 Full-Time employees, with business hours being: Monday - Thursday 10:00 AM to 9:00 PM and Friday - Sunday 10:00 AM thru 1:00 AM. The Center intends to offer outside private catering via Lisa's

Kitchen located at 2480 W. Pioneer Pkwy; which is located next door. The Center will also allow for BYOB regarding Alcoholic Beverages in full compliance with TABC licenses and regulations.

Mr. Lee stated the proposal as indicated by the applicant is to remove and relocate the existing commercial kitchen apparatus beyond the sink and necessary infrastructure to support outside catering operations. An existing non-compliance pole sign is located on the site, setting back approximately twenty feet from S. Great Southwest Pkwy. The sign is approximately 20' in height. Staff recommends the sign be removed with approval of the SUP. Other signage will be approved by separate permit. The Development Review Committee recommends approval subject to: Removal of existing non-compliance pole sign and Hours of Operation limited to 12:00 AM.

Commissioner Coleman stated the commission has approved several of the uses, and would like to keep the hours of operation consistent with all of the venues.

Vice-Chairman Lopez asked if they would keep the bar area. Mr. Lee stated staff has asked the bar area be removed.

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

Tommy Nguyen, 417 Waterford Lane, Colleyville, TX stepped forward representing the case and to answer questions from the commission. He stated the building is already set up for an event center they would be providing security during the events, the tenants would be allowed to bring their own beer, and all of the food would need to be catered therefore they are asking to keep the bar in placed in order to have a place to setup the food being served.

Commissioner Connor asked for the capacity of the building. Mr. Nguyen stated the building can hold up to 300 people, they would provide one security guard up to 150 people and a police officer if there are more than 150 people in the venue. Mr. Jones stated the building capacity is determined by the Fire Marshall.

Commissioner Smith asked how many event centers do the currently have and how long have they had them. Mr. Nguyen stated they currently have one in Fort Worth they have not had any issues of concern with the city. He would have an agreement with the person renting the facility regarding the event center security, times of operation, and would make sure the premises are vacated as soon as the event is over.

Commissioner Moser asked if Mr. Nguyen understands the event needs to end at twelve midnight and the premises must be vacated at that time, the renters would need to hire a police officer or security guard, he asked if the catering can be of the renter's choice. Mr. Nguyen replied yes he understands the conditions and the renters can use any cater of their choice to cater the event. Mr. Moser stated these conditions would be part of the SUP ordinance, but if there are any violations or problems with the operation the SUP can be revoked.

Mr. Nguyen asked that they be allowed to keep the existing pole sign and stay open until 1 a.m. Mr. Norwood stated staff is recommending the pole sign be removed or replaced with a monument sign. Vice-Chairman Lopez stated the Commission is asking that the hours of operation be consistent with the other event centers recently approved.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU190203 as presented with the following conditions:

- * Events with 1-150 patrons attending 1 uniformed state-licensed security guard will need to be present for the duration of the event and to ensure the orderly departure of guests after the event is over.
- * Events exceeding 150 patrons, 2 uniformed state-licensed security guards will need to be present for the duration of the event and to ensure the orderly departure of guests after the event is over.
- * It shall be the responsibility of the permit holder to provide state-licensed security guards.
- * Business Hours be limited to 10:00 AM to 12:00 AM.
- * The existing non-compliance pole sign to remain.

Commissioner Fisher stated he cannot support the sign variance since it would not be in accordance with our ordinance.

Commissioner Smith stated her concern with the motion is the owner being responsible for the hiring of the security guard or police officer, she need further clarification.

Deputy City Attorney Mark Dempsey stated the SUP ordinance would have conditions for the owner to adhere too, we can add qualifications, but it would all fall back on the owner to make sure the SUP ordinance is met.

The action and vote being recorded as follows:

Motion: Moser

Second: Conner

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None

Approved: 7-0

Motion: **carried.**