



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 7, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Clayton Fisher, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Planner, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #13- Z180504/S180504 - Zoning Change/Site Plan - Exhibition Hall (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve approximately 4,850 square feet of event space in a one story building on 0.723 acres at 521 E Jefferson Street. Portions of lots 5, 6, 7, and 8, Block A, Baird's Dallas Addition, City of Grand Prairie, Dallas County, Texas, 0.723 acres zoned CA, Central Area District, in the CBD No. 2, addressed as 521 and 529 E. Jefferson Street, and 516, 522, and 524 Austin Street, Grand Prairie, Texas. The owner is Victor Reyes.

Mr. Jones stated the Site Plan depicts a single-story building fronting Jefferson Street with parking in the rear. Two driveways are proposed from E Jefferson Street while a single entrance-only drive is shown from Austin Street. Primary circulation is provided around the building for emergency services as well as pick up and drop off of patrons. No parking or standing is allowed on E Jefferson Street. As part of this development, the applicant will construct a sidewalk along both the Jefferson and Austin Street frontages. The interior includes a 94 foot by 32 foot ballroom (3,008 square feet) and a 44 foot by 17.5 foot reception area. The balance of the space is kitchen/prep area, restrooms, office, and closet. No cooking facilities are proposed in the kitchen. The proposed building has been designed to conform to the overlay standards found in Appendix F. The building utilizes 100% masonry veneer with the required roof articulation, windows, and covered walkways. In addition, landscaping has been provided which exceeds the requirements of the underlying zoning district. Two Afghan Pines along with a row of hedges are shown in front of the building along E Jefferson Street with the parking and service areas located in the rear of the building. The Austin Street frontage will be screened with a wrought iron fence and additional landscaping. The applicant

requests an exception to provide a 10 foot by 10 foot masonry dumpster enclosure rather than the required 12 foot by 12 foot enclosure. The required parking based on the projected number of seats within the main room is 50. The applicant requests a variance to reduce the number of parking spaces required by 20 percent due to the shape of the lot.

Mr. Jones noted the surrounding area contains a mix of development, including single-family homes used as residences or for business purposes, auto repair businesses, commercial contractors, restaurants and a gas station. While the CA zoning does not allow for event center use even by SUP, staff cannot find that the introduction of the proposed use would have a negative effect upon the area as it exists now or is projected to exist in the future. Transportation staff and the Police Department have expressed concern regarding proposed access from Austin Street, citing the residential nature of the street and safety concerns. Regarding the first concern, which is the residential nature of the street, while the street does operate in a manner similar to a local residential street and does have some residences along its frontage, the zoning along both the north and south sides is commercial. Many of the structures along Austin Street currently serve commercial uses. Any current residential use along Austin Street is legally non-conforming per Article 4 of the Unified Development Code, and any previous residential use which has transitioned to a commercial use would not be allowed to return to residential. Regarding the second concern, the applicant has indicated he will install a wrought iron gate to bar access to the property from Austin except during times when it is needed.

Mr. Jones noted staff recommends approval of the request for zoning and the associated variances with the following conditions:

1. Prior to occupancy, the existing lots must be replatted into a single lot.
2. Prior to construction, the applicant must work with staff to finalize an access solution from Austin Street.
3. Use of the building shall be limited to a special event center for wedding, reunions, and similar activities. Any other use, including but not limited to any use meeting the definition of a church, retail, wholesale, or service use other than an events center, must be listed as an approved use within the CA zoning district and a new Certificate of Occupancy must be issued listing the approved use.
4. Once issued, the Certificate of Occupancy for a Multi-Purpose Events Center may be revoked if two or more nuisance violations or violations of this ordinance occur within any 12 month period.
5. Prior to construction, the applicant should work with the Police Department to find ways to address any outstanding security concerns.

Commissioner Carranza asked why there are Police concerns regarding this case. Mr. Jones replied it would be the use that is concerning to the Police Department, they are just being cautious.

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

Mike Del Bosque, 3125 Glendale Drive, Grand Prairie, TX stepped forward in support of this request. He said they met with Tony Shotwell, because this is the type of venue that is needed in

order to start redevelopment of Jefferson Street and would also benefit the citizens and the City by providing a venue that could be utilized for conferences, meeting, events, etc. we need a multi-use development like the one being proposed.

Victor Reyes, 2809 McPherson Lane, Flower Mound, TX stepped forward representing the case and to answer questions from the commission.

Chairman Motley asked Mr. Reyes if he would be the operator of this facility. Mr. Reyes replied yes.

Commissioner Lopez asked if the entrance would be off Jefferson Boulevard and if there would be a gate along Jefferson. Mr. Reyes replied yes, there would be two entrances onto the property, but the gate would only be along Austin Street not Jefferson Blvd.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case Z180504/S180504 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.