



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JANUARY 8, 2018**

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

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, Mark Dempsey, Deputy City Attorney, and 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.

PUBLIC HEARING AGENDA Item #15– TA180101 – Text Amendment - Amendment to the Unified Development Code. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve an amendment to the Unified Development Code, Article 4 – Permissible Uses, Article 11 – Performance Standards, and Article 30 – Definitions to establish a definition and regulations for Microbreweries, Brewpubs, and Distilleries in the Central Business District. The owner/applicant is the City of Grand Prairie Planning Department.

Mr. Jones stated Staff has received interest from multiple parties regarding craft breweries with on-site production, sale, and consumption. Currently, the City has no avenue to permit a brewery with on-site sales and consumption without subjecting the operator to a 70% requirement for food sales. Some craft breweries have food sales or a “bring your own” policy but it is not necessarily typical. This item is an effort to facilitate the market demand for craft breweries/brewpubs and distilleries, particularly in the downtown area, and to take advantage of Grand Prairie’s logistical advantages in the DFW metroplex. Regulations allowing craft alcohol production, sale, and consumption should encourage operators that fit the profile of a craft brewery or distillery, with unique design and sense of place, high regard for craft and quality,

and appropriate atmosphere that produces a regional attraction. The following definition would regulate by-right brewpub and distillery operation:

***Brewpub:*** An establishment regulated and licensed and/or permitted by the Texas Alcoholic Beverage Commission which contains a brewery producing liquor or beer and which offers its product for on-site sale and consumption in the same facility or structure as the brewery and which may or may not serve food in the same facility or structure as the brewery. This definition may also include a restaurant within the same area or district in which a brewpub is allowed, which brews liquor or beer on-site and serves the liquor or beer for on-site consumption in the same facility or structure, and where gross receipts of alcoholic beverages do not exceed 50% of gross receipts. Brewpubs and distilleries meeting the above definition would be allowed by right, but under the ordinance there are several scenarios which may also trigger a Specific Use Permit;

- i. The physical size of all operations within a single building exceeds 20,000 square feet or the cumulative physical size of operations within multiple buildings exceeds 20,000 square feet, including brewery rooms, tasting rooms, commercial kitchens, and dining areas;
- ii. The property or properties on which operations are proposed exceeds 1 total acre;
- iii. Any uses, other than food service meeting the definition of a restaurant, are requested concurrently with the brewpub which share a demised space with the brewpub or whose business operates as an integral part with the brewpub, including live entertainment, event space, hotel, or retail space when the retail area exceeds 1,000 gross square feet;
- iv. Thirty percent (30%) or more of alcohol sales come from alcoholic beverages, liquor, beer, wine, or spirits produced outside the Downtown Study Area;
- v. The operator is required by TABC to obtain a mixed-beverage license and/or late hours permit, or for any operation associated with a brewpub with business hours which extend beyond midnight;
- vi. More than 10,000 barrels of liquor, beer, or distilled spirits in any combination are produced annually at the location;
- vii. Sales or consumption of liquor, beer, or distilled spirits occur within 300 feet of uses listed in Section 4.8.6.

Mr. Jones stated a final component of the amendment would update the Use Charts to allow Brewpubs by right within the Downtown Study Area and also to allow tasting rooms by SUP for breweries which are outside the Downtown Study Area or do not meet the definition of brewpub.

Commissioner Lopez asked if the business would be allowed to have off-site sales, and does staff see this as a positive.

Mr. Jones replied yes, limiting them to just this area would be a start to see how well they would progress and generate foot traffic after working hours. The applicant would need to meet all of the TABC requirements and obtain all of the appropriate permits from the State.

Commissioner Spare asked if this type of use becomes successful, could we see them in other areas of the city.

Commissioner Fisher said he has been to several brewpubs, and yes there would be foot traffic.

Commissioner Carranza asked if the interested parties are also a restaurant.

Mr. Jones replied yes one of the interested parties is a restaurant.

Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers. There being no speakers on this case or further discussion Commissioner Lopez moved to close the public hearing and approve cases TA180101 as presented by staff, action and vote being recorded as follows:

Motion: Lopez

Second: Smith

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

Nays: None

Approved: **8-0**

Motion: **carried.**