

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 2, 2018



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 2, 2018**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, 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 Fisher led the pledge of allegiance to the US Flag, and Commissioner Spare led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #15– SU180503 - Specific Use Permit - Event Center, 2601 W. Jefferson St (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit request for an Event Center on 0.7 acres. Lot 3A1 and 4A1, Block B, Cox and Hines Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned General Retail (GR) within Central Business District (CBD) and addressed 2601 W. Jefferson St. The applicant is Elizabeth Barrera and the owner is Carina Tran.

Mr. Collins stated the applicant intends to operate an Event Center in an existing 2,000 square foot building, located at 2601 W. Jefferson St. According to the applicant, the business will host events such as baby showers, birthday parties, wedding, Quinceanera, as well as family events. The applicant informed staff that there will be only two (2) employees. Though the applicant states that hours could be dependent on when a customer would like to host an event, the applicant is currently proposing hours of 10am – 2am. While the applicant intends to make minor interior remodeling changes, restrooms, catering area, to accommodate the event center, the

applicant does not intend on expanding the building in any way. Twenty-six existing spaces are provided on the proposed Event Center. Access to the site is provided along S. Great Southwest Pkwy and W. Jefferson St. The applicant has informed staff that no alcoholic beverages will be served by staff (BYOB will be suggested to customers). The SUP will allow for BYOB only and that the bar area will not be utilized for mixed beverage service.

Mr. Collins stated the Development Review Committee recommends approval with the following conditions:

- The bar area be taken out.
- The occupancy load for the building shall not exceed 100 people.
- The existing parking lot shall be repaved as shown on the site plan
- Building hours close at 11pm

Commissioner Coleman asked that staff review the hours of operation of other event centers in the city, he would like to keep the hours consistent with these types of operations.

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

Elizabeth Barrera, 1208 Bell Street, Arlington, TX, and Prairie, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Coleman asked if she owned the property. Mrs. Barrera stated she would be leasing the property for three years.

Commissioner Connor said he is concern with the people hanging out in the parking lot after the venue is closed, and asked how she would handle the people out in the parking lot. Mrs. Barrera stated she would be hiring a security guard for all of the events.

Chairman Motley stated there are several event centers in the city and the people tend to hang out in the parking lot, he does not want to see this happen at this facility, he wants to make sure that the applicant understands it is very important that she does not allow this to happen and she must monitor the property/parking lot or her SUP could be revoked or not renewed.

Commissioner Lopez said he recommend the operation end at 12 p.m. with an additional hour to clean and vacate the premises.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180503 as presented and recommended by staff, the bar area be

taken out, the occupancy load for the building shall not exceed 100 people, the existing parking lot shall be repaved as shown on the site plan, building hours close at 12pm with an additional 1 hour for cleaning the facility, with a 1 year review of the SUP. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried**

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