

**ITEM 4      CASE #10-05-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding a request for a Specific Use Permit on Glade Crossing Shopping Center Addition, Block 1, Lot 1R1 for a Community/Meeting Center (Assembly Use) in C-2 (Community Business District) zoning, and consider a recommendation regarding an Ordinance. This property is located on 101 W. Glade Road.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Double 9 Investments represented by the applicant, Mr. Bhupinder Walia is seeking a specific use permit to allow an assembly use within an existing structure, located at 101 W Glade Road. The property is zoned C-2 commercial zoning. Double 9 Investments owns the Glade Crossing Shopping Center in which the use is sought. The 25,000 square foot building currently contains approximately 10,500 square feet of leased space including a 7-11 convenience store; an animal grooming business; donut shop and nail salon. The remaining space of approximately 14,500 square feet was previously leased to a church which has since vacated the property. The applicant intends to utilize the former church space as a business and community meeting location and as a place for social gatherings such as weddings and receptions. The organizers of these events would rent the space on an event-by-event basis. The property owner does not intend to modify the existing structure's interior. The property owner intends that no food would be prepared onsite and that all food and beverages utilized within the facility would be catered and brought into the facility from off-site. The facility will employ less than five employees full-time and will have temporary employment of up to ten employees during events and receptions. The normal operating hours of the facility will be from 9:00am to 5:00pm. Events and receptions will be able to rent the facility until midnight. The Glade Crossing Shopping Center has 185 parking spaces available, allowing enough parking for the facility as well as the occupied leased space for the rest of the center. In addition, the primary demand for the assembly facility will be after business hours or on weekends where there is less demand for parking from the other tenants of the building.

Stephen Cook stated the applicant's representative was available for any questions.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Commissioner Zahn asked the applicant's representative what kind of signage would be used for this location.

Bhupinder Walia, 101 W. Glade Road, Euless, Texas, stated it is still under consideration but will apply for a sign permit once a decision has been made.

Commissioner Zahn asked Mr. Bhupinder how they will advertise to the public.

Bhupinder Walia stated it will be done through a web site, community radio, and local marketing.

Commissioner Brown asked Mr. Bhupinder if there was intent to use the facility in between scheduled events.

Bhupinder Walia stated it will only be used for parties, weddings, and such and that there is no intent to use the building for other purposed between scheduled events.

Commissioner Brown asked if the 5 full time employees will be officed out of this space in between events.

Bhupinder Walia stated that was correct.

Chairman McNeese asked what the hours will be for a renter of this facility.

Bhupinder Walia stated the event hours would be from approximately 9am until 11pm or 12pm.

Commissioner Portugal made a motion to approve case #10-05-SUP with the following conditions: 1) Tied to the business owner: Bhupinder Walia; 2) Tied to the business name: Double 9 Investments; and 3) Tied to the location for the period of one year to be renewed by application to the City of Euleess. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Bearden, Commissioners Zahn, Huffman, Portugal, Mennis, and Brown

Nays: None

Abstention: None

The motion carried (7-0-0)