

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY TO GRANT A **SPECIFIC USE PERMIT FOR AN EVENT CENTER** WITHIN THE GENERAL RETAIL DISTRICT, TO WIT: BEING, 4.2 ACRE TRACT OF LAND SITUATED WITHIN LOT 2R, CHIMNEY ROCK ADDITION, DALLAS COUNTY, TEXAS; SAID ZONING ORDINANCE AND MAP BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to amend the zoning designation of said site to include a **Specific Use Permit for an Event Center in the General Retail (GR) District**; and;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 3, 2019, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a **Specific Use Permit for an Event Center in the General Retail (GR) District** is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a **Specific Use Permit for an Event Center in the General Retail (GR) District**; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on June 18, 2019 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions,

does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1.

That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit numbered for the property located as shown in attached **Exhibit A - Location Map** and legally described as follows:

BEING LOT 2R, CHIMNEY ROCK ADDITION, DALLAS COUNTY, TEXAS.

SECTION 2. SPECIFIC USE PERMIT

For operations of a **Specific Use Permit for an Event Center in the General Retail (GR) District**, the following standards and conditions are hereby established as part of this ordinance:

1. All operations must conform to the Site Plan (**Exhibit B**) and operational plan as approved by City Council under case number SU190601.
2. Any zoning, land use requirements and restrictions not contained within this specific use permit ordinance shall conform to those requirements specified within the General Retail (GR) District as adopted and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive shall prevail.
3. The operator must maintain compliance with State regulations and local ordinances for food service operations.
4. No on-site food preparation is allowed.

5. For the purpose of this Specific Use Permit the definition of an Event Center can be understood as *(but not limited to)*: An indoor establishment that is regularly rented out, for a limited time period, for special events such as business meetings, seminars, birthday parties, weddings, family events, and small banquet events.
6. The Event Center may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.
7. The establishment may not function as a restaurant, bar, or nightclub.
8. The applicant may allow the person(s) renting the room to “bring their own bottles” (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
9. For all events where alcohol is served, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and to ensure the orderly departure of guests until at least one hour after the event is over.
10. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
11. The hours of operation for the Event Center will be Friday and Saturday, 5:00 pm to 12:00 am.
12. The Event Center shall be used for organized group assemblies only, and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly.
14. The occupancy load for the building shall not exceed 100 people if the building is not fire sprinkled.

SECTION 3. COMPLIANCE

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. Furthermore, by this Ordinance, the City Council shall conduct a public hearing six (6) months after City Council approval of this Specific Use Permit to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government.

3. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
4. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
5. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
6. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
7. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 4.

It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 6.

That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 18TH OF JUNE, 2019.

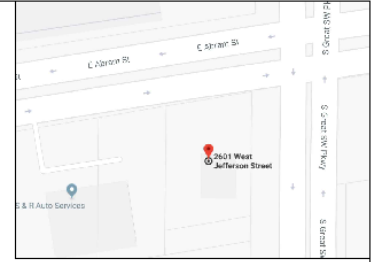
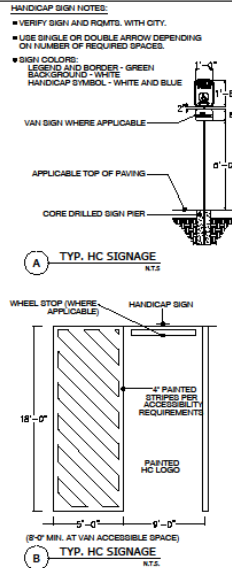
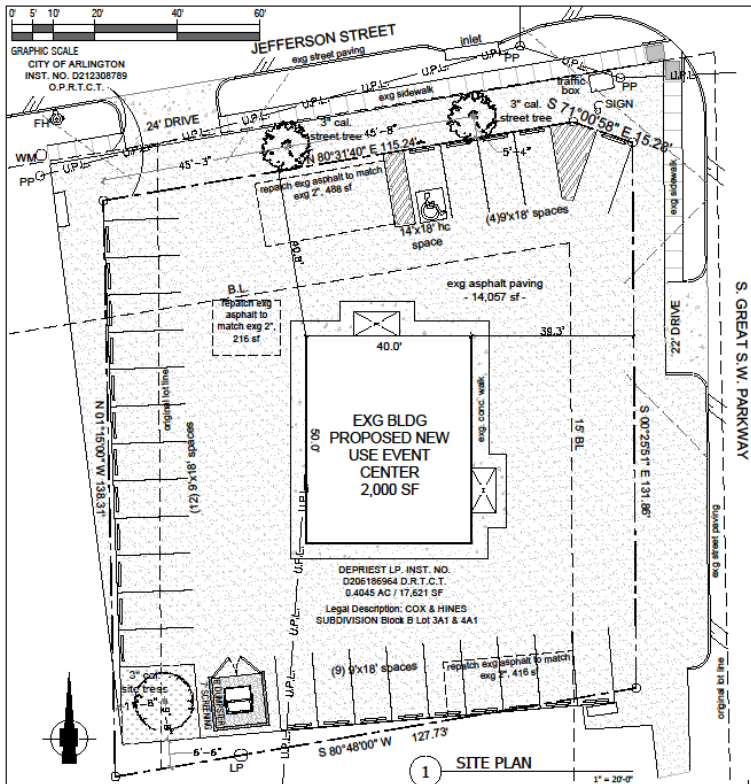
ORDINANCE NO.

CASE NO. SU190601

SPECIFIC USE PERMIT NO.

Exhibit A

**Exhibit B**



VICINITY MAP:
for reference only

ZONING: GR
GENERAL RETAIL

LEGAL DESCRIPTION:
COX & HINES SUBDIVISION Block B
Lot 3A1 & 4A1

SQUARE FOOTAGE

EXG COMM. BUILDING, NEW USE CO'VENANT CENTER	2,000 SQ.FT.
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SITE EXTERIOR PARKING RE-STRIPPING, ASPHALT REPATCHING WORK ONLY

CONSTRUCTION MANAGEMENT CODES

- CONTRACTOR MUST RECYCLE, REUSE OR REBATE 80% OF NON HAZARDOUS MATERIALS TO MINIMIZE LANDFILL IMPACT
- CONTRACTOR MUST CONSTRUCT 48% OF BUILDING FROM RECYCLED/RECYCLEABLE OR BIOBASED BUILDING MATERIALS
- ALL WINDOWS AND DOORS MUST REMAIN OPEN DURING CONSTRUCTION HOURS TO MINIMIZE INDOOR AIR POLLUTANTS
- CONTRACTOR MUST NOT SMOKE INSIDE BUILDING DURING CONSTRUCTION PHASE
- ALL REMOVED TREES MUST BE REUSED AS FIREWOOD OR MULCH
- CONSTRUCTION WASTE BAY TO BE SIZED AND DETERMINED AT TIME OF CONSTRUCTION
- DOCUMENTATION AND WARRANTIES OF BUILDING MATERIAL SHALL BE GATHERED BY CONTRACTORS AND PLACED AT JOB SITE

PARKING ANALYSIS

ESTABLISHMENT	SQUARE FOOTAGE	APPL. RATION 1 CAR PER	USE	PARKING REQUIRED
EVENT CENTER	2,000	100	CATERING/ EVENTS	20.D
PARKING REQUIRED				20
PARKING PROVIDED				26

PAGE TITLE SITE PLAN
SCALE 1" = 20'-0"
DATE: 05/21/18
SHEET: 1

2601 W JEFFERSON ST "EVENT CENTER"
GRAND PRAIRIE, TX 75051

SCOPE OF WORK: EXG SITE AND LANDSCAPING PLANS

REVISIONS
REV 1:

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE USED AND CHECKED BY THE ENGINEER, ARCHITECT, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDERS SHOULD OBTAIN COMPLETE EXISTING RECORDS, UTIL, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANYTHING. NOTE ALL TOLERANCE, ELEVATION, AND LOCAL CODES AND REGULATIONS THAT PRECEDENCE OVER ANY PART OF THESE PLANS.

SUP NUMBER
SU180503