



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 05/21/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-24-03-0013 - Specific Use Permit - Fiesta Kids Play (City Council District 2). Specific Use Permit request for a Special Event Center in an existing commercial lease space at Carrier Towne Crossing. Lot 5, Block 1, Carrier Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-223, within the IH-20 Corridor Overlay, and addressed as 594 W. IH 20, Suite 235 (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Sonia Resendez

RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit request for a Special Event Center in an existing commercial lease space at Carrier Towne Crossing. Lot 5, Block 1, Carrier Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-223, within the IH-20 Corridor Overlay, and addressed as 594 W. IH 20, Suite 235.

PURPOSE OF REQUEST:

The applicant intends to operate a special event center in a lease space in an existing commercial building at 594 W. IH-20, Suite 235. Special Event Centers require a Specific Use Permit according to the Unified Development Code (UDC).

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative consequences.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Single Family-Residential
North	PD-27	Residential
South	C	Undeveloped
West	PD-27	Single Family-Residential
East	PD-21	General Retail

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a 1,400 sq. ft. special event center located at 594 W. IH-20, Suite 235. Anticipated events include children's parties for up to 49 attendees.

Events will be held at the following times:

Sunday-Thursday: 10:00 AM to 9:00 PM

Friday-Saturday: 10:00 AM to 10:00 PM

Events will be by appointment only. A video surveillance system will be installed to monitor all activity. Catering companies will be allowed to provide food and drink. Guests will also be allowed to provide their own food and beverages, with alcohol being prohibited. 1-3 employee(s) will be on premises to help monitor the events.

The site is accessible from S. Carrier Pkwy. There is an existing dumpster located at the rear of the building.

The proposal meets parking requirements for the proposed Special Event Center. The following table summarizes the parking requirements for the Special Event Center use.

Table 2. Parking Calculation		
	Required	Provided
Required Spaces (Indoor amusement: 1 space per 200 Sq. Ft.)	10	60+

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use map (FLUM) of the Comprehensive Plan designated this site for Commercial/Retail/Office designation. The proposal for a Special Event Center Use is consistent with the FLUM of the Comprehensive Plan.

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 22 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: none

In Opposition: none

RECOMMENDATION:

- On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

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 FOR A SPECIFIC USE PERMIT FOR A SPECIAL EVENT CENTER: BEING, 1,440 SQUARE FOOT LEASE SPACE WITHIN A COMMERCIAL CENTER ADDRESSED AS 594 W. IH-20, SUITE 235. LOT 5, BLOCK 1, CARRIER TOWNE CROSSING ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; ZONED AS PLANNED DEVELOPMENT (PD-223), SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 5755 AND PASSED ON APRIL 1, 1997; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

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 a Special Event Center; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 22, 2024, 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 a Special Event Center 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 a Special Event Center; 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 o'clock P.M. on May 21, 2024, 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 THAT:

SECTION 1. Ordinance Number 5755, 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..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Special Event Center in a 1,440 square feet lease space within a commercial center addressed 594 W. IH 20, Suite 235. Lot 5, Block 1, Carrier Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-223) as depicted in Exhibit A – Location Map, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of a Special Event Center, the following standards and conditions are hereby established as part of this ordinance:

1. Operations shall comply with Exhibit B – Operational Plan, Exhibit C – Floor Plan, and Section 4.14 of the Unified Development Code, unless specified below.
2. Occupancy shall not exceed 49 attendees.
3. Alcohol shall be prohibited.
4. Events shall not be held past 9:00 PM on Sunday-Thursday and 10:00 PM on Friday-Saturday.
5. Only Suite 235 is authorized to be used as a Special Event Center under this Specific Use Permit.

SECTION 4. The operations of a Special Event Center shall comply with the following:

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. 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.
3. 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.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. 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.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.
7. No on-site food preparation is allowed without the Environmental Health Department Food Prep Permit. The applicant's Operational Plan indicates allowance for licensed catering service for food and beverages, no food prepared on-site.
8. 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.
9. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
10. 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. The Event Center may not be associated with a restaurant, bar, or nightclub.

SECTION 5. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 6. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 7. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 8. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, THIS 21ST DAY OF MAY 2024.**

**SPECIFIC USE PERMIT NO. ###
CASE NO. SUP-23-03-0013
ORDINANCE NO. #-2024**