



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 07/14/2025
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development
TITLE: SUP-25-05-0016 - Specific Use Permit - Rio's Brewing Company (City Council District 2). Specific Use Permit for a restaurant (with alcohol sales including entertainment) in an existing commercial lease space on 1.56 acres. Lot 1R2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, zoned Planned Development-294 District, within SH 161 Corridor Overlay, and addressed as 1015 Ikea Place, Suite 500 (On June 23, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)
APPLICANT: Roland Rios, Rios Brewing Company
RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for a restaurant (with alcohol sales including entertainment) in an existing commercial lease space on 1.56 acres. Lot 1R2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, zoned Planned Development-294 District, within SH 161 Corridor Overlay, and addressed as 1015 Ikea Place, Suite 500.

PURPOSE OF REQUEST:

The applicant proposes to provide a 25 sq. ft. entertainment area in an existing 4,000 sq. ft. restaurant with alcohol sales for live music and DJs. The proposed live music will be limited to weekends and will be inside only. A restaurant with alcohol sales including entertainment requires a Specific Use Permit.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Rows: North (PD-294, Ikea), South (PD-294, Undeveloped)

West	PD-294	Retail/Restaurant
East	PD-436	Top Golf (Under Construction)

**HISTORY:**

- September 1985: The City’s 1985 zoning map shows the property zoned as Single Family-2 (SF-2) District.
- October 7, 2003: The City Council approved Planned Development-294 (PD-294) for a mixed use development for multi-family uses, general retail uses and integrated residential and retail uses.
- May 16, 2017: The City Council approved a Specific Use Permit/Site Plan for Restaurant and Retail uses (Case No. SU170501/S170507, Ordinance No. 10262-2017).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is currently operating a 4,000 sq. ft. restaurant with alcohol sales and wishes to provide live music/DJ music in a 25 sq. ft. space inside the existing restaurant in an existing commercial lease space. No improvements are planned and the proposed live music/DJ area will be standing room only.

According to the applicant’s operational plan, the existing restaurant is open Monday through Sunday from 11 AM to 11 PM. The proposed live music/DJ area will not include furniture or permanent fixtures and there will not be a dance floor.

**RECOMMENDATION:**

- On June 23, 2025, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 7-0:
  1. Operations shall be in compliance with TDSHS – Texas Food Establishment Rules and Local Ordinances regarding food service.
  2. No live music shall be allowed outdoors. Live music played indoors shall not be amplified on outdoor speakers.
- The Development Review Committee (DRC) recommends approval with the following conditions:
  1. Operations shall be in compliance with TDSHS – Texas Food Establishment Rules and Local Ordinances regarding food service.
  2. No live music shall be allowed outdoors. Live music played indoors shall not be amplified on outdoor speakers.

**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 RESTAURANT (WITH ALCOHOL SALES INCLUDING ENTERTAINMENT) IN AN EXISTING LEASE SPACE ON LOT 1R2, BLOCK A, 161 TOLL ROAD RETAIL CORNERS ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY CLAUSE; 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 to allow a Restaurant (with Alcohol Sales including Entertainment); and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 23, 2025, 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 to allow a Restaurant (with Alcohol Sales including Entertainment), 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 Restaurant (with Alcohol Sales including Entertainment); 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 4:30 o'clock P.M. on July 14, 2025, 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 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..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Restaurant (with Alcohol Sales including Entertainment) in an existing commercial lease space on Lot 1R2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A – Location Map, attached hereto and incorporated herein.

**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. The following standards and conditions which are hereby established as part of this ordinance:

1. The restaurant (with alcohol sales including entertainment) and its operations shall adhere to the City Council approved Exhibit B – Floor Plan, Exhibit C – Operational Plan.
2. Operations shall be in compliance with TDSHS – Texas Food Establishment Rules and Local Ordinances regarding food service.
3. No live music shall be allowed outdoors. Live music played indoors shall not be amplified on outdoor speakers.

**SECTION 3.** That all development shall conform to the approved site plan.

1. 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.
2. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

**SECTION 4.** 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 5.** 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 6.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 7.** 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 THE 14TH DAY OF JULY 2025.**

**SPECIFIC USE PERMIT NO. #  
CASE NO. SUP-25-05-0016**

