

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 0.733 ACRES IN BAIRD'S ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, MORE FULLY DESCRIBED BELOW, FROM CENTRAL AREA (CA) DISTRICT TO A PLANNED DEVELOPMENT FOR COMMERCIAL MIXED-USE INCLUDING MULTI-PURPOSE EVENT CENTER; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 3123 AND PASSED ON MARCH 4, 1980; 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 rezone and reclassify said property from its classification of CA, Central Area district to a Planned Development for Commercial Mixed-Use including Multi-Purpose Event Center;

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 7, 2018, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification 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;

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of CA, Central Area district to a Planned Development for Commercial Mixed-Use including Multi-Purpose Event Center;

**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 15, 2018, 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, Grand Prairie, 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 proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the 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 from its classification of CA, Central Area district to a Planned Development for Commercial Mixed-Use including Multi-Purpose Event Center; 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 3123, being the Zoning Ordinance and Map 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:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> 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 rezone from its classification of **CA, Central Area district** to a **Planned Development for Commercial Mixed-Use including Multi-Purpose Event Center**; as depicted in **Exhibits A & B**.

**SECTION 2.****Purpose and Intent**

The purpose of this planned development to create a commercial Multi-Purpose Events Center and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

**SECTION 3.****Development Standards****I. Applicability**

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance.

**II. Base Zoning**

1. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed for the Central Area (CA) zoning district.
2. All development shall conform to the approved Site Plan (Exhibit B).
3. A Multi-Purpose Event Center may operate by right only in compliance with the conditions approved herein.
4. Approval of a Certificate of Occupancy for a Multi-Purpose Event Center does not authorize use of the public right of way to fulfill parking requirements associated with a Multi-Purpose Event Center. Parking requirements shall be based on the requirements of the Unified Development Code, as amended, and as approved by City Council.

5. The minimum number of parking spaces for the Multi-Purpose Event Center shall be 40 or 1 per 4 seats, whichever is less. Any use other than Multi-Purpose Event Center shall provide adequate parking for that use.
6. Two or more nuisance violations or violations of this ordinance within any 12-month period shall be grounds for revocation of a Certificate of Occupancy for a Multi-Purpose Event Center use.
7. All uses other than Multi-Purpose Event Center shall obtain a separate Certificate of Occupancy and shall not operate simultaneously with a Certificate of Occupancy for a Multi-Purpose Event Center. No other use may be established on the property unless that use is authorized in the Central Area zoning district.
8. Allowed hours of operation for Multi-Purpose Special Event Center are Monday-Sunday, 3pm - Midnight.
9. Prior to occupancy, a minimum 6 foot Type I masonry screening wall shall be constructed adjacent to the common property line with 530 Austin street.
10. Any property adjacent to the zoning area that is acquired by the owner of the property described in "Exhibit A" may only be developed with due consideration to additional parking demand generated by the Multi-Purpose Event Center. If the need for additional parking for the Multi-Purpose Event Center has been established, the adjacent property shall be developed to provide for needed and adequate parking for the Multi-Purpose Event Center with the balance of land being made available for other uses only after adequate parking has been provided for the Multi-Purpose Event Center.

**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.

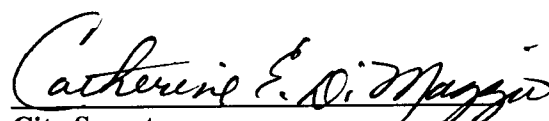
**SECTION 6.** That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON THIS THE 15<sup>TH</sup> DAY OF MAY 2018.**

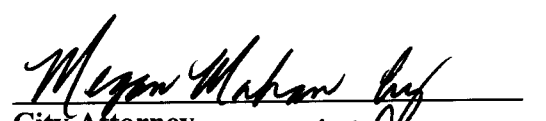
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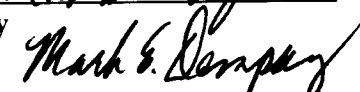
  
\_\_\_\_\_  
Ron Jensen, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Catherine E. DiMaggio  
City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Megan Mahan  
City Attorney

  
Mark E. Dampney

Zoning Case No. Z180504/S180504  
Planned Development No. 375



EXHIBIT A - LOCATION MAP



CASE LOCATION MAP  
Case Number: Z180504/S180504  
Exhibition Hall, 521 E Jefferson Street



City of Grand Prairie  
Planning and Development  
(972) 237-8257 [www.gptx.org](http://www.gptx.org)





2809 McPherson Lane  
Flower Mound, Texas 75022  
Contact: Victor Hugo Reyes  
Phone: (469)231-8625  
Email: victorreyes12345@yahoo.com

## EXHIBITION ZONE

**MULTIPURPOSE EVENTS CENTER  
521, 529 E. JEFFERSON AVENUE  
GRAND PRAIRIE, TEXAS**

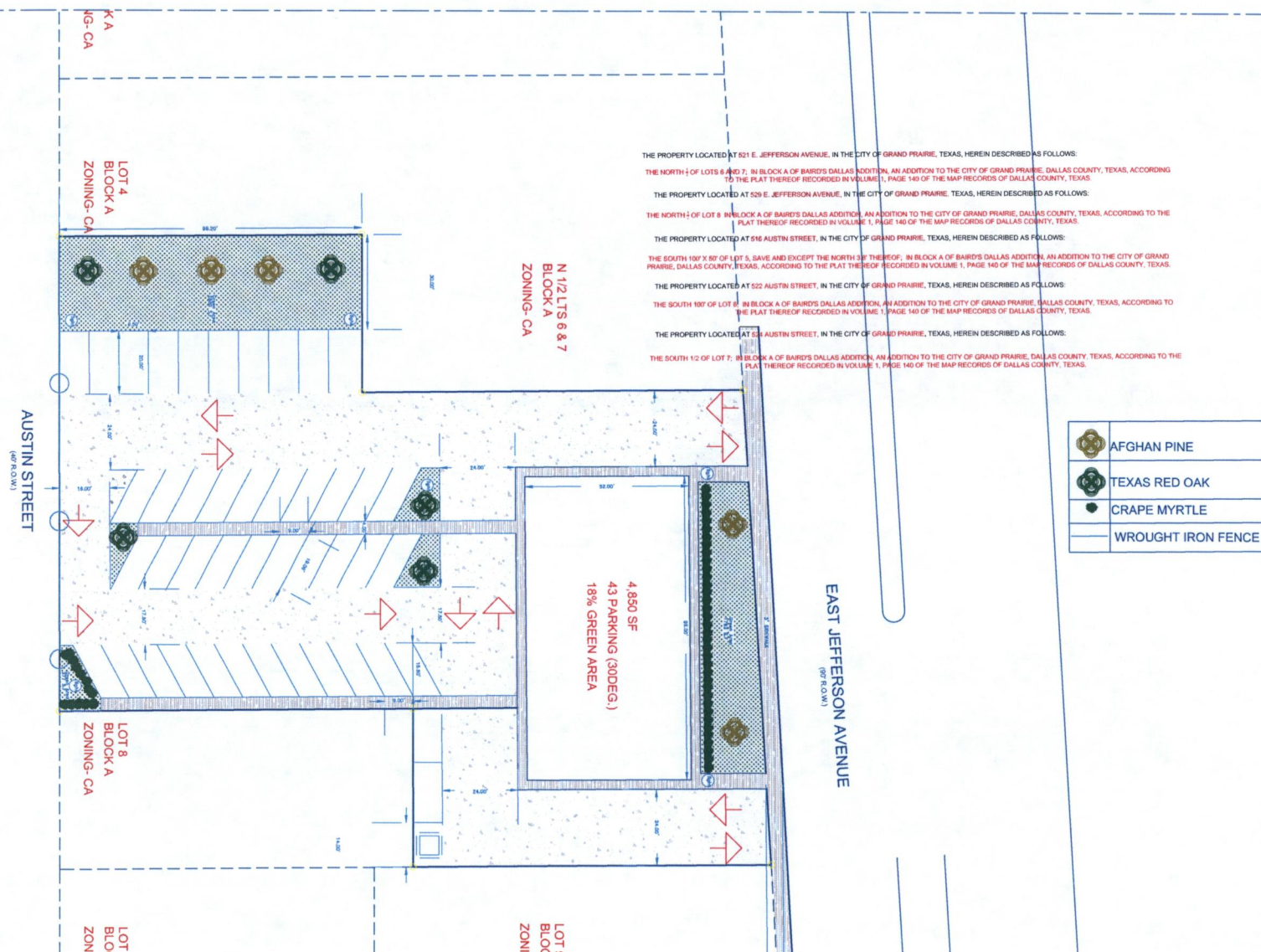
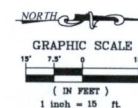
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CASE:  
Z180504/S180504

MULTIPURPOSE  
EVENTS CENTER

PROJECT NO. 2017-1

SHEET NO. A-1



## Exhibit B - Site Plan

P. 1 of 3

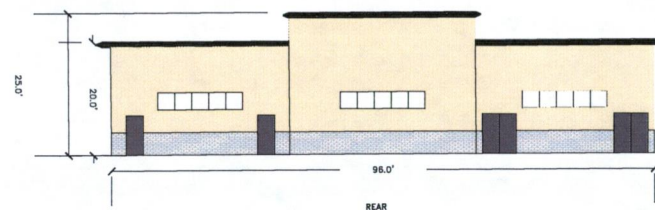
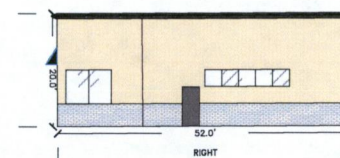
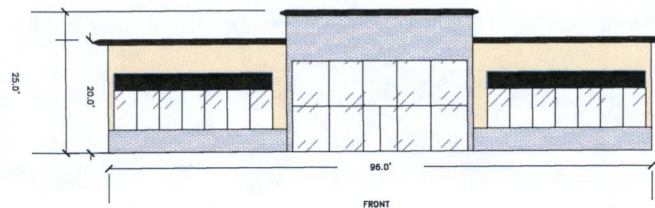
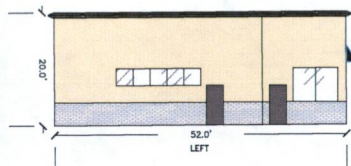
**BC**

BEAR CONSTRUCTION

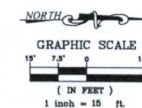
2809 McPherson Lane  
Flower Mound, Texas 75022  
Contact: Victor Hugo Reyes  
Phone: (469)231-8625  
Email: victorreyes12345@yahoo.com

**EXHIBITION ZONE**

**MULTIPURPOSE EVENTS CENTER  
521, 529 E. JEFFERSON AVENUE  
GRAND PRAIRIE, TEXAS**



	FRONT	LEFT	RIGHT	REAR	TOTAL
STONE CALC.	548 S.F.	208 S.F.	208 S.F.	384 S.F.	1348 S.F.
GLASS CALC.	1288 S.F.	93 S.F.	93 S.F.	135 S.F.	1807 S.F.
STUCCO CALC.	553 S.F.	375 S.F.	384 S.F.	1470 S.F.	2782 S.F.



CASE:  
Z180504/S180504

MULTIPURPOSE  
EVENTS CENTER

PROJECT NO. 2017-1

SHEET NO. A-1

Exhibit B - Site Plan

P. 2 of 3



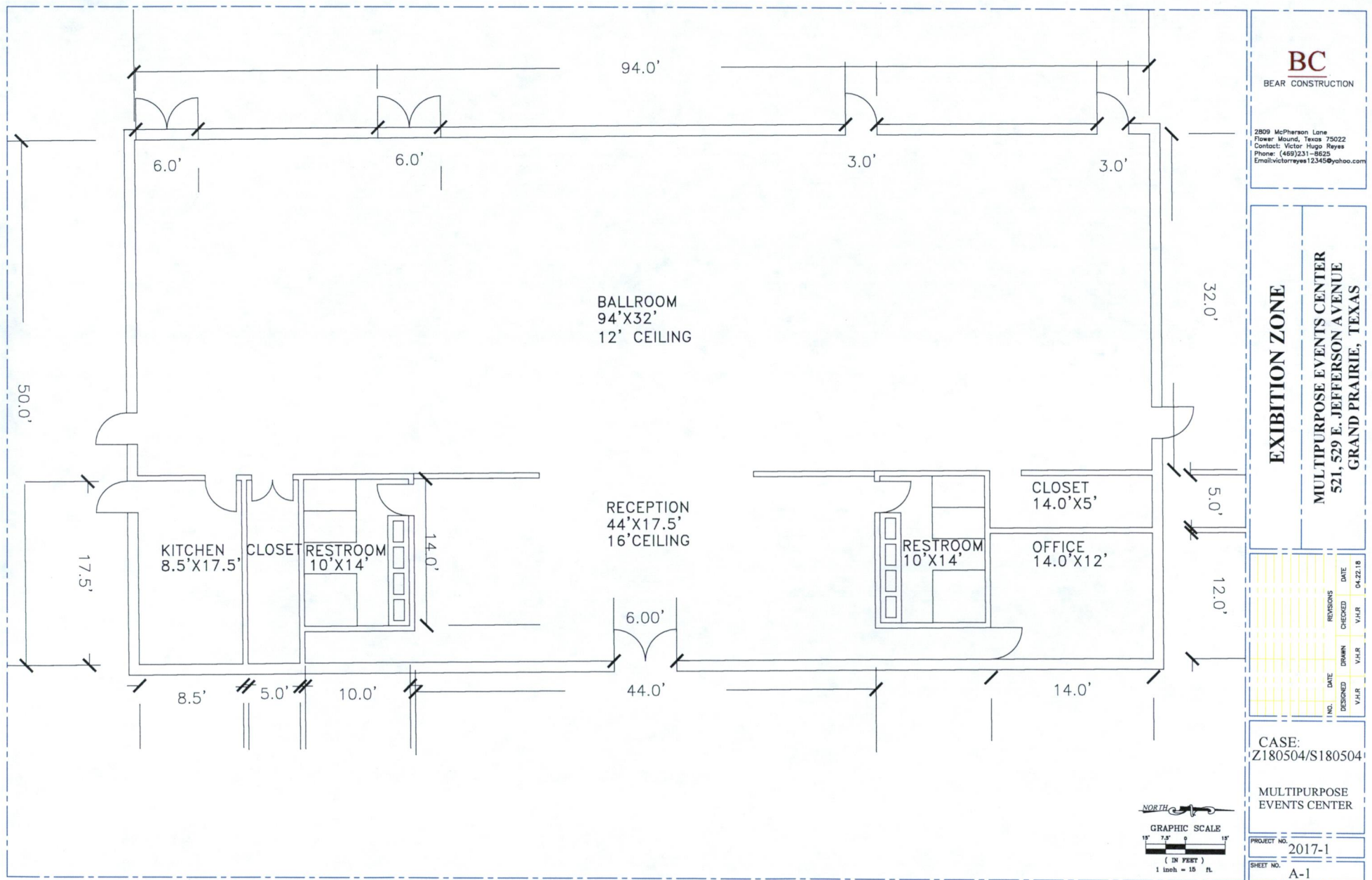


Exhibit B - Site Plan