

APPLICANT'S NARRATIVE

Dear City Committee Members,

My name is Oscar Mendoza, and I am reaching out to formally request a special use permit to establish a reception hall for up to 120 guests at 2129 N Josey Ln, Carrollton TX. This proposal represents not just a business opportunity, but a chance to provide a valuable, community-oriented venue that will contribute to the local economy while providing a welcoming space for social and cultural engagement.

Project Overview

The proposed reception hall will be a versatile, well-managed space designed to host a variety of family oriented events, including weddings, engagements, Mehndis, Sangeets, anniversaries, baby showers, and birthdays. Our mission is to create a welcoming venue that accommodates diverse needs while adhering to high standards of quality and safety.

The current use of the building is a retail store, which will cease operations to make way for the reception hall. Events will only take place on weekends, ensuring that hours of operation do not interfere with existing businesses in the area. The current neighboring businesses operate normal office business hours during the week as shown on the traffic study provided.

With over 10 years of experience in the event industry, we currently operate a successful event center in Carrollton. Our expertise in event management ensures that we understand the logistics, safety protocols, and customer service required to run a professional and community-friendly venue.

Community Benefits

1. **Economic Impact:** The reception hall will generate employment opportunities for local residents, including event staff, catering services, decorators, and maintenance workers. Additionally, it will support local businesses by driving demand for nearby lodging accommodations, restaurants, florists, transportation services and retail. For example, Walgreens can benefit from last minute purchases such as disposables, soft drinks, gifts, gift cards, and personal care products.
2. **Cultural and Social Engagement:** Our venue will serve as a hub for meaningful community events, fostering social interaction and providing a space for celebrations and collaborations.
3. **Aesthetics and Revitalization:** We are committed to maintaining a venue that enhances the appearance of the area. Our proposed site improvements include tasteful landscaping, appropriate exterior design, and sustainable, energy-efficient features.

Operations and Management

We understand the importance of responsible operations to minimize any negative impact on the surrounding neighborhood. To this end, we will implement:

- **Noise Control Measures:** Events will adhere to city noise ordinances. We will incorporate sound-dampening materials and restrict amplified sound to reasonable levels. In house sound system would be installed to provide customers the options to connect wirelessly, limit sound level and avoid outside DJ equipment
- **Parking Solutions:** A traffic study with more information has been provided to support parking requirements.
- **Safety and Compliance:** The venue will fully comply with fire, safety, and building codes, and we will provide proper security during events.
- **Catering Services:** All food will be catered, and no cooking will take place on-site.
- **Hours of Operation** Events will take place Friday, Saturday and Sunday evenings (primarily Saturdays) between the hours of 5pm-1am. Staff will conduct breakdown immediately after the event and be out of the premises by 1:30am. Cleanup and setup is done the following morning by 3 staff members between the hours of 7am-2pm.

Facility Features

The reception hall will include the following amenities:

- Appropriate handicap-accessible restrooms
- A welcoming lobby area
- A spacious dance floor
- A seating area for dinner
- A designated area for a DJ and photos

Addressing Potential Concerns

We recognize the importance of maintaining a positive relationship with our neighbors and the city. In preparation for this application, a traffic study was conducted to assess potential impact, and the findings indicate that traffic generated by the venue will be manageable within the existing infrastructure. Parking will be planned according to the city's required parking ratio for reception halls, ensuring that there is sufficient on-site parking to accommodate guests. We are open to further discussions to ensure the project aligns with the needs and expectations of the area.

Conclusion

Our vision is to create a vibrant, well-regulated reception hall that contributes positively to the local economy, offers a valuable community space, and reflects the values of our city. We respectfully ask for your consideration and approval of this special use permit application.

Thank you for your time and attention. I am glad to answer any questions or provide additional information to assist in your review.

Sincerely,
Oscar Mendoza