



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/21/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning & Development Assistant Director

TITLE: SUP-25-07-0024 - Specific Use Permit – Truck Parking & Outside Storage (City Council District 1). Specific Use Permit for Heavy Truck or Equipment Parking and Outside Storage on 4.88 acres. Tract 22, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within the SH 161 Corridor Overlay District, and addressed as 490 and 500 W Oakdale Rd (On June 23, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

APPLICANT: Stephen Darling, Ferguson Braswell Fraser Kubasta, PC

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for Heavy Truck or Equipment Parking and Outside Storage on 4.88 acres. Tract 22, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within the SH 161 Corridor Overlay District, and addressed as 490 and 500 W Oakdale Rd.

PURPOSE OF REQUEST:

The applicant wishes to operate a Heavy Truck or Equipment Parking and Outside Storage facility at this location.

The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses that might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-221	Trucking Facility
South	PD-39	Undeveloped
West	Light Industrial (LI)/SUP-1197	Contractor Shop with Outside Storage with Heavy Equipment
East	Light Industrial (LI)	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to operate a Heavy Truck or Equipment Parking and Outside Storage facility at this location. The proposed use includes the parking and storage of commercial vehicles, including tractor-trailers, semi-trailers, and similar heavy-duty vehicles. The applicant also proposes the outdoor storage of heavy equipment, such as forklifts, excavators, skid steers, and other construction-related machinery, as well as miscellaneous materials and equipment associated with the operation.

Existing and Proposed Site Conditions

The site is currently developed with two existing three-sided metal storage buildings, a small accessory storage shed, and a chain-link fence topped with razor wire around the perimeter of the property. The site is not improved with concrete or asphalt paving; instead, crushed concrete has been installed throughout the property to accommodate vehicle circulation, parking, and outdoor storage areas.

The applicant proposes site improvements, including the installation of a screening fence and automatic gate along the street frontage, as well as the construction of a dumpster enclosure. No improvements are proposed to the existing drive approach, internal driveways, or parking and storage surfaces. Additionally, except for the fencing along the front of the lot, the existing perimeter fencing will mostly remain in place. The applicant proposes to retain the existing six-foot chain-link fence along the side and rear property lines, including the existing privacy slats located along the eastern property boundary, while replacing the frontage fence with an eight-foot-high Dura Fence (galvanized steel with a protective coating) and an automatic rolling gate.

Area Characteristics and Adjacent Use Compatibility

The surrounding area is zoned Light Industrial (LI) and Planned Development-39 (PD-39) district, both of which accommodate a variety of industrial and employment-related uses. Properties located along Oakdale Road between North Highway 161 and North Belt Line Road are developed with a range of industrial uses, including outside storage facilities, truck and equipment parking operations, transfer and storage terminals, warehouses, and contractor yards with outdoor storage. Significant undeveloped acreage remains in the area, particularly east of the subject property.

A substantial portion of the subject property and the surrounding area is located within the FEMA Effective Floodplain. Development activities on the site are subject to the requirements of Article 15 – Floodplain Management of the Unified Development Code. The applicant has obtained a Floodplain Development Permit (FDP-20251029-0051), and Floodplain Management staff will continue to conduct inspections to ensure compliance with the approved permit.

While certain existing site conditions do not fully conform to current Unified Development Code standards, the proposed use is consistent with the industrial character of the surrounding area and the

development pattern established along this corridor. The applicant's proposed site improvements will enhance screening and site functionality, and the operational characteristics of the use are compatible with adjacent industrial properties. Staff further notes that the proposed use is consistent with the Comprehensive Plan's Future Land Use Map (FLUM) designation of Light Industrial.

VARIANCES:

The applicant is requesting the following variances:

1. **Screening Fence:** Variance to allow the existing six-foot chain link fence, topped with razor wire, to remain along the side and rear property lines, and to allow an eight-foot tall Dura Fence (galvanized steel with protective coating) screening fence and automatic rolling gate along the W. Oakdale Rd. frontage.

Staff Analysis: A Type 3 Screening Fence is required for all outside storage areas. Type 3 Screening Fences include cement fiberboard, wood with concrete mow strip, or vinyl PVC (UDC 8.9.6). Staff does not oppose the request to continue using the existing chain-link fence along the side and rear property lines. The rear portion of the property is located within the FEMA Effective Floodplain, and chain-link fencing allows for the unobstructed flow of floodwaters across the site. Additionally, the proposed Dura Fence and automatic gate along the street frontage provide effective screening and site security while requiring less maintenance than traditional Type 3 screening materials. Staff believes the proposed fencing will provide an appropriate level of screening consistent with the industrial character of the area.

2. **Concrete Paving:** Variance to allow the continued usage of the existing crushed concrete surface for the drive approach, internal driveways, fire lanes, parking areas, and outdoor storage surfaces (UDC 10.4.3 & UDC 10.5.1).

Staff Analysis: Sections 10.4.3 and 10.5.1 of the UDC require concrete paving for drive approaches, driveways, fire lanes, parking areas, and storage surfaces. While the existing surfacing does not meet current paving standards, staff notes that similar site conditions exist on industrial properties throughout this portion of the Oakdale Road corridor. Approval of alternative paving materials is subject to review by the Public Health and Environmental Quality Department and the Public Infrastructure (formerly Engineering) Department. Staff recommends conditioning the Specific Use Permit to require approval of the existing paving material or implementation of alternative improvements acceptable to the reviewing departments.

3. **Drive Approach and Driveway Standards:** Variance to allow the continued usage of the existing drive approach and internal driveways.

Staff Analysis: Section 23.10.8 of the UDC requires drive approaches and driveways serving industrial developments to be constructed in accordance with current City standards. Staff recognizes that the existing drive approach and driveway configuration do not meet current industrial standards. However, based on the proposed site use, site layout, and surrounding industrial development pattern, staff does not anticipate the existing configuration will create adverse impacts to traffic circulation or neighboring properties.

4. Gated Entry: Variance to allow the proposed automatic rolling gate to be located approximately 51 feet from the street right-of-way line rather than the required 100-foot setback.

Staff Analysis: Section 8.14.3 of the UDC requires gated entries to be located a minimum of 100 feet from the public right-of-way in order to prevent vehicle stacking onto public streets. The proposed gate location reflects the existing site configuration and available developable area. Staff notes that Oakdale Road is developed with a variety of industrial uses and large lots, and the proposed operation is not anticipated to generate frequent customer traffic. Based on the operational characteristics of the proposed use, staff does not anticipate significant vehicle queueing at the gate that would adversely impact traffic operations along Oakdale Road.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 7 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 June 23, 2026, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 5-0:
 1. Development of the property shall comply with the proposed Site Plan.
 2. The applicant shall provide a dumpster enclosure that meets the UDC requirements.
 3. Drive approach and driveways shall be reconstructed to the Industrial dimensions in the UDC.
 4. The applicant shall leave the gate open during daytime hours when trucks/vehicles are queuing in the public street. In the alternative, the applicant shall move the gate back 100 ft. from the public right-of-way to comply with Section 8.14.3 of the UDC.
 5. The applicant shall maintain compliance with all federal, state, and local environmental regulations.
 6. The applicant shall maintain compliance with Chapter 13, Article XX, Automotive-Related Business Regulations, of the City's Code of Ordinances.
 7. The applicant shall practice Best Management Practices listed in its Storm Water Pollution Prevention Plan.
 8. Successful completion of a flood study review and issuance of a Floodplain Development Permit in accordance with Article 15 – Floodplain Management of the UDC is required.
 9. A physical barrier delineating the designated floodplain area shown on the proposed Site Plan shall be provided prior to the issuance of a Certificate of Occupancy to prevent heavy trucks and equipment from being parked in areas not intended for parking.
 10. The property shall be platted in accordance with Article 12 – Subdivision and Utilities of the UDC prior to the issuance of building permits or Certificates of Occupancy.
 11. Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan (Article 23 of the UDC) and Thoroughfare Map for each classification of roadway

12. Compliance with applicable Building and Fire codes, as determined by the Chief Building Official, at the time of Building Permit or Certificate of Occupancy applications, is required.
 13. City Council shall conduct a public hearing in one year after City Council approval of the SUP to confirm compliance with all applicable codes and regulatory requirements.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. Development of the property shall comply with the proposed Site Plan.
 2. The applicant shall provide a dumpster enclosure that meets the UDC requirements.
 3. The applicant shall provide concrete paving for drive approach, driveways, fire lanes, and parking and storage areas as required by the UDC or obtain approval from the Public Health and Environmental Quality Department and the Public Infrastructure (formerly Engineering) Department for alternative paving standards.
 4. Drive approach and driveways shall be reconstructed to the Industrial dimensions in the UDC and meet all minimum City construction standards.
 5. The applicant shall leave the gate open during daytime hours when trucks/vehicles are queuing in the public street. In the alternative, the applicant shall move the gate back 100 ft. from the public right-of-way to comply with Section 8.14.3 of the UDC.
 6. The applicant shall maintain compliance with all federal, state, and local environmental regulations.
 7. The applicant shall maintain compliance with Chapter 13, Article XX, Automotive-Related Business Regulations, of the City's Code of Ordinances.
 8. The applicant shall practice Best Management Practices listed in its Storm Water Pollution Prevention Plan.
 9. Successful completion of a flood study review and issuance of a Floodplain Development Permit in accordance with Article 15 – Floodplain Management of the UDC is required.
 10. A physical barrier delineating the designated floodplain area shown on the proposed Site Plan shall be provided prior to the issuance of a Certificate of Occupancy to prevent heavy trucks and equipment from being parked in areas not intended for parking.
 11. The property shall be platted in accordance with Article 12 – Subdivision and Utilities of the UDC prior to the issuance of building permits or Certificates of Occupancy.
 12. Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan (Article 23 of the UDC) and Thoroughfare Map for each classification of roadway
 13. Compliance with applicable Building and Fire codes, as determined by the Chief Building Official, at the time of Building Permit or Certificate of Occupancy applications, is required.

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 HEAVY TRUCK OR EQUIPMENT PARKING AND OUTSIDE STORAGE, BEING TRACT 22, JOHN FARRANS SURVEY, ABSTRACT NO. 468, 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; PROVIDING A

SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PASSAGE, APPROVAL AND 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 Heavy Truck or Equipment Parking and Outside Storage; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 23, 2026, 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 Heavy Truck or Equipment Parking and Outside Storage 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 5 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 Heavy Truck or Equipment Parking and Outside Storage; 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 July 21, 2026, 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 ("UDC"), 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 Heavy Truck or Equipment Parking and Outside Storage on Tract 22, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, said property being depicted in Exhibit A – Boundary Description, 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 are hereby established as part of this ordinance:

1. Development of the property shall comply with the proposed Exhibit B – Operational Plan and Exhibit C – Site Plan, attached hereto and incorporated herein.
2. The applicant shall provide a dumpster enclosure that meets the UDC requirements.
3. Drive approach and driveways shall be reconstructed to the Industrial dimensions in the UDC.
4. If trucks/vehicles queue in the public street, the applicant shall leave the gate open during daytime hours. In the alternative, the applicant shall move the gate back 100 ft. from the public right-of-way to comply with Section 8.14.3 of the UDC.
5. The applicant shall maintain compliance with all federal, state, and local environmental regulations.
6. The applicant shall maintain compliance with Chapter 13, Article XX, Automotive-Related Business Regulations, of the City's Code of Ordinances.
7. The applicant shall practice Best Management Practices listed in its Storm Water Pollution Prevention Plan.
8. Successful completion of a flood study review and issuance of a Floodplain Development Permit in accordance with Article 15 – Floodplain Management of the UDC is required.
9. A physical barrier delineating the designated floodplain area shown on the proposed Site Plan shall be provided prior to the issuance of a Certificate of Occupancy to prevent heavy trucks and equipment from being parked in areas not intended for parking.
10. The property shall be platted in accordance with Article 12 – Subdivision and Utilities of the UDC prior to the issuance of building permits or Certificates of Occupancy.
11. Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan (Article 23 of the UDC) and Thoroughfare Map for each classification of roadway
12. Compliance with applicable Building and Fire codes, as determined by the Chief Building Official, at the time of Building Permit or Certificate of Occupancy applications, is required.
13. City Council shall conduct a public hearing in one year after City Council approval of the SUP to confirm compliance with all applicable codes and regulatory requirements.

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 21ST OF JULY 2026.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-25-06-0020
ORDINANCE NO. #-2026