



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 07/21/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: SUP-26-05-0010 - Specific Use Permit/Site Plan - Concrete Pumping at 1509 W Shady Grove Rd (City Council District 1). Specific Use Permit and Site Plan for a contractor shop with outside storage and heavy equipment on 1.838 Acres. 1.838 acres of land in the John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1509 W Shady Grove Rd (On June 23, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

APPLICANT: Edgar Molina, Pape-Dawson

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit and Site Plan for a contractor shop with outside storage and heavy equipment on 1.838 Acres. 1.838 acres of land in the John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1509 W Shady Grove Rd.

PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a Specific Use Permit for a contractor shop with outside storage and heavy equipment. The Unified Development Code (UDC) requires approval of a Specific Use Permit for contractor shop with outside storage and heavy equipment when located within 300 feet of residential zoning or within a Corridor Overlay District. The proposal requires a Specific Use Permit because it is within the SH 161 Corridor Overlay District.

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 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	Existing Use
North	LI	Industrial Distribution
South	PD-105	Mobile Home Park
West	LI	Mobile Home
East	LI	Roofing Contractor

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as Light Industrial (LI).

PROPOSED USE CHARACTERISTICS:

The applicant proposes the complete demolition of all existing onsite structures to facilitate the redevelopment and intensification of the property. The proposed project consists of a new two-story, 6,000 sq. ft. administration building for Concrete Pumping Holdings, with the open rear portion of the lot for concrete pump truck parking and a heavy equipment outdoor storage yard. Additionally, an area of 16,031 sq. ft. along the southern part of the property is reserved for onsite stormwater detention. Administrative hours for the company will be Monday through Friday, 7:00 a.m. to 5:00 p.m.; and pump truck operations will be daily between 12:00 a.m. and 11:00 p.m.

The site will primarily accommodate concrete pump trucks up to 40 feet in length. Parking stalls for the pump trucks will be designed with a minimum 14-foot width to reduce potential vehicle conflicts or accidents. Truck circulation on-site will be limited to entering, exiting, and parking associated with daily dispatch operations. Noise on the site will be due to engine startup and shutdown, routine truck circulation, and backup alarm notifications during vehicle maneuvering.

Article 8 of the Unified Development Code (UDC) contains requirements for the screening of outside storage. The required screening for outside storage at this location is a Type 3 wood fence along the property lines. The applicant is proposing to keep the existing wood fence along the western boundary, and the existing chain-link fence along the southern and eastern property boundary. In addition to the existing chain-link fence, the applicant is proposing a 6-foot wrought-iron fence along the eastern property boundary. The proposed fencing along the southern and eastern property boundary does not meet UDC requirements for screening of outside storage.

Article 10 of the UDC requires all off-street access drives, fire lanes, and parking lots to be fully paved with concrete. The applicant proposes concrete pavement for the primary driveway and fire lane, but requests the use of gravel for the outside storage and truck parking areas. The proposed gravel does not meet UDC paving standards. While the site is not currently utilized for heavy equipment parking, the proposed redevelopment represents a significant intensification of use, introducing 40-foot pump truck maneuvering and heavy machinery storage. Adherence to the concrete paving standard is necessary to support these increased loads and maintain long-term site stability. Furthermore, a concrete surface prevents leaking automotive/motor fluids from soaking into the ground and allows for easier environmental clean-up of spills. For these reasons, the proposed gravel base is operationally and environmentally deficient for the intended industrial use.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The proposal meets the density and dimensional requirements.

Table 2. Density and Dimensional Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	80,063	Yes
Min. Width (Ft.)	100	135	Yes
Min. Lot Depth (Ft.)	150	593	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Side Setback (Ft.)	10	10	Yes
Maximum Height (Ft.)	50	24.5	Yes
Max. FAR	1:1	0.07:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 of the Unified Development Code (UDC), which is summarized in the table below. The proposal meets the parking requirements.

Table 3. Parking Summary

Standard	Allowed	Proposed	Meets
General Offices (1/325 Sq. Ft.)	19	25	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the Unified Development Code (UDC). The landscape and screening requirements are summarized in Table 4 below. The proposal meets the landscape requirements.

The applicant is requesting variances to the Type 3 wood screening wall required along the east and south property lines. The applicant plans to leave the existing berm and tree line to the south and proposes the following:

- Eastern Property Line: Existing 6-foot chain-link fence and new 6-foot wrought-iron fence.
- Southern Property Line: Existing 6-foot chain-link fence and existing berm and tree line.

Table 4. Landscape Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.) (10%)	8,006	12,601	Yes
Front Yard (75% of Required)	6,005	6,308	Yes
Trees (1 per 500 Sq. Ft.)	16	28	Yes
Shrubs (1 per 50 Sq. Ft.)	160	160	Yes
Street Trees (1 per 20-50 Ft.)	4	4	Yes
Parking Lot Trees (1 per 20 space)	2	2	Yes
Screening of Outside Storage (West)	6-foot wood	Existing 6' foot wood	Yes*
Screening of Outside Storage (East)	6-foot wood	Existing 6' Chain-link and 6-foot wrought-iron	Variance
Screening of Outside Storage (South)	6-foot wood	Existing 6' Chain-link and existing berm and tree line	Variance

*Existing wood fence must be replaced or repaired where it exhibits disrepair (advanced weathering, structural failure, or rot).

Tree Survey & Tree Mitigation Plan

The applicant has not provided a tree survey or tree preservation plan as required by Article 8 of the UDC. While the proposed landscape currently meets the standard landscaping requirements, the final landscape plan may require modification based on the findings of a future tree survey and tree mitigation plan to accommodate tree preservation or additional required landscaping.

Building Design

Buildings under 50,000 sq. ft. in Light Industrial districts that are within a designated Corridor Overlay District must meet the building design requirements in Appendix F.

Appendix F of the UDC regulates design standards to prevent blank exterior facades by requiring distinct architectural features, finishes, articulation, and variations in material. While the overall proposal does not meet all design requirements, it successfully satisfies the general intent of Appendix F through architectural elements. Specifically, masonry materials (stucco and stone veneer) comprise approximately 48% of the overall building elevations, while prefinished metal wall panels make up roughly 35% of the exterior surface, providing a distinct textural and visual contrast between the lower and upper levels. The primary north elevation features prominent columns accented with stone veneer, an integrated dark bronze metal canopy, and extensive aluminum glazing. Across all elevations, the placement of windows and entry points provides architectural articulation and visual interest. The building's design variations and material are generally consistent with Appendix F, aligning with the architectural character of adjacent light industrial developments while offering a visually appealing project.

Appendix F contains two window requirements. The first is that facades shall consist of windows in an area equal to 50% of the overall vertical surface of all facades or equal to 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed elevations meet the glazing requirements. Appendix F also states that facades shall include canopies at least 25% of the length of all four facades. The applicant is providing a 56-foot metal canopy that meets this requirement.

Table 5. Windows and Canopies Requirements

Standard	Required	Provided	Meets
North Facade	30%	31%	Yes
Total Length	50%	58%	Yes
Total Canopy	25%	25.5%	Yes

VARIANCES:

The applicant is requesting the following variances:

1. Pavement Material – Variance to the UDC Article 10 requirement that all non-residential parking lots shall be fully paved with concrete to allow for gravel surface in the truck parking and outside storage area.
2. Screening (East) – Variance to the UDC Article 8 requirement of 6-foot wood screening along the eastern property line to allow an existing 6-foot chain-link fence to remain and a new 6-foot wrought-iron fence to be constructed along the eastern line.
3. Screening (South) – Variance to the UDC Article 8 requirement of 6-foot wood screening along the southern property line to allow an existing 6-foot chain-link fence and existing berm and tree line to remain along the southern line.
4. Principal Masonry – Variance to the UDC Appendix F requirement of 100% of the exterior of all buildings to be masonry to allow a material composition of 54% to 61% masonry on each building facade.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 99 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: One

In Opposition: One

RECOMMENDATION:

- On June 23, 2026, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 5-0:
 1. The outside storage and truck parking area shall be limited to the areas marked for truck parking and storage on the attached site plan.
 2. A tree survey and tree mitigation plan shall be submitted for review prior to or at the time of civil plan review. No permits will be released before approval of the tree mitigation plan.
 3. The existing wood fence on the west property line must be replaced or repaired where it exhibits disrepair (advanced weathering, structural failure, or rot) prior to the issuance of a Certificate of Occupancy (COO).
 4. If detention is required, it shall meet all engineering standards required by the Public Infrastructure Department.
 5. Prior to the issuance of a Certificate of Occupancy (CO), the applicant shall install additional canopy trees along the southern property boundary to provide a continuous, screened buffer where existing vegetation is deficient.

6. Prior to the issuance of a Certificate of Occupancy (CO), the applicant shall install a uniform, six-foot (6') wood fence along the western, southern, and eastern property lines, to be maintained in good condition by the property owner.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. The outside storage and truck parking area shall be limited to the areas marked for truck parking and storage on the attached site plan.
 2. Paved concrete shall be required for the parking of vehicles and storage of any motorized equipment units.
 3. A tree survey and tree mitigation plan shall be submitted for review prior to or at the time of civil plan review. No permits will be released before approval of the tree mitigation plan.
 4. The existing wood fence on the west property line must be replaced or repaired where it exhibits disrepair (advanced weathering, structural failure, or rot) prior to the issuance of a Certificate of Occupancy (COO).
 5. If detention is required, it shall meet all engineering standards required by the Public Infrastructure Department.

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 CONTRACTOR SHOP WITH OUTSIDE STORAGE AND HEAVY EQUIPMENT ON 1.838 ACRES OF LAND IN THE JOHN C READ SURVEY, ABSTRACT NO. 1183, 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 a Contractor Shop with Outside Storage and Heavy Equipment; 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 an Contractor Shop with Outside Storage and Heavy Equipment 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 a Contractor Shop with Outside Storage and Heavy Equipment; 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, 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 Contractor Shop with Outside Storage and Heavy Equipment on 1.838 acres of land in the John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, as 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.

SECTION 3. For development and operations of a Contractor Shop with Outside Storage and Heavy Equipment, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, Exhibit C – Landscape plan, and Exhibit D – Building Elevations, attached hereto and incorporated herein.
2. The outside storage and truck parking area shall be limited to the areas marked for truck parking and storage on Exhibit B - Site Plan.

3. A tree survey and tree mitigation plan shall be submitted for review prior to or at the time of civil plan review. No permits will be released before approval of the tree mitigation plan.
4. The existing wood fence on the west property line must be replaced or repaired where it exhibits disrepair (advanced weathering, structural failure, or rot) prior to the issuance of a Certificate of Occupancy (COO).
5. If detention is required, it shall meet all engineering standards required by the Public Infrastructure Department.
6. Prior to the issuance of a Certificate of Occupancy (CO), the applicant shall install a uniform, six-foot (6') wood fence along the western, southern, and eastern property lines, to be maintained in good condition by the property owner
7. Prior to the issuance of a Certificate of Occupancy (CO), the applicant shall install additional canopy trees along the southern property boundary to provide a continuous, screened buffer where existing vegetation is deficient.

SECTION 4. The operations of a Contractor Shop with Outside Storage and Heavy Equipment 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.

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. 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 7. 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 8. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 21ST DAY OF JULY 2026.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-26-05-0010
ORDINANCE NO. #-2026