



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/11/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SU150803C - Specific Use Permit Review - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Review of a Specific Use Permit for Continuance or Revocation (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

RECOMMENDED ACTION: Revoke Specific Use Permit

SUMMARY:

Review of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

PURPOSE OF REQUEST:

The purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by City Council.

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 to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use.

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.

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	Commercial; Light Industrial	Auto Related Businesses, Commercial
South	Light Industrial	Auto Related Businesses
West	Light Industrial	Light Industrial, Outside Storage
East	Light Industrial	Auto Related Business, Undeveloped

HISTORY:

Case/Review History

- August 18, 2015: City Council approved a Specific Use Permit for Commercial Truck Parking at 3223 E Main St and established operational and development conditions.
- December 13, 2016: City Council approved a renewal of the Specific Use Permit.
- July 17, 2018: City Council approved a renewal of the Specific Use Permit.
- August 26, 2020: Staff sent a letter to the applicant noting that the property was not in compliance with the approved SUP and gave notice that the applicant had 90 days to bring the property into compliance.
- December 15, 2020: Staff sent a letter to the applicant noting that the property was not in compliance after 90 days and that the case would be reviewed by the Planning and Zoning Commission on January 11, 2021 and by City Council on February 2, 2021.
- January 7, 2021: Staff hand-delivered a letter to the applicant summarizing the previous letters and noting that the case would be reviewed by the Planning and Zoning Commission on January 11, 2021 and by City Council on February 2, 2021.

Citation History

- The property has a history of citations beginning on December 15, 2017. The history of citations is outlined in Exhibit C – Compliance Overview.
- December 1, 2020: The City issued citations for inoperable vehicle storage, failure to mark the parking lot as required by the SUP, vehicles parking on non-approved surface, and failure to install lighting as required by the SUP. Additional information about the violations and property conditions and pictures taken during the inspection are included in Exhibit C – Compliance Overview.

EXISTING USE CHARACTERISTICS AND FUNCTION:

The subject property is being used as a Commercial Truck Parking Lot. The western portion of the lot is asphalt and the eastern portion of the lot is gravel. The Site Plan approved with the SUP in 2015 depicts 25 truck parking spaces on the asphalt. One of the conditions of the SUP is that the applicant install a chain link fence to prevent parking on the gravel.

Inspections of the site show that the applicant has not installed the chain link fence, that the parking lot spaces are not marked as required, and that vehicles are parked on unimproved surfaces.

The approved operational plan states that the site would be used only for semi-trucks and trailers. Inspections show that the site is being used to store inoperable vehicles.

The SUP requires that the site meet the standards in the Auto Related Business Regulations and employ best management practices in storm water pollution prevention. The City has issued citations for failure to clean up spills, improper storage of vehicle parts, and outside storage of tires without rims. These activities can potentially cause the discharge of pollutants to the storm drainage system.

RECOMMENDATION:

Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.