



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 08/05/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** SUP-25-05-0018 - Specific Use Permit – 3322 S Gilbert Rd (City Council District 1). Specific Use Permit for Heavy Truck Repair and Outside Storage at 3322 S Gilbert Rd, Tract 7, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), and addressed as 3322 S Gilbert Rd (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

**APPLICANT:** Iliana Polanco, G. A. Trucking and Trailer Service, LLC.

**RECOMMENDED ACTION:** Approve with conditions

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**SUMMARY:**

Specific Use Permit for Heavy Truck Repair and Outside Storage at 3322 S. Gilbert Rd., Tract 7, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas.

**PURPOSE OF REQUEST:**

The applicant currently operates a Heavy Truck Repair use with Outside Storage in the Light Industrial (LI) district without a Certificate of Occupancy. The use consists of an existing 6,340 square foot single-story metal building along with fenced and gated outside storage areas. In order to obtain a Certificate of Occupancy, the applicant must first obtain City Council approval of a Specific Use Permit.

The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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	Light Industrial (LI)	Environmental Remediation Contractor/Outside Storage
South	Light Industrial (LI)	Fuel Supplier (Industrial)
West	Light Industrial (LI)	Environmental Remediation Contractor/Outside Storage
East	Single Family-Five	Single Family Homes

**PROPOSED USE CHARACTERISTICS:**

The applicant intends to continue using the existing metal building and outside storage areas to operate a Heavy Truck Repair and Outside Storage business. This existing business provides mechanical repairs and preventative maintenance for commercial trucks and trailers. On-site storage of vehicles and parts is required for the repair/maintenance operations.

The applicant has no expansion or development plans for this location and operates on a month-to-month lease.

**RECOMMENDATION:**

- On July 14, 2025, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 8-0:
  1. Development of the property shall comply with proposed site plan.
  2. Compliance with City Ordinance #7408 Automotive-Related Business Regulations is required.
  3. Compliance with all federal, state, and local environmental regulations is required.
  4. The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) with a 40-foot head-on approach that complies with Article 8 of the UDC.
  5. The applicant shall provide concrete paving, meeting the Paving Requirements of the UDC, in all parking areas.
  6. The applicant shall provide a commercial drive approach, as shown on the proposed site plan.
  7. An eight (8') foot wood screening fence complying with Article 8 of the UDC shall be provided along the east property line, adjacent to all residential.
  8. A valid city approved Certificate of Occupancy (CO) is required.
- The Development Review Committee (DRC) recommends approval with the following conditions:
  1. Development of the property shall comply with proposed site plan.
  2. Compliance with City Ordinance #7408 Automotive-Related Business Regulations is required.
  3. Compliance with all federal, state, and local environmental regulations is required.
  4. The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) with a 40-foot head-on approach that complies with Article 8 of the UDC.

5. The applicant shall provide concrete paving, meeting the Paving Requirements of the UDC, in all parking areas.
6. The applicant shall provide a commercial drive approach, as shown on the proposed site plan.
7. An eight (8') foot wood screening fence complying with Article 8 of the UDC shall be provided along the east property line, adjacent to all residential properties and along the west property line along the street.
8. A valid City-approved Certificate of Occupancy (CO) 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 REPAIR AND OUTSIDE STORAGE AT 3322 S GILBERT RD, TRACT 7, 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 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 Repair with Outside Storage; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 14, 2025, 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 a Heavy Truck Repair with 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 8 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 Heavy Truck Repair with 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 August 5, 2025, 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 5755, 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 Heavy Truck Repair with Outside Storage at 3322 S Gilbert Rd, Tract 7, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, said property being described and depicted in Exhibit A – Location Map and Exhibit B – 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 Heavy Truck Repair with Outside Storage, the following standards and conditions are hereby established as part of this ordinance:

1. Development shall comply with Exhibit C – Site Plan and Exhibit D – Operational Plan, which are attached hereto and incorporated herein.
2. Compliance with City Ordinance #7408 Automotive-Related Business Regulations is required.
3. Compliance with all federal, state, and local environmental regulations is required.
4. The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) with a 40-foot head-on approach that complies with Article 8 of the UDC.
5. The applicant shall provide concrete paving, meeting the Paving Requirements of the UDC, in all parking areas.
6. The applicant shall provide a commercial drive approach, as shown on the proposed site plan attached hereto in Exhibit C.

7. An eight (8') foot wood screening fence complying with Article 8 of the UDC shall be provided along the east property line, adjacent to all residential properties and along the west property line along the street.
8. A valid City-approved Certificate of Occupancy (CO) is required.

**SECTION 4.** The operations of Heavy Truck Repair with Outside Storage 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 Public Health and Environmental Quality 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.** All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

**SECTION 6.** 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 7.** 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 8.** That 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 9.** 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 5TH DAY OF AUGUST 2025.**

**SPECIFIC USE PERMIT NO. #**

**CASE NO. SUP-25-05-0018**

**ORDINANCE NO. #-2025**