



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: SUP-24-09-0039 - Specific Use Permit/Site Plan - Heavy Truck Parking at 4226 E Main (City Council District 5). SUP/Site Plan for a Heavy Truck Parking Facility on 38.0 acres. A portion of Lot 1, Block 1, and Lot 1, Block 2, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

APPLICANT: Glenn Woodard, Westwood

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

SUP/Site Plan for a Heavy Truck Parking Facility on 38.0 acres. A portion of Lot 1, Block 1, and Lot 1, Block 2, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St.

PURPOSE OF REQUEST:

The applicant seeks to operate a heavy truck parking facility on 38.0 acres, which was formerly an inoperable vehicle holding yard.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial (LI)	Warehouse
South	Heavy Industrial (HI)/PD-80	Automotive/Mobile Home Park
West	Light Industrial (LI)	Automotive
East	HI/LI	Undeveloped

HISTORY:

- June 24, 1994: City Council approved SUP-518 (Ordinance No. 5511) for an inoperable vehicle holding yard and a flea market at the former Dallas Auto Action Auction (Case Number Z060603).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal comprises of 985 commercial trailer parking spaces, a guard shack with restrooms, and a new masonry screening fence along Main St.

Operational Plan:

The applicant intends to lease the parking spaces to trucking or logistics companies to store their fleet vehicles. The property will be accessible to truck drivers 24 hours a day. The site will feature a manned guard shack, security fence and gate, and surveillance cameras. The guard shack will also provide restroom facilities for the drivers. The property will not be used as a truck hotel or a rest stop for truck drivers. The applicant will include in their lease contract a prohibition on drivers sleeping in trucks on site.

Fencing and landscaping:

The applicant plans to construct a 6-foot masonry screening wall along Main Street, at least 25 feet from the property line. The applicant proposes to plant shrubs along the new screening wall that match the existing shrubs. This does not meet the Appendix X requirements, which require 30 feet of landscaping along the street frontage and one tree per every 250 sq. ft.

Gravel Pavement:

Article 10, Section 4 of the UDC requires all parking surfaces to be concrete. The existing property consists of patches of concrete with gravel surfaces throughout the site. The applicant is requesting that the gravel surface be allowed to park heavy trucks.

VARIANCES:

The applicant is requesting the following variances:

1. Landscaping – The applicant is requesting a variance to allow 25 feet of landscaping with no street trees.
2. Gravel Surface – The applicant is requesting a variance to the required concrete pavement to allow gravel surface parking.

RECOMMENDATION:

The Development Review Committee (DRC) and staff recommends approval with the following conditions

1. The new driveway entrance shall be constructed and accepted by Transportation and Mobility Services before the Certificate of Occupancy (CO) is issued.
2. All areas where vehicles are parked should be paved with concrete per City Standards.

3. The guard shack shall meet the secondary facade requirements of Appendix X.
4. Landscaping shall be provided per Appendix X requirements.