

## OPERATIONAL PLAN

This request is for a specific use permit (“SUP”) to allow a **Heavy Truck Parking or Storage** use (the “Request”) on land located on the north side of East Main Street, opposite to its intersection with Mimosa Avenue. The subject property consists of portions of multiple contiguous parcels (the “Parcels”), which collectively have been assigned a common address range of 4150, 4200, and 4226 East Main Street, pursuant to records maintained by the Dallas County Central Appraisal District. This Request is limited only to those +/-**37.65** acres of land shown on the Site Plan attached hereto (the “Property”). The Property is located partially within a Heavy Industrial (HI) zoning district and partially within a Light Industrial (LI) zoning district. The proposed SUP would allow **Heavy Truck Parking or Storage** as either a primary or an accessory use at the Property, and that use, therefore, might be accompanied by other permitted uses onsite.

### SUP 618

There is an existing SUP (SUP 618) which covers a significant portion of several of the western-most Parcels, which is active and in use today and which allows an Auto Salvage/Inoperable Vehicle Holding Yard and Flea Market use (Insurance Auto Auctions), as well as a Variance to allow for increased impervious coverage. That existing SUP (SUP 618) and Variance are intended to remain in full force and effect and are not implicated or impacted by this Request (note that in a separate application, applicant is requesting to modify slightly the boundary of SUP 618). Instead, SUP 618 and the proposed SUP in this Request will apply to areas that do not overlap, as shown on the SUP Boundary Exhibit.

### SUP 684

#### EXISTING CONDITIONS

The Property is currently vacant and improved with surface parking and infrastructure (i.e., fencing, some lighting, etc.). As part of the permit process for any truck parking use, a signed and sealed study by a licensed engineer will be required in order to confirm that the surface conditions onsite can support the proposed use. The proposed improvements below will also be made.

#### PROPOSED OPERATIONS

The applicant intends to operate the site as the lessor of surface parking to a lessee or lessees for storage of its heavy trucks/trailers. The intent is that the site will be leased on a long-term triple net basis (generally at least 2+ year leases) to a variety of trucking/logistics companies (or larger companies, like amazon, that have their own internal logistics fleet operations) to store their fleets. Generally, such heavy trucks/trailers remain parked onsite anywhere from one to 30 days and the drivers of the trucks generally try to avoid high traffic time periods so that their driving time is more efficient (i.e. leaving the lots before 7am and returning after 6pm). Lessees will have 24 hour access to the property. The property will be equipped with a manned guard shack, security fence and gate and surveillance cameras. The site will be equipped to park approximately 1000 trucks, though the exact layout of said parking will be contingent upon end user requirements. Parking layouts shown in current site plans are for conceptual use only to represent the parking capacity of the site. The Property will not be used as a truck hotel/motel or in a way that would invite rest stops for truck drivers, and the applicant will include rules and regulations within any lease that prohibits

tenants from permitting drivers to sleep in trucks onsite. The applicant and its engineers have previously provided traffic analysis which was approved by the city of Grand Prairie related to this potential use.

### **PROPOSED IMPROVEMENTS**

A functioning bathroom will be provided onsite (and is shown in the siteplan exhibit), should it be determined to be required as part of the **Heavy Truck Parking or Storage** use. A masonry screening wall will be constructed along the frontage of this SUP setback 25' from the right of way, supported by landscaping between the screen wall and right of way.

The applicant met with the City Transportation Department and has submitted a traffic study in support of this Request.

Surrounding zoning is almost exclusively industrial, as the Property is located in an industrial corridor. Railroad tracks run along the entirety of the north/northwestern boundary of the Property. Auto salvage uses are located to the southwest of the site, and a mobile-home park is to the south, both on the opposite side of Main Street. The applicant believes that the proposed use is compatible with surrounding uses and the pattern of development in the area.

The applicant has worked closely with the Mayor, Councilman Shotwell, the City Planning department, and the City Engineering department in refining the details of this project and believes it will be a complement and a benefit to the surrounding area.