



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-24-10-0045 - Specific Use Permit - Flex-N-Gate Private Fuel Station (City Council District 4). Specific Use Permit for a Private Fuel Station at an existing industrial development. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-372, within the IH-20 Corridor Overlay District, and located at 2150 W Bardin Rd

APPLICANT: Trevor DiPierdomenico, Flex-N-Gate

RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit for a Private Fuel Station at an existing industrial development. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-372, within the IH-20 Corridor Overlay District, and located at 2150 W Bardin Rd.

PURPOSE OF REQUEST:

The applicant is proposing to add a Private Fuel Station to an existing industrial development located at 2150 W Bardin Rd. The proposed use requires City Council approval of a Specific Use Permit. 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	PD-30, PD-55	Warehouses
South	PD-30, PD-30A	Undeveloped

West	PD-30 PD-378	Industrial, Multi-Family Residential
East	SF-1	Single Family Residential

HISTORY:

- May 4, 2015: City Council approved a Site Plan for one industrial warehouse building on 28.38 acres (Case Number S150405).
- December 12, 2017: City Council approved Planned Development-372 (PD-372) for Light Industrial uses (Case Number Z171202/CP171204).
- November 21, 2023: City Council denied a Specific Use Permit request for outside storage (Case Number SUP-23-09-0036).
- October 15, 2024: City Council approved a Site Plan Amendment to allow the construction of an accessory structure with the condition that the structure shall meet Appendix X requirements (Case Number STP-24-08-0034).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Flex-N-Gate is an existing automotive parts manufacturing facility. The applicant is proposing to install a 12,000-gallon diesel private fuel station to serve the Flex-N-Gate fleet. The operational plan states that the private fuel station will allow the fleet to refill on site without the need to add an additional stop, reducing the total number of trips generated by this location.

The applicant is proposing to install the private fuel station south of the main building, immediately east of the existing guard house. The fuel station will be screened from the adjacent roadways by the guard house and a proposed 10 ft. screening wall on the south and east sides of the fuel station.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 12 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: None

In Opposition: None

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of this request.