



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 09/03/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Chief City Planner
TITLE: SUP-24-06-0026 - Specific Use Permit – 2600 E. Main St (City Council District 5). Specific Use Permit for Auto Repair (Major). Lots 10 & 11, Block A, Westover Place Revised Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-237, and addressed as 2600 E Main St (On August 12, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)
APPLICANT: Sergio De Anda
RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Specific Use Permit for Auto Repair (Major). Lots 10 & 11, Block A, Westover Place Revised Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-237, and addressed as 2600 E Main St.

PURPOSE OF REQUEST:

The applicant intends to operate an Auto Repair (Major) facility at 2600 E Main St. The requested land use requires a Specific Use Permit in the PD-237 district, which has a base zoning of Light Industrial.

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

Table with 3 columns: Direction, Zoning, Existing Use. Rows: North (PD-237, Undeveloped), South (PD-237, Undeveloped)

West	PD-237	Auto Dealer (Non-Franchise Used)
East	Commercial	Drive-through Restaurant

**HISTORY:**

- November 20, 1990: City Council approved Planned Development (PD-237) with a base zoning of Light Industrial.

**Table 2. Parking Summary**

Standard	Required	Proposed	Meets
Automotive Related Services: Three parking spaces per service bay plus one space per max. number of employees on a shift, with a minimum of six spaces per use	12	12	Yes
Office: One space per 325 square feet (2,622 sq. ft.)	8	9	Yes
Inventory Parking	10	16	Yes
Total parking spaces provided	30	37	Yes

**PROPOSED USE CHARACTERISTICS:**

The applicant plans to utilize the existing 1,820 sq. ft. service bay for major auto repairs. If approved, the applicant will be limited to this 1,820 sq. ft. space for auto repairs. Any expansion of the auto repair use will require an amended Specific Use Permit (SUP). Additionally, the applicant intends to maintain the Auto Dealer (Non-Franchise Used) designation as a vested use at this property. This designation includes four existing suites within the building, three of which are currently active as Auto Dealer (Non-Franchise Used).

This use includes four existing suites within the building.

- Hours of operation:
  - Monday-Saturday: 9:00 AM to 7:00 PM

**VARIANCES:**

The applicant is not requesting any variances.

**PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to nine (9) 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:**

- On August 12, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval with the following conditions:
  1. The business shall be operated in compliance with all state, federal, and local laws and regulations
  2. The business shall obtain a Certificate of Occupancy and Auto Related Business permit.
  3. If a dumpster enclosure is required by Public Health & Environmental Quality, a dumpster enclosure shall be provided.

## **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 TO ALLOW AUTO REPAIR (MAJOR) AT 2600 E MAIN ST. LOTS 10 & 11, BLOCK A, WESTOVER PLACE REVISED ADDITION, 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 to allow Auto Repair (Major); and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 12, 2024, 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 to allow Auto Repair (Major) 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 7 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 to allow Auto Repair (Major); 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 September 3, 2024, 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 4779, 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 Auto Repair (Major) on Lots 10 & 11, Block A, Westover Place Revised Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-237, and addressed as 2600 E Main St., as depicted in Exhibit A – Location Map, attached hereto.

**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. The following standards and conditions which are hereby established as part of this ordinance:

1. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the Grand Prairie Municipal Code and the Unified Development Code, including Chapter 13, Article XX of the Grand Prairie Municipal Code governing Auto- Related Businesses (Ordinance No. 7408).
2. The business shall obtain a Certificate of Occupancy and Auto Related Business permit.
3. If a dumpster enclosure is required by Public Health & Environmental Quality, a dumpster enclosure shall be provided.

**SECTION 3.** That, all development shall conform to the approved site plan.

1. Approval of this Specific Use Permit shall only authorize Auto Repair (Major) at the 1,820 sq. ft. area labeled as Mechanic Shop on Exhibit B – Site Plan.
2. 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.
3. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

**SECTION 4.** 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 5.** 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 6.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 7.** 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 THE 3RD DAY OF SEPTEMBER 2024.**

**SPECIFIC USE PERMIT NO. #**

**CASE NO. SUP-24-06-0026**

**ORDINANCE NO. #**