



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 01/07/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City 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 (On December 9, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

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:

- On December 9, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0:
 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 unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments.
 3. The guard shack shall meet the secondary facade requirements of Appendix X.
 4. Landscaping shall be provided per Appendix X requirements.
- 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.

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 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; 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 a Heavy Truck Parking Facility; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 9, 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 for a Heavy Truck Parking Facility 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 9 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 Parking Facility; 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 January 7, 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 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 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, as described and depicted in Exhibit A – Boundary Description, Exhibit B – Site Plan, and Exhibit C – Operational Plan 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.

SECTION 3. For development and operations of a Heavy Truck Parking Facility, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall substantially adhere to the City Council approved Exhibit B - Site Plan, and Exhibit C – Operational Plan, which are herein incorporated by reference.
2. The new driveway entrance shall be constructed and accepted by Transportation and Mobility Services before the Certificate of Occupancy (CO) is issued.

3. All areas where vehicles are parked should be paved with concrete per City Standards unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments.
4. The guard shack shall meet the secondary facade requirements of Appendix X.
5. Landscaping shall be provided per Appendix X requirements.

SECTION 4. The operations of a Heavy Truck Parking Facility 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 Building Permit 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. 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 6. 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 7. 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 8. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

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, ON THIS THE 7TH DAY OF JANUARY 2025.**

**SPECIFIC USE PERMIT NO.
CASE NO. SUP-24-09-0039**