



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 01/07/2025

**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 (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-1)

**APPLICANT:** Trevor DiPierdomenico, Flex-N-Gate

**RECOMMENDED ACTION:** Approve

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### 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:**

- On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-1.
- The Development Review Committee (DRC) recommends approval of this request.

## **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 PRIVATE FUEL STATION: LOT 1R, BLOCK D, BARDIN ROAD ADDITION, CITY OF GRAND PRAIRIE, DALLAS AND**

**TARRANT COUNTIES, 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 Private Fuel Station; 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 Private Fuel Station 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 8 to 1 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 Private Fuel Station; 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 Private Fuel Station on Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, 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.

**SECTION 3.** For development and operations of a Private Fuel Station, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, and Exhibit C – Proposed Screening, and Exhibit D – Operational Plan, which are herein incorporated by reference.
2. The site operations comply with all applicable sections of the Unified Development Code and City Code of Ordinances.

**SECTION 4.** The operations of a Private Fuel Station 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 Certificate of Occupancy 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, THIS 7TH DAY OF JANUARY 2025.**

**SPECIFIC USE PERMIT NO. #**  
**CASE NO. SUP-24-10-0045**