



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 05/20/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development

TITLE: SUP-24-11-0047 - Specific Use Permit - EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140 (On May 12, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

APPLICANT: Anuja Shresta, Sai Kuber Inc.

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres of property located at Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140.

PURPOSE OF REQUEST:

The applicant intends to operate a 2,046 sq. ft. convenience store without gas sales in an existing commercial lease space located at 688 W Pioneer Pkwy. A convenience store without gas sales requires a Specific Use Permit.

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	Multi-Family Two (MF-2)	Williamsburg Apartment
South	General Retail (GR)	Heritage Square Retail Center

West	General Retail (GR)	Cici's Pizza, Family Dollar
East	Multi-Family One (MF-1)	Marabella on Pioneer Apartment

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as General Retail (GR) District.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a 2,046 sq. ft. convenience store without gas sales in an existing commercial lease space located at 688 W Pioneer Pkwy. According to the applicant's operational plan, the business will be selling food, snacks, tobacco products, and alcoholic beverages.

The business will be open during the following times:

Monday-Friday: 7:00 AM to Midnight

Saturday: 7:00 AM to 1:00 AM

Sunday: 8:00 AM to Midnight

There are currently two convenience stores within close proximity to the subject location as summarized in the table below.

Table 2. Convenience Stores in the area

Business Name	Address	Distance
7-Eleven	230 W Pioneer Pkwy	0.5 mi (East)
GP Corner Store	595 W Pioneer Pkwy	0.2 mi (South)

ZONING REQUIREMENTS:

Parking Requirements

According to Article 10 of the UDC, the minimum parking requirement for retail is calculated as one space per 275 sq. ft. of floor area. The site provides 237 spaces for the entire commercial development. Table 3 summarizes the parking requirements.

Table 3. Parking Calculation

	Required	Provided
Retail (1 per 275 Sq. Ft.)	8	237*

* Shared spaces for tenants of the retail center

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 May 12, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0.
 1. Outside storage or display of merchandise shall be prohibited. This prohibition applies to propane gas tanks, ice machines, and other seasonal merchandise.
- The Development Review Committee (DRC) recommended approval with the following conditions:
 1. Outside storage or display of merchandise shall be prohibited. This prohibition applies to propane gas tanks, ice machines, and other seasonal merchandise.

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 CONVENIENCE STORE WITHOUT GASOLINE SALES: BEING 2,046 SQUARE FOOT LEASE SPACE WITHIN A COMMERCIAL CENTER ADDRESSED AS 688 W PIONEER PARKWAY, LOT 1, BLOCK 1, PIONEER COURT YARD SHOPPING CENTER 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 Convenience Store without Gasoline Sales; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 12, 2025, 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 Convenience Store without Gasoline Sales 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 for a Convenience Store without Gasoline Sales; 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 May 20, 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 Convenience Store without Gasoline Sales on property located at Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, said property being depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

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 Convenience Store without Gasoline Sales, 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 – Operational Plan which are attached hereto and incorporated herein.
2. The applicant shall comply with all state regulations and local ordinances for food services establishment.
3. Smoking is prohibited inside the establishment.

4. Eight-liner gaming machines shall be prohibited.
5. Outside storage or display of merchandise shall be prohibited. This prohibition applies to propane gas tanks, ice machines, and other seasonal merchandise.

SECTION 4. The operations of a Convenience Store without Gasoline Sales 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 applicable laws and 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. 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. That 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 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 THE 20TH OF MAY 2025.**

**SPECIFIC USE PERMIT NO. #
CASE NO. SUP-24-11-0047
ORDINANCE NO. #-2025**