



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 05/06/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: SUP-25-02-0006 - Specific Use Permit - TruckSmart CDL Academy (City Council District 1). Specific Use Permit for a Vocational School (Auto)/Driving School at an office building on 3.05 acres. Lot 1, Block A, Carrier 360 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, and addressed as 2080 N Hwy 360 (On April 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

APPLICANT: Abdul Nuur, TruckSmart CDL Academy

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for a Vocational School (Auto)/Driving School at an office building on 3.05 acres. Lot 1, Block A, Carrier 360 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, and addressed as 2080 N Hwy 360.

PURPOSE OF REQUEST:

The purpose of the request is to obtain City Council approval of a Specific Use Permit for a Vocational School (Auto)/Driving School.

The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area. The conditions imposed can range from hours of operations, limits on future expansions, and a maximum number of pupils during certain hours.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial	Commercial/Office/Flex Industrial
South	PD-158	Restaurant/Hotel/Parking Lot
West	Light Industrial	SH 360, Convenience Store w/ Gasoline Sales
East	Light Industrial	Light Industrial

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a Vocational School (Auto)/Driving School in a suite in the office building located at 2080 N HWY 360. The purpose of the business, TruckSmart CDL Academy, is to prepare students for obtaining their Commercial Driver's License (CDL). The hours of operation are from 8:30 AM to 5:30 PM on Monday through Friday and 11:00 AM to 3:00 PM on Saturday.

Day-to-day operations include: enrolling new students, explaining the process for obtaining a CDL, new student orientation, scheduling training sessions and testing days, and administrative/office functions. The proposed operations are for in-classroom instruction only. The applicant currently leases a location in another city for truck/trailer storage and maneuvering exercise practice.

RECOMMENDATION:

- On April 14, 2025, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 9-0:
 - Authorized operations shall be limited to in-classroom instruction and administrative functions.
 - Driving practice or maneuvering exercises in any vehicle are prohibited at this location.
 - Parking or storage of oversized commercial vehicles or semi-trailer trucks are prohibited at this location.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 - Authorized operations shall be limited to in-classroom instruction and administrative functions.
 - Driving practice or maneuvering exercises in oversized commercial vehicles or semi-trailer trucks are prohibited at this location.
 - Parking or storage of oversized commercial vehicles or semi-trailer trucks are prohibited at this location.

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 VOCATIONAL SCHOOL (AUTO)/DRIVING SCHOOL AT AN OFFICE BUILDING ON 3.05 ACRES: LOT 1, BLOCK A, CARRIER 360 ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ZONED LIGHT INDUSTRIAL, AND ADDRESSED AS 2080 N HWY 360; 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 Vocational School (Auto)/Driving School; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 14, 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 Vocational School (Auto)/Driving School 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 Vocational School (Auto)/Driving School; 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 6, 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 5755, 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 Vocational School(Auto)/Driving School at an office building on 3.05 acres, Lot 1, Block A, Carrier 360 Addition, City of Grand Prairie, Tarrant County, Texas, and addressed as 2080 N HWY 360, as depicted in Exhibit A – Location Map, 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. The operations of a Vocational School (Auto)/Driving School 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. Operations shall comply with the attached Exhibit B – Operational Plan, attached hereto and incorporated herein.
6. Authorized operations shall be limited to in-classroom instruction and administrative functions.
7. Driving practice or maneuvering exercises in any vehicle are prohibited at this location.
8. Parking or storage of oversized commercial vehicles or semi-trailer trucks are prohibited at this location.
9. 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.

10. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 4. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 5. 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 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. 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 8. 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 6TH DAY OF MAY 2025.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-25-02-0006
ORDINANCE NO. #-2025