



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 02/03/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: SUP-25-10-0042 - Specific Use Permit - Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20 (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Tommy Mann, Winstead PC

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20.

PURPOSE OF REQUEST:

The purpose of the request is to obtain approval of a Specific Use Permit authorizing outside storage as an accessory use on the subject property. The Unified Development Code requires approval of a Specific Use Permit for outside storage as an accessory use when located within 300 feet of residential zoning or within a Corridor Overlay District. The proposal requires a Specific Use Permit because it is within the IH 20 Corridor Overlay District.

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-29	IH-20/Undeveloped
South	PD-372	Light Industrial
West	PD-55	Retail
East	PD-30	Hotel, Industrial

HISTORY:

- March 4, 1980: City Council approved Planned Development District No. 55 for Commercial, General Retail, Light Industrial, and Residential Uses (Ordinance No. 3123)
- July 16, 2002: City Council approved a Site Plan for a 408,480 sq. ft. warehouse building at this location (Case No. S020501).

PROPOSED USE CHARACTERISTICS:

The applicant is proposing to use a portion of the site to store excess empty metal racking. The proposed storage area is approximately 35,104 sq. ft., which falls within the allowable area of outside storage per the Unified Development Code (UDC). The storage area is located west of the existing building and east of the site’s internal fire lane. The height of the racks ranges from 15-18 feet and will be visible above the proposed screening fence. The applicant has stated that they are unable to reduce the height of the stacked racks because their customer requires a certain amount of racks to be stored on site.

Article 8 of the UDC contains requirements for the screening of outside storage. The required screening for outside storage at this location is a Type 3 fence on property lines. The applicant is proposing to add slats made out of high-density polyethylene to the existing chain link fence. The existing chain link fence runs between the parking area on the west side of the building and grassy area beneath the overhead transmission lines on site. The proposed fencing does not meet UDC requirements for screening of outside storage and fencing slats are not generally recognized as an accepted fencing material. The applicant has proposed this solution because the existing fence is located within the 100 ft. Oncon easement, which prevents the construction of a permanent, solid fence at this location.

The applicant is pursuing a concurrent zoning change at the subject property (Case No. ZON-25-09-0036). The planned development standards propose to allow the chain link fence with slats as screening for the outside storage.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to seven 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 January 13, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0:
 1. The outside storage area shall be limited to the areas shown in red on the attached site plan. Outside storage shall not occur west of the fire lane.
 2. The outside storage area shall be at least 210 ft. from the front property line in an effort to minimize the visible impact of the metal racks when travelling along the IH-20 frontage road.
 3. The applicant shall obtain a building permit prior to the installation of the high-density polyethylene slats on the chain link fence.
 4. The applicant shall install the high-density polyethylene slats on the existing fence within three months of City Council approval of the Specific Use Permit.
 5. City Council shall conduct a Public Hearing one year from approval to review operations to ensure compliance with conditions and applicable requirements.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. The outside storage area shall be limited to the areas shown in red on the attached site plan. Outside storage shall not occur west of the fire lane.
 2. The outside storage area shall be at least 210 ft. from the front property line in an effort to minimize the visible impact of the metal racks when travelling along the IH-20 frontage road.
 3. The applicant shall obtain a building permit prior to the installation of the high-density polyethylene slats on the chain link fence.
 4. The applicant shall install the high-density polyethylene slats on the existing fence within three months of City Council approval of the Specific Use Permit.

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 OUTSIDE STORAGE (ACCESSORY) ON 18.32 ACRES, LOT 1, BLOCK C, GREAT SOUTHWEST CROSSING 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 CLAUSE; 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 Outside Storage (Accessory); and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 13, 2026, 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 Outside Storage (Accessory) 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 Outside Storage (Accessory); 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 February 3, 2026, 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 Outside Storage (Accessory) on 18.32 acres, Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, said property being 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. For the development and operations of Outside Storage (Accessory), the following standards and conditions are hereby established as part of this ordinance:

1. Operations shall generally comply with Exhibit C – Operational Plan, attached hereto and incorporated herein.
2. The outside storage area shall be limited to the areas shown in red on Exhibit B – Site Plan, attached hereto and incorporated herein. Outside storage shall not occur west of the fire lane.
3. The outside storage area shall be at least 210 ft. from the front property line in an effort to minimize the visible impact of the metal racks when travelling along the IH-20 frontage road.
4. The applicant shall obtain a building permit prior to the installation of the high-density polyethylene slats on the chain link fence.
5. The applicant shall install the high-density polyethylene slats on the existing fence within three months of City Council approval of the Specific Use Permit.
6. City Council shall conduct a Public Hearing one year from approval to review operations to ensure compliance with conditions and applicable requirements.

SECTION 4. The operations of Outside Storage (Accessory) 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 3RD OF FEBRUARY 2026.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-25-10-0042
ORDINANCE NO. #-2026