

PROJECT NARRATIVE
3574 GILBERT ROAD, GRAND PRAIRIE, TX.

REQUEST

A Specific Use Permit to allow a General Auto Repair shop.

EXISTING ZONING

C Commercial

EXISTING LAND USE

Vacant building.

SITE BACKGROUND

The site, approximately 8,800 square feet of land, contains a one story building composed of cinder block and metal roof. Recently, the site received a building permit to paved part of the lot and a wrought iron fence. There are 10 marked parking spaces on the north of the property.

TRAFFIC ANALYSIS

The site is served by Gilbert Road, a traffic collector that connects Rock Island Road and the rest of the neighborhood to the south. Due to the nature of the requested SUP, no significant traffic load is expected because of this request.

ZONING AND LAND USE ANALYSIS/COMPATIBILITY

The site is surrounded by Commercial uses with LI light Industrial directly to the west, on the south side there are several commercial uses with same C Commercial zoning classification. To the east there is a church. To the north past Rock Island Road the City limits stops at the middle of the thoroughfare and the land uses contain businesses, churches, school, and single family dwellings past the businesses.

TOPOGRAPHY

The topography for the most is flat with drainage direction to the west towards Gilbert Road, which was no curb, gutter, or sidewalks.

BUSINESS OPERATION

The site will be operated by only one business, no tenants.

The maximum number of employees will be three persons with only one shift. Parking is provided on the north side of the site for employees and customers.

The intended General Auto Repair shop normally attracts clients from the neighborhood which seek services for minor auto repairs such as oil changes, oil filters, electric work, brake repairs and similar repairs. The proposed days and hours of operations are Monday to Saturday from 8 am to 6 pm.