



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 1/06/2026
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development
TITLE: SUP-25-07-0025 - Specific Use Permit - Auto Repair Shop at 3574 Gilbert Rd (City Council District 1). Specific Use Permit for an Auto Repair (Minor) use on 0.202 acres. Lot 1, Yancy Commercial Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial district, and addressed as 3574 Gilbert Road (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)
APPLICANT: Eliud Aranda, Aranda Planning Consultants
RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for an Auto Repair (Minor) use on 0.202 acres. Lot 1, Yancy Commercial Park Addition, City of Grand Prairie, Dallas County, Texas.

PURPOSE OF REQUEST:

The applicant intends to construct an 800 square foot addition to an existing 2,400 square foot building for the purposes of operating an existing Auto Repair (Minor) shop on 0.619 acres. The Unified Development Code (UDC) requires a Specific Use Permit for the proposed use. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (City of Irving, Trinity Railway Corridor) and South (Commercial, Truck Repair Use).

West	Light Industrial (LI)	Industrial Uses
East	Commercial (C)	Church

HISTORY:

- September 1985: The City’s 1985 zoning map shows the property zoned as Commercial (C) District.
- January 3, 2023: The City Council approved an Ordinance (Ordinance No. 11330-2023) granting a Specific Use Permit (SUP) for Minor Auto Repair. This SUP expired.

PROPOSED USE CHARACTERISTICS:

The applicant proposes to continue operating an auto repair shop within the existing 2,400-square-foot building and an additional 800-square-foot expansion. The business provides minor automotive repair services, including oil changes, filter replacements, electrical work, brake repairs, and similar light-duty services.

All overnight vehicle storage will occur inside the building; no outdoor storage of vehicles is proposed.

The applicant does not intend to lease space to other users and plans to operate the site as a single-tenant auto repair facility.

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 2. Parking Summary

Standard	Required	Provided	Compliance
3 per Service Bay plus 1 per Employee	9	9	Yes

The site features concrete paving in the parking and driveway areas and is fully enclosed with a six-foot wood and wrought-iron fence.

RECOMMENDATION:

- On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.
 2. A dumpster on casters is required.
 3. A valid City-approved Certificate of Occupancy (CO) is required.

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 AUTO REPAIR (MINOR), BEING ONE LOT ON 0.619 ACRES, LOT 1, YANCY COMMERCIAL PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ADRESSED AS 3574 GILBERT ROAD; 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 Auto Repair (Minor); and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 9, 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 Auto Repair (Minor) 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 6 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 Auto Repair (Minor); 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 P.M. on January 6, 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 Auto Repair (Minor) located at Lot 1, Yancy Commercial Park 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 the development and operations of Auto Repair (Minor), the following standards and conditions are hereby established as part of this ordinance:

1. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.
2. A dumpster on casters is required.
3. A valid-City-approved Certificate of Occupancy (CO) is required.
4. Development and operations shall generally comply with Exhibit B – Site Plan and Exhibit C – Operational Plan, both attached hereto and incorporated herein.

SECTION 4. The operations of Auto Repair (Minor) 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 6TH OF JANUARY 2026.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-25-07-0025
ORDINANCE NO. #-2026