



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 1/06/2026

REQUESTER: Monica Espinoza, Administrative

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

TITLE: SUP-25-09-0040 - Specific Use Permit - Auto Impound at 2357 Houston St (City Council District 1). Specific Use Permit for an Auto Impound facility on 1.28 acres. Lots 11R, 14 & 15, and a portion of Lot 16R, Block H, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2345 & 2357 Houston St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

APPLICANT: Andres Sosa, Premier Adjusters

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for an Auto Impound facility on 1.28 acres. Lots 11R, 14 & 15, and a portion of Lot 16R, Block H, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2345 & 2357 Houston St.

PURPOSE OF REQUEST:

The applicant plans to operate an auto impound facility on 1.28 acres. The facility will serve as a temporary holding area for repossessed vehicles, which will be stored on-site for a maximum of 10 days. No mechanical work will be performed on these vehicles.

The Unified Development Code (UDC) defines Auto Impound facility as a facility used for the temporary impound and/or storage of abandoned or inoperable automotive vehicles prior to being reclaimed, repaired, or transported. This land use requires City Council approval of a Specific Use Permit (SUP).

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.

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	LI	Industrial Warehouse
South	LI	Auto Body Shop
West	LI	Charter Bus Rental
East	LI	Propane Distribution

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant plans to relocate an existing auto impound business to the subject property, serving as a temporary holding area (maximum 10 days) for repossessed vehicles, including automobiles, trucks, RVs, motorcycles, and ATVs. Vehicles will be released by appointment to authorized transport, returned, or sent to auction. No mechanical, body, or salvage work will occur, except for the initial inspection. The business operates by appointment only and is not open for walk-in service.

Hours of Operation:

Monday-Friday: 8:30 AM to 5:00 PM
Closed Saturdays & Sundays

The subject property was formerly used as a propane distribution facility. The propane tank has been taken out. The applicant intends to paint the existing metal building and install new fences and gates. The applicant is providing two public parking spaces at the front and seven employee parking spaces behind the fences, with 122 vehicle storage spaces on gravel. The table below summarizes parking requirements based on a similar use listed in the parking table.

Table 2. Parking Calculation

Use	Required	Provided	Meets
Office (1 per 325 Sq. Ft.)	6	6	Yes
Warehouse (1 per 1,000 Sq. Ft.)	3	3	Yes

Gravel infill is planned where accessory structures are removed. The existing 5,000 sq. ft. metal warehouse will have 1,800 sq. ft. converted into administrative offices.

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 19 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 December 9, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 6-0.
 1. All areas where vehicles are parked should be paved with concrete per City Standards unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments.
 2. Vehicles shall be parked in spaces that meet the requirements in Article 10 and Appendix D of the UDC for non-stacked spaces.
 3. The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.
 4. The applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO).
 5. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. All areas where vehicles are parked should be paved with concrete per City Standards unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments.
 2. Vehicles shall be parked in spaces that meet the requirements in Article 10 and Appendix D of the UDC for non-stacked spaces.
 3. The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.
 4. The applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO).
 5. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.

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 AN AUTO IMPOUND FACILITY: BEING 1.28 ACRES, LOTS 11R, 14 & 15, AND A PORTION OF LOT 16R, BLOCK H, DALWORTH PARK ADDITION, CITY OF GRAND PRAIRIE, TARRANT 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 an Auto Impound; 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 an Auto Impound facility 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 an Auto Impound facility; 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 an Auto Impound facility on 1.28 acres. Lots 11R, 14 & 15, and a portion of Lot 16R, Block H, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, said property being

depicted in Exhibit A - Location Map, and Exhibit B - 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 an Auto Impound facility, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit C – Site Plan, and Exhibit D – Operational Plan, which are attached hereto and incorporated herein.
2. All areas where vehicles are parked should be paved with concrete per City Standards unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments.
3. Vehicles shall be parked in spaces that meet the requirements in Article 10 and Appendix D of the UDC for non-stacked spaces.
4. The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.
5. The applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO).
6. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.

SECTION 4. The operations of an Auto Impound facility 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-25-09-0040
ORDINANCE NO. #-2026