



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 08/19/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: SUP-25-02-0009 - Specific Use Permit/Site Plan - F&M Premium Auto Shop (City Council District 1). Specific Use Permit and Site Plan for a new Auto Paint Shop on 0.69 acres. Lot 11R, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District, and addressed as 2439 Dalworth St (On July 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

APPLICANT: Jonathan Saldana, S&R Inspired Homes

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit and Site Plan for a new Auto Paint Shop on 0.69 acres. Lot 11R, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District, and addressed as 2439 Dalworth St.

PURPOSE OF REQUEST:

The applicant intends to operate an Auto Paint Shop facility at 2439 Dalworth St. This use requires a Specific Use Permit in the Commercial (C) District.

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	City of Arlington	Sunbelt Equipment Rental
South	Light Industrial	Single Family Residence/ Office Warehouse
West	Commercial (C)	Warehouse
East	Commercial (C)	Office/Warehouse

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as Commercial.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to construct a 5,867 sq. ft. building for his automotive business. The proposed building features an office, a customer lobby, an employee breakroom, and four work bays. The applicant operates an auto-body shop at another location. This facility will only be used as an auto paint shop.

Hours of operation:

Monday-Friday: 8:00 AM to 6:00 PM

Saturday: 8:00 AM to 3:00 PM

Sundays: Closed

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The proposal meets the density and dimensional requirements.

Table 2. Density and Dimensional Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	29,349	Yes
Min. Lot Width (Ft.)	50	150	Yes
Min. Lot Depth (Ft.)	100	194	Yes
Front Setback (Ft.)	25	26	Yes
Rear Setback (Ft.)	0	35	Yes
Max. Height (Ft.)	25	25	Yes
Max. FAR	0.5:1	0.20:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the parking requirements.

Table 3. Parking Summary

Standard	Required	Provided	Meets
Auto Related Services (3 per service bay + 1 per max # of employees, Min. 6 per use)	18 (4 bays w/ 6 employees)	24	Yes
Office (1 per 325 sq. ft.)	3	3	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 of the Unified Development Code (UDC). The proposal meets the landscape and screening requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	2,935	5,710	Yes
Landscape in the Front Yard (Sq. Ft.)	2,201	2,748	Yes
Street Trees (1 per every 25 Ft.-50 Ft.)	5	5	Yes
Parking Trees (1 per 20 spaces)	2	2	Yes
Total Site Trees (1 per 500 Sq. Ft.)	6	10	Yes
Shrubs	59	77	Yes

Building Design

The warehouse building meets the building design standards. The proposed warehouse building will be a metal building. The elevations to the north, east, and south will be finished with a stone base and brick veneer. The rear elevation will remain as metal panels. Metal awnings will be provided at each entry door.

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 24 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 July 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0.
 1. Auto body work shall not be performed at this location. Any other additional automotive-related uses may be allowed by a Specific Use Permit (SUP) in compliance with Article 4 of the Unified Development Code (UDC).
 2. 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. Auto body work shall not be performed at this location. Any other additional automotive-related uses may be allowed by a Specific Use Permit (SUP) in compliance with Article 4 of the Unified Development Code (UDC).
 2. 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 PAINT SHOP ON 0.69 ACRES: LOT 11R, BLOCK B, DALWORTH 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 Paint Shop; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 28, 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 Paint Shop 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 an Auto Paint Shop at property located at Lot 11R, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas; 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 August 19, 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 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 Paint Shop on 0.69 acres of property located at Lot 11R, Block B, Dalworth Addition, City of Grand Prairie, Tarrant County, Texas, as 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 development and operations of an Auto Paint Shop, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the Grand Prairie Municipal Code and Unified Development Code.
2. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.
3. The development shall adhere to the City Council approved Exhibit C - Site Plan, Exhibit D - Landscape Plan, and Exhibit E - Building Elevations, attached hereto and incorporated herein.
4. Daily operations shall comply with Exhibit F - Operational Plan, attached hereto and incorporated herein.
5. Auto body work shall not be performed at this location. Any other additional automotive-related uses may be allowed by a Specific Use Permit (SUP) in compliance with Article 4 of the Unified Development Code (UDC).

SECTION 4. The operations of an Auto Paint Shop 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 requirements of the Environmental Services 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. 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 19TH DAY OF AUGUST 2025.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-25-02-0009
ORDINANCE NO. #-2025