

# AUTO RELATED BUSINESS



Information Packet

[WWW.GPTX.ORG/ARB](http://WWW.GPTX.ORG/ARB)

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## AUTOMOTIVE RELATED BUSINESS INFORMATION PACKET

There are numerous municipal and state codes which impact you as an Automotive Related Business (ARB) owner. While we understand that each ARB is unique, it is not possible to provide you with a list of every law which may impact your business. We have created this packet for Automotive Related Business Owners in an effort to help bring awareness to some of the provisions of the City of Grand Prairie Code of Ordinances and Unified Development Code which are common among most Automotive Related Businesses. A summary of some provisions are below and the wording of other provisions are attached or available online. If you have a question concerning a provision, please feel free to contact the individual designated in the City Contact section.

### Packet Contents

- **City Contacts**
- **Automotive Related Business Defined**
- **Location of Business**
- **Authority to Operate**
- **Parking Plan**
- **Attachment 1- Permissible Use Chart**
- **Automobile Related Business Ordinance – online @ [www.gptx.org/arb](http://www.gptx.org/arb)**
- **Chapter 29, Article VII Junked Vehicle – online @ [www.gptx.org/arb](http://www.gptx.org/arb)**

### City Contacts

Automotive Related Business Certificate of Occupancy Related Questions

- Building Inspections – 972-237-8230

Automotive Related Business Permit Related Questions

- Environmental Quality – 972-237-8055

Property maintenance or other Code Enforcement Related Questions

- Code Enforcement - 972-237-8296

Environmental Related Questions

- Environmental Quality – 972-237-8082

Clean Prairie/Garbage/Recycling Related Questions

- Solid Waste/Recycling- 972-237-4550

City Code of Ordinances

- <https://www.gptx.org/city-government/city-departments/planning-development/engineering-development-services/code-of-ordinances>

## Unified Development Code

- <https://www.gptx.org/city-government/city-departments/planning-development/engineering/engineering-development-services/unified-development-code>

### **Location of Business**

The Unified Development Code limits where ARBs are allowed to operate in the City of Grand Prairie. The way in which a particular piece of land is zoned determines what type of business can be operated there. To determine whether or not the type of business you wish to operate is allowed in a certain area, please review the “Permissible Use” chart contained in Article 4, Section 14 of Grand Prairie’s Unified Development Code. ARBs CANNOT be operated in a residential area. New salvage yards will no longer be permitted to operate within the 100-year floodplain. Those which are currently operating within the 100-year floodplain will be permitted to continue to operate.

### **Authority to Operate**

Every ARB must have a valid Certificate of Occupancy (CO) and ARB permit issued by the City of Grand Prairie Environmental Services to legally operate. These are issued to a specific owner for a specific business and cannot be transferred to another individual or business. Any change in ownership or use requires a new certificate or permit. The CO or permit may contain conditions which you must comply with. There are also issues for specific uses. If you decide you want to engage in a different use or expand your operations, you must get a new or amended CO and permit first. For example, if you are a tire change shop and decide that you also want to start doing oil changes, you will need to obtain a new or amended certificate of occupancy and automotive related business permit first. Operating a business without these items or in a manner not authorized by them will result in legal action being taken against you or your business.

Some businesses must also have a Special Use Permit (SUP). A SUP allows a certain use to occur on a certain property, but does not alone give you the authority to operate an ARB. A CO and permit are still required. Unlike a CO and ARB permit, a special use permit is issued for a particular piece of land and not to a specific person or business. To determine if your business needs a SUP, please review the “Permissible Use” chart contained in Article 4, Section 14 of Grand Prairie’s Unified Development Code which relates to Automotive and Transport businesses.

In addition to City requirements, there are also many types of state law permits/licenses which may be required depending upon the type of business you are electing to operate. A list of some of the most common types of permits/licenses and the law requiring them are referenced below:

- Paint Booth – TCEQ Air Authorization
- Waste & Universal Waste Rules
- SPCC Plans
- TCEQ Air Authorizations

## **Property Maintenance**

The City of Grand Prairie has adopted the 2015 Property Maintenance Code. Among other things, the Property Maintenance Code requires offices, buildings, and work spaces to be properly maintained. Proper maintenance ensures that:

1. the interior/exterior walls, ceilings, windows, doors, roof and gutter components are free from defects
2. the interiors and exteriors are free of chipping or peeling paint
3. the exterior prevents water from leaking into the interior of occupied space
4. foundations are structurally sound and level
5. there are no electrical hazards such as exposed, faulty or illegal wiring

The Property Maintenance Code also requires businesses to have operational sanitary plumbing facilities which are free of blockages or overflows.

The premises of the business must also be maintained in an orderly manner. Grass and other vegetation should be cut regularly to prevent it from exceeding 12 inches. Many businesses are required to have screening fences. Others may not be required to have one, but may wish to have one since junked and inoperable vehicles cannot be parked or stored where they are visible from the public right of way. All fences need to be maintained so they are not leaning or missing panels or bricks. Any screening material should be free of holes or rips.

## **Certified Parking Plan**

The property must be designed in such a way that it offers sufficient on-site parking. Parking requirements will be reviewed in conjunction with the Certificate of Occupancy application. It is imperative that the business allow sufficient parking and maneuvering room on the property to eliminate interference with traffic on the roadway

A Certified Parking Plan is required with all CO applications. The Parking Plan must be drawn to scale and include all of the following:

Lot Perimeter – show the entire lot and label any streets abutting the property.

Parking Spaces – show all parking spaces on the lot, label their sizes and designate which are for use by: customers, employees and vehicle stock (when necessary, designate which spaces are for use by each separate dealership).

Wheel Stops – show wheel stops to prevent vehicles from overhanging sidewalks and adjacent properties.

Lighting Features – show all lights used to illuminate the lot (these shall be arranged and shielded to prevent light dissemination to abutting properties and streets).

Trash Receptacles – show all trash receptacles located out of doors and their approved screening (these shall be screened from public view).

## Vehicle Delivery Statement

The Vehicle Delivery Statement is required whether the vehicles are driven onto the lot individually or delivered by truck.

If vehicles are delivered by truck, you must indicate on Parking Plan which driveway(s) will be used to access the lot, or where the trucks will park during off-loading.

You must also indicate the days of the week and hours which deliveries will occur. Please note that delivery of vehicles is limited to the hours of 7:00a.m.-9:00p.m. Monday through Saturday.

## Lot Calculation Table

All applications for Certificate of Occupancy must include a table listing the following information:

- The size of the lot \_\_\_\_\_ square feet
- The office space occupied by your dealership \_\_\_\_\_ square feet
- The number of vehicle stock spaces for your dealership \_\_\_\_\_ spaces
- The number of employee spaces provided for your dealership \_\_\_\_\_ spaces
- The number of customer spaces provided for your dealership \_\_\_\_\_ spaces
- The total square feet of all landscaped area on site \_\_\_\_\_ square feet

(for lots requiring Landscape Plans only)

**Note:** To calculate the number of employee and customer parking spaces that are required on site for your dealership, add the area your dealership occupies for vehicle stock and for office use.

Using this combined total area, (1) one employee and (1) one customer space are required per 1,200 square feet of area.

For dealerships sharing the same lot – these parking requirements must be met for each individual dealership and shown on the parking plan.

A minimum of (10) ten vehicle stock spaces are required per dealership.