

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ORDINANCE 7644, PLANNED DEVELOPMENT DISTRICT NO. 324, RELATED TO LOT 11 AND A PORTION OF LOT 12, BLOCK 209, DALWORTH PARK, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, TO ADD GROOMING AND HYGIENE SALON AS AN ALLOWABLE USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of Planned Development No. 324 of said city so as to amend Section II. Development Guidelines to add Grooming and Hygiene Salon as an allowable use; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 27, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Planned Development District Amendment had been sent to owners of real property lying within 300 feet of the property on which the change of classification 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 1 to recommend to the City Council of Grand Prairie, Texas, that the request that Planned Development No. 324 be amended to add Grooming and Hygiene Salon as an allowable use; 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 March 21, 2023, 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, Grand Prairie, 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 the matter of the proposed amendment of Planned Development District No. 324 to add Grooming and Hygiene Salon as an allowable use on said property and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the 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 Planned Development District No. 324; 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 Zoning Ordinance and Map 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...”

and passed and approved November 20, 1990, as amended, is hereby further amended through the amendment of Ordinance 7644 so as to amend Planned Development District No. 324 to add Grooming and Hygiene Salon as an allowed use.

Description of Land: Lot 11 and a portion of Lot 12, Block 209, Dalworth Park, City of Grand Prairie, Dallas County, Texas, and as depicted in Exhibit A – Location Map, incorporated herein by reference.

**SECTION 2.** Section II Development Guidelines, Subsection 1. Use Restrictions of Ordinance 7644, PD-324 attached as Exhibit B and incorporated for all purposes, is hereby amended to read as follows:

“1. Use Restrictions:

The following uses shall be prohibited.

- Convenience Store/Gasoline Sales
- Dry Cleaner

The following use shall be allowed.

- Grooming and Hygiene Salon”

**SECTION 3.** Operations shall be limited to four stations with the existing and proposed parking spaces for a total of 10 parking spaces. Any additional stations shall require additional parking in accordance with Article 10 of the Unified Development Code.

**SECTION 4.** All portions of Ordinance 7644, PD-324 not specifically amended herein shall remain unaltered and in full force and effect.

**SECTION 5.** All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

**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.** This Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,  
TEXAS, ON THIS THE 21<sup>ST</sup> DAY OF MARCH 2023.**

**PLANNED DEVELOPMENT NO. 439  
ZONING CASE NO. ZON-23-01-0006**

**APPROVED:**

A handwritten signature in black ink, appearing to read 'Ron Jensen', is written over a horizontal line.

**Ron Jensen, Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

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**City Secretary**

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**City Attorney**