



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 02/04/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** SUP-25-01-0001 - Specific Use Permit - Rapido Lavanderia (City Council District 5). Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd (On January 27, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Naser Nayeb

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd.

### PURPOSE OF REQUEST:

The applicant intends to operate a 4,532 sq. ft. self-serve laundromat in a commercial lease space at 425 S Belt Line Road. A self-serve laundromat requires a Specific Use Permit.

### ADJACENT LAND USES:

The following table summarizes the surrounding properties' zoning designation and existing use.

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	GR/2F	Church/Single Family
South	MF-1	Multi Family (Casita Grove Apartments)
West	SF-4	Recreation Center/Schools
East	MF-1	Multi Family (Avion Village)

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant plans to remodel an existing commercial space into a self-serve laundromat. The proposed laundromat will provide approximately 40 to 50 washers and dryers. The business will feature vending machines selling detergents, snacks, and sodas. The customer area will feature a children's area with a table, TV, and arcade games.

According to the operational plan, the business will operate Monday through Sunday from 7:00 AM to 10:00 PM. At least one employee will be present during business hours, and two to three employees will be on-site on the weekends. Surveillance cameras will be installed throughout the facility.

There are two other self-serve laundromats in the area; one located on the north side of E. Jefferson Street and the other located on the north side of Skyline Road. The proposed business is located between the existing laundromats on the west side of South Beltline Road.

**Table 2. Laundromats in the area**

Business Name	Address	Distance
Amigo Wash & Dry	203 N Belt Line Rd	0.5 mi (North)
Beltline Coin Laundry	710 S Belt Line Rd	0.3 mi (South)

## ZONING REQUIREMENTS:

### *Parking Requirements*

According to the UDC, the minimum parking requirements for retail are calculated as one space per 275 sq. ft. of floor area. The site provides 127 spaces for the entire commercial development. Table 3 summarizes the parking requirements.

**Table 3. Parking Calculation**

	Required	Provided
Personal Business Service (1 space per 275 sq. ft.)	17	24*

\*Shared spaces for tenants of the retail center

## 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 315 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: One (1)

## **RECOMMENDATION:**

- On January 27, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommended approval.

## **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 A SELF-SERVE LAUNDRY: BEING A 4,532 SQUARE FOOT LEASE SPACE WITHIN A COMMERICAL CENTER ADDRESSED AS 425 S BELT LINE RD, TRACT 10, M. L. SWING SURVEY, ABSTRACT NO. 1446, CITY OF GRAND PRAIRIE, DALLAS 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 an 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 a Self-Serve Laundry; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 27, 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 a Self-Serve Laundry 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 8 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 a Self-Serve Laundry on the subject property; 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 February 4, 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 a Self-Serve Laundry in an existing commercial lease space at 425 S Belt Line Road on 2.18 acres, Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, as 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 development and operations of a Self-Serve Laundry, 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. The development shall adhere to the City Council approved Exhibit B - Site Plan, attached hereto and incorporated herein.
3. Daily operations shall comply with Exhibit C – Operational Plan, attached hereto and incorporated herein.

**SECTION 4.** The operations of a Self-Serve Laundry use 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

six (6) months 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 laws and applicable 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.** 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 ordinance in conflict herewith are specifically repealed.

**SECTION 10.** 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 4TH DAY OF FEBRUARY 2025.**

**SPECIFIC USE PERMIT NO. #**  
**CASE NO. SUP-25-01-0001**  
**ORDINANCE NO. #-2025**