

Planned Development District permitting an instructional dance studio only, subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission of the City of Grand Prairie, Texas. The development shall conform to all codes and in addition shall be governed by the following requirements: 1) that all parking shall be offstreet; 2) that the parking and driveways be paved with asphalt or concrete; 3) that on the east property line there shall be a living screening hedge erected; and, 4) that no sign advertising the studio be erected on the premises. By agreement between the City and the applicant, should the property be sold by the applicant or be used for any other purpose other than a dance studio by the applicant, the zoning will automatically revert to residential.