



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: TAM-24-11-0010 - Text Amendment - Articles 1, 2, 6, 7, 12 and Appendix O. An Ordinance of the City of Grand Prairie, Texas amending the Table of Contents and various sections of Article 1, "General Provisions and Procedures," Article 2, "Authority," Article 6, "Density and Dimensional Requirements," Article 7, "Special Districts," Article 12, "Subdivision and Utilities," and Appendix O, "Hospital District" of the Grand Prairie Unified Development Code for the purpose of delegating plat approvals (with exceptions) to the Director of the Planning and Development Department and/or designee; Providing the applicant the right to appeal said decision to the Planning and Zoning Commission and the City Council; Allowing the Director of the Planning and Development Department and/or designee to elect to present the plat approval to the Planning and Zoning Commission and City Council; Amending Section 12.17.3, "Lots," of Article 12, "Subdivision and Utilities" of the Unified Development Code for the purpose of allowing the Director of the Planning and Development Department and/or designee to grant an exception to the requirement that all lots face a public street if a mutual access easement is established; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

An Ordinance of the City of Grand Prairie, Texas amending the Table of Contents and various sections of Article 1, "General Provisions and Procedures," Article 2, "Authority," Article 6, "Density and Dimensional Requirements," Article 7, "Special Districts," Article 12, "Subdivision and Utilities," and Appendix O, "Hospital District" of the Grand Prairie Unified Development Code for the purpose of delegating plat approvals (with exceptions) to the Director of the Planning and Development Department and/or designee; Providing the applicant the right to appeal said decision to the Planning

and Zoning Commission and the City Council; Allowing the Director of the Planning and Development Department and/or designee to elect to present the plat approval to the Planning and Zoning Commission and City Council; Amending Section 12.17.3, “Lots,” of Article 12, “Subdivision and Utilities” of the Unified Development Code for the purpose of allowing the Director of the Planning and Development Department and/or designee to grant an exception to the requirement that all lots face a public street if a mutual access easement is established; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval.

PURPOSE OF REQUEST:

The purpose of this request is to amend articles of the Unified Development Code (UDC) to delegate authority to staff to approve, approve with conditions, or disapprove a plat so that, in most instances, plats can be processed administratively. Additionally, the proposed changes will allow staff to grant an exception to the requirement that all lots face a public street if a mutual access easement is established.

State law gives City Council the authority to delegate the authority to approve, approve with conditions, or disapprove a plat to staff.

The proposed amendments are attached as Exhibit A – Proposed Amendments.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.