

The Table of Contents of the Grand Prairie Unified Development Code is amended as follows:

[...]

ARTICLE 2: AUTHORITY

Section 1	Governing Body	2
Section 2	Sequence of Review	2
Section 3	Boards, Commissions, Agencies, Appointment Term Procedures	2
Section 4	Planning and Zoning Commission	2
Section 5	Zoning Board of Adjustments and Appeals	3
Section 6	Department of Planning and Development	5
Section 7	Chief Building Official	5
Section 8	Airport Boards	5
Section 9	Director of Planning and Development	6

[...]

Portions of Article 1, “General Provisions and Procedures,” of the Grand Prairie Unified Development Code are amended as follows:

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

[...]

SECTION 11 - GENERAL PROCEDURES

1.11.1 Initiation of Administrative Procedures

All platting, zoning and site plan requests to be considered by the **Director of Planning and Development (or designee)**, the Planning and Zoning Commission and/or the City Council, and matters to be considered by the Zoning Board of Adjustments and Appeals shall be initiated by filing an application with the Director of Development Services or designee. The application required by this section shall be on forms supplied by the City of Grand Prairie, and shall be available in the offices of the Planning Division. All requests for building permits shall be initiated by the filing of an application with the Chief Building Official or designee. The application required by this section shall be on forms supplied by the City of Grand Prairie, and shall be available in the offices of the Building Inspections Division.

[...]

1.11.4 Application Withdrawal

1.11.4.1 Any request for withdrawal of an application must be submitted in writing to the Director of Planning or designee, or Chief Building Official or designee, whichever is applicable.

1.11.4.2 Once an application for a platting, zoning, or site plan request to be considered by the **Director of Planning and Development (or designee)**, the Planning and Zoning Commission and/or City Council, or a matter going before the Zoning Board of Adjustments and Appeals has been published in a newspaper or notifications of public hearing, if any, have been mailed, such request for withdrawal must be placed on the public hearing agenda and acted upon by the applicable body.

1.11.4.3 Application fees are not refundable except in cases in which the Director of Planning or designee determines that an application was accepted in error, or the fee paid exceeded the amount due under the provision of this Code or the Code of Ordinances of the City of Grand Prairie, in which case the amount of the overpayment may be refunded to the applicant.

[...]

Portions of Article 2, “Authority,” of the Grand Prairie Unified Development Code are amended as follows:

ARTICLE 2: AUTHORITY

Table of Contents

	Page No.
Section 1 <i>Governing Body</i>	2
Section 2 <i>Sequence of Review</i>	2
Section 3 <i>Boards, Commissions, Agencies, Appointment Term Procedures</i>	2
Section 4 <i>Planning and Zoning Commission</i>	2
Section 5 <i>Zoning Board of Adjustments and Appeals</i>	3
Section 6 <i>Department of Planning and Development</i>	5
Section 7 <i>Chief Building Official</i>	5
Section 8 <i>Airport Boards</i>	5
Section 9 <i>Director of Planning and Development</i>	6

[...]

SECTION 4 - PLANNING AND ZONING COMMISSION

- 2.4.1 The Planning and Zoning Commission of the City of Grand Prairie shall be composed of nine (9) members who shall be appointed to such Commission by the City Council in such a manner as the City Council may choose no more than two (2) consecutive three (3) year terms nor more than six (6) years unless the City Council by a three-fourths (3/4) vote of all Council members shall waive this limitation for a specific appointment. The Planning and Zoning Commission shall have the power to adopt its own bylaws and to adopt its own internal procedures. The Planning and Zoning Commission shall elect from its members a Chairman, a Vice-Chairman and a Secretary in accordance with its own internal procedures. A majority of all Planning and Zoning Commission members shall constitute a quorum. An affirmative vote of a majority of the members voting shall be required to pass any motion or recommendation. A tie vote shall be considered a denial of a motion. The Planning and Zoning Commission shall meet at such times as it may be directed to meet by the City Council and at such other times as the Commission may deem appropriate.
- 2.4.2 The Planning and Zoning Commission shall have the following powers and duties:
- A. To serve as an advisory body to the City Council concerning adoption of or amendments to the zoning regulations and zoning map and to make recommendations thereon;
 - B. To advise the Council and make recommendations concerning adoption of, or amendments to the City's Comprehensive Plan and implementation thereof;
 - C. To ~~hear appeals of the Director's decisions to approve with conditions or disapprove a plat in accordance with Article 12, "Subdivision and Utilities" of this Code To administer the City's regulations governing the platting and recording of subdivisions, including matters pertaining to the dedication of public facilities;~~
 - D. To administer the City's regulations governing the platting and recording of subdivisions, including matters pertaining to the dedication of public facilities, when the Director has elected to present said matters to the Planning and Zoning Commission, when a subdivision plan or preliminary plat has been filed with a Planned Development applications in accordance with Section 7.1.5 of this Code, and when a preliminary plat has been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code;
 - E. To advise the Council on matters pertaining to public improvements, traffic, utility extensions and the provision of public facilities and services, in order to implement the City's Comprehensive Plan;
 - F. To undertake such actions as necessary to exercise its delegated powers, as indicated by adopted ordinance;
 - G. To approve certain matters relating to platting and recording of subdivisions as dictated by the Code of Ordinances and this Code.
 - H. To perform such other planning, zoning, and development related activities as the City Council may from time to time direct.

- I. Members of the Planning and Zoning Commission shall also serve as the Citizen Advisory Committee for Photographic Traffic Signal Enforcement.

[...]

SECTION 9 - DIRECTOR OF PLANNING AND DEVELOPMENT

2.9.1 The Director, and designee, shall have the following powers and duties:

- A. To administer the City's regulations governing the platting and recording of subdivisions, including matters pertaining to the dedication of public facilities, except in the cases when a subdivision plat or preliminary plat has been filed with Planned Development applications in accordance with Section 7.1.5 of this Code, and when preliminary plats have been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code;
- B. To approve, approve with conditions, or disapprove any plat in accordance with Article 12, "Subdivision and Utilities" of this Code (except when a subdivision plat or preliminary plat has been filed with a Planned Development applications pursuant to Section 7.1.5 of this Code and when preliminary plats have been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code); and
- C. To elect to present any plat application to the Planning and Zoning Commission in accordance with Article 12, "Subdivision and Utilities" of this Code.

[...]

A portion of Article 6, "Density and Dimensional Requirements," of the Grand Prairie Unified Development Code is amended as follows:

[...]

SECTION 5 - MINIMUM YARD SETBACKS (RESIDENTIAL)

6.5.1 No portion of any residence may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in the tables set forth in this article, unless otherwise listed below:

- A. Eaves, roof extensions, fireplaces, bay windows, architectural wing walls (which shall meet the fencing requirements), may project into the required front, side or rear yard setbacks for a distance not to exceed twenty-four (24) inches.
- B. Every part of a required side or rear yard shall be open and unobstructed by a residence or accessory structures, unless otherwise provided, to the sky from a point thirty (30) inches above the ground level of the graded lot, except for accessory structures, as permitted in **Subsection 6.5.1 (A)**, and landscape planting and lighting.

- C. This Section shall also apply to zero lot-line residences. If the zero lot-line subdivision was platted prior to the date of adoption of this code such plat shall determine whether the projections shall cross or encroach over a property line.
- D. Where lots have double street frontage (other than corner lots), with both the front and rear lot line adjoining a street right-of-way, a required front yard setback shall be provided on both streets, unless a screening fence is required along the rear of the lots, in which case the standard rear yard setback regulations shall apply.
- E. Where the residential frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
- F. Where a building line has been established by a plat approved by the Director (or his designee) or the Planning and Zoning Commission and filed with the appropriate County, and such line requires a greater front, side or rear yard setback than is prescribed by this code for the district in which the building line is located, the front, side or rear yard setback established by this code shall take a precedence over such building line established by the plat. Where a building line is established by an ordinance approved by the City Council, the required front, side or rear yard shall comply with the setback so established by such ordinance.
- G. Any structure legally constructed prior to January 1, 1972, which has a minimum front yard setback of 25 feet, a minimum side yard setback of 5 feet, and a minimum rear yard setback of 10 feet shall be deemed to be in conformance with the required setbacks prescribed in Table 6-A, Table 6-B and Table 6-C.
- H. In the event that the City takes an act or action which transforms a previously conforming structure into a non-conforming structure for purposes of front, side and rear yard setbacks, then such structure shall be deemed to be in conformance with the required setbacks prescribed in Table 6-A, Table 6-B and Table 6-C.

[...]

A portion of Article 7, “Special Districts,” of the Grand Prairie Unified Development Code is amended as follows:

SECTION 1 – PLANNED DEVELOPMENT DISTRICT (PD)

7.1.5 Formal Application

The applicant shall submit the concept plan, with the proposed zoning change, as well as any proposed covenants and restrictions. A subdivision plan meeting the submittal requirements of Article 12 “Platting,” of the Unified Development Code may also be submitted. That applicant may submit, for a single-family detached development, a ~~final~~ preliminary plat in lieu of a development plan, for the first phase or phases of the project for approval in conjunction with adoption of the PD District.

The applicant shall submit the required number of copies of the concept plan. The original shall be drawn on reproducible Mylar by a registered architect, landscape architect, registered surveyor, or registered engineer. The plan shall include the following:

[...]

[...]

Portions of Article 12, “Subdivision and Utilities,” of the Grand Prairie Unified Development Code are amended as follows:

[...]

SECTION 2 - APPLICABILITY

- 12.2.1 Pursuant to the provisions of Chapter 42, Chapter 212, and Chapter 242 of the Texas Local Government Code, the governing body of the City does hereby extend to all of the area under its extraterritorial jurisdiction as defined by the statutes of the State the application of all of the terms and provisions in this Article establishing rules and regulations governing plats and subdivisions of land.
- 12.2.2 No person shall create a subdivision of land within the City or within its extraterritorial jurisdiction without complying with the provisions of this Article, and all plats and subdivisions of any such land shall conform to the rules and regulations set forth in this Article.
- 12.2.3 The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, or to lay out suburban, building, or other lots, and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. The exception is as follows:
- A. When an applicant exhibits a duly executed and recorded deed covering a lot having dimensions of fifty (50) feet by one hundred twenty (120) feet or more has been sold by metes and bounds prior to October 18, 1960, and such lot being assessed for City taxes and conforms to the established lot pattern and zoning classification in the block where located, then a building permit may be issued provided the requested use of such property conforms to the permanent zoning or the property covered by the application.
- 12.2.4 If the Director of Planning and Development (or designee) determines that a plat or replat is not required, he shall notify the requesting party of that determination. If a plat or replat is required and such a document has been reviewed and approved by the **Director of the Planning and Development (or designee) or Planning and Zoning Commission (as applicable)**, the Director shall issue to the requesting party a written certification of that determination.

- 12.2.5 The request made under Subsection 12.2.3(A) of this Section, must identify the land that is the subject of the request. The Planning Division shall make its determination within twenty (20) days after the date it receives the request and shall issue the certificate, if appropriate, within ten (10) days after the date the determination is made.
- 12.2.6 The **Director (or designee) and the** Planning and Zoning Commission shall not approve any plat of any subdivision within the zoning jurisdiction of the City unless the plat complies with the existing zoning.
- 12.2.7 The County Clerk of the county in which said land lies shall not file any such plat or replat of a subdivision unless there shall appear thereon, the endorsement of **the Director (when plat approval is made by the Director or designee under this Article) or** the Chairman of the Planning and Zoning Commission and the **Planning** Director or **his** designee **(when plat approval is made by the Planning and Zoning Commission under this Article).**

SECTION 3 - PRE-APPLICATION CONFERENCE

12.3.1 Each owner or sub-divider of land shall first confer with the Director ~~of Development Services~~ or designee before making application for approval of a preliminary plat or re-plat of a proposed subdivision, and shall secure a copy of the rules and regulations governing subdivisions of land so that such person may become thoroughly familiar with the subdivision requirements and policies of the City, as well as the provisions of the Comprehensive Plan as approved by the Planning and Zoning Commission and City Council, which instrument is on file in the Department of Planning **and Development**, that may relate to and have effect upon the general area in which the proposed subdivision is situated.

[...]

SECTION 4 - APPLICATION REQUIRED

[...]

12.4.1 Engineering drawings must be supplied to the City Engineer or designee for developments involving public improvements prior to approval of a final plat by **the Director, his designee, or** the Planning and Zoning Commission, **as applicable.** Engineering drawings must be released for construction by the City Engineer or their designee prior to filing of the plat with the county. Release for construction shall be issued before any public works permit is issued for public works construction to begin on site.

[...]

SECTION 5 - ADMINISTRATIVE APPROVAL OF CERTAIN PLATS

12.5.1 In accordance with Local Government Code Section 212.0065 of the Land Use Regulation of the State of Texas, the City of Grand Prairie delegates to the Director of **Planning and Development Services** or designee the authority to approve, **approve with conditions, or disapprove all plats required by this Code except:**

- A. Subdivision plats or preliminary plats that have been filed with Planned Development applications in accordance with Section 7.1.5 of this Code ~~Amending plats as described in Section 12.11.4 of the Unified Development Code~~; and
- B. Preliminary plats that have been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code ~~Minor plats, final plats and amendments to minor and final plats involving four or fewer lots fronting onto an existing street and not requiring the creation of any new streets or the extension of municipal facilities.~~

12.5.2 The Director ~~of Development Services~~ or designee may, for any reason, elect to present the plat to the Planning and Zoning Commission to approve the plat so long as the plat is placed on an agenda of the Commission within 30 days of filing, unless the applicant has requested in writing that the 30 day requirement be waived pursuant to Chapter 212 of the Texas Local Government Code.

~~12.5.3 The Director of Development Services or designee shall not disapprove the plat and shall be required to refer any plat that he or she refuses to approve to the Planning and Zoning Commission to make final decision.~~

[...]

SECTION 7 - PRELIMINARY PLAT SUBMITTAL

[...]

12.7.2 Except as otherwise specified, copies of the preliminary plat and supplementary materials shall be submitted to the Planning Division with the application fee as provided in **Article 22, "Fee Schedule"**, and current property tax certification ~~along with a written application for conditional approval at least twenty (20) days prior to the Planning and Zoning Commission meeting at which it is to be considered~~ in accordance with the application deadlines published in the latest Development Review Committee (DRC) calendar, which shall be published on the Planning Division's website.

[...]

SECTION 8 - PRELIMINARY PLAT APPROVAL

12.8.1 **Plat Requirements:** The sub-divider shall submit in duplicate a preliminary plat to ~~the Directory, designee, or~~ Planning and Zoning Commission (~~as applicable~~). This requirement shall not apply if the area to be platted is five (5) acres or less, the total number of lots to be platted is four (4) or less and no major improvement (not requiring the creation of any new streets or the extension of municipal facilities, etc.) is involved. The preliminary plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet or greater. The following procedures shall be the preliminary plat approval process:

- A. The Director ~~of Development Services~~ or designee shall make a study of the plat and ~~create give~~ a written report ~~to the Planning and Zoning Commission~~ prior to ~~its~~ final action

on the preliminary plat. Said report shall be provided to the Planning and Zoning Commission prior to its final action on preliminary plats being reviewed by said body.

- B. Following review of the preliminary plat and other material submitted to comply with these regulations ~~the Planning and Zoning Commission shall~~, and pursuant to Chapter 212 of the Texas Local Government Code, the Director, designee, or Planning and Zoning Commission (as applicable) shall take action on the plat within thirty (30) calendar days after the filing of the application for preliminary plat. The Director, designee, or Planning and Zoning Commission shall express its approval as conditional approval, if any, or if disapproved, shall express its disapproval and its reason in writing.
- C. Pursuant to Chapter 212 of the Texas Local Government Code, all plats or replats of subdivisions which comply with the terms of this Article without variance or deviation must be approved by the Director, designee, or Planning and Zoning Commission of the City (as applicable).
- D. There shall be no work done in the field (no clearing and grubbing, grading or earthwork) on a proposed development or subdivision of property until the owner/developer completes all Phase II Stormwater requirements in the current Drainage Design Manual, and has obtained applicable permits per Section 12.16.
- E. Approval of the preliminary plat expires eighteen (18) months from the date of approval unless the final plat has been submitted for approval. The Development Review Committee may extend its validation up to six (6) months, upon application and payment of additional fees. Further extension of approval beyond twenty four (24) months from the date of the approval may only be granted by the Planning and Zoning Commission upon recommendation from staff.
- F. The action of the Director, designee, or Planning and Zoning Commission (as applicable) shall be noted in writing, along with any conditions required by the Director, designee, or Commission for plat approval.
- G. Actions of the Commission shall be certified by the Director of Development Services or designee.

[...]

SECTION 10 - PROCEDURE FOR PLAT APPROVAL

12.10.1 Reference Article 12, "Platting," **Section 4, "Application Required,"** for procedures of plat approval.

12.10.2 Addressing:

- A. Approval from the Director, designee, or Planning and Zoning Commission does not entitle any property to the assignment of an address. Only when ALL conditions of approval have been successfully met will the City officially assign the property or properties with an address.

- B. No person shall be allowed to build any structure on a parcel without a valid address. A valid address is required for any building permit to be accepted or reviewed. Failure to provide a valid address and legal description at the time a building permit application is submitted may delay the process or potentially cause the denial of said permit(s).
- C. The City may withhold the issuance of a street number or building permit for the erection or construction of any building or structure in the City on a newly subdivided parcel of land until all the requirements of the subdivision regulations have been complied with, including installation of and acceptance by the City of all waterworks, wastewater, and paving improvements, (dedications and assessments) for the area designated.

SECTION 11 - PLAT VACATIONS AND RE-PLATS

12.11.1 Any plat or re-plat may be vacated by the owner of the land at any time before the sale of any lot therein by a written instrument declaring the same to be vacated, duly executed, acknowledged, and recorded in the office of the County Clerk, subject to approval of the **Director, designee, or Planning and Zoning Commission (as applicable)**.

In cases where lots have been sold, the plat or re-plat, or any part thereof, may be vacated upon the application of all the owners of lots in said plat and with the approval of all the owners of lots in said plat and with the approval of the **Director, designee, or Planning and Zoning Commission (as applicable)** in accordance with Sections 212.013 and 212.014 Chapter 212, Municipal Regulation of Subdivisions and Property Development.

[...]

12.11.4 Notwithstanding any other provision of this Section, the **Director, designee, or Planning and Zoning Commission (as applicable)** may approve and issue an amending plat which is signed by the owners of the properties affected and which is for one or more of the purposes set forth in this subsection, and such approval does not require notice, public hearing, or approval of other lot owners. This subsection shall apply only if the sole purpose of amending the plat is:

- A. To correct an error in any course or distance shown on the prior plat;
- B. To add any course or distance that was omitted on the prior plat;
- C. To correct an error in the description of the real property shown on the prior plat;
- D. To indicate monuments set after death, disability or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments;
- E. To show the proper location or character of any monument which has been changed in location or character or which originally was shown at the wrong location or incorrectly as to its character on the prior plat;

- F. To correct any other type of scrivener or clerical error or omission as previously approved by the **Director, designee or** Planning and Zoning Commission and/or City Council, such as lot numbers, acreage, street names, and identification of adjacent recorded plats;
- G. To correct an error in courses and distances of lot lines between two adjacent lots where both lot owners join in the application for plat amendment and neither lot is abolished, provided that such amendment does not attempt to remove recorded covenants or restrictions and does not have a material adverse effect on the property rights of the other owners in the plat;
- H. To relocate a lot line in order to cure an inadvertent encroachment of a building or improvement on a lot line or an easement;
 - 1. To relocate one or more lot lines between one or more adjacent lots where the owner or owners of all such lots join in the application for the plat amendment, provided that such amendment does not attempt to remove recorded covenants or restrictions or increase the number of lots; or
- I. To make necessary changes to the prior plat to create six or fewer lots in the subdivision or a part of the subdivision covered by the prior plat if:
 - 1. The changes do not affect applicable zoning and other regulations of the City;
 - 2. The changes do not attempt to amend or remove any covenants or restrictions; and
 - 3. The area covered by the changes is located in an area that the Planning and Zoning Commission or City Council has approved as a residential improvement area.
- J. To re-plat one or more lots fronting on an existing street if:
 - 1. The owners of all those lots join in the application for amending the plat;
 - 2. The amendment does not attempt to remove recorded covenants or restrictions;
 - 3. The amendment does not increase the number of lots; and
 - 4. The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

SECTION 12 - FINAL PLAT APPROVAL AND RECORDATION

- 12.12.1 The final plat shall conform to the preliminary plat as approved and, incorporating all changes, direction and additions imposed by the either the **Director, designee,** Planning and Zoning Commission, or City Council **(as applicable)**. The final plat shall not be filed, and no building permit issued until detailed engineering plans are released, and all developer agreements have been executed by the City. All plats, preliminary and final, shall be deemed disapproved until there has been full compliance with all requirements contained in this Article and such additional requirements imposed by the City or its agents for which provision is herein made.

- 12.12.2 If so desired by the developer, the final plat may constitute only that portion of the approved preliminary plat which the developer proposes to record and then develop, provided, however, that such portion conforms to all the requirements of these regulations.
- 12.12.3 Upon receipt of the plat check print copy, the Director ~~of Development Services~~ or designee shall review the plat to ascertain its compliance with these regulations and the action or conditions of the ~~Director, designee~~, Planning and Zoning Commission and City Council, if applicable.
- 12.12.4 When the check print copy of the plat has been reviewed and found to meet all general requirements and conditions of approval, the developer or the developer's engineers shall submit to the Director ~~of Development Services~~ or designee an adequate number of copies as needed to be signed for filing at the appropriate county. The Director ~~of Development Services~~ or designee shall stamp or apply on each of the copies the certificate of approval of ~~the Director (when approved by the Director or designee) or the~~ Planning and Zoning Commission ~~(when approved by the Commission)~~ attested by the Chairman of the Planning and Zoning Commission, and the Director ~~of Development Services~~ or his designee, and the date the plat was approved.
- 12.12.5 The subdivider or developer shall have the responsibility to record said plats with the County Clerk at Dallas, Tarrant, Johnson and/or Ellis County, Texas, within two years of the date of the Planning and Zoning Commission or administrative approval.
- 12.12.6 Engineering plans showing details of streets, GPS monuments, erosion hazard setbacks, alleys, culverts, bridges, storm drains, water mains, wastewater mains and other engineering details of the proposed subdivision shall be submitted to the Engineering Division at the same time as the final plat submittal.
- 12.12.7 Engineering plans shall be prepared by a registered professional engineer and shall conform to the standard specifications established by the City. The final plat will not be released for filing until detailed engineering plans have been approved by the City Engineer or their designee.
- 12.12.8 The approval of the detailed engineering plans shall expire after a period of 36 months following the date of the approval of plans by the City Engineer or their designee unless improvements have begun. If improvements have not begun, then the detailed engineering plans must be resubmitted to the Engineering Division for review and an additional fee may be required in accordance with the city's Fee Schedule.
- 12.12.9 Street marker fees shall be paid before engineering plans are release for construction.
- 12.12.10 After all improvements required by the City have been completed by the owner or sub divider of the proposed subdivision, the developer shall submit to the Engineering Division one set of as-built drawings depicting all public improvements that have been constructed, the same to be filed within thirty (30) days after completion of all required improvements.
- 12.12.11 After all improvements have been completed, credits shall be recalculated and refunds paid or additional impact fees collected.

- 12.12.12 Approval of a final plat or re-plat shall expire two (2) years from the date of the Planning and Zoning Commission **or Director (or designee)** action if the conditions of approval have not been satisfied or the plat is not submitted to the Planning Division for final review and signatures. The Development Review Committee may extend its validation up to six (6) months, upon application and payment of additional fees. Further extensions require approval by the Planning and Zoning Commission.
- 12.12.13 All improvements required by the City of the proposed subdivision shall be completed within 36 months after issuance of a construction permit. If the required improvements have not been completed within 36 months, the construction permit shall expire. Re-issuance of the construction permit will be subject to conformance with the most current Standard Specifications of the City. No additional fee shall be charged for re-issuance of the construction permit.
- 12.12.14 The Owner, Applicant, or the Applicants' Agent must make all final submittals in person. This is to insure that all requirements for the final submittal have been correctly made and to verify that all required filing materials have been submitted, in an effort to expedite the process and to avoid any delay in development.

[...]

SECTION 14 - VARIANCES AND DORMANT PROJECTS

- 12.14.1 City Council, upon recommendation by the Planning and Zoning Commission **or Director** may authorize variances from these regulations, pursuant to the procedures in **Article 1, "General Provisions and Procedures."**

[...]

SECTION 17 – LOTS

- 12.17.3 Each lot shall face on a public street. **The Director or designee may grant an exception to the requirement herein if the applicant provides proof that a mutual access easement meeting the requirements of Section 24 of this Article is in place or will be established with the plat on adjacent lot(s) to allow a lot that does not face a public street access to said street.**

[...]

SECTION 20 - ALLEYS

- 12.20.1 The **Director, his designee, or the** Planning and Zoning Commission **(as applicable)** may require an alley in commercial and industrial districts to assure provision is made for service access, such as off-street loading, unloading and parking zones consistent with and adequate for the use proposed.

[...]

SECTION 26 - SIDEWALKS

[...]

12.26.13 At the time of platting, where blocks are in the vicinity of and are within 1000 feet of a school, park, or shopping center, and are one thousand (1,000) feet long or longer, the **Director, designee, or** the Planning and Zoning Commission **(as applicable)** may require a walkway and utility easement, and sidewalk traversing the block perpendicular to the street near the middle of the block.

- A. The walkway and utility easement shall be a minimum width of ten (10) feet, and the sidewalk width shall be a minimum of four (4) feet, and shall extend from sidewalk to sidewalk, or at rear property line(s) if no street exists.
- B. Any sidewalks required under this section shall be installed concurrently with the street construction in the subdivision.

[...]

SECTION 27 - PUBLIC FACILITIES

12.27.3 Waiver of Perimeter Street Paving Requirements

- A. Perimeter streets may be waived by the Director ~~of Planning and Development~~ or ~~designated representative designee~~ upon affirmative findings as follows:
 - 1. There are a large number of small ownerships each with a limited amount of frontage on the street;
 - 2. The development has small amount of frontage in a rural area and the tract of land is not part of a larger tract being divided upon in small pieces by metes and bounds, thereby avoiding the subdivision regulations;
 - 3. The majority of the street frontage is already developed and there will be very little participation in a future street without an assessment program; or
 - 4. The street improvements are anticipated to be constructed by assessment or by another party such as the state, the county or the federal government.
- ~~B. The City Council may, in its discretion, waive perimeter streets on the recommendation of the Director of Planning and Development.~~

[...]

A portion of Appendix O “Hospital District,” of the Grand Prairie Unified Development Code is amended as follows:

[...]

7.3.23 Special Conditions

- A. All utilities servicing the Hospital District (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this area.
- B. All proposed uses are subject to the approval of a plat (preliminary) by the City Council after recommendation by the Director (or designee) or the Planning and Zoning Commission, and prior to the issuance of a building permit or occupancy certificate on the premises. Site plans, and preliminary plats are to be prepared in accordance with existing City ordinances. When a variety of land uses are proposed on a single tract of land, the site plan or plat shall delineate the proposed uses and their acreages.
- C. No use shall be located or operated within the Hospital District which involves the emission of odorous material, smoke, or particulate matter or noise.

[...]