



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 07/14/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Assistant Director of Planning & Development

**TITLE:** TAM-25-05-0002 - Text Amendment - Article 4, Section 16: Lodging Facilities. An Ordinance of the City of Grand Prairie, Texas, amending Article 4, Section 16: Lodging Facilities of the Unified Development Code to lower the Minimum Size Requirements for Hotel Pools and clarify Amenity Requirements for Tier 1, 2, and 3 Hotels; Establishing a Penalty Clause; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective Date as the Date of Passage and Approval (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** City of Grand Prairie

**RECOMMENDED ACTION:** Approve

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**SUMMARY:**

An Ordinance of the City of Grand Prairie, Texas, amending Article 4, Section 16: Lodging Facilities of the Unified Development Code to lower the Minimum Size Requirements for Hotel Pools and clarify Amenity Requirements for Tier 1, 2, and 3 Hotels; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective Date as the Date of Passage and Approval

**PURPOSE OF REQUEST:**

The Unified Development Code establishes minimum amenity standards for all lodging facilities within the city. In 2018, amenity standards were established that required hotels/lodging facilities to have pools with a water surface area of at least 3,000 sq. ft. Upon review, it has been noted that the required size, typical of some Olympic size pools, may be excessive. Since 2018, multiple variances have been approved, lowering the requirement for most hotels. Generally, City Council has allowed an average pool size of 700 – 1000 sq. ft. To address this variance issue, staff proposes a minor amendment to the amenity pool requirement to lower the minimum size required based on prior approvals. The proposed amendment will lower the minimum size requirement from 3,000 sq. ft. to 1,000 sq. ft.

This text amendment will accomplish the following:

1. Minimize the number of variances requested.
2. Establishes a reasonable pool size standard based on the hotel market.
3. Establishes clearer requirements required for Tier 1, 2 and 3 hotel amenities.

**PROPOSED STANDARDS:**

See Exhibit – Amendment Art 4 – Sec 16 – Pool Requirement

Proposed changes are in red or red strikethrough text.

**RECOMMENDATION:**

- On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (RC) recommends approval.

**BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 4, SECTION 16: LODGING FACILITIES OF THE UNIFIED DEVELOPMENT CODE TO LOWER THE MINIMUM SIZE REQUIREMENTS FOR HOTEL POOLS AND CLARIFY AMENITY REQUIREMENTS FOR TIER 1, 2, AND 3 HOTELS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND ESTABLISHING THE EFFECTIVE DATE AS THE DATE OF PASSAGE AND APPROVAL**

**WHEREAS**, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: “Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee”, and

**WHEREAS**, the Office of the City Manager directed staff to initiate the preparation of an ordinance amending the Unified Development Code for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

**WHEREAS**, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on June 9, 2025, such Notice of the time and place of such hearing having been given at least ten (10) 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**, after consideration of said amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend approval to the City Council of Grand Prairie, Texas, that said amendments should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; 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 4:30 P.M. on July 14, 2025 to consider the advisability of amending the Code of Ordinances and the Unified Development Code as recommended by the Planning and Zoning Commission, 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.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** Article 4, Section 16 of the Unified Development Code, City of Grand Prairie, Texas, be amended with proposed changes to lower the Minimum Size Requirements for Hotel Pools and clarify Amenity Requirements for Tier 1, 2, and 3 Hotels as shown in Exhibit A – Amendment to Article 4 Section 16, attached hereto and incorporated herein.

**SECTION 2.** Sections of Article 4 not included in this amendment shall remain in full force and effect, save and except for necessary modifications to the “Table of Contents” affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

**SECTION 5.** Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**SECTION 6.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 7.** 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, THE 14TH DAY OF JULY 2025.**

**ORDINANCE NO. #-2025**

**CASE NO. TAM-25-05-0002**