



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 01/07/2025

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; 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; 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

(On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

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:

- On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

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 CITY OF 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; 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; 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 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 December 9, 2024, 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 9-0 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 6:30 P.M. on January 7, 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. The Table of Contents, Article 1, Article 2, Article 6, Article 7, Article 12, and Appendix O of the Unified Development Code, City of Grand Prairie, Texas, be amended with proposed changes as shown in Exhibit A – Proposed Amendments, attached hereto and incorporated herein.

SECTION 2. Sections of Article 1, Article 2, Article 6, Article 7, Article 12, and Appendix O 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 7TH DAY OF JANUARY 2025.

ORDINANCE NO. #-2025

CASE NO. TAM-24-11-0010