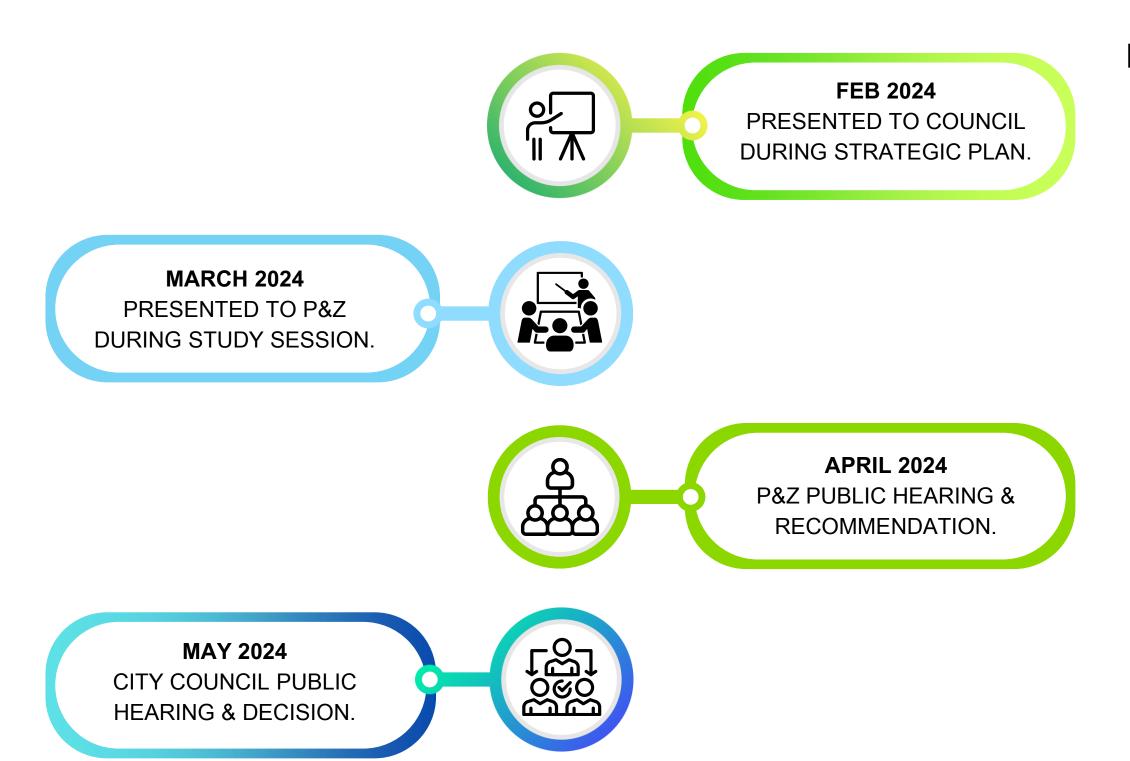


DETAILED SITE PLAN EXPIRATIONS

CITY COUNCIL | MAY 21, 2024

BACKGROUND & TIMELINE



PURPOSE:

- City-initiated project at City Council request.
- Clarify terminology within the CZO & establish Detailed Site Plan expiration deadlines.
- Reduce the number of approved site plans that are out of date or unlikely to be constructed.
- Mitigate the number of site plans that are no longer viable or may be incompatible with surrounding uses, market conditions, or current codes.

RESEARCH FROM OTHER CITIES

MUNICIPALITY	EXPIRATION DEADLINE	REQUIREMENT
DALLAS	2 YEARS	BUILDING PERMIT OBTAINED
ADDISON	1-2 YEARS (DEPENDS ON ZONING DISTRICT)	BUILDING PERMIT OBTAINED
MIDLOTHIAN	1 YEAR	BUILDING PERMIT APPLIED FOR
CARROLLTON	2 YEARS	BUILDING PERMIT APPLIED FOR

PROPOSED UPDATES

REPLACING THE TERMS "COMPREHENSIVE SITE PLAN" & "SITE PLAN" WITH "DETAILED SITE PLAN" IN SEVERAL ARTICLES OF THE CZO.

DETAILED SITE PLANS FOR NEW CONSTRUCTION WILL EXPIRE IF:

- NO DEVELOPMENT PERMIT HAS BEEN OBTAINED WITHIN 2 YEARS AFTER THE APPROVAL DATE.
- THE DEVELOPMENT PERMIT HAS EXPIRED WITHOUT COMPLETION OF THE CONSTRUCTION.
- EXTENSION(S) (TOTALING 1 YEAR OR LESS) HAVE NOT BEEN AUTHORIZED BY THE CITY WITHIN THE 2 YEAR PERIOD.

A DETAILED SITE PLAN NOT REQUIRING NEW CONSTRUCTION WILL EXPIRE IF:

A CERTIFICATE OF OCCUPANCY HAS NOT BEEN ISSUED WITHIN 6 MONTHS OF APPROVAL.

ANY PREVIOUSLY ESTABLISHED EXPIRATION DATES WILL REMAIN IN EFFECT.

ON APRIL 22, 2024 THE PLANNING & ZONING COMMISSION UNANIMOUSLY RECOMMENDED <u>APPROVAL</u> WITH MODIFICATIONS:

THE PLANNING DIRECTOR MAY AUTHORIZE EXTENSIONS UP TO ONE YEAR FOR SITE PLANS NOT REQUIRING NEW CONSTRUCTION



QUESTIONS

CITY COUNCIL MEETING | MAY 21, 2024