



**AGENDA FOR MEETING OF THE
DEVELOPMENT REVIEW COMMITTEE**

5 Pages

September 22, 2011

**DEVELOPMENT CENTER - CONFERENCE ROOM - THE GRAND
206 W. Church Street, Grand Prairie, Texas - 9:30 a.m.**

I. NEW PLAT APPLICATIONS

None

II. PUBLIC HEARING APPLICATIONS

1. SU090903A – SPECIFIC USE PERMIT RENEWAL – 1917 YOUNG STREET (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for an automotive impound yard on 1.33 acres. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District and is generally located south of Main Street at 1917 Young Street. The subject property is located within the Central Business District-Three (CBD-3) Overlay District.

Owner: David Langston
Applicant: Rick Campbell
Case Manager: Martin Barkman

2. SU100702A – SPECIFIC USE PERMIT RENEWAL – 1924 YOUNG STREET (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for an automotive body shop facility on 0.3093 acres. This subject property is zoned Light Industrial-Limited Standards (LI-LS) District and is generally located south of Main Street at 1924 Young Street. The subject property is located within the Central Business District-Three (CBD-3) Overlay District.

Owner: Chokas Brothers Investment
Agent: Walter Nelson
Case Manager: Martin Barkman

3. Z111001/SU111001 – ZONING CHANGE/SPECIFIC USE PERMIT – 501-503 W.

CHURCH STREET (City Council District 5). Consideration of a request for the approval of a Zoning Change from Single Family-Four (SF-4) District to General Retail-One (GR-1) District, and the approval of a Specific Use Permit for a multipurpose/special event center on 0.364 acres. The subject property is generally located north of W. Main Street and west of N.W. 4th Street. The subject property is located within Central Business District-Two (CBD-2) Overlay District.

Owner/Applicant: Jerry Blackburn
Case Manager: Mary Elliott, AICP

4. Z111002/CP111001 – ZONING CHANGE/CONCEPT PLAN – WILLIAM REED SURVEY, A-1193 & FREDERICK DOHME SURVEY, A-395 (City Council District 4). Consideration of a request for approval of a Zoning Change for 54.85 acres from Planned Development District-294 (PD-294) for Multi Family-Three (MF-3) and General Retail (GR) uses to a Planned Development District for Commercial (C) uses; and for the approval of a Concept Plan for future retail development. The subject property is located at the northwest corner of the intersection of Forum/Crossland Boulevard and State Highway 161. The subject property is located within the SH-161 and IH-20 Overlay Districts.

Owner: Jin-Ding Sheo (Slink Enterprises)
Applicant: Awad Eskander (Paradigm Consulting)

5. TA111001 – TEXT AMENDMENT – ARTICLE 2, "AUTHORITY," OF THE UNIFIED DEVELOPMENT CODE. A request for approval of a Text Amendment to Article 2, "Authority" of the Unified Development Code. The purpose of this amendment is to enable the Planning and Zoning Commission (P&Z) to serve as the Citizen Advisory Committee for Photographic Traffic Signal Enforcement.

Owner: City of Grand Prairie, Texas
Applicant/Agent: Kevin Lasher, AICP
Case Manager: Kevin Lasher, AICP

6. TA111002 – TEXT AMENDMENT – APPENDICES A, B, C & V OF THE UNIFIED DEVELOPMENT CODE. A request for approval of a Text Amendment to Appendix A, "Listing of Specific Use Permits," Appendix B, "Listing of Approved Planned Developments," and Appendix C, "Fence Detail," of the Unified Development Code. The purpose of this amendment is to update the listing of Specific Use Permits and Planned Development Districts, and move Appendix C to Appendix V in order to add a new Appendix that tracks a list of approved mixed use developments.

Owner: City of Grand Prairie, Texas
Applicant: Kevin Lasher, AICP
Agent: Ryan Miller
Case Manager: Kevin Lasher, AICP and Ryan Miller

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

None

IV. PRE-DEVELOPMENT REVIEW:

7. Public Inquiries to the Development Review Committee.

V. STATUS REVIEW OF PENDING APPLICATIONS.

- a. RP100602 – Replat – Lot 8, Block A, R.P. Motely’s Addition (City Council District 3). A request for the approval of a Replat of 0.2002 acres subdividing one residential lot into two residential lots. The site is currently zoned Two Family (2F) District and is generally located south of W. Jefferson Street and west of S. Center Street.

Owner: H. Williams
Agent: Walter Nelsen
Case Manager: Ryan Miller

- b. SU090901A – Specific Use Permit – 925 W. Jefferson Street (City Council District 2). Consideration of a request for the approval to renew a Specific Use Permit an automotive repair facility. The site is currently zoned Commercial (C) District and is generally located south of Jefferson Street and west of Carrier Parkway. The subject property is in Central Business District-Two (CBD-2) and the SH-161 Overlay District.

Owner/Applicant: Landmark Place Shopping Center
Case Manager: Martin Barkman

- c. P110702 – Final Plat – Lot 1, Block A, DB Real Estate Assests I, LLC (City Council District 6). Consideration of a request for the approval of a Final Plat of 0.65 acres creating one non-residential lot. The subject property is zoned Planned Development District 44 (PD-44) and is located on the east side of S. Great Southwest Parkway south of W. Bardin Road. The subject property is located within the IH-20 Overlay District.

Owner: Tom Loscheider
Applicant: Landplan Engineering, P.A./John Damarth III
Case Manager: Mary Elliott, AICP

[To be administratively approved]

- d. SU110702/S110701 – Specific Use Permit/Site Plan – Dunkin' Donuts (City Council District

6). Consideration of a request for the approval of a Specific Use Permit and Site Plan for a restaurant with a drive-through window on 0.65 acres. The subject property is zoned Planned Development District 44 (PD-44) and is located on the east side of S. Great Southwest Parkway south of W. Bardin Road. The subject property is located within the IH-20 Overlay District.

Owner: Tom Loscheider

Applicant/Agent: Landplan Engineering, P.A./John Damarth III

Case Manager: Mary Elliott, AICP

- e P110601 – Final Plat – Lot 1, Block 1, Swatsell Addition (City Council District 6). Consideration of the approval of a Final Plat of 1.440 acres containing one residential lot. The subject property is zoned Agriculture (A) District and is generally located south of W. Camp Wisdom Road and west of Robinson Road.

Owner/Applicant: Brent Swatsell

Agent: E. D. Hill

Case Manager: Mary Elliott

- f. **SU110902/S110901 – Specific Use Permit/Site Plan – 2901 Sandy Lane (City Council District 1). Consideration of a request for the approval of a Specific Use Permit and Site Plan for a commercial horse stable on 6.997 acres. The subject property is zoned Planned Development District 39 (PD-39) and is generally located west of Belt Line Road and south of W. Oakdale Road. The subject property is located within the S.H. 161 Overlay District.**

Owner: West Financial Corp.

Applicant: Joseph DeGideo

Case Manager: Ryan Miller

- g. **SU110704 – Specific Use Permit – 2735 W. Hunter Ferrell Road (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for truck parking on 2.23 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located on the south side of W. Hunter Ferrell Road west of MacArthur Boulevard.**

Owner: Jose Fernandez

Applicant: Keeton Surveying Company

Case Manager: Martin Barkman

- V. **DEVELOPMENT REVIEW OF ENGINEERING PLANS FOR VARIOUS PROJECTS – PUBLIC WORKS**

- VI. **ADJOURNMENT:**

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Development Review Committee agenda was prepared on this the _____ day _____, 2011.

POSTED BY: _____

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