



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

4 Pages

February 23, 2012

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

I. NEW PLAT APPLICATIONS

1. P120301 – FINAL PLAT – BLOCK 2, LOT 1, GRAND LAKES BUSINESS PARK, PHASE 3 (City Council District 5). Consideration of a request for a Final Plat of 15.41 acres creating one non-residential lot. The site is currently zoned Light Industrial (LI) District and is located at the southwest corner of the intersection of Grand Lakes Boulevard and the IH-30 Eastbound Frontage Road. The subject property is located within the Interstate Highway 30 (IH-30) Corridor Overlay District.

Owner: South IH 30, LTD
Applicant: DMO Property Holdings DAL, LLC
Agent: Barry A. Sherman
Case Manager: Mary Elliott, AICP

2. RP120301 – REPLAT – LOTS 9R & 10R, BLOCK 13, GREENWOOD ADDITION NO. 2 PHASE II (City Council District 2). Consideration of a request for a replat of 0.235 acres adjusting the property lines of two residential lots. The subject property is zoned Planned Development District 152 (PD-152) and is generally located west of S. Carrier Parkway and north of Mayfield Road. The subject property is located within the State Highway 161 (SH-161) Corridor Overlay District.

Owner: Victor Guerror
Applicant: Artur Sargsyan
Agent: Greg Graham
Case Manager: Ryan Miller

II. PUBLIC HEARING APPLICATIONS

3. S120302 – SITE PLAN – TRACT 2, GRAND LAKES BUSINESS PARK (City Council District 5). Consideration of a request for the approval of a Site Plan for a warehouse facility on 15.41 acres. The site is currently zoned Light Industrial (LI) District and is located at the southwest corner of the intersection of Grand Lakes Boulevard and the IH-30 Eastbound Frontage Road. The subject property is located within the Interstate Highway 30 (IH-30) Corridor Overlay District.

Owner: South IH 30, LTD
Applicant: DMO Property Holdings DAL, LLC
Agent: Barry A. Sherman
Case Manager: Mary Elliott, AICP

4. SU091001A – SPECIFIC USE PERMIT RENEWAL – 1519 E. MAIN STREET (City Council District 5). Consideration of a request for the renewal of Specific Use Permit No. 830 for automotive sales. The site is currently zoned Light Industrial (LI) District and is generally located south of Main Street between 15th Street and 16th Street. This property is located in the Central Business District Three (CBD-3) Overlay District.

Owner: Ricardo Flores
Agent: Steve Keeton
Case Manager: Martin Barkman

5. TA120301 – TEXT AMENDMENT – ARTICLE 12, "PLATTING," & ARTICLE 22, "FEE SCHEDULE," OF THE UNIFIED DEVELOPMENT CODE. Consideration of a request for the approval of a Text Amendment to Article 12, "Platting," and Article 22, "Fee Schedule," of the Unified Development Code to provide a language pertaining to refunds of zoning related fees and building permits, regulate access easements between adjacent properties, and insert regulations that address the reconstruction of public infrastructure when unauthorized work or neglect by a third party causes damage.

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

6. TA120302 – TEXT AMENDMENT – ARTICLE 9, "SIGN STANDARDS," OF THE UNIFIED DEVELOPMENT CODE. Consideration of a request for the approval of a Text Amendment to Article 9, "Sign Standards," of the Unified Development Code to amend the sign code to include changes adopted in Appendix F, "Overlay District Standards," of the Unified Development Code and to be in conformance with Section 216 of the Texas Local Government Code.

Owner: City of Grand Prairie
Applicant: Kevin Lasher, AICP

Agent: Mary Elliott, AICP
Case Manager: Mary Elliott, AICP

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

7. S120301 – ADMINISTRATIVE SITE PLAN – LAKEVIEW BOAT & RV STORAGE (City Council District 6). Consideration of a request for an Administrative Site Plan for a boat and recreational vehicle storage facility on 5.655 acres. The subject property is zoned Planned Development District 308 (PD-308) for General Retail (GR) uses with a special provision for mini warehouse and recreational vehicle storage. The subject property is generally located south of Ragland Road and west of Day Miar Road, and is located within the SH-360 Corridor Overlay District.

Owner/Applicant: Craig Davis
Agent: E. D. Hill
Case Manager: Martin Barkman

IV. PRE-DEVELOPMENT REVIEW:

9. 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. Z120101 – Zoning Change – Lots 1R & 2R, Block C, J.A. Moore's First Addition (City Council District 5). Consideration of a request for the approval of a zoning change on 0.895 acres from a Multi Family (MF) District to a Single Family-Four (SF-4) District. The subject property is currently zoned Multi Family (MF) District, and is located at the northeast corner of the intersection of North Street and NE 4th Street.

Owner/Applicant: Cameron Grey

Case Manager: Ryan Miller

- f. SU120201 – SPECIFIC USE PERMIT – 2735 HUNTER FERRELL ROAD (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for truck parking on 2.223 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: Chris Castillo

Case Manager: Martin Barkman

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

VI. ADJOURNMENT:

DRC Agenda, February 23, 2012

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 _____, 2012.

POSTED BY: _____

The Development Center is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8035 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.