



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

5 Pages

March 22, 2012

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

I. NEW PLAT APPLICATIONS

1. RP120401 – REPLAT – LOT 1, BLOCK A, M&FC ADDITION (City Council District 4). Consideration of a request for a replat of 34.19 acres combining two non-residential lots into one non-residential lot. The site is zoned Light Industrial (LI) District and is located on the south side of W. Marshall Drive west of State Highway 161 (SH-161). The subject property is located within the State Highway 161 (SH-161) Corridor Overlay District.

Owner: Champion Partners
Applicant: Lockheed Martin
Agent: Pacheco Koch
Case Manager: Ryan Miller

2. RP120402 – REPLAT – LOT 1, BLOCK 1, PARK ADDITION (City Council District 3). Consideration of a request for a replat of 0.823 acres combining two non-residential lots into one non-residential lot. The site is zoned Planned Development District No. 333 (PD-333) for General Retail-One (GR-1) District uses and is located at the southeast corner of the intersection of W. Polo Road and Robinson Road.

Owner/Applicant: Ed Park
Agent: M.S. Steve Keeton
Case Manager: Mary Elliott, AICP

II. PUBLIC HEARING APPLICATIONS

3. S120401 – SITE PLAN – LOT 2, BLOCK 1, PIONEER PARK\SH 161 ADDITION (City Council District 4). Consideration of a request for the approval of a Site Plan on 50.354 acres for an industrial complex. The subject property is zoned Light Industrial (LI) District and is located at the southwest corner of the intersection of W. Pioneer Parkway and State Highway 161 (SH-161). The subject property is located within the State Highway 161 (SH-161) Corridor Overlay District.

Owner: Calwest Texas Properties, LP a Delaware LTD Partnership

Applicant: Weeks Robinson
Agent: Alliance Architects
Case Manager: Ryan Miller

4. S120402 – SITE PLAN – 3709 ROBINSON ROAD (City Council District 3). Consideration of a request for the approval of a Site Plan on 0.718 acres for a dentist office. The site is zoned Planned Development District 333 (PD-333) for General Retail-One (GR-1) District uses and is located at the southeast corner of the intersection of W. Polo Road and Robinson Road.

Owner: Edwin Park
Applicant: Bannister Engineering
Case Manager: Mary Elliott, AICP

5. SU110503A – SPECIFIC USE PERMIT RENEWAL – 1210 AVENUE J EAST (City Council District 1). Consideration of a request for the renewal of Specific Use Permit No. 872 for a reclamation and shipping company on 4.586 acres. The subject property is zoned Light Industrial (LI) District and is located east of N. Great Southwest Parkway on the south side of Avenue J East.

Owner: CunYun Ye
Applicant: Tina Lin
Case Manager: Ryan Miller

6. SU120401 – SPECIFIC USE PERMIT – 513 W. JEFFERSON STREET (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for a multi purpose/special event center in an existing retail complex. The site is currently zoned Central Area (CA) District and is generally located south of W. Jefferson Street and west of S.W. 5th Street. The subject property is located within the Central Business District-Two (CBD-2) Corridor Overlay District.

Owner: Ernesti Properties
Applicant: Serio Rosas
Agent: A. R. Rocha
Case Manager: Mary Elliott, AICP

7. SU120402 – SPECIFIC USE PERMIT – 3018 E. MAIN STREET (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a used automotive sales, automotive repair, auto body and paint facility on 1.3 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

Owner/Applicant: Diamond Verami
Agent: E. D. Hill

Case Manager: Martin Barkman

8. SU120403 – SPECIFIC USE PERMIT – 2617 W. JEFFERSON STREET (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for a daycare facility on 0.484 acres. The site is currently zoned Commercial-Office (CO) District and is located west of S. Great Southwest Parkway on the south side of W. Jefferson Street. The subject property is located within the Central Business District-One (CBD-1) Corridor Overlay District.

Owner: Sofyan Talm
Applicant: Benedicta M. Alvarez
Agent: E. D. Hill
Case Manager: Mary Elliott, AICP

[Case Tabled]

9. SU120404 – SPECIFIC USE PERMIT – 2502 CENTRAL AVENUE (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an auto body and paint facility on 0.522 acres. The site is currently zoned Commercial (C) District and is generally located northeast corner of the intersection of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

Owner/Applicant: Vincent Duan
Agent: Steve Keeton
Case Manager: Martin Barkman

10. Z120401 – ZONING CHANGE – 1202 W. TARRANT ROAD (City Council District 5). Consideration of a request for the approval of a zoning change on 0.37 acres from a Single Family-Two (SF-2) District to a Planned Development District for Single Family-Two (SF-2) District uses with special provisions to allow a real estate office. The subject property is zoned Single Family-Two (SF-2) District and is located at the northwest corner of the intersection of W. Tarrant Road and N. Carrier Parkway. The subject property is located within the Interstate Highway 30 (IH-30) Corridor Overlay District.

Owner: Lena Bancroft
Applicant: Howard Bancroft
Agent: Walter Nelson
Case Manager: Ryan Miller

[Case Withdrawn]

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

None

IV. PRE-DEVELOPMENT REVIEW:

11. 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:

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.