

# AGENDA FOR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

4 Pages May 23, 2013

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

#### I. NEW PLAT APPLICATIONS

1. P130601 - Preliminary Plat - 2902 S. Belt Line Road- Warrior Trail Business Park (City Council District 3). Consideration of a request for the approval of a Preliminary Plat of 7.70 acres. The subject property is zoned General Retail (GR) District and is located north of Warrior Trail and east of S. Belt Line Road.

Agent: Randall Wylie, RLW Properties, Inc.

Applicant: John Bezner Owner: Larry Lange

Case Manager: Farjee Ahmed

# II. PUBLIC HEARING APPLICATIONS

2. SU130601/S130601 - Specific Use Permit/Site Plan - 3020 Camp Wisdom Road- Bank of America Lake Prairie (City Council District 6). Consideration of a request for a Specific Use Permit and Site Plan approval for a bank with drive-through on 1.377 acres. The subject property is zoned Planned Development 114A (PD-114A) District and is located north of W. Camp Wisdom Road and east of S. Highway 360. The property is located within the State Highway-360 (SH-360) Overlay District.

Applicant/Agent: Kelly Gomez, KRG Civil Engineers Inc.

Owner: John Sell

Case Manager: Martin Barkman

3. SU130602/S130602 - Specific Use Permit/Site Plan - 950 W. Pioneer Parkway- Speed Clean Car Wash (City Council District 2). Consideration of a request for a Specific Use Permit and Site Plan approval for a new car wash operation on 1.51 acres. This site is currently zoned General Retail (GR) District and is generally located north of Pioneer Parkway and west of S Carrier Parkway. The property is located within the State Highway-161 (SH-161) Overlay District.

Owner/Applicant: Peter Adossi, Speed Clean Car Wash GP LLC

Case Manager: Martin Barkman

4. SU130603 - Specific Use Permit - 1350 W. Bardin Road- The Woods United Methodist Church (City Council District 6). Consideration of a request for a Specific Use Permit for a church with childcare center on 4.174 acres. The subject property is currently zoned Agriculture (A) District and is generally located north of W. Bardin Road and east of Matthew Road.

Agent: Jill Jackson, The Woods United Methodist Applicant: Jane A Lamb, The Woods United Methodist

Case Manager: Martin Barkman

5. Z130601 - Zoning Change - 1714 Ranch Road (City Council District 6). Consider a request for approval of a Zoning Change from Agriculture (A) District to Single Family-Five (SF-5) District for the construction of a Single Family Detached residence. The subject property is currently zoned Agriculture (A) District, and is located south of Camp Wisdom Road and east of Matthew Road.

Owner/Applicant: Eddie Parra Case Manager: Jim Hinderaker

# III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

None

#### IV. PRE-DEVELOPMENT REVIEW:

6. Public Inquiries to the Development Review Committee.

## V. STATUS REVIEW OF PENDING APPLICATIONS.

a. SU121201/S121201 – Specific Use Permit/Site Plan – Sunbelt Self-Storage (City Council District 6). Consideration of a request for the approval of Specific Use Permit and Site Plan for a mini storage facility with outside storage on 4.63 acres. The subject property is zoned Commercial-One (C-1) District is located within the State Highway-360 (SH-360) Overlay District. The property is located on the northwest corner of New York Avenue and

Mirabella Boulevard.

Owner/Applicant: Sunbelt Land Development 360, LTD

Agent: Walter Nelson

Case Manager: Jim Hinderaker

b. S130103 – Site Plan – Seventh-Day Adventist Church (City Council District 6). Consideration of a request for the approval of a Site Plan for a religious facility located on 6.237 acres. The subject property is zoned Single Family-One (SF-1) District and is generally located south of W. Interstate Highway-20 and east of Matthew Road. The property is located within the Lakeridge Parkway Overlay District.

Owner: TX Conf. Association of SDA, Roger Mekelberg Applicant: Hickman Consulting Engineers, Mark Hickman

Case Manager: Jim Hinderaker

c. S130503/Z130501 - Site Plan/Zoning Change - Greenhouse (City Council District 1). Consideration of a request for the approval of a Zoning Change to amend the Planned Development to allow for a drug and alcohol treatment facility and a Site Plan for a drug and alcohol treatment facility on 5.615 acres. The subject property is zoned Planned Development 329 (PD-329) District and is located south of Avenue J East and west of 107th Street. The property is located within the Highway 360 Overlay District.

**Agent: John Wheeler** 

Owner/Applicant: Michael Carawright, Green House Real Estate

Case Manager: Jim Hinderaker

d. SU130202/S130201 - Specific Use Permit/Site Plan - U-Haul Moving and Storage (City Council District 4). Consideration of a request for the approval of an amendment to an existing Specific User Permit/Site Plan for an expansion to a U-Haul Moving and Storage facility located on 9.10 acres. The subject property is zoned Planned Development 37A (PD-37A) District and is generally located east of S. Highway 360 and north of W. Interstate 20, being situated on the south side of Sara Jane Parkway. The property is located within the State Highway 360 (SH-360) Overlay District and the Interstate Highway 20 (IH-20) Overlay District.

Agent: Samantha Keating, AMERCO Real Estate Owner: Carlos Vizcarra, AREC RW MS, LLC

Case Manager: Martin Barkman

e. SU130501/S130502 - Specific Use Permit/Site Plan - Texas Holding Management LLC (City Council District 2). Consideration of a request for a Specific Use Permit for Skilled Nursing Facility on 14.727 acres. The subject property is zoned Commercial (C) District and is located on north of Arkansas Lane and west of Robinson Road. The property is located in the SH-161 Corridor Overlay District.

Agent: David Salinas

Owner: David Huang, Centex Investments

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 17<sup>th</sup> of May, 2013.

POSTED BY:	

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