



## AGENDA FOR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

5 Pages

September 26, 2013

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

#### I. NEW PLAT APPLICATIONS:

1. P131001 - Final Plat - Lots 1 and 2, Block A, Grand Prairie Memory Care (City Council District 6). Consider a request for the approval of a Final Plat creating two lots on 8.055 acres. The subject property is zoned Planned Development 249 (PD-249) District, situated on the southwest corner of N. Grand Peninsula Drive and Lake Ridge Parkway, and located within the Lake Ridge Parkway Overlay District.

Owners: Frank Murphy and Christopher Jackson, Wynne Jackson Grand Peninsula, LP  
Agent: Seth Kelly, RLK Engineering  
Case Manager: James Hinderaker  
**[To be administratively approved]**

2. P131002 - Final Plat - Lot 1, Block 1, Mirabella Commercial Addition (City Council District 6). Consider a request for the approval of a Final Plat creating one commercial lot on 4.6304 acres. The subject property is located east of S. Highway 360 and situated on the northwest corner of Mirabella Boulevard and New York Avenue. The property is zoned Commercial One (C-1) District and is within the State Highway 360 (S.H. 360) Overlay District.

Owner: J. Campbell, Sunbelt Land Development 360, Ltd.  
Agent: Walter Nelson  
Case Manager: Martin Barkman

3. P131003 - Preliminary Plat - QT 946 Addition (City Council District 6). Consider a request to approve a Preliminary Plat to create a four-lot non-residential subdivision. The 5.59-acre property located at 1581 IH-20, 1591 IH-20, 4011 Lake Ridge Parkway, 4041 Dorothy Street, 4101 Dorothy Street (southeast corner of IH-20 and Lake Ridge Parkway), is zoned Single Family-One Residential (SF-1) and is within the IH-20 Overlay District.

Agent: Truitt Priddy, Quik Trip Corporation  
Case Manager: Denice Thomas

#### II. PUBLIC HEARING APPLICATIONS:

4. S131002 - Site Plan - 1402 W Shady Grove Road (City Council District 1). Consider a request for the approval of a Site Plan for a warehouse, manufacturing and office facility. The 8.55 acre property is zoned Light Industrial (LI) District, located west of N. Highway 161 on the north side of W. Shady Grove Road, within the State Highway 161 (S.H. 161) Overlay District.

Owner: David Block, Great Southwest Development, LP  
Agent: Jim Dewey, JDJR Engineers & Consultants  
Applicant: James Shindler II, Grand Prairie DQ, LLC  
Case Manager: Martin Barkman

5. S131003 - Site Plan - 240 Gilbert Circle (City Council District 1). Consider a request for the approval of a Site Plan for an industrial office/warehouse facility. The subject property is zoned Planned Development 149 (PD-149) District and located east of N. Highway 161 and south of W. Rock Island Road.

Owner: Larry Causey  
Agent: Walter Nelson  
Case Manager: Martin Barkman

6. S131004 - Site Plan - Mira Lagos East: The Enclave at Mira Lagos (City Council District 6). Consider a request to approve a Site Plan for a multi-family residential development. The 19.44-acre property is generally located at the southeast corner of S. Grand Peninsula and Balboa, is currently zoned Planned Development 298A (PD-298A) District and is within the Lake Ridge Overlay District.

Owner: Walter Damon, Mira Lagos East Partners Ltd.  
Agent: Daniel Dewey, JBI Partners, Inc.  
Case Manager: Denice Thomas

7. SU120803A - Specific Use Permit - 1172 107th Street (City Council District 1). Consider a request to renew a Specific Use Permit for an auto body and paint shop in an auto collision repair and customization facility located on 1.314 acres. The subject property is zoned Light Industrial (LI) District and is generally located east of North State Highway 360 and south of Avenue J East.

Owner: BJCJ Industrial Properties, Ltd.  
Applicant: Tuan Ngo  
Case Manager: Martin Barkman

8. SU131001/S131001 - Specific Use Permit/Site Plan - Dairy Queen- 2640 W. Interstate 20 (City Council District 4). Consider a request for the approval of a Specific Use Permit and a

Site Plan for a restaurant with a drive through. The 1.29 acre property is zoned Planned Development 32 (PD-32) District, located west of S. Great Southwest Parkway on the north side of W. Interstate 20, within the IH-20 Overlay District

Owner: David Block, Great Southwest Developers, L.P.  
Applicant: James Shindler II, Grand Prairie DQ, LLC  
Agent: Jim Dewey, Jr., J W R Engineers & Consultants, Inc.  
Case Manager: Martin Barkman

9. SU131002/S131005 - Specific Use Permit/Site Plan - Quick Trip IH-20 and Lake Ridge Parkway (City Council District 6). Consider a request to approve a Specific Use Permit and Site Plan to allow construction and operation of a gas station and convenient store. The 2.18-acre property located at 1581 IH-20, 1591 IH-20, 4011 Lake Ridge Parkway, is zoned Single Family-One Residential (SF-1) and is within the IH-20 Overlay District.

Agent: Xavier Chapa  
Case Manager: Denice Thomas

10. Z131001 - Zoning Change - Planned Development District with Multi Family (The Villas of Grand Prairie) (City Council District 4). Consider a request for a zoning change from Multi Family-One (MF-1) district to Planned Development District for multi-family uses. The 12.28-acre property is located at 2255 Arkansas Lane, is zoned Multi Family-One (MF-1) and is within the S.H. 161 Overlay District.

Owner: Dean Eldridge, Park Village, LP  
Agent: Thomas Juhn, JBI Partners, Inc.  
Applicant: Kim McCaslin Schlieker  
Case Manager: Denice Thomas

11. Z131002 - Zoning Change - Planned Development District with Commercial uses (Quick Trip) (City Council District 6). Consider a request to rezone property from Single Family One Residential District (SF-1) to Planned Development District for commercial uses. The 5.59-acre property located at 1581 IH-20, 1591 IH-20, 4011 Lake Ridge Parkway, 4041 Dorothy Street, 4101 Dorothy Street (southeast corner of IH-20 and Lake Ridge Parkway, is zoned Single Family-One Residential (SF-1) and is within the IH-20 Overlay District.

Agent: Truitt Priddy, Quik Trip Corporation  
Case Manager: Denice Thomas

### **III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:**

**None**

**IV. PRE-DEVELOPMENT REVIEW:**

12. Public Inquiries to the Development Review Committee.

**V. STATUS REVIEW OF PENDING APPLICATIONS:**

- a. 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

- b. 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

- c. **SU130702/S130702 - Specific Use Permit/Site Plan – Wells Enterprise (City Council District 5). Consider a request for a Specific Use Permit and Site Plan for outside storage on 2.98 acres at 202, 305 and 307 N.E. 19th Street. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District. The property is located in Central Business District No. 3 Overlay District.**

**Owner: Larry Wells.**  
**Agent: Michael Stanley**  
**Applicant: Edwin Cifuentes**  
**Case Manager: Martin Barkman**

- d. **RP130901 - Replat - Bosnian Islamic Cultural Center Addition (City Council District 5). Consider a request to approve a Replat to create a two-lot non-residential subdivision. The 1.11-acre property, split-zoned Single Family-Two (SF-2) Residential**

**District and Two Family (2F) Residential District, is located at 401 NE 5th Street.**

**Applicant: Mark Peeples  
Case Manager: Denice Thomas**

- e. **P130902 - Final Plat - Lakeview West Section 2 Addition, Phase I (City Council District 6). Consider a request to approve a final plat to create a 93-lot single-family subdivision; Lakeview West Section 2 Addition, Phase I. The 27.95-acre property, zoned Planned Development No. 336 (PD-336) District, is generally located west and north of Seeton Road.**

**Agent: Daniel Dewey, JBI Partners, Inc.  
Applicant: Zachary C. Motley, D.R. Horton Homes  
Owner: Don Allen, D.R. Horton Homes  
Case Manager: Denice Thomas**

- f. **SU844SW21A - Specific Use Permit/Site Plan - Traders Village (City Council District 4). Consider a request to approve an amendment to SUP-375 for Traders Village, an entertainment and amusement park facility, to allow for the inclusion of a new 128-foot Drop Tower (an amusement ride) and for future rides no greater than 150 feet in height. The 4.13 acre property, located at 2602 Mayfield Road, is zoned Light Industrial (LI).**

**Agent: James Nader, Nader Design Group  
Applicant: Tim Anderson, Traders Village, Ltd.  
Owner: Margaret Pace Sykes, Kimbell, Inc.  
Case Manager: Jim Hinderaker**

**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 20<sup>th</sup> of September, 2013.

POSTED BY: \_\_\_\_\_

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