



## AGENDA FOR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

4 Pages

December 12, 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. P140101 - Final Plat - Mira Lagos No. D-2 (City Council District 6). Consider a request to approve a Final Plat to create a residential subdivision with 88 single family residential lots and one HOA lot. The 27.02-acre property, generally located south of England Parkway and east of S. Grand Peninsula Drive, is zoned Planned Development 271A (PD-271A) District and Planned Development 271B (PD-271B) District and is within the Lake Ridge Overlay District.

Agent: Daniel Dewey, JBI Partners, Inc.  
Owner: Keith Hardesty, First Texas Homes  
Case Manager: Denice Thomas  
**[To be administratively approved]**

2. P140102 - Final Plat - Lot 1, Block 2, Causey Addition (City Council District 1). Consider a request for the approval of a Final Plat creating one (1) lot on .935 acres. The subject property is zoned Planned Development 149 (PD-149) District and located south of W. Rock Island Road and west of Gilbert Road.

Agent: Walter Nelson  
Owner: Larry Causey  
Case Manager: Martin Barkman  
**[To be administratively approved]**

3. RP140101 - Replat - Iglesia Evangelica Addition (City Council District 5). Consider a request to approve a Replat to create a one-lot non-residential subdivision. The 1.10-acre property, located at 421, 501, and 505 N.E. 31st Street, is zoned Single Family Four (SF-4) District.

Applicant: Steve Keeton, Keeton Surveying  
Owner: Jesus Martinez, Iglesia Evangelica  
Case Manager: Denice Thomas

**II. PUBLIC HEARING APPLICATIONS:**

4. SU121101A - Specific Use Permit Renewal - 135 SE 16th Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for an automotive repair facility on .559 acres. The subject property is zoned Light Industrial (LI) District and is located within Central Business District Three (CBD-3). The property is generally located south of E. Main Street and east of SE 14th Street.

Agent: E.D. Hill  
Owner: Juan Barbosa  
Case Manager: Martin Barkman

5. SU140101 - Specific Use Permit - Acker Transportation (City Council District 1). Consider a request for the approval of a Specific Use Permit for Truck Equipment Sales and Service with Outside Storage on 2.696 acres. The subject property is zoned Light Industrial (LI) District and located west of N. Belt Line Road on the north side of E. Oakdale Road.

Agent: Michael Stanley, EmJay Consultant Group  
Applicant: Randy Acker, Acker Enterprises, LLC  
Owner: Stephen Acker, Acker Investments  
Case Manager: James Hinderaker

6. SU140102 - Specific Use Permit - 2535 Hunter Ferrell Road (City Council District 1). Consider a request for the approval of a Specific Use Permit for Automotive and Associated Uses; including, Auto Repair, Auto Body Repair, Trucking, and Outside Storage on 1.962 acres. The subject property is zoned Light Industrial (LI) District and is located west of Macarthur Boulevard on the south side of W. Hunter Ferrell.

Owner/Applicant: Angelo Chokas  
Case Manager: James Hinderaker

7. SU140103/S140101 - Specific Use Permit/Site Plan - 2401 W Jefferson Street (City Council District 1). Consider a request for approval of a Specific Use Permit to operate a fast food restaurant with drive-thru food service and drive through liquor sales. The 0.96-acre property, located at 2401 West Jefferson Street, is zoned Planned Development 287 (PD-287) District and is within the Central Business District One (CBD-1) Overlay District.

Owner/Applicant: Arturo Torres  
Case Manager: Denice Thomas  
**[Case Tabled]**

8. SU140104/S140102 - Specific Use Permit/Site Plan - Gotta Go Trailways (City Council District 1). Consider a request for the approval of a Specific Use Permit for a bus barn

located on 5.88 acres. The subject property is zoned Planned Development 217 (PD-217) District, located east of N. Belt Line Road on the north side of E. Palace Parkway and within the Belt Line Overlay District.

Applicant: Tanner West  
Agent: Tom Rutledge  
Case Manager: Martin Barkman

**III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:**

None

**IV. PRE-DEVELOPMENT REVIEW:**

9. 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. P131101 - Minor Subdivision Plat - Lot 1, Block 1, Panjwani Addition (City Council District 1). Consider a request for the approval of a Final Plat creating a one lot subdivision on .404

acres. The property is zoned General Retail (GR) District, located on the southwest corner of W. Jefferson Street and S.W. 23rd Street and within Central Business District One (CBD-1).

Agent: Amirali Panjwani  
Applicant: Steve Keeton  
Owner: Dina Hassan  
Case Manager: Martin Barkman

- d. SU131101 - Specific Use Permit - Laundromat at 2301 W. Jefferson Street (City Council District 1). Consider a request for the approval of a Specific Use Permit for a Laundromat in an existing facility located on .404 acres. The property is zoned General Retail (GR) District, located on the southwest corner of W. Jefferson Street and S.W. 23rd Street and within Central Business District One (CBD-1).

Agent: Dina Hassan  
Applicant: Amirali Panjwani  
Owner: Shukri Hassan  
Case Manager: Martin Barkman

- e. SU080802B - Specific Use Permit Renewal - 425 SE Dallas Street (City Council District 5). Consider a request to renew a Specific Use Permit for chemical etching operations as an associated use in a manufacturing facility located on 1.35 acres. The site is zoned Planned Development 337 (PD-337) District and is generally located west of S.E. 5th Street and south of S.E. Dallas Street.

Owner/Applicant: Harris Manufacturing  
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 December 6, 2013.

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

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