



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

9 Pages

January 23, 2014

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

I. NEW PLAT APPLICATIONS:

1. P140201 - Final Plat - Lot 1, Block 1, Miller Addition (City Council District 5). Consider a request for the approval of a Minor Plat creating a one (1) lot subdivision on 4.216 acres. The property is zoned Heavy Industrial (HI) District and within the Central Business District No. 4, is located north of East Jefferson Street and east of Woodland Drive.

Agent: Adel Zantout, JEA HydroTech Engineering, Inc.

Owner: Michael Miller

Case Manager: Martin Barkman

2. P140202 - Preliminary Plat - QT 953 Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot non-residential subdivision. The 7.24-acre property located at 1110 N. Belt Line Road, is zoned Planned Development 217 (PD-217) for Commercial uses and is within the Belt Line Corridor Overlay District.

Agent: Truitt Priddy, Quik Trip Corporation

Owner: Robert Cabel, 1111 Belt Line LLC

Case Manager: Denice Thomas

3. P140203 - Final Plat - Mira Lagos East Multi-Family Addition (City Council District 6). Consider a request to approve a final plat to create a two-lot residential subdivision. The 19.44-acre property, generally located south of S. Grand Peninsula Dr. and east of Balboa, is zoned Planned Development 298A (PD-298A) for Single Family Detached, Multi-family, and Townhouse Residential uses and is within the Lakeridge Overlay District.

Agent: Daniel Dewey, JBI Partners, Inc.

Owner: Dick LeBlanc, Mira Lagos East Partners

Case Manager: Denice Thomas

4. P140204 - Final Plat - Mira Lagos No. H Addition (City Council District 6). Consider a

request to approve a final plat to create a 186-lot residential subdivision. The 58.59-acre property, located at the southeast intersection of East Seeton Rd. and Seeton Rd., is zoned Planned Development 271C (PD-271C) for Single Family Residential uses and is within the Lakeridge Overlay District.

Agent: Daniel Dewey, JBI Partners, Inc.

Owner: Ben Luedtke, Peninsula Investment Limited Partnership

Case Manager: Denice Thomas

5. P140205 - Minor Subdivision Plat - David Nicklas Addition (City Council District 2). Consider a request for approval of a Minor Plat creating a two-lot subdivision on 2.98 acres. The property is zoned PD-12 and within the State Highway 161 Overlay District, is located north of Desco Lane and east of South Carrier Parkway.

Applicant: Chase Debaun, AeroFirma Corp.

Owner: Rodney Debaun, Nicklas Foundation

Case Manager: Martin Barkman

6. P140206 - Preliminary Plat - First Baptist Church of Grand Prairie Addition (City Council District 2). Consider a request to approve a preliminary plat to create a one-lot non-residential subdivision. The 29.36-acre property, located at 3220 Mayfield Rd., is zoned Planned Development 91 (PD-91) for Multi-Family and General Retail uses and is within the Interstate Highway 20 (I-20) and State Highway 161 (HWY 161) Corridor Overlay Districts.

Applicant: Brandon O'Donald, Bannister Engineering

Owner: Bill Skaar, First Baptist Church

Case Manager: Denice Thomas

7. P140207 - Preliminary Plat - Wildlife Commerce Park (City Council District 1). Consider a request to approve a preliminary plat to create a 10-lot non-residential subdivision. The 628.11-acre property, generally located at the southwest corner of the Wildlife Pkwy./Belt Line Rd. intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Belt Line and State Highway 161 (Hwy 161) Corridor Overlay Districts.

Agent: Benjamin McGahey, Halff

Owner: Will Munding, Chi Wildlife Park, LP

Case Manager: Denice Thomas

8. P140208 - Final Plat - Wildlife Commerce Park (City Council District 1). Consider a request to approve a final plat to create a one-lot non-residential subdivision. The 17.52-acre property, generally located at the southwest corner of the Wildlife Pkwy./Belt Line Rd. intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Belt Line Corridor Overlay Districts.

Agent: Benjamin McGahey, Halff

Owner: Will Munding, Chi Wildlife Park, LP
Case Manager: Denice Thomas

9. RP140201 - Replat - Lot 9R and 10R, Tyre Estates Addition (City Council District 1). Consideration of a request for a replat of 0.982 acres, combining five residential lots into two residential lots. The site is generally located south of W. Main St and west of State Highway 161.

Agent: Oscar Galan, Classic Design
Applicant: Milton Davis
Owner: Viola Spencer
Case Manager: Doug Howard

10. RP140202 - Replat - Lots 4R-1, 4R-2 and 4R-3 of Lake Crest Addition Unit 2 (City Council District 3). Consideration of a request for a replat of 0.773 acres, subdividing one residential lot into three residential lots. The site is generally located north of E. Marshall Dr. and east of S. Belt Line Rd.

Agent: Carlos Velazquez
Owner: Carlos Nuila
Case Manager: Doug Howard
[To be administratively approved]

11. RP140203 - Replat - Laticrete Addition (City Council District 1). Consideration of a request for a replat of 8.976 acres, combining 2 light industrial lots into one light industrial lot. The site is generally located south of Fountain Pkwy and east of State Highway 360.

Applicant: Anthony Caruso, Laticrete International Inc.
Owner: James Bouldin, Laticrete International Inc.
Surveyor: Steve Keeton, Keeton Surveying,
Case Manager: Doug Howard

II. PUBLIC HEARING APPLICATIONS:

12. CPA140101 - Comprehensive Plan Amendment - Comprehensive Plan Annual Update. Consider a request for the approval of 2010 Comprehensive Plan amendments for the City of Grand Prairie. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place in the past year. The annual update also includes revisions to the Future Land Use Map. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan.

Owner/Applicant: The City of Grand Prairie Planning Department

13. S131001A - Site Plan Amendment - 2640 W Interstate 20 - Dairy Queen (City Council District 4). Consider a request for approval of a Site Plan Amendment to add a digital sign

to a previously approved Dairy Queen pole sign on 1.29 acres. The property, zoned PD -32 and within the I-20 Overlay District, is located north of Interstate Highway 20 and west of Great Southwest Parkway.

Agent: Jim Dewey, JDJR Engineers & Consultants, Inc.
Owner: James Shindler II, Grand Prairie DQ, LLC
Case Manager: Martin Barkman

14. S140202 - Site Plan - Seventh Day Adventist (City Council District 6). Consider a request for approval of a Site Plan for a religious facility located on 6.237 acres. The property, zoned SF-1 and within the Lake Ridge Parkway Overlay District, is located south of W. Interstate Highway 20 and east of Lake Ridge Parkway.

Agent: Mark Hickman, Hickman Consulting Engineers
Applicant: Danail Tchakarov
Owner: Roger Mekelberg, TX Conf. Association of SDA
Case Manager: James Hinderaker

15. S140204 - Site Plan - First Baptist Church of Grand Prairie (3220 Robinson Road) (City Council District 2). Consider a request to approve a site plan to allow construction and operation of a religious institution. The 29.36-acre property, located at 3220 Mayfield Rd., is zoned Planned Development 91 (PD-91) for Multi-Family and General Retail uses and is within the Interstate Highway 20 (I-20) and State Highway 161 (HWY 161) Corridor Overlay Districts.

Applicant: Brandon O'Donald, Bannister Engineering
Owner: Bill Skaar, First Baptist Church
Case Manager: Denice Thomas

16. SU140201/S140201 - Specific Use Permit/Site Plan - 4412 E Jefferson St (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan for an Auto Salvage facility on 4.215 acres. The property, zoned Heavy Industrial (HI) and within the Central Business District No. 4, is located north of East Jefferson Street and east of Woodland Drive.

Agent: Adel Zantout, JEA HydroTech Engineering, Inc.
Owner: Michael Miller
Case Manager: Martin Barkman
[Case Tabled]

17. SU140202/S140205 - Specific Use Permit/Site Plan - The Olive Branch Express (City Council District 6). Consider a request for approval of a Specific Use Permit and Site Plan

to add a drive-through to the Olive Branch Express Restaurant. The property, zoned PD-267 and within the State Highway 360 Overlay District, is located east of State Highway 360 and south of West Camp Wisdom Road.

Agent: Norman Patten

Applicant: Kathryn Avant

Owner: Douglas Schooly, Kimco Lake Prairie Town Crossing LP

Case Manager: Martin Barkman

18. SU140203/S140203 - Specific Use Permit/Site Plan - Stripe-A-Zone (City Council District 1). Consider a request for the approval of a Specific Use Permit and Site Plan for the expansion of an existing Contractor Shop with Heavy Equipment, Outside Storage, and a low production Concrete Batch Plant on 7.38 acres. The subject property, zoned Commercial Office (CO) and within Central Business District No. 1, is located south of Jefferson Avenue and west of Cox Drive.

Owner: David Sargent, Strip-A-Zone

Case Manager: James Hinderaker

19. SU140204/S140207 - Specific Use Permit/Site Plan - 1215 E Main St (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan for a auto repair business primarily engaged in minor auto repair, including: tire sales, tire repair, oil changing, and inspections on a 0.806 acres. The property, zoned Commercial (C) and within Central Business District No. 3, is located north of E. Pacific Avenue and west of N.E. 14th Street.

Owner: Jose Garcia

Case Manager: Martin Barkman

20. SU140205 - Specific Use Permit - 3402 S Gilbert Rd - Environmental Cleanup (City Council District 1). Consider a request for approval of a Specific Use Permit for an environmental cleanup company on 1.893 acres. The property, zoned Light Industrial (LI), is located east of S. Gilbert Road and north of E. Shady Grove Road.

Agent: Jeremmy McEntire, ES&H of Dallas, LLC

Applicant: Lawrence Boucvalt, ES&H of Dallas, LLC

Owner: Lawrence Boucvalt

Case Manager: Martin Barkman

21. SU140206/S140206 - Specific Use Permit/Site Plan - 900 Desco Ln - Golden Chick (City Council District 2). Consider a request for approval of a Specific Use Permit and Site Plan

for a drive-through restaurant on 0.899 acres. The property, zoned PD-12 and within the State Highway 161 Overlay District, is located north of Desco Lane and west of South Carrier Parkway.

Applicant: Chase Debaun, AeroFirma Corp.
Owner: Rodney Debaun, Nicklas Foundation
Case Manager: Martin Barkman

- 22. Z140201 - Zoning Change - Grand Prairie Apartments (City Council District 4). Consider a request for approval of a Zone Change from Planned Development 37 (PD-37) to Planned Development District for multi-family uses. The property, zoned PD-37 and within the S.H. 360 Overlay District, is located north of Outlet Parkway and east of State Highway 360.

Applicant: David West, Ventures Development Group
Owner: George Watson, Twenty Three Sixty, LTD
Case Manager: James Hinderaker

- 23. Z140202 - Zoning Change - 1001 Shady Grove Road (City Council District 1). Consider a request for approval of a Zone Change from Planned Development 221 (PD-221) to Planned Development for a truck stop. The property, zoned PD-221 and within the S.H. 161 Overlay District, is located north of Trinity Boulevard and east of State Highway 161.

Agent: Tim Attlee, BMG Commercial
Owner: Tom Stanton, Bernard & Audre Rapoport Foundation
Case Manager: James Hinderaker

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

None

IV. PRE-DEVELOPMENT REVIEW:

- 24. Public Inquiries to the Development Review Committee.

V. STATUS REVIEW OF PENDING APPLICATIONS:

- a. 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

- b. 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

- c. 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

- d. 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

- e. **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

- f. 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

- g. **RP131101 - Replat - Evangel Temple Assembly of God Addition (City Council District 2). Consider a request for the approval of a Replat combining two lots on 11.61 acres. The property is zoned General Retail (GR) District and Planned Development 56 (PD-56) District and located on the northwest corner of W. Pioneer Parkway and S.W. 3rd Street.**

**Applicant/Owner: Kwadwo Tufuor, Evangel Temple Assembly of God
Case Manager: Martin Barkman**

- h. 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 Road.

Owner/applicant: Angelo Chokas
Case Manager: Jim Hinderaker

- i. 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]

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 January 17, 2014.

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 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your need.