



AGENDA FOR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

7 Pages

May 22, 2014

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

I. NEW PLAT APPLICATIONS:

1. P140601 - Final Plat - Riverpoint Industrial Addition (City Council District 1). Consider a request for approval of a Final Plat, creating three (3) lots on 42.00 acres. The subject site is zoned Light Industrial (LI) District and is generally located south of W Trinity Boulevard at approximately 3000 Roy Orr Boulevard.

Agent: John Andricopoulos, Pacheco Koch
Owner: Lee Belland, Riverpoint Industrial Investors, LLC
Case Manager: Doug Howard

2. P140602 - Final Plat - Wildlife Commerce Park, Lot 2 (City Council District 1). Consider a request to approve a final plat to create a one-lot non-residential subdivision. The 17.22-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.

Agent: Cody Hodge, Half Associates
Owner: Will Munding, Chi Wildlife Park, LP
Case Manager: Denice Thomas

II. PUBLIC HEARING APPLICATIONS:

3. A-06-14 - Annexation - Hunter Ferrell (City Council District 1). Consider adoption of resolution outlining the timetable for annexation of a portion of Hunter Ferrell Road located between S. Belt Line Road and Macarthur Boulevard to establish the mutual municipal boundary line, along said section of roadway, between the City of Grand Prairie, Texas and the City of Irving, Texas.

Owner/Applicant: The City of Grand Prairie Planning Department
Case Manager: James Hinderaker

4. S140602 - Site Plan - Wildlife Commerce Park Building II (City Council District 1). Consider a request to approve a site plan to construct a 344,400-square-foot speculative warehouse building. The 17.22-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial.

Applicant: Lorelei Mewhirter, O'Brien & Associates

Case Manager: Denice Thomas

5. S140603 - Site Plan - Hills of Westchester Clubhouse (City Council District 3). Consider a request to approve a site plan to develop an amenity center with a 2,149-square-foot clubhouse. The 1.07-acre property, located at 5754 Appalossa Drive, is zoned Planned Development 136 (PD-136) for general retail, single family detached, and garden home uses.

Agent: Kim Weir, Vision Communities Management

Owner: Robert De Los Santos, Hills of Westchester HOA

Case Manager: Denice Thomas

6. SU140601 - Specific Use Permit - Re-Teck (City Council District 1). Consider a request for a Specific Use Permit to allow Indoor Salvage/Electronic Recycling. The subject property is officially addressed 909 Avenue T, also known as 905 Avenue T. The areas of operation will be located within suites 312B and 314.

Agent: Ed Mitchell, Re-Teck

Owner: Gregg Morris, LPC

Case Manager: Doug Howard

7. SU140602/S140601 - Specific Use Permit/Site Plan - 2302 E Pacific Ave (City Council District 5). Consider a request to approve a specific use permit and site plan to operate a tractor trailer sales business. The 11.07-acre property, located at 2302 E. Pacific Avenue, is zoned Light Industrial (LI) District and is within District No. 3 of the Central Business District Overlay Corridor.

Agent: Teo Kukic, Pacific Truck Salest

Owner: Nezira Gegic, Prime Central Realty

Case Manager: Denice Thomas

8. SU890201A - Specific Use Permit Amendment - 2765 N Great Southwest Pkwy (City Council District 1). Consider a request to amend the approved Specific Use Permit and Site Plan. The subject property is 897 acres, located at 2765 N Great Southwest Pkwy, and is zoned Light Industrial (LI) District with a Specific Use Permit (SUP-502) to allow vehicle maintenance, a fueling facility/storage, a wash bay, and outside storage.

Owner: Guy Holbert, Penske Truck Leason

Case Manager: Doug Howard

9. TA140601 - Text Amendment - Alcohol. Consider a request for the approval of Text Amendments to Article 4: "Permissible Uses", Article 5: "Specific Uses", Article 11: "Performance Standards" and Article 30, "Definitions," of the Unified Development Code to modify existing regulations related to ON-PREMISE alcohol sales and consumption in restaurants and multi-purpose special event centers.

Owner/Applicant: City of Grand Prairie Planning Dept.
Case Manager: James Hinderaker

10. TA140602 - Text Amendment - Specific Uses Compliance. Consider a request for the approval of a Text Amendment to modify Section 3 - "Compliance" of Article 5: "Specific Uses" of the Unified Development Code related to the enforcement of specific use permit conditions imposed by City Council.

Owner/Applicant: City of Grand Prairie Planning Dept.
Case Manager: James Hinderaker

11. TA140603 - Text Amendment - Electric Fence. Consider a request for the approval of a Text Amendment to modify Section 3 - "Fencing" of Article 8: "Landscape and Screening" of the Unified Development Code related to the permitting of electric fencing.

Owner/Applicant: City of Grand Prairie Planning Dept.
Case Manager: James Hinderaker

12. TA140604 - Text Amendment - Engineering Pro Rata. Consider a request for the approval of a Text Amendment to Article 22: "Fee Schedule" of the Unified Development Code related to pro rata charges and types of reimbursable costs, and repealing Section 26-81 of the Code of Ordinances.

Owner/Applicant: City of Grand Prairie Planning Dept.
Case Manager: James Hinderaker

13. SV140601 - Sign Variance - Landings of Carrier Parkway Signage (City Council District 2). Consider a request for an appeal to the sign standards to allow a monument sign with an electronic message center to deviate from the requirements of Article 9. The 1.59-acre property, located at 820 S. Carrier Parkway, is zoned Planned Development District No. 12 (PD-12) and is within the State Highway 161 Overlay Corridor district.

Owner: Rodney Debaun, Nicklas Foundation
Case Manager: Denice Thomas

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

NONE

IV. PRE-DEVELOPMENT REVIEW:

- 14. Public Inquiries to the Development Review Committee.

V. STATUS REVIEW OF PENDING APPLICATIONS:

- a. 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

- b. 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

- c. 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

- d. 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

- e. 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: Jim Hinderaker

- f. 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: Jim Hinderaker

- g. 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]

- h. 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 an 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: Jim Hinderaker

- i. SU140301/S140301 - Specific Use Permit/Site Plan - Lucky Texan Stores (City Council District 2). Consider a request for the approval of a specific use permit and site plan to construct and operate a convenience store with gasoline sales and Laundromat. The 4.54-acre property, located at 2930 S. Carrier Pkwy., is zoned Planned Development 243 (PD-243) District for General Retail (GR) and Single Family Residential (SF) uses and is within the State Highway 161 (SH 161) Corridor Overlay.

Owner/Applicant: Alex Daredia, Lucky Texan Stores
Case Manager: Denice Thomas

- j. RP140404 - Replat - Tiger Auto Addition (City Council District 5). Consider a request to replat three lots into one for the purpose of new development. The property is zoned Heavy Industry (HI). The property is generally located on the east side of Camden Drive south of E. Jefferson Street.

Owner/Applicant: Hassan Alizaza
Case Manager: Jim Hinderaker

- k. SU140403 - Specific Use Permit - Tiger Auto (City Council District 5). Consider a request for a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street.

Owner: Hassan Alizaza
Case Manager: Jim Hinderaker

- l. Z140401/CP140401 - Zoning Change/Concept Plan - Lakeside Lodge (City Council District 6). Consider a request to rezone property from Agriculture (A) district to Planned Development District for multi-family uses. The 17.64-acre property is generally located south of S.H. 360 and west of Mirabella Boulevard (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned Agricultural (A) District and is within the S.H. 360 Overlay District.

Applicant: Brian Rumsy, Cross Architects
Owner: Johnny Campbell, Sunbelt Land Development LTD
Case Manager: Denice Thomas

- m. **S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6). Consider a request to approve a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. The 12.44 acre property, located at 2629 S. Grand Peninsula Drive, is zoned Planned Development District 298-A (PD-298A) and is within the Lake Ridge Overlay District.**

Agent: Daniel Dewey, JBI Partners, Inc.
Applicant: Ben McCaslin, Mira Lagos East Partners Ltd.

Owner: Walter Damon, Mira Lagos East Partners Ltd.
Case Manager: Denice Thomas

- n. SU140504/S140507 - Specific Use Permit/Site Plan - TRWD (City Council District 6). Consider a request for approval of a Specific Use Permit and Site Plan to allow for the construction and operation of water pipeline interconnect and valve facility that will connect the existing Tarrant Regional Water District Richland-Chambers pipeling and Cedar Creek pipeline to the proposed 108-inch Integrated Pipeline (IPL) Project Section 12 pipeline. The property, zoned Planned Development 322 (PD-322), is located north of State Highway 287 and east of State Highway 360.

Owner: Kathy Berek, TRWD
Case Manager: James Hinderaker

- o. S140502 - Site Plan - Villas Grand Prairie - 2255 Arkansas Lane (City Council District 4). Consider a request to approve a site plan for a multi-family residential development. The 12.28-acre property, located at 2255 Arkansas Lane, is zoned Planned Development 341 (PD-341) District and is within the S.H. 161 Overlay District.**

Agent: Daniel Dewey, JBI Partners, Inc.
Owner: Kim McCaslin Schlieker, Multi Family Land, LLC
Case Manager: Denice Thomas

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 May 16, 2014.

POSTED BY: _____

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