AGENDA FOR MEETING OF THE

DEVELOPMENT REVIEW COMMITTEE

4 Pages November 10, 2011

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

I. NEW PLAT APPLICATIONS

1. P111101 – PRELIMINARY PLAT – CHARLEY & CORDELIA MARTIN ADDITION (City Council District 6). Consideration of request for the approval of a preliminary plat of 39.104 acres containing three non-residential lots. The subject property is zoned Planned Development District 44 (PD-44) and is located on the south side of Bardin Road east of S. Great Soutwest Parkway. The subject property is located within the IH-20 Corridor Overlay District.

   Owner: Crystal Paradise Dynasty, LLC
   Applicant: Neighborhood Credit
   Agent: Dr. Rankin, PLLC
   Case Manager: Mary Elliott, AICP

2. P111102 – PRELIMINARY PLAT – LOT 1, BLOCK 1, LAKE PARKS RETAIL (City Council District 6). Consideration of a request for the approval of a preliminary plat of 17.879 acres containing one non-residential lot. The subject property is zoned Planned Development District 267A (PD-267A) and is located at the southwest corner of the intersection of Lake Ridge Parkway and W. Camp Wisdom Road. The subject property is located within the Lake Ridge Parkway Corridor Overlay District.

   Owner: Lake Parks Retail, LTD
   Applicant: TDS
   Case Manager: Kevin Lasher, AICP

3. P111103 – FINAL PLAT – LOT 1, BLOCK 1, LAKE PARKS RETAIL (City Council District 6). Consideration of a request for the approval of a final plat of 17.879 acres containing one non-residential lot. The subject property is zoned Planned Development District 267A (PD-267A) and is located at the southwest corner of the intersection of Lake Ridge Parkway and W. Camp Wisdom Road. The subject property is located within the Lake Ridge Parkway Corridor Overlay District.

Owner: Lake Parks Retail, LTD
Applicant: TDS
Case Manager: Kevin Lasher, AICP

4. RP111101 – REPLAT – LOT 1R-1, CHRISTIAN ACRES II (City Council District 6). Consideration of a request for the approval of a replat of 139.371 acres containing one non-residential lot. The subject property is zoned Agriculture (A) District and is located on the east side of SH-360 north of Ragland Road. The subject property is located within the SH-360 Corridor Overlay District.

Owner: Crossroads Christian Church
Applicant: Graham Associates
Case Manager: Mary Elliott, AICP

II. PUBLIC HEARING APPLICATIONS

5. S111101 – SITE PLAN – CROSSROADS CHRISTIAN CHURCH (City Council District 6). Consideration of a request for the approval of a site plan for the expansion of an existing church campus on 139.371 acres. The subject property is zoned Agriculture (A) District and is located on the east side of SH-360 north of Ragland Road. The subject property is located within the SH-360 Corridor Overlay District.

Owner: Crossroads Christian Church
Applicant: Graham Associates
Case Manager: Mary Elliott, AICP

6. SU020401A – SPECIFIC USE PERMIT – 101 JOSEPHINE LANE (City Council District 1). Consideration of a staff initiated request for the revocation of a Specific Use Permit for outside storage of heavy equipment. The site is currently zoned Light Industrial (LI) District and is generally located south of Rock Island Road and east of Gilbert Road.

Owner/Applicant: Kevin Ball
Case Manager: Martin Barkman

7. SU111104 – SPECIFIC USE PERMIT – 824 S. CARRIER PARKWAY (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for a daycare facility on 0.3515 acres. The subject property is zoned Planned Development District 12 (PD-12) and is located on the west side of S. Carrier Parkway north of Desco Lane. The subject property is located within the SH-161 Corridor Overlay District.

Owner: Jerry Blackburn
Applicant: Marketta Nimo
Case Manager: Mary Elliott, AICP

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

8. ME111101 – MASONRY EXCEPTION – 3214 HARDROCK ROAD (City Council District 1). Consideration of a request for the approval of a masonry exception for the purpose of constructing a metal building on a one acre tract of land. The site is currently zoned Light Industrial (LI) District and is generally located south of W. Shady Grove Road on the west side of Hardrock Road. The property is located within the SH-161 Corridor Overlay District.

   Owner: Jimmy Elmore
   Agent: Walter Nelson
   Case Manager: Ryan Miller

9. ME111102 – MASONRY EXCEPTION – 2315 W. INTERSTATE HIGHWAY 20 (City Council District 6). Consideration of a request for the approval of a masonry exception for the purpose of renovating an existing restaurant. The subject property is zoned Planned Development District 250 (PD-250) and is generally located east of S. Great Southwest Parkway and south of Interstate Highway 20. The subject property is located within the IH-20 Corridor Overlay District.

   Owner: Donald Paulter
   Applicant: Intertech Design Services
   Agent: Christina Wessel, BWW
   Case Manager: Martin Barkman

IV. PRE-DEVELOPMENT REVIEW:

10. Public Inquiries to the Development Review Committee.

V. STATUS REVIEW OF PENDING APPLICATIONS.

a. RP100602 – Replat – Lot 8, Block A, R.P. Motely's Addition (City Council District 3). A request for the approval of a Replat of 0.2002 acres subdividing one residential lot into two residential lots. The site is currently zoned Two Family (2F) District and is generally located south of W. Jefferson Street and west of S. Center Street.

   Owner: H. Williams
   Agent: Walter Nelsen
   Case Manager: Ryan Miller

b. SU090901A – Specific Use Permit – 925 W. Jefferson Street (City Council District 2). Consideration of a request for the approval to renew a Specific Use Permit an automotive repair facility. The site is currently zoned Commercial (C) District and is generally located south of Jefferson Street and west of Carrier Parkway. The subject property is in Central Business District-Two (CBD-2) and the SH-161 Overlay District.

Owner/Applicant: Landmark Place Shopping Center
Case Manager: Martin Barkman

c. P110702 – Final Plat – Lot 1, Block A, DB Real Estate Assests I, LLC (City Council District 6). Consideration of a request for the approval of a Final Plat of 0.65 acres creating one non-residential lot. The subject property is zoned Planned Development District 44 (PD-44) and is located on the east side of S. Great Southwest Parkway south of W. Bardin Road. The subject property is located within the IH-20 Overlay District.

Owner: Tom Loscheider
Applicant: Landplan Engineering, P.A./John Damarth III
Case Manager: Mary Elliott, AICP

[To be administratively approved]

d. SU110702/S110701 – Specific Use Permit/Site Plan – Dunkin' Donuts (City Council District 6). Consideration of a request for the approval of a Specific Use Permit and Site Plan for a restaurant with a drive-through window on 0.65 acres. The subject property is zoned Planned Development District 44 (PD-44) and is located on the east side of S. Great Southwest Parkway south of W. Bardin Road. The subject property is located within the IH-20 Overlay District.

Owner: Tom Loscheider
Applicant/Agent: Landplan Engineering, P.A./John Damarth III
Case Manager: Mary Elliott, AICP

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 _____ day _____, 2011.

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 972-237-8035 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.