AGENDA FOR MEETING OF THE

DEVELOPMENT REVIEW COMMITTEE

4 Pages January 26, 2012

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

I. NEW PLAT APPLICATIONS

1. P120201 – FINAL PLAT – LOT 1, BLOCK 1, ENLOE ADDITION (ETJ). Consideration of a request for the approval of a Final Plat creating one non-residential lot on three acres. The subject property is situated in the extraterritorial jurisdiction (ETJ) of the City of Grand Prairie in Ellis County and is generally located south of U.S. Highway 287 and west of Weatherford Road.

   Owner/Applicant: Doyle Enloe
   Agent: Walter Alan Ward
   Case Manager: Ryan Miller

2. RP120201 – REPLAT – LOT 1R, 2 & 3, BLOCK 1, WESTCHESTER TOWN CENTER PHASE 3A (City Council District 6). Consideration of a request for a replat of 8.984 acres subdividing two non-residential lots into three non-residential lots. The subject property is currently zoned Planned Development District 136 (PD-136) and is located northeast corner of the intersection of S. Carrier Parkway and E. Polo Road.

   Owner: Polo Partners, LTD
   Applicant: Visions Southwest
   Agent: Bannister Engineering
   Case Manager: Mary Elliott, AICP

II. PUBLIC HEARING APPLICATIONS

3. SU120201 – SPECIFIC USE PERMIT – 2735 HUNTER FERRELL ROAD (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for truck parking on 2.223 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located on the south side of W. Hunter Ferrell Road west of MacArthur Boulevard.

   Owner: Jose Fernandez

Applicant: Chris Castillo
Case Manager: Martin Barkman

4. TA120201 – TEXT AMENDMENT – ARTICLE 6, "DENSITY AND DIMENSIONAL REQUIREMENTS," OF THE UNIFIED DEVELOPMENT CODE. Consideration of a request for the approval of a Text Amendment to Article 6, "Density and Dimensional Requirements," of the Unified Development Code to amend the Density and Dimensional Tables, add illistrations depicting dimensional requirements, and to make grammatical, format and content modifications to improve the quality and clarity of the Article.

Owner: City of Grand Prairie
Applicant: Kevin Lasher, AICP
Agent: Ryan Miller
Case Manager: Ryan Miller

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

5. ME120201 – MASONRY EXCEPTION – 4093 S. CARRIER PARKWAY (City Council District 6). Consideration of a request for the approval of a Masonry Exception on 1.325 acres for the purpose of constructing an ATM facility. The subject property is zoned Planned Development District 26 (PD-26), and is located south of Interstate Highway 20 on the east side of S. Carrier Parkway. The subject property is located within the IH-20 Corridor Overlay District.

Owner: CP Development, LTD
Applicant: Samuel Group Architects
Case Manager: Mary Elliott, AICP

IV. PRE-DEVELOPMENT REVIEW:

6. Public Inquiries to the Development Review Committee.

a. Kent Holcomb, Architect. Proposed expansion to existing warehouse facility for PCI on Hardrock Road.

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

e. Z120101 – Zoning Change – Lots 1R & 2R, Block C, J.A. Moore's First Addition (City Council District 5). Consideration of a request for the approval of a zoning change on 0.895 acres from a Multi Family (MF) District to a Single Family-Four (SF-4) District. The subject property is currently zoned Multi Family (MF) District, and is located at the northeast corner of the intersection of North Street and NE 4th Street.

Owner/Applicant: Cameron Grey
Case Manager: Ryan Miller

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 _____, 2012.

POSTED BY: _____

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