AGENDA FOR MEETING OF THE

DEVELOPMENT REVIEW COMMITTEE

5 Pages April 26, 2012

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

I. NEW PLAT APPLICATIONS

1. RP120501 – REPLAT – LOT 4, BLOCK 1, GSWID INDUSTRIAL COMMMUNITY NO. 5 DISTRICT (City Council District 1). Consideration of a request for a replat of 3.871 acres creating one non-residential lot. The site is currently zoned Light Industrial (LI) District and is located south of Avenue K East and east of State Highway 360 (SH-360). The subject property is located within the State Highway 360 (SH-360) Corridor Overlay District.

   Owner: Mill Grove Partners I
   Agent: Keeton Surveying Co.
   Case Manager: Martin Barkman

II. PUBLIC HEARING APPLICATIONS

2. SU120501 – SPECIFIC USE PERMIT – 1932 GALVESTON STREET (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for an oil and lube/tire facility with minor automotive repairs on 0.4552 acres. The subject property is currently zoned Commercial (C) District and is generally located south of W. Jefferson Street and west of S.W. 19th Street. The property is located within the Central Business District One (CBD-1) Overlay District.

   Owner: Ron Cornelius
   Applicant: Mr. Radhwan Abdulkudhim Hashim
   Agent: Sam Engineering & Testing
   Case Manager: Martin Barkman

3. Z120501/SU120502 – ZONING CHANGE/SPECIFIC USE PERMIT – 1400 W. SHADY GROVE ROAD (City Council District 1). Consideration of a request for the approval of a Zoning Change from Commercial-One (C-1) District to a Light Industrial (LI) District and a Specific Use Permit for an office and warehouse facility with outside storage on 3.8787 acres. The subject property is currently zoned Commercial One (C-1) District and is generally located on the north side of W. Shady Grove Road west of Hardrock Road. The property is located within the State Highway 161 (SH-161) Overlay District.

   Owner: Grand Bank of Texas
   Applicant: Warehouse Equipment Solutions
   Agent: Walter Nelson
   Case Manager: Mary Elliott, AICP

4. SU120503 – SPECIFIC USE PERMIT – 2212 - 2218 POULIN AVENUE (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an auto body, automobile repair and paint facility on 0.230 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located south of W. Main Street and east of Bill Irwin Street. The property is located within the Central Business District Three (CBD-3) Overlay District.

   Owner/Applicant: Pascual Duarte
   Agent: Cruz L. Dominguez
   Case Manager: Martin Barkman

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

5. S120503/ME120501 – ADMINISTRATIVE SITE PLAN/MASONRY EXCEPTION – 2750 E. MAIN STREET (City Council District 5). Consideration of a request for the approval of a Site Plan and Masonry Exception for an existing industrial assembly facility with outside storage on 9.378 acres. The subject property is currently zoned Commercial (C) District and Single Family-Four (SF-4) District, and is located at the northwest corner of the intersection of E. Main Street and N.E. 28th Street. The property is located within the Central Business District Four (CBD-4) Overlay District.

   Owner/Applicant: Southern Vac
   Case Manager: Mary Elliott, AICP

6. S120501 – ADMINISTRATIVE SITE PLAN – NRG CHARGING STATION (City Council District 5). Consideration of a request for the approval of an Administrative Site Plan on 1.137 acres for an electric vehicle recharging station. The subject property is zoned Planned Development District 217A (PD-217A) and is situated at the southwest corner of the intersection of N. Belt Line Road and Interstate Highway 30 (IH-30). The subject property is located within the Belt Line Corridor Overlay District.
   Owner: Victron Energy

Applicant: Metropolitan Infrastructure
Case Manager: Mary Elliott, AICP

7. S120502 – ADMINISTRATIVE SITE PLAN – DALLAS COUNTY SUB-COURTHOUSE (City Council District 5). Consideration of a request for the approval of an Administrative Site Plan on 2.43 acres for the Dallas County Sub-Courthouse. The site is currently zoned Central Area (CA) District, Office (O) District and General Retail (GR) District. The site is generally located north of Main Street at the northwest corner of N. Center Street and W. Church Street. This property is located in the Central Business District Two (CBD-2) Overlay District.

Owner/Applicant: Dallas County
Agent: GSR-Andrade Architects
Case Manager: Martin Barkman

IV. PRE-DEVELOPMENT REVIEW:

8. 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 for 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. SU120403 – SPECIFIC USE PERMIT – 2617 W. JEFFERSON STREET (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for a daycare facility on 0.484 acres. The site is currently zoned Commercial-Office (CO) District and is located west of S. Great Southwest Parkway on the south side of W. Jefferson Street. The subject property is located within the Central Business District-One (CBD-1) Corridor Overlay District.

Owner: Sofyan Talm
Applicant: Benedicta M. Alvarez
Agent: E. D. Hill
Case Manager: Mary Elliott, AICP

f. SU110503A – SPECIFIC USE PERMIT RENEWAL – 1210 AVENUE J EAST (City Council District 1). Consideration of a request for the renewal of Specific Use Permit No. 872 for a reclamation and shipping company on 4.586 acres. The subject property is zoned Light Industrial (LI) District and is located east of N. Great Southwest Parkway on the south side of Avenue J East.

Owner: CunYun Ye

Applicant: Tina Lin
Case Manager: Ryan Miller

g. SU120402 – SPECIFIC USE PERMIT – 3018 E. MAIN STREET (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a used automotive sales lot, general automotive repair, auto body and paint facility on 1.3 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

Owner/Applicant: Diamond Verami
Agent: E. D. Hill
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 _____ day _____, 2012.

POSTED BY: _____

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