



AGENDA FOR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

5 Pages

July 26, 2012

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

I. NEW PLAT APPLICATIONS

1. RP120801 – REPLAT – LOTS 14R-2, BLOCK A & 5R-1, BLOCK B, JEFFERSON HEIGHTS ADDITION (City Council District 1). Consideration of a request for the approval of a replat creating two non-residential lots on 4.854 acres. The subject property is zoned Light Industrial (LI) District and Commercial Office (CO) District and is located within Central Business District Number One (CBD-1). The property is generally located east of South Great Southwest Parkway on the south side of West Jefferson Street.

Owner/Applicant: Grand Prairie LLC
Case Manager: Martin Barkman

II. PUBLIC HEARING APPLICATIONS

2. S120801 – SITE PLAN – CASTAL RETAIL- 902 EAST PACIFIC AVENUE (City Council District 5). Consideration of a request for the approval of a Site Plan for a retail facility on 0.347 acres. The subject property is zoned Commercial (C) District and is located at the northeast corner of East Pacific Avenue and Southeast 9th Street, being generally situated north of East Jefferson Street and east of South Belt Line Road. The subject property is located within Central Business District Number Three (CBD-3).

Owner/Applicant: Fariborz Hadidi
Case Manager: Mary Elliott, AICP

3. S120802/SU120802 – SITE PLAN/SPECIFIC USE PERMIT – QUIK TRIP CONVENIENCE STORE- 1206 WEST MAIN STREET (City Council District 5). Consideration of a request for the approval of a Site Plan and a Specific Use Permit for a convenience store with gas sales on 1.41 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of West Main Street and North Highway 161. The property is within Central Business District Number One (CBD-1) and the State Highway 161 (SH-161) Overlay District.
Owner: George Works, United Broom Company

Applicant: Jake Petras, Quik Trip Corporation
Case Manager: Mary Elliott, AICP

[Case to be tabled]

4. SU120801 – SPECIFIC USE PERMIT – 3549 SOUTH STATE HIGHWAY 360 (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a fifteen foot (15') extension to an existing telecommunications tower. The subject property is currently zoned Planned Development District 37 (PD-37) and is located within the State Highway 360 (SH-360) Overlay District. The subject property is generally located east of South State Highway 360 and north of Interstate Highway 20 West.

Owner: American Tower
Applicant: Metro PCS
Agent: Chris Mayo, Site Property Co.
Case Manager: Mary Elliott, AICP

5. SU120803 – SPECIFIC USE PERMIT – 1172 107TH STREET (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for an auto body and paint shop in a proposed auto collision repair and customization facility located on 1.314 acres. The subject property is zoned Light Industrial (LI) District and is generally located east of North State Highway 360 and south of Avenue J East.

Owner: BJCJ Industrial Properties LTD
Applicant: Tuan Ngo
Case Manager: Martin Barkman

6. SU120804 – SPECIFIC USE PERMIT – 1702 WEST MAIN STREET (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for tire sales and installation in an existing auto repair shop on 0.385 acres. The subject property is zoned Commercial (C) District and is generally located west of State Highway 161 at the northwest corner of West Main Street and Northwest 17th Street. The property is within Central Business District Number One (CBD-1) and the State Highway 161 (SH-161) Overlay District.

Owner: Al-Aboody Abrhamim
Applicant: M.S. Keeton
Agent: Joe Diaz
Case Manager: Martin Barkman

7. S120803/SU120806 – SITE PLAN/SPECIFIC USE PERMIT – 4230 SOUTH STATE

HIGHWAY 360 (City Council District 4). Consideration of a request for the approval of a Site Plan and Specific Use Permit for a retail with mini storage facility on 6.06 acres. The subject property is zoned Planned Development 140 (PD-140) District and is within the State Highway 360 (SH-360) Overlay District. The property is generally located east of South State Highway 360 and south of Claremont Drive.

Owner: Lodge Realty Partners LLP
Applicant: Shawn Valk
Case Manager: Mary Elliott, AICP

8. Z120801/SU120807 – ZONING CHANGE AND SPECIFIC USE PERMIT – 2389, 2361, 2357, 2325 WEST JEFFERSON STREET (City Council District 1). Consideration of a request for the approval of a Zoning Change from Light Industrial (LI) and Commercial Office (CO) District to a Planned Development (PD) District for all uses allowed in Light Industrial (LI) District plus a Specific Use Permit for accessory auto parking and outside storage on 1.154 acres. The subject property is zoned Light Industrial (LI) District and Commercial Office (CO) District and located within Central Business District Number One (CBD-1). The property is generally located on West Jefferson Street east of South Great Southwest Parkway.

Owner/Applicant: Grand Prairie LLC
Case Manager: Martin Barkman

9. Z120802/SU120805 – ZONING CHANGE/SPECIFIC USE PERMIT – 615 WEST JEFFERSON STREET (City Council District 2). Consideration of a request for the approval of a Zoning Change from Central Area (CA) District to a Planned Development (PD) District for all uses allowed in the Central Area (CA) District plus a Specific Use Permit for auto tire repair and auto accessory sales and installation on 0.178 acres. The subject property is zoned Central Area (CA) District and is within Central Business District Number Two (CBD-2). The property is generally located east of South Carrier Parkway on West Jefferson Street.

Owner: Arturo Torres
Applicant: M.S. Steve Keeton
Case Manager: Kevin Lasher, AICP

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

10. S120401A – SITE PLAN – LOT 2, BLOCK 1, PIONEER PARK\SH 161 ADDITION (City Council District 4). A request for the approval of an amendment to a previously approved Site Plan reflecting the deletion of one warehouse building, and the addition of an approximate 8-acre greenbelt/drainage area. On April 17, 2012, the original Site Plan was approved by the City Council for two warehouse buildings under case file number S120401. The subject property is located at the southwest corner of the intersection of W. Pioneer Parkway and State Highway 161 (SH-161) and contains 50.354 acres that is zoned Light Industrial (LI) District. The subject property is located within the State Highway 161 (SH-

161) Corridor Overlay District.

Owner: WR Pioneer Parkway, LLC, c/o Weeks Robinson Properties

Agent: Alliance Architects

Case Manager: Mary Elliott, AICP

IV. PRE-DEVELOPMENT REVIEW:

11. Public Inquiries to the Development Review Committee.

V. STATUS REVIEW OF PENDING APPLICATIONS.

a. RP100602 – Replat – Lot 8, Block A, R.P. Motley 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

b. 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

c. 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

[To be administratively approved]

d. P110702A – FINAL PLAT – LOT 1, BLOCK A, DB REAL ESTATE ASSETS 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 Interstate Highway 20 (IH-20) Overlay District.

Owner: Tom Loscheider

Applicant: Landplan Engineering, P.A., John Damarth III

Case Manager: Mary Elliott, AICP

- e. SU110702/S110701A – SPECIFIC USE PERMIT/SITE PLAN – DUNKIN' DONUTS – 4107 S. GREAT SOUTHWEST PARKWAY (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 Interstate Highway 20 (IH-20) Overlay District.

Owner: Tom Loscheider

Applicant: 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 _____, 2012.

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.