

# AGENDA FOR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

5 Pages October 25, 2012

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

#### I. NEW PLAT APPLICATIONS

1. P121101 – FINAL PLAT – LOT 1, BLOCK 1, ZACHRY ADDITION (City Council District 1). Consideration of a request for the approval of a Final Plat creating 1 lot on 20 acres. The subject property is zoned Light Industrial (LI) District and is within State Highway-161 Overlay District. The property is located east of N. Highway 161 and west of N. Belt Line Road, being situated on the north side of W. Oakdale Road.

Owner: Zachry Construction

Applicant: KBA Construction, Keith Alexander

Case Manager: Martin Barkman

[To be administratively approved]

#### II. PUBLIC HEARING APPLICATIONS

2. S121102 – SITE PLAN – 247 GILBERT CIRCLE (City Council District 1). Consideration of a request for the approval of a Site Plan for office and warehouse uses on 2.888 acres. The subject property is zoned Light Industrial (LI) District and is within the State Highway-161 Overlay District. The property is generally located south of W. Rock Island Road on the eastern side of Gilbert Circle.

Owner/Applicant: Larry Causey

Agent: Walter Nelson

Case Manager: Mary Elliott, AICP

3. S121103 – SITE PLAN – 1510 SHADY GROVE ROAD (City Council District 1). Consideration of a request for the approval of a site plan for an office warehouse and light manufacturing facility on 6.122 acres. The subject property is zoned Light Industrial (LI) District and is within the State Highway-161 Overlay District. The property is generally located east of Roy Orr Boulevard on the north side of W. Shady Grove Road.

Owner: Texas Dugan LP, Jeff Thornton, c/o Duke Realty Corp.

Applicant: David R Lithe Agent: Christopher Barboza Case Manager: Martin Barkman

4. SU121101 – SPECIFIC USE PERMIT – 135 S.E. 16TH STREET (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an auto body shop with paint booths on .559 acres. The subject property is zoned Light Industrial (LI) District and is located within Central Business District 3 (CBD-3) Overlay District. The property is generally located south of E. Main Street and east of S.E. 14th Street.

Owner/Applicant: Juan Barbosa

Agent: E.D. Hill

Case Manager: Martin Barkman

5. Z121101/CP121101 – ZONING CHANGE/CONCEPT PLAN – BERKSHIRE PARK PHASE 2 (City Council District 2). Consideration of a request for the approval of a Zoning Change from Planned Development 299 (PD-299) District for Zero Lot Line (ZLL) uses to a Planned Development District for Single Family Detached Residential Use and a Concept Plan for 60 single family residential lots and one common area on 10 acres. The subject property is zoned Planned Development 299 (PD-299) District and is within the State Highway-161 Overlay District. The property is generally located on the north side of Arkansas Lane between Robinson Road and South Carrier Parkway.

Owner: M R Development Corp.

Applicant: Bruce French

Case Manager: Mary Elliott, AICP

6. TA121101 – TEXT AMENDMENT – ARTICLE 14, "DRAINAGE", OF THE UNIFIED DEVELOPMENT CODE - Consideration of a request for the approval of a Text Amendment to Article 14, "Drainage," of the Unified Development Code (UDC) to amend the UDC language to be consistent with recently approved Environmental Protection Agency changes and proposed changes to the Drainage Design Manual to be incorporated into the revised 2012 Drainage Design Manual.

Owner: City of Grand Prairie Engineering Department

Applicant: Chris Agnew

Case Manager: Mary Elliott

#### III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

7. S121101 – SITE PLAN – GRAND LAKES BUSINESS PARK PHASE 2 (City Council District 5). Consideration of a request for the approval of a Site Plan for the expansion of an existing industrial use building on 55.82 acres. The subject property is zoned Light Industrial (LI) District and is located south of E. Interstate Highway 30 and east of McArthur Boulevard.

Owner: Duke Realty, Ashley Hair Applicant: Pacheco Koch, Jay London Case Manager: Mary Elliott, AICP

#### IV. PRE-DEVELOPMENT REVIEW:

8. Public Inquiries to the Development Review Committee.

#### V. STATUS REVIEW OF PENDING APPLICATIONS.

a. 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

b. 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

c. 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 W. Main Street and North Highway 161. The property is within Central Business District 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

d. 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]

e. S120901 – Site Plan – Western Dental (City Council District 6). Consideration of a request for the approval of a Site Plan for a dentist office and restaurant located on 1.38 acres. The subject property is zoned Planned Development 114A (PD-114A) District and is located on the northwest corner of W. Camp Wisdom Road and Magna Carta Boulevard. The property is within the State Highway 360 (SH-360) Overlay District.

Owner: The Trilogy Group

Applicant: Icon Consulting Engineers, Bruce Dunne

Case Manager: Mary Elliott, AICP

f. SU120903 – Specific Use Permit – 2815, 2849, 3001, 3049, 3101, 3149, 3201 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for outside storage of portable buildings and storage containers on 22.28 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th street. The property is within Central Business District 4 (CBD-4) Overlay District.

Owner/Applicant: McGrath 180 LLC (Randle F. Rose, CAD)

Agent: William Winkelmann & Associates, Inc

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 and posted.
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 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.