AGENDA FOR MEETING OF THE

DEVELOPMENT REVIEW COMMITTEE

5 Pages December 13, 2012

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

I. NEW PLAT APPLICATIONS

1. P130101 – FINAL PLAT – BERKSHIRE PARK PHASE 2 (City Council District 2). Consideration of a request for the approval of a Final Plat creating 60 single family residential lots and one common area on 10.135 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: MR Development Corporation, Kim McCaslin Schlieker
   Applicant: History Maker Homes, Bruce French
   Agent: JBI Partners Inc., Daniel Dewey

2. P130102 – FINAL PLAT – LAKEVIEW WEST (City Council District 6). Consideration of a request for the approval of a Final Plat creating 114 residential lots on 31.523 acres. The subject property is zoned Planned Development 318A (PD-318A) District and Agricultural (A) District. The property is generally located east of State Highway 360 and southwest of Lake Ridge Parkway and is within the Lake Ridge Overlay District.

   Owner/Applicant: DR Horton Homes Texas, Ltd., Mark Allen
   Agent: JBI Partners, Inc., Daniel Dewey
   Case Manager: Martin Barkman

3. P130103 – PRELIMINARY PLAT – MIRA LAGOS A-3 (City Council District 6). Consideration of a request for the approval of a Preliminary Plat creating 36 residential lots on 14.411 acres. The subject property is zoned Planned Development 309 (PD-309) District and is located on the northwest corner of Arlington Webb Britton Road and N. Grand Peninsula Drive. The property is within the Lakeridge Parkway Overlay District.

   Owner: Mozley Acquisition & Development, Richard

Applicant: Hanover Property Company, Ben Luedtke
Agent: JBI Partners, Inc., Daniel Dewey
Case Manager: Martin Barkman

4. P130104 – FINAL PLAT – MIRA LAGOS A-3 (City Council District 6). Consideration of a request for the approval of a Final Plat creating 36 residential lots on 14.411 acres. The subject property is zoned Planned Development 309 (PD-309) District and is located on the northwest corner of Arlington Webb Britton Road and N. Grand Peninsula Drive. The property is within the Lakeridge Parkway Overlay District.

   Owner: Mozley Acquisition & Development, Richard LeBlanc
   Applicant: Hanover Property Company, Ben Luedtke
   Agent: JBI Partners, Inc., Daniel Dewey
   Case Manager: Martin Barkman

5. RP130101 – REPLAT – LOT 1, BLOCK 1, GRAND PRAIRIE FIRE STATION 1 (City Council District 5). Consideration of a request for the approval of a Replat creating one non-residential lot on .819 acres. The subject property is zoned Central Area (CA) District and is generally located west of N. Highway 161, being situated on the northwest corner of W. Main Street and N.W. 5th Street. The property is located in Central Business District Two (CBD 2).

   Owner/Applicant: City of Grand Prairie
   Agent: Keeton Surveying
   Case Manager: Martin Barkman

II. PUBLIC HEARING APPLICATIONS

6. CPA130101 – COMPREHENSIVE PLAN AMENDMENT – ANNUAL COMP PLAN UPDATE. Consider a request for the approval of 2010 Comprehensive Plan amendments for the City of Grand Prairie. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place in the past year. The annual update also includes revisions to the Future Land Use Map. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan.

   Owner/Applicant: The City of Grand Prairie Planning Department

7. S130102 – SITE PLAN – MEDICAL SERVICES COLLEGE (City Council District 4). Consideration of a request for the approval of a Site Plan for a medical services college located on 6.667 acres. The subject property is zoned Planned Development 140 (PD-140) District and is generally located south of W. Interstate 20 and east of S. Highway 360. The property is within the State Highway-360 Overlay District and the Interstate Highway-20 Overlay District.

Owner: Sheffield Land Associates C/O TX Land & Building Company LP
Applicant: PMRG Associates II, Kerry Burden

8. S130103 – SITE PLAN – SEVENTH-DAY ADVENTIST CHURCH (City Council District 6). Consideration of a request for the approval of a Site Plan for a religious facility located on 6.237 acres. The subject property is zoned Single Family-One (SF-1) District and is generally located south of W. Interstate Highway-20 and east of Matthew Road. The property is located within the Lakeridge Parkway Overlay District.

   Owner: TX Conf. Association of SDA, Roger Mekelberg
   Applicant: Hickman Consulting Engineers, Mark Hickman

9. SU130101/S130101 – SPECIFIC USE PERMIT/SITE PLAN – FUSSELL TRUCK SALES (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for truck sales, repair, parking and storage and a Site Plan for a truck sales facility located on 1.654 acres. The subject property is zoned Light Industrial (LI) District and is generally located east of Roy Orr Boulevard and south of W. Rock Island Road. The property is within the State Highway-161 Overlay District.

   Owner: Shawn Fussell
   Applicant: Steve Keeton
   Case Manager: Martin Barkman

10. SU130102 – SPECIFIC USE PERMIT – LIGHTHOUSE DAY CARE (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a day care in an existing facility on .82 acres. The subject property is zoned Two Family (2F) District and is located on the northeast corner of N.E. 27th Street and Rinehart Drive.

    Owner/Applicant: Lighthouse Baptist Church, David Grice

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

NONE

IV. PRE-DEVELOPMENT REVIEW:

11. Public Inquiries to the Development Review Committee.

V. STATUS REVIEW OF PENDING APPLICATIONS.

a. 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

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

[To be administratively approved]

c. 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

d. 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

e. SU121201/S121201 – Specific Use Permit/Site Plan – Sunbelt Self-Storage (City Council District 6). Consideration of a request for the approval of Specific Use Permit and Site Plan for a mini storage facility with outside storage on 4.63 acres. The subject property is zoned Commercial-One (C-1) District is located within the State Highway-360 (SH-360) Overlay District. The property is located on the northwest corner of New York Avenue and Mirabella Boulevard.

Owner/Applicant: Sunbelt Land Development 360, LTD
Agent: Walter Nelson

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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