AGENDA FOR MEETING OF THE

DEVELOPMENT REVIEW COMMITTEE

5 Pages January 24, 2013

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

I. NEW PLAT APPLICATIONS

1. P130201 - Preliminary Plat - Grand Prairie Memory Care (City Council District 6). Consideration of a request for the approval of a Preliminary Plat creating two lots on 8.055 acres. The subject property is zoned Planned Development 249 (PD-249) District for mixed use and is located on the southwest corner of Lake Ridge Parkway and N. Grand Peninsula Drive. The property is located within the Lake Ridge Parkway Overlay District.

   Applicant: Seth Kelly, RLK Engineering
   Owner: Frank Murphy, Wynne Jackson Grand Peninsula, LP
   Case Manager: Jim Hinderaker

2. P130202 - Minor Plat - Westchester Village Addition, Phase 2 (City Council District 3). Consideration of a request for the approval of a Minor Plat creating one lot on 3.37 acres. The subject property is zoned Planned Development 173A (PD-173A) District and is generally located south of W. Interstate 20 and east of Robinson Road.

   Agent: Michael Glenn, Glenn Engineering Corp.
   Owner: Lori Harris, Norstar Development USA
   Case Manager: Martin Barkman

3. P130203 - Preliminary Plat - Fallbrooke (City Council District 1). Consideration of a request for the approval of a Preliminary Plat creating 54 residential lots on 22.563 acres. The subject property is zoned Single Family One (SF-1) District and is generally located west of Duncan Perry Road and east of Avenue K East.

   Agent: Thomas Juhn, JBI Partners, Inc.
   Applicant: Randy Horton, D.R. Horton Homes
   Owner: Patrick Byers, Byers Family Partnership, LP.
   Case Manager: Jim Hinderaker

4. RP130201 - Replat - Lake Crest Addition (City Council District 3). Consideration of a

request for the approval of a Replat combining fourteen lots into one lot of 2.41 acres. The subject property is zoned Single Family Four (SF-4) District and is generally located east of S. Belt Line Road and north of E. Marshall Drive.

Applicant: Mack Santoyo
Owner: Antonio Delgado
Case Manager: Martin Barkman

[To be administratively approved]

II. PUBLIC HEARING APPLICATIONS

5. ME130201 - Masonry Exception - Lockheed Martin Corporation (City Council District 4). Consideration of a request for the approval of a Masonry Exception for a new building located on 105.57 acres. The subject property is zoned Light Industrial (LI) District and is located north of Pioneer Parkway and west of S. Highway 161. The property is located within the State Highway 161 (SH-161) Overlay District.

   Applicant: Mike Mcllraith, Baird, Hampton & Brown
   Owner: Keith Daniels, Lockheed Martin
   Case Manager: Martin Barkman

   [To be administratively approved]

6. S130203 - Site Plan - The Westchester Apartments Phase 2 (City Council District 3). Consideration of a request for the approval of a Site Plan for apartments located on 3.37 acres. The subject property is zoned Planned Development 173A (PD-173A) District and is generally located south of W. Interstate 20, being situated on the northeast corner of Robinson Road and W. Westchester Parkway.

   Architect: Samuel K.S. Ng, KSNG Architects, Inc.
   Owner: Lori Harris, Norstar Development USA
   Case Manager: Martin Barkman

7. SU130201 - Specific Use Permit - Sun Coast Resources, Inc. (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for storage of petroleum product and distribution as a hazardous industrial use in an existing facility. It is located on 10.967 acres and is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within the Central Business District 4 (CBD-4) Overlay District.

   Agent: William Winkelmann, Winkelmann & Associates
   Applicant: Rick Prochaska, Sun Coast Resources

Owner: Patrick Lawler, Lawler Enterprises LTD
Project Manager: Larry Brothmann, Sun Coast Resources
Case Manager: Martin Barkman

8. SU130202/S130201 - Specific Use Permit/Site Plan - U-Haul Moving and Storage (City Council District 4). Consideration of a request for the approval of an amendment to an existing Specific User Permit/Site Plan for an expansion to a U-Haul Moving and Storage facility located on 9.10 acres. The subject property is zoned Planned Development 37A (PD-37A) District and is generally located east of S. Highway 360 and north of W. Interstate 20, being situated on the south side of Sara Jane Parkway. The property is located within the State Highway 360 (SH-360) Overlay District and the Interstate Highway 20 (IH-20) Overlay District.

Agent: Samantha Keating, AMERCO Real Estate
Owner: Carlos Vizcarra, AREC RW MS, LLC
Case Manager: Martin Barkman

9. SU760210A - Specific Use Permit Revocation - 2515 D West Jefferson Street (City Council District 1). Consideration of a request for the approval of the revocation of Specific Use Permit 219 (SUP-219). The Specific Use Permit was initially approved August 31, 1976 for on-premise alcohol consumption with amusement devices. The subject property is zoned Commercial (C) District and is generally located east of S. Great Southwest Parkway, being situated on the south side of W. Jefferson Street. The property is located within the Central Business District 1 (CBD1) Overlay District.

Owner: Maria Chavira
Applicant: City of Grand Prairie
Case Manager: Jim Hinderaker

10. Z130201/S130202 - Zoning Change/Site Plan - Glen Carr House of Grand Prairie (City Council District 6). Consideration of a request for the approval of a an amendment to Planned Development 249 (PD-249) District to include convalescant/nursing home commercial uses and a Site Plan for a memory care facility located on 8.05 acres. The subject property is zoned Planned Development 249 (PD-249) District and is situated on the southwest corner of N. Grand Peninsula Drive and Lake Ridge Parkway. The property is located within the Lake Ridge Parkway Overlay District.

Applicant: Seth Kelly, RLK Engineering
Owner: Frank Murphy, Wynne Jackson Grand Peninsula, LP
Case Manager: Jim Hinderaker

11. 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

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

NONE

IV. PRE-DEVELOPMENT REVIEW:

12. 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. 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
Case Manager: Jim Hinderaker

d. 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
Case Manager: Jim Hinderaker

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 _____, 2013.

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 need.