AGENDA FOR MEETING OF THE

DEVELOPMENT REVIEW COMMITTEE

5 Pages February 21, 2013

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

I. NEW PLAT APPLICATIONS

1. P130301 - Final Plat - Lots 1 and 2, Block A, 7-Eleven Carrier and Roy Orr Addition (City Council District 1). Consideration of a request for the approval of a Final Plat creating two lots on 2.12 acres. The subject property is zoned Planned Development 289C (PD-289C) District and is located on the northwest corner of W. North Carrier Parkway and Roy Orr Boulevard.

   Applicant: Michael Hampton, Lend Lease
   Owner: Robert Ray, RRKR Ventures, LTD.
   Case Manager: Farjee Ahmed and Martin Barkman

   [To be administratively approved]

2. P130302 - Final Plat - Mira Lagos E-2B (City Council District 6). Consideration of a request for the approval of a Final Plat creating 41 single family lots on 11.714 acres. The subject property is zoned Planned Development 271A (PD-271A) District and is generally located south of England Parkway and east of Day Miar Road. The property is located within the Lake Ridge Overlay District.

   Agent: Daniel Dewey, JBI Partners, Inc.
   Owner: David Wilcox, Meritage Homes
   Case Manager: Farjee Ahmed and Martin Barkman

3. P130303 - Final Plat - Lot 1 and 2, Block A, Sheets Addition (City Council District 5). Consideration of a request for the approval of a Final Plat creating two lots on .99 acres. The subject property is zoned Commercial (C) District and is generally located south of E. Tarrant Road and east of N. Belt Line Road.

   Agent: Peter Hennessey, Hennessey Engineering, Inc.

Applicant: Mark Sheets
Owner: Mark Sheets, PTMA Real Estate Partnership, LLC
Case Manager: Farjee Ahmed and Martin Barkman

[To be administratively approved]

II. PUBLIC HEARING APPLICATIONS

4. S130301 - Site Plan - True Gospel Missionary Baptist Church (City Council District 1). Consideration of a request for the approval of a Site Plan for a worship facility located on .344 acres. The subject property is zoned Planned Development 146 (PD-146) District and is generally located south of W. Jefferson Street and east of S.W. 21st Street, being situated on the south side of Galveston Street. The property is within the State Highway-161 (SH-161) Overlay District.

   Applicant: Wayne Lambdin
   Owner: Bobby Lynch, True Gospel Missionary Baptist Church
   Case Manager: Martin Barkman

5. S130302 - Site Plan - Family Dollar (City Council District 2). Consideration of a request for the approval of a Site Plan for a retail facility located on .753 acres. The subject property is zoned Commercial (C) District and is generally located east of S. Highway 161 and south of W. Jefferson Street, being situated on the west side of S. Carrier Parkway. The property is located within the State Highway-161 (SH-161) Overlay District and Central Business District Two (CBD 2).

   Applicant: Michael McDonald, Pavilion Development
   Owner: Yongshik Kim, Kayasa Family, LTD.
   Case Manager: Jim Hinderaker

6. SU130301 - Specific Use Permit - 102 S.E. 9th Street (City Council District 5). Consideration of the approval of a Specific Use Permit for used car sales on .34 acres. The subject property is zoned Commercial (C) District and is located on the northeast corner of E. Pacific Avenue and S.E. 9th Street. The property is within Central Business District Three (CBD 3).

   Applicant/Owner: Fariborz Hadidi
   Case Manager: Martin Barkman

7. SU130302 - Specific Use Permit - 1806 S. Carrier Parkway (City Council District 2).

Consideration of a request for the approval of a Specific Use Permit for a special event center located in an existing retail facility. The subject property is zoned General Retail (GR) District and is generally located south of W. Marshall Drive, being situated on the west side of S. Carrier Parkway. The property is within the State Highway-161 (SH-161) Overlay District.

Applicant: Elizabeth Olvera, Love Expressions
Owner: Daniel Palomo, Ministerios Luz Para
Case Manager: Jim Hinderaker

8. SU130303 - Specific Use Permit - 5165 Lake Ridge Parkway (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a restaurant with a drive through located on 1.21 acres. The subject property is zoned Planned Development 283B (PD-283B) District and is generally located north of W. Camp Wisdom Road, being situated on the west side of Lake Ridge Parkway. The property is located within the Lake Ridge Overlay District.

Agent: Justin Brammer, LPSE
Applicant: Ryan Moore
Owner: Mark McDowell, Camp Wisdom/Lake Ridge Pkwy LP.
Case Manager: Jim Hinderaker

9. Z130301 - Zoning Change - 104 W. Shady Grove Road (City Council District 1). Consideration of a request for the approval of a Zoning Change from Neighborhood Services (NS) District to General Retail (GR) District in order to allow alcohol sales in an existing convenience store located on .789 acres. The subject property is generally located west of N. Belt Line Road, being situated on the northwest corner of E. Shady Grove Road and S. Gilbert Road.

Applicant: Bhim Karki
Owner: Nhon Van Tran
Case Manager: Martin Barkman

10. TA130301 - Text Amendment - Article 15: Floodplain Management. Consideration of a request for the approval of a Text Amendment to Article 15, "Floodplain Management," of the Unified Development Code for the purpose of revising text to reference the most recent flood insurance study for Ellis County.

Owner/Applicant: Gabe Johnson, City of Grand Prairie, Engineering Department

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. 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]

b. 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

c. 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

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

e. SU760210A - Specific Use Permit Revocation - 2515D 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: Rosemary Johnson
Applicant: City of Grand Prairie
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: _____

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