



AGENDA FOR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

5 Pages

July 25, 2013

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

I. NEW PLAT APPLICATIONS

1. P130801 - Preliminary Plat - Mira Lagos No. H (City Council District 6). Consider a request to approve a Preliminary Plat to create 170 single family residential lots and 15 Homeowners Association lots. The 58.56-acre property, generally located west of Joe Pool Lake and south of Seeton Road, is zoned Planned Development No. 271A (PD-271A). The subject property is within the Lake Ridge Overlay District.

Agent: Daniel Dewey, JBI Partners, Inc.
Owner: Ben Luedtke, Hanover Property Company
Case Manager: Denice Thomas

2. P130802 - Preliminary Plat - Mira Lagos East Multifamily Addition (City Council District 6). Consider a request to approve a Preliminary Plat to create a single-lot subdivision for multi-family development. The 19.44-acre property, generally located south of Grand Peninsula Drive and east of Balboa, is zoned Planned Development No. 298A (PD-298A). The subject property is within the Lake Ridge Overlay District.

Agent: Daniel Dewey, JBI Partners, Inc.
Owner: Ben McCaslin, Mira Lagos East Partners Ltd.
Case Manager: Denice Thomas

3. RP130801 - Replat - Kaleta Torti Addition (City Council District 1). Consider a request to approve a Replat to create a one lot subdivision. The 3.08 acre property, located 2602 Hardrock Road, is zoned Planned Development-39 (PD-39) District.

Agent: Walter Nelson, Walter Nelson and Associates
Applicant: Andy Gammel
Owner: J.J. Isbell, Brenmar Investments L.P.
Case Manager: Farjee Ahmed

II. PUBLIC HEARING APPLICATIONS

4. SNC130801 - Street Naming – Smith Parkway (City Council District 4). Consider a request to name a minor collector street to Smith Parkway. The street is generally located east of S. Great Southwest Parkway and connects Sara Jane Parkway to the W. Interstate 20 service road.

Owner/Applicant: City of Grand Prairie
Case Manager: Jim Hinderaker

5. SU120201A - Specific Use Permit Renewal - 2735 Hunter Ferrell Road (City Council District 1). Consider a request to approve a Specific Use Permit Renewal for truck parking. The 2.22 acre property, generally located south of W. Hunter Ferrell Road and west of MacArthur Boulevard, is zoned Light Industrial (LI) District.

Applicant: Chris Castillo
Owner: Joss Fernandez
Case Manager: Martin Barkman

6. SU120402A - Specific Use Permit Renewal - 3018 E. Main Street (City Council District 5). Consider a request for approval of a Specific Use Permit Renewal for a used automotive sales lot, general automotive repair, major component replacement, auto body and paint facility. The 1.3 acre property, located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street, is zoned Commercial (C) District. The property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

Agent: E.D. Hill
Owner/Applicant: Diamond Virami
Case Manager: Martin Barkman

7. SU844SW21A - Specific Use Permit/Site Plan - Traders Village (City Council District 4). Consider a request to approve an amendment to SUP-375 for Traders Village, an entertainment and amusement park facility, to allow for the inclusion of a new 128-foot Drop Tower (an amusement ride) and for future rides no greater than 150 feet in height. The 4.13 acre property, located at 2602 Mayfield Road, is zoned Light Industrial (LI).

Agent: James Nader, Nader Design Group
Applicant: Tim Anderson, Traders Village, Ltd.
Owner: Margaret Pace Sykes, Kimbell, Inc.
Case Manager: Jim Hinderaker

8. Z130801 - Zoning Change - Mira Lagos No. H (City Council District 6). Consider a request to approve an amendment to the single-family lot dimensional requirements contained in Planned Development No. 271A (PD-271A). The 58.59-acre property, generally located west of Joe Pool Lake and south of Seeton Road, is zoned PD-271A. The subject property is within the Lake Ridge Overlay District.

Agent: Daniel Dewey, JBI Partners, Inc.
Owner: Ben Luedtke, Peninsula Investment
Case Manager: Denice Thomas

9. Z130802 - Zoning Change - 1708 Ranch Road (City Council District 6). Consider a request for approval of a Zoning Change from Agriculture (A) to Single-Family-Five (SF-5) District for the construction of a Single Family Detached residence. The 0.43 acre property, generally located south of Camp Wisdom Road and east of Matthew Road, is zoned Agriculture (A) District.

Agent: Roserrdo Guerrero
Owner: Martin Guerrero
Case Manager: Jim Hinderaker

10. Z130803 - Zoning Change - 1402 Shady Gove (City Council District 1). Consider a request for approval of a Zoning Change on 8.55 acres from Single Family-One (SF-1) District to Light Industrial (LI) District for a concrete rebar fabrication and supply business. The property is located west of S. H. 161 and north of Shady Grove Road. The property is located within the S. H. 161 Corridor Overlay District.

Owner/Applicant: Martin Paul, FAB Co, LLC
Case Manager: Martin Barkman

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. 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

- b. 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

- c. SU120503A - Specific Use Permit Renewal - (City Council District 5). Consider a request to Renew Specific Use Permit No. 889 to allow general automotive repair, body shop, paint shop and major component replacement on 0.23 acres at 2212 -2218 Poulin Avenue. The subject property is currently zoned Light Industrial (LI) District. The property is located within the Central Business District Three (CBD-3) Overlay District.

Owner/Applicant: Pascual Duarte
Agent: Cruz Dominguez
Case Manager: Martin Barkman

- d. SU130702/S130702 - Specific Use Permit/Site Plan - Larry Wells (City Council District 5). Consider a request for a Specific Use Permit and Site Plan for outside storage on 2.98 acres at 202, 305 and 307 N.E. 19th Street. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District. The property is located in Central Business District No. 3 Overlay District.

Owner is Larry Wells.
Agent: Michael Stanley
Applicant: Edwin Cifuentes
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 on this the 19th of July, 2013.

POSTED BY: _____

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