AGENDA FOR MEETING OF THE

DEVELOPMENT REVIEW COMMITTEE

7 Pages April 24, 2014

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

I. NEW PLAT APPLICATIONS:

1. RP140501 - Replat - Sheffield Village Phase 4 (City Council District 4). Consider a request for approval of a Final Plat creating one (1) lot on 6.66 acres. The property, located at 3015 W. Interstate 20, is zoned Planned Development 140 (PD-140) and is located within the I-20 Corridor Overlay District.

   Applicant: John Measels, John Thomas Engineering
   Owner: Peter Phillips, GPrairie Concorde Investment
   Case Manager: James Hinderaker

II. PUBLIC HEARING APPLICATIONS:

2. S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6). Consider a request to approve a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. The 12.44 acre property, located at 2629 S. Grand Peninsula Drive, is zoned Planned Development District 298-A (PD-298A) and is within the Lake Ridge Overlay District.

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

3. S140502 - Site Plan - Villas Grand Prairie - 2255 Arkansas Lane (City Council District 4). Consider a request to approve a site plan for a multi-family residential development. The 12.28-acre property, located at 2255 Arkansas Lane, is zoned Planned Development 341 (PD-341) District and is within the S.H. 161 Overlay District.

   Agent: Daniel Dewey, JBI Partners, Inc.

   Owner: Kim McCaslin Schlieker, Multi Family Land, LLC

Case Manager: Denice Thomas

4. S140503 - Site Plan - Grand Prairie Apartments - Highway 360 and Outlet Parkway (City Council District 4). Consider a request for approval of a Site Plan for a multi-family residential development. The 17.49 acre property, located at the NE corner of SH 360 Service Road and Outlet Parkway, is zoned Planned Development 343 (PD-343) and is within the SH 360 Corridor Overlay District.

   Agent: David West, Ventures Development Group
   Owner: George Watson, Twenty Three Sixty, LTD
   Case Manager: James Hinderaker

5. S140505 - Site Plan - Wildlife Commerce Park (City Council District 1). Consider a request to approve a site plan to construct a 315,000-square-foot speculative warehouse building. The 17.52-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Belt Line Corridor Overlay Districts.

   Owner/Applicant: Richard Nordyke, O'Brien Architecture
   Case Manager: Denice Thomas

6. SU140501/S140504 - Specific Use Permit/Site Plan - Golden Chick (Equestrian Lane) (City Council District 6). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive through. The 8.02-acre property, located at 3060 Equestrian Lane, is zoned Planned Development 114A (PD-114A) district and is within the S.H. 360 Corridor Overlay District.

   Owner/Applicant: Chase Debaun, AeroFirma Corp
   Case Manager: Denice Thomas

7. SU140502/S140506 - Specific Use Permit/Site Plan - Self Storage Facility (Equestrian Lane) (City Council District 6). Consider a request to approve a specific use permit and site plan request to operate a self-storage facility. The 8.02-acre property, located at 3060 Equestrian Lane, is zoned Planned Development 114A (PD-114A) district and is within the S.H. 360 Corridor Overlay District.

   Owner/Applicant: Chase Debaun, AeroFirma Corp
   Case Manager: Denice Thomas

8. SU140503 - Specific Use Permit - Asia Times Square Banquet Room (City Council District

4). Consider a request for approval of a Specific Use Permit to operate a large event facility for weddings, birthday parties, training events and other gatherings of up to 1,000 people within the Asia Times Square Phase II complex. The property, located at 2625 W. Pioneer Parkway, is zoned Light Industrial (LI) District.

Owner/Applicant: Steve Loh, LGSW Capital Investment
Case Manager: James Hinderaker

9. SU140504/S140507 - Specific Use Permit/Site Plan - TRWD (City Council District 6). Consider a request for approval of a Specific Use Permit and Site Plan to allow for the construction and operation of water pipeline interconnect and valve facility that will connect the existing Tarrant Regional Water District Richland-Chambers pipeling and Cedar Creek pipeline to the proposed 108-inch Integrated Pipeline (IPL) Project Section 12 pipeline. The property, zoned Planned Development 322 (PD-322), is located north of State Highway 287 and east of State Highway 360.

Owner: Kathy Berek, TRWD
Case Manager: James Hinderaker

10. Z140501 - Zoning Change - 1309 S Belt Line Rd (City Council District 1). Consider a request to rezone property from Single Family 3 (SF-3) district to Planned Development District for commercial uses. The 1.83-acre property, located at 1309 S. Belt Line Road, is zoned Single Family 3 (SF-3) district.

Owner/Applicant: Erica Armendariz
Case Manager: Denice Thomas

III. APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

11. AS971001A - Site Plan Amendment - AAA Cooper Transportation (City Council District 1). Consider a request to amend the approved site plan. The subject property is 32.4 acres and is located at 311 W. Trinity Boulevard, zoned Planned Development 221 (PD-221), and located within the S.H. 161 Overlay Corridor District.

Agent: Priya Acharya, Wier and Associates, Inc.
Owner/Applicant: Robert Holman, AAA Cooper Transportation
Case Manager: Doug Howard

12. ME140501 - Masonry Exception - 135 SE 14th Street (City Council District 1). Consider a request for a Masonry Exception. The subject property is 0.27 acres and is located at 135 SE 14th Street, zoned Commercial © District, and is located within the Central Business District 3 (CBD 3) Overlay.

Agent: Michael Stanley, EmJay Consult Group
Owner/Applicant: Ninh Van Do

Case Manager: Doug Howard

13. PE140501 - Parking Exception - 401 NE 5th St (City Council District 5). Request for a reduction to the required parking spaces. This property is 1.1 acres and is located at 401 NE 5th Street and zoned Two Family Residential (2F).

Owner/Applicant: Denis Hopovac, BAICC-NT
Case Manager: Doug Howard

IV. PRE-DEVELOPMENT REVIEW:

14. Public Inquiries to the Development Review Committee.

V. STATUS REVIEW OF PENDING APPLICATIONS:

a. P131101 - Minor Subdivision Plat - Lot 1, Block 1, Panjwani Addition (City Council District 1). Consider a request for the approval of a Final Plat creating a one lot subdivision on .404 acres. The property is zoned General Retail (GR) District, located on the southwest corner of W. Jefferson Street and S.W. 23rd Street and within Central Business District One (CBD-1).

Agent: Amirali Panjwani
Applicant: Steve Keeton
Owner: Dina Hassan

b. SU131101 - Specific Use Permit - Laundromat at 2301 W. Jefferson Street (City Council District 1). Consider a request for the approval of a Specific Use Permit for a Laundromat in an existing facility located on .404 acres. The property is zoned General Retail (GR) District, located on the southwest corner of W. Jefferson Street and S.W. 23rd Street and within Central Business District One (CBD-1).

Agent: Dina Hassan
Applicant: Amirali Panjwani
Owner: Shukri Hassan

c. SU080802B - Specific Use Permit Renewal - 425 SE Dallas Street (City Council District 5). Consider a request to renew a Specific Use Permit for chemical etching operations as an associated use in a manufacturing facility located on 1.35 acres. The site is zoned Planned Development 337 (PD-337) District and is generally located west of S.E. 5th Street and south of S.E. Dallas Street.

Owner/Applicant: Harris Manufacturing

d. SU140103/S140101 - Specific Use Permit/Site Plan - 2401 W Jefferson Street (City Council

District 1). Consider a request for approval of a Specific Use Permit to operate a fast food restaurant with drive-thru food service and drive through liquor sales. The 0.96-acre property, located at 2401 West Jefferson Street, is zoned Planned Development 287 (PD-287) District and is within the Central Business District One (CBD-1) Overlay District.

Owner/Applicant: Arturo Torres
Case Manager: Denice Thomas

e. P140201 - Final Plat - Lot 1, Block 1, Miller Addition (City Council District 5). Consider a request for the approval of a Minor Plat creating a one (1) lot subdivision on 4.216 acres. The property is zoned Heavy Industrial (HI) District and within the Central Business District No. 4, is located north of East Jefferson Street and east of Woodland Drive.

Agent: Adel Zantout, JEA HydroTech Engineering, Inc.
Owner: Michael Miller
Case Manager: Jim Hinderaker

f. SU140201/S140201 - Specific Use Permit/Site Plan - 4412 E Jefferson St (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan for an Auto Salvage facility on 4.215 acres. The property, zoned Heavy Industrial (HI) and within the Central Business District No. 4, is located north of East Jefferson Street and east of Woodland Drive.

Agent: Adel Zantout, JEA HydroTech Engineering, Inc.
Owner: Michael Miller
Case Manager: Jim Hinderaker

g. P140101 - Final Plat - Mira Lagos No. D-2 (City Council District 6). Consider a request to approve a Final Plat to create a residential subdivision with 88 single family residential lots and one HOA lot. The 27.02-acre property, generally located south of England Parkway and east of S. Grand Peninsula Drive, is zoned Planned Development 271A (PD-271A) District and Planned Development 271B (PD-271B) District and is within the Lake Ridge Overlay District.

Agent: Daniel Dewey, JBI Partners, Inc.
Owner: Keith Hardesty, First Texas Homes
Case Manager: Denice Thomas
[To be administratively approved]

h. SU140204/S140207 - Specific Use Permit/Site Plan - 1215 E Main St (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan for an auto repair

business primarily engaged in minor auto repair, including: tire sales, tire repair, oil changing, and inspections on a 0.806 acres. The property, zoned Commercial (C) and within Central Business District No. 3, is located north of E. Pacific Avenue and west of N.E. 14th Street.

Owner: Jose Garcia
Case Manager: Jim Hinderaker

i. SU140301/S140301 - Specific Use Permit/Site Plan - Lucky Texan Stores (City Council District 2). Consider a request for the approval of a specific use permit and site plan to construct and operate a convenience store with gasoline sales and Laundromat. The 4.54-acre property, located at 2930 S. Carrier Pkwy., is zoned Planned Development 243 (PD-243) District for General Retail (GR) and Single Family Residential (SF) uses and is within the State Highway 161 (SH 161) Corridor Overlay.

Owner/Applicant: Alex Daredia, Lucky Texan Stores
Case Manager: Denice Thomas

j. RP140404 - Replat - Tiger Auto Addition (City Council District 5). Consider a request to replat three lots into one for the purpose of new development. The property is zoned Heavy Industry (HI). The property is generally located on the east side of Camden Drive south of E. Jefferson Street.

Owner/Applicant: Hassan Alizaza
Case Manager: Jim Hinderaker

k. SU140403 - Specific Use Permit - Tiger Auto (City Council District 5). Consider a request for a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street.

Owner: Hassan Alizaza
Case Manager: Jim Hinderaker

l. SU140401/S140403 - Specific Use Permit/Site Plan - Wendy's at 2964 W. Camp Wisdom Road (City Council District 6). Consider a request for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-thru. The 1.61-acre Property, zoned Planned Development District-114A (PD-114A), is located at 2951 and 2960 W. Camp Wisdom Road.

Agent: John Measels, John Thomas Engineering
Applicant: The Wendy's Company

Owner: Kelly Hampton, Life in the Fast Food Lane
Case Manager: Denice Thomas

m. Z140401/CP140401 - Zoning Change/Concept Plan - Lakeside Lodge (City Council District 6). Consider a request to rezone property from Agriculture (A) district to Planned Development District for multi-family uses. The 17.64-acre property is generally located south of S.H. 360 and west of Mirabella Boulevard (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned Agricultural (A) District and is within the S.H. 360 Overlay District.

Applicant: Brian Rumsy, Cross Architects
Owner: Johnny Campbell, Sunbelt Land Development LTD
Case Manager: Denice Thomas

n. P140403 - Final Plat - Warrior Trail Business Park (City Council District 3). Consider a request to approve a Final Plat creating an eight (8) lot commercial subdivision with one (1) non-buildable storm water detention out lot on 7.71 acres. The property is addressed as 2902 S. Beltline Road and is located east of S. Beltline Road, zoned General Retail (GR) District.

Applicant: Angela Ramsey, Davis & McDill Inc.
Owner: Charles Edwards, PAACO Holdings LLC
Case Manager: James 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 April 18, 2014.

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.