



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes
ONLINE ZOOM MEETING

March 1, 2023

- Jolene Wolfley... DRB Chair
Ernest Armijo... Transportation
David Gutierrez... Water Authority
Tiequan Chen... Hydrology
Jeff Palmer... Code Enforcement
Cheryl Somerfeldt... Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES

- 1. PR-2020-004596
SD-2022-00212 - PRELIMINARY PLAT

HUITT-ZOLLARS, INC. | DONALD DUNEMAN agent for ISSA RABADI requests the aforementioned action(s) for all or a portion of: LOT 1 BLOCK 8, VOLCANO CLIFFS SUBDIVISION zoned MX-L, located on UNIVERSE BLVD NW between PEREZOSO TR NW and ROSA PARKS RD NW containing approximately 30.126 acre(s). (D-10) [Deferred from 1/18/23, 2/15/23]

PROPERTY OWNERS: RABADI ISSA & NANCY
REQUEST: 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 2 MULTI-FAMILY RESIDENTIAL LOTS WITH 196 APARTMENT UNITS AND 2 COMMERCIAL LOTS WITH A TOTAL OF APPROXIMATELY 29,000 SQUARE FEET OF BUILDING SPACE

DEFERRED TO MARCH 15TH, 2023.

2. [PR-2018-001560](#)
[SD-2022-00172](#) – PRELIMINARY PLAT
[VA-2022-00332](#) –TEMPORARY DEFERRAL
OF SIDEWALK
[SD-2022-00173](#) – VACATION OF PUBLIC
EASEMENT – (30FT SANITARY SEWER)
[SD-2022-00174](#) – VACATION OF PUBLIC
EASEMENT – (10FT WATER, SEWER,
PUBLIC UTILITY)
[SD-2022-00175](#) – VACATION OF
PRIVATE EASEMENT – (CROSS LOT
BLANKET DRAINAGE EASEMENT)

(SKETCH PLAT 8-17-22)

BOHANNAN HUSTON INC. agent for HOFFMANTOWN CHURCH requests the aforementioned action(s) for all or a portion of: TRACT A-2 PLAT OF TRACT A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE, HOFFMANTOWN zoned R1-C, located on HARPER RD between VENTURA ST and WYOMING BLVD containing approximately 14.0 acre(s). (E-20) [Deferred from 11/30/22, 12/7/22, 2/1/23]

PROPERTY OWNERS: PULTE GROUP

REQUEST: PRELIMINARY PLAT APPROVAL, INFRASTRUCTURE LIST, VACATION OF PUBLIC/PRIVATE EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON MARCH 1ST, 2023 THE DRB HAS **APPROVED** PRELIMINARY PLAT, THE TEMPORARY DEFERRAL OF SIDEWALK, AND THE VACATIONS AS LISTED WITH THE FOLLOWING FINDINGS:

- 1) A PAPER EASEMENT FOR THE FLOOD PLANE MUST BE GRANTED TO THE CITY. NO BUILDING PERMIT SHALL BE GRANTED FOR THOSE LOTS WITHIN THE FLOOD PLANE PRIOR TO LOMR APPROVAL.
- 2) THE COMPLETE DFT FINAL SIGN-OFF FOR SITE PLAN SHALL BE COMPLETED PRIOR TO FINAL PLAT, AND THE WAIVERS PREVIOUSLY APPROVED ON FEBRUARY 16, 2023 BY THE DRB SHALL BE ADDED TO THE FINAL PLAT.

Other Matters: None

Action Sheet Minutes were approved for February 15, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED