

AGENDA
Planning and Zoning Commission
Monday, August 7, 2017
Work Session at 6:00 PM
City Hall, First Floor Council Conference Room

Public Hearing at 7:00 PM
City Hall, Council Chambers
825 W. Irving Blvd.
Irving, Texas 75060

Work Session: 6:00 PM, First Floor Council Conference Room

1. Introduction
2. Council Liaison(s) Report on the City Council Meeting on July 20, 2017 relating to action taken on platting and zoning cases (if necessary)
3. Planning and Development Committee Liaison Report
4. Review of Public Hearing Items listed below
5. Chairwoman's Report
6. Vice Chairman's Report
7. Future Agenda Items

Public Hearing: 7:00 PM, First Floor City Council Chambers

Consent Agenda

1. Approval of the Planning and Zoning Commission Public Hearing Minutes of July 17, 2017
2. **PL16-0043 – Blaylock 12 Oaks South Revision No. 2, Replat** – four (4) lots for residential and senior housing uses located on approximately 2.9585 acres at 720 N. Britain Road. (approval – final action)
 - This case was postponed from the July 17, 2017 meeting
3. **PL16-0072 – Valencia Estates Addition, Preliminary/Final Plat** – one hundred-seventy eight (178) lots with four (4) common area lots for single family and townhouse uses located on approximately 34.18 acres on the northwest corner of Conflans Road and Hard Rock Road. (technical denial)
 - This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing
4. **PL17-0008 – Kamal Addition, Preliminary/Final Plat** – Three (3) lots for residential uses located on approximately 0.206 acres at 1427 Pearson Street. (postpone to September 18, 2017)
 - This item was postponed from the June 5, 2017 meeting
5. **PL17-0023 – San Simon Place Revised Addition, Final Plat** – Two (2) lots for single family uses on approximately 0.7068 acres located at 3938 Jackson Street and 200 Gilbert Road. (approval – final action)
6. **PL17-0025 – Molina Family Addition, Preliminary/Final Plat** – One (1) lot for single family uses located on approximately on 0.231 acres at 506 Compton Ave. (approval – final action)

AGENDA - Continued

7. **PL17-0028 – Cypress Waters Commercial Addition, Phase 1, 5th Revision, Replat** – two (2) lots for commercial uses located on approximately 5.93 acres on the north side of Interstate Highway 635 and East of Ranch Trail. (approval – final action)

Individual Consideration

8. **Zoning Case #ZC17-0013 – C & C Foods, LLC.**, applicant, requests a zoning change from S-P-2 (Generalized Site Plan) District Use for C-C (Community Commercial) uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses. This property is located on approximately 0.06 acres at 8701 Cypress Waters Blvd., Suite #130. Zip Code: 75063
- This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing
9. **Zoning Case #ZC17-0035 – Resolve House Buyers LLC.**, applicant, requests a zoning change from R-MF-2 (Multifamily) District Use to R-6 (Single Family) District Use. This property is located on approximately 0.93 acres at 718 Hilltop Drive. Zip Code: 75060
- This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing
10. **Zoning Case #ZC17-0041 – Ezzell and Associates**, applicant, requests a zoning change from S-P-2 (Generalized Site Plan) District Use for C-OU-2 (Commercial Outdoor) uses and S-P-2 (Generalized Site Plan) District Use for C-W (Commercial Warehouse) uses to S-P-2 (Generalized Site Plan) District Use for C-OU-2 (Commercial Outdoor) uses to allow automotive sales and service for new or used cars and trucks. This property is located on approximately 3.16 acres at 1704 W. Airport Freeway. Zip Code: 75062
- This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
11. **Zoning Case #ZC17-0047 – Remarkable Remodeling**, applicant, requests a zoning change from R-7.5 (Single Family) District Use to S-P-2 (Generalized Site Plan) District for R-7.5 (Single Family) uses to allow a carport to encroach into the front yard setback. This property is located on approximately 0.17 acres at 1601 Briarwood Lane. Zip Code: 75061
- This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing
12. **Zoning Case #ZC17-0053 – Gables Residential**, applicant, requests a zoning change from TOD (Transit Oriented Development) Detailed Site Plan uses to TOD (Transit Oriented Development) Detailed Site Plan uses to allow modifications to the parking requirements for TOD development. This property is located on approximately 12.138 acres on the southeast corner of North O'Connor Blvd. and East Las Colinas Blvd. Zip Code: 75039
- This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing

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13. **Zoning Case #ZC17-0042** – Gables Residential, applicant, requests a zoning change from TOD (Transit Oriented Development) district uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses. This property is located on approximately 0.06 acres at 5228 N. O'Connor Blvd., Suite 126. Zip Code: 75039
 - This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing

14. **Zoning Case #ZC17-0043** – Gables Residential, applicant, requests a zoning change from TOD (Transit Oriented Development) district uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses. This property is located on approximately 0.07 acres at 5244 N. O'Connor Blvd., Suite 154. Zip Code: 75039
 - This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing

15. **Zoning Case #ZC17-0044** – Gables Residential, applicant, requests a zoning change from TOD (Transit Oriented Development) district uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses. This property is located on approximately 0.08 acres at 5238 N. O'Connor Blvd., Suite 130. Zip Code: 75039
 - This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing

16. **Zoning Case #ZC17-0045** – Gables Residential, applicant, requests a zoning change from TOD (Transit Oriented Development) district uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses. This property is located on approximately 0.07 acres at 5228 N. O'Connor Blvd., Suite 134. Zip Code: 75039
 - This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing

17. **Zoning Case #ZC17-0046** – Gables Residential, applicant, requests a zoning change from TOD (Transit Oriented Development) district uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses. This property is located on approximately 0.17 acres at 5238 N. O'Connor Blvd., Suite 136. Zip Code: 75039
 - This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing

18. City of Irving, applicant, Amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas by amending Section 52-35a Regarding Landscaping and Tree Mitigation Requirements.
 - This case is scheduled for the Thursday, August 10, 2017 City Council Public Hearing

AGENDA - Continued



- Items listed on the consent agenda are considered to be routine and non-contested and action will be taken by one motion and one vote. There will be no separate discussion of consent agenda items. Any member of the commission, staff or public may have an item on the consent agenda moved to the individual consideration portion of the agenda for discussion and separate action.
- Action on items on the consent agenda shall be in accordance with staff recommendations unless otherwise indicated by the commission. The staff recommendation may be for approval, approval with stipulations, or technical denial for those items which cannot be approved by the commission for technical reasons. Items technically denied by the commission may be appealed to the City Council for final action. The staff recommendation is indicated at the end of the caption for each consent agenda item.

CERTIFICATION

I, the undersigned authority, do hereby certify that this notice of meeting was posted on the kiosk at City Hall of the City of Irving, Texas, a place readily accessible to the general public at all times, and said notice was posted by the following date and time:

August 4, 2017 at 2:32pm and will remain so posted at least 72 hours before said meeting convened.

Evan Vaughan
Deputy Clerk, City Secretary's Office

This meeting can be adjourned and reconvened, if necessary, the following regular business day.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and section 551.087 of the Texas Government Code.

This facility is physically accessible and parking spaces for the disabled are available. Accommodations for people with disabilities are available upon request. Requests for accommodations must be made 48 hours prior to the meeting. Contact the City Secretary's Office at 972-721-2493 or Relay Texas at 7-1-1 or 1-800-735-2988.