

AGENDA
Planning and Zoning Commission
Monday, August 21, 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 August 10, 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. Legislative Update
8. Future Agenda Items

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

Individual Consideration:

1. Approval of the Planning and Zoning Commission Public Hearing Minutes of August 7, 2017
2. **Landscape Variance #ZC17-0021** – RSP Architects, applicant, requests a variance from *Section 52-35a – Landscaping and Tree Preservation* of Ordinance No. 1144, being the Comprehensive Zoning Ordinance of the City of Irving, Texas. The applicant is requesting to obtain tree removal permits to remove protected trees for site development. This property is located on approximately 34.47 acres at 2600 E. Pioneer Drive. Zip Code: 75061
 - Final Action by the Planning and Zoning Commission
3. **Special Fence Plan #ZC17-0062** – RSP Architects, applicant, requests a variance from *Chapter 15: Fences*, of the Land Development Code. The applicant is requesting to install an extension of an existing eight (8) foot tall electrical fence to be set back twenty (20) feet from the property line. This property is located on approximately 34.47 acres at 2600 E. Pioneer Drive. Zip Code: 75061
 - Final Action by the Planning and Zoning Commission
4. **Zoning Case #ZC17-0035** – Resolve House Buyers LLC., applicant, requests a zoning change from R-MF-2 (Multifamily) District to R-6 (Single Family) District. This property is located on approximately 0.93 acres at 718 Hilltop Drive. Zip Code: 75060
 - This case was postponed from the August 7, 2017 Planning and Zoning Meeting
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing

AGENDA - Continued



5. **Comprehensive Plan Amendment and Zoning Case #ZC17-0041** – Ezzell and Associates, applicant, requests a Comprehensive Plan Amendment from “Residential Neighborhood” to “Commercial Corridor”, and a zoning change from S-P-2 (Generalized Site Plan) District for C-OU-2 (Commercial Outdoor) uses and S-P-2 (Generalized Site Plan) District for C-W (Commercial Warehouse) uses to S-P-2 (Generalized Site Plan) District 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 was postponed from the August 7, 2017 Planning and Zoning Meeting
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
6. **Zoning Case #ZC17-0023** – BSIZZ Hospitality Concepts, LLC., applicant, requests a zoning change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) and other 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 0.09 acres at 8170 Walton Blvd. Zip Code: 75063
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
7. **Zoning Case #ZC17-0037** – CSE, applicant, requests a zoning change from TOD (Transit Oriented Development) District Detailed Plan to TOD (Transit Oriented Development) Detailed Plan to modify the approved layout for development of 293 multifamily units and related uses. This property is located on approximately 3.4 acres on the west side of Lake Carolyn Parkway, approximately 1,100 ft. south of N. O’Connor Blvd. Zip Code: 75039
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
8. **Zoning Case #ZC17-0038** – Jorge Rodriguez, applicant, requests a zoning change from R-7.5 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-7.5 (Single Family) uses to allow a modification to the lot width, area, and depth requirements. This property is located on approximately 0.329 acres at 1502 W. 4th Street. Zip Code: 75060
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
9. **Zoning Case #ZC17-0049** – Juan M. Garcia, applicant, requests a zoning change from R-6 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) uses to allow an existing accessory structure. This property is located on approximately 0.306 acres at 1208 Lakeshore Drive. Zip Code: 75060
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
10. **Zoning Case #ZC17-0051** – Calla Hospitality, applicant, requests a zoning change from PUD (Planned Unit Development) for S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption), Hotel and related uses to PUD (Planned Unit Development) for S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption), Hotel and related uses to allow a hotel development with 12 stories and 157 rooms. This property is located on approximately 2.47 acres at 525 Meadow Creek Drive. Zip Code: 75038
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing

AGENDA - Continued

11. **Zoning Case #ZC17-0057** – Civil Urban Associates, Inc., applicant, requests a zoning change from S-P-2 (Generalized Site Plan) for R-TH (Townhouse) District Uses to S-P-2 (Generalized Site Plan) District for R-TH (Townhouse) uses to allow a variance to the building setback. This property is located on approximately 0.206 acres at 1427 Pearson Street. Zip Code: 75061
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
 12. **Zoning Case #ZC17-0060** – Phil Durham, applicant, requests a zoning change from R-6 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) uses to allow a carport to encroach into the front yard setback. This property is located on approximately 0.19 acres at 3701 Bryn Mawr Drive. Zip Code: 75062
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
 13. 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 was postponed from the August 7, 2017 Planning and Zoning Meeting
 - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
- 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 18, 2017 at 12:51pm 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.