



**AGENDA**  
**Planning and Zoning Commission**  
**Tuesday, September 5, 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**

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

1. Introduction
2. Council Liaison(s) Report on the City Council Meeting 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 August 21, 2017
2. **PL17-0009 – Beyene Addition, Final Plat** – Two (2) lots for single family uses on approximately 0.520 acres located at 1208 Holly Street (approval – final action)

**Individual Consideration**

3. **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 21, 2017 Planning and Zoning Meeting
  - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing

## AGENDA - Continued

4. **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 oversized accessory structure that is 10 feet from the rear property line and less than 10 feet from another structure. This property is located on approximately 0.306 acres at 1208 Lakeshore Drive. Zip Code: 75060
  - This case was postponed from the August 21, 2017 Planning and Zoning Meeting
  - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
  
5. **Landscape Variance #ZC17-0061** – Jacobs Engineering, applicant, request 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 prior to the issuance of building permits on the subject property. This property is located on approximately 30.585 acres on the southwest corner of State Highway 161 and Las Colinas Blvd. Zip Code: 75039
  - Final Action by the Planning and Zoning Commission
  
6. **Zoning Case #ZC16-0022** – Cavaso Homes, LLC., applicant, requests a zoning change from R-6 (Single Family) District Use to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) uses to allow the development of eight (8) single family lots. This property is located on approximately 1.494 acres at 528 English St. Zip Code: 75061
  - This case is scheduled for the Thursday, September 21, 2017 City Council Public Hearing
  
7. **Zoning Case #ZC17-0050** – Southern Star Las Colinas, LP., applicant, requests a zoning change from 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 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. This property is located on approximately 4.4 acres at the north east corner of W. Las Colinas Blvd. and Promenade Parkway. Zip Code: 75039
  - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
  
8. **Zoning Case #ZC17-0056** – Eagret LLC., applicant, requests a zoning change from S-P-2 (Generalized Site Plan) for R-MF-2 (Multifamily) District Uses to S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses. This property is located on approximately 0.858 acres at 401, 405 and 409 S. O'Connor Road. Zip Code: 75061
  - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing
  
9. 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 21, 2017 Planning and Zoning Meeting
  - This case is scheduled for the Thursday, September 7, 2017 City Council Public Hearing

## AGENDA - Continued

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- 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:

September 1, 2017 at 1:11pm and will remain so posted at least 72 hours before said meeting convened.

Evan Vaughan  
Deputy Clerk, City Secretary's Office

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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.