



AGENDA
Planning and Zoning Commission
Monday, September 18, 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 September 7, 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. Landscape and Tree Preservation Ordinance
6. Joint meetings with Planning and Development Committee to discuss Development Standards
7. Chairwoman's Report
8. Vice Chairman's Report
9. 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 Tuesday, September 5, 2017.
2. **PL17-0008 – Kamal Addition, Preliminary/Final Plat** – Three (3) lots for residential uses located on approximately 0.206 acres at 1427 Pearson Street. (approval – final action)
 - This item was postponed from the June 5, 2017 meeting
3. **PL17-0022 – West Village No. 3, 3rd Revision, Replat** – Two (2) lots for commercial uses on approximately 4.047 acres located on the northeast corner of Northgate Drive and State Highway 161. (approval – final action)

Individual Consideration

4. **Development Plan #DVP17-0005** – M. Victoria Tanco, applicant, requests approval of Development Plan #10, 10th Revision, Cottonwood Valley Phase II, PUD 1 for PUD (Planned Unit Development) for R-7.5 (Single Family) uses to allow adjustments to the garage door setback and the addition of a third floor. This property is located on approximately 0.368 acres at 2001 Cottonwood Valley Circle. Zip Code: 75038
 - Final Action by the Planning and Zoning Commission

AGENDA - Continued

5. **Zoning Case #ZC16-0067** – Texas Roadhouse Holdings, LLC., applicant, requests a zoning change from S-P-2 (Generalized Site Plan) District 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 1.692 acres, approximately 450 ft. west of Home Depot Dr., on the north side of Interstate Highway 635. Zip Code: 75063
 - This case is scheduled for the Thursday, October 12, 2017 City Council Public Hearing

6. **Zoning Case #ZC17-0030** – Sikka Investments, applicant, requests a zoning change from C-C (Community Commercial) District to S-P-2 (Generalized Site Plan) District for C-N (Neighborhood Commercial) uses to allow a convenience store, gasoline sales, restaurant and laundromat uses. This property is located on approximately 3.105 acres at the northeast corner of Northgate Dr. and State Highway 161. Zip Code: 75038
 - This case is scheduled for the Thursday, October 12, 2017 City Council Public Hearing

7. **Zoning Case #ZC17-0054** – Glacier Fund, Ltd., applicant, requests a zoning change from R-7.5 (Single Family) District to R-ZLa (Zero Lot Line Residential) District to allow the development of new single family detached homes. This property is located on approximately 2.978 acres at 1501 S. Story Road. Zip Code: 75060
 - This case is scheduled for the Thursday, September 21, 2017 City Council Public Hearing

8. **Zoning Case #ZC17-0058** – Janice E. Wagner, 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 metal accessory structure. This property is located on approximately 0.2221 acres at 2422 E. Shady Grove Road. Zip Code: 75060
 - This case is scheduled for the Thursday, October 12, 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 Tuesday, September 5, 2017, Planning and Zoning Meeting.
 - This case is scheduled for the Thursday, October 12, 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:

September 15, 2017 at 12:41pm 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.