

**AGENDA**  
**Planning and Zoning Commission**  
**Monday, October 2, 2017**  
**Work Session at 5:30 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: 5:30 PM, First Floor Council Conference Room**

1. Introduction
2. Council Liaison(s) Report on the City Council Meeting on September 21, 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 18, 2017.
2. **PL17-0029 – Reece Supply Addition, Preliminary/Final Plat** – One (1) lot for commercial uses on approximately 9.98 acres located at 3420 Valley View Lane. (approval – final action)
3. **PL17-0030 – West Park Square Addition, Revised** – Two (2) lot for commercial uses located on approximately 5.19 acres at 1901 West Park Drive. (approval – final action)
4. **PL17-0034 – Bakthear Addition, Preliminary/Final Plat** – One (1) lot for residential uses located on approximately 0.254 acres at 510 Compton Avenue. (approval – final action)

**Individual Consideration**

5. **Landscape Variance #ZC17-0067** – Avere Real Estate, 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 remove protected trees prior to obtaining a building permit. This property is located on approximately 16.06 acres on the southeast corner of State Highway 161 and Conflans Road. Zip Code: 75061
  - Final Action by the Planning and Zoning Commission

## AGENDA - Continued

6. **Zoning Case #ZC17-0058** – Janice E. Wagner, applicant, requests a Comprehensive Plan Amendment from “Commercial Corridor” to “Residential Neighborhood,” and 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 0.222 acres at 2422 E. Shady Grove Road. Zip Code: 75060
  - This case was postponed from the September 18, 2017 Planning and Zoning Meeting.
  - This case is scheduled for the Thursday, October 12, 2017 City Council Public Hearing.
  
7. **Zoning Case #ZC17-0025** – Sumeer Homes, applicant, requests a zoning change from S-P-2 (Generalized Site Plan) District for R-TH (Townhouse) uses to S-P-2 (Generalized Site Plan) District for R-TH (Townhouse) uses to allow a front building setback of 15 feet and a garage door setback of 22 feet. This property is located on approximately 0.21 acres at 4240 and 4236 Nia Drive. Zip Code: 75038
  - This case is scheduled for the Thursday, October 26, 2017 City Council Public Hearing.
  
8. **Zoning Case #ZC17-0052** – O’Connor Park LLC., applicant, requests a zoning change from S-P-2 (Generalized Site Plan) District for P-O (Professional Office) uses to S-P-2 (Generalized Site Plan) District for C-N (Neighborhood Commercial) uses to allow professional office, post-secondary education and restaurant uses. This property is located on approximately 3.294 acres at 819 N. O’Connor Road. Zip Code: 75061
  - This case is scheduled for the Thursday, October 12, 2017 City Council Public Hearing.
  
9. **Zoning Case #ZC17-0059** – JDJR Engineers, applicant, requests a zoning change from IP-AR (Industrial Park-Airport Related) to S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) and warehouse uses to allow commercial service and office/warehouse uses. This property is located on approximately 24.97 acres at 2350 Valley View Lane. Zip Code: 75061
  - This case is scheduled for the Thursday, October 26, 2017 City Council Public Hearing.
  
10. **Zoning Case #ZC17-0063** – RLW Properties, Inc., applicant, requests a zoning change from C-W (Commercial Warehouse) District to S-P-1 (Detailed Site Plan) District for C-W (Commercial Warehouse) uses to allow exceptions to the landscaping and commercial design standards. This property is located on approximately 4.747 acres at 112 S. Irving Heights Drive. Zip Code: 75060
  - This case is scheduled for the Thursday, October 26, 2017 City Council Public Hearing.
  
11. 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 18, 2017, Planning and Zoning Meeting.
  - This case is scheduled for the Thursday, October 12, 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 29, 2017 at 12:53pm 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.