



AGENDA
Planning and Zoning Commission
Monday, August 5, 2019
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

Work Session: 5:30 PM, First Floor Council Conference Room

1. Introduction
2. Council Liaison(s) Report on the City Council Meeting on July 18, and August 1, 2019 relating to action taken on platting and zoning cases (if necessary)
3. Planning and Development Committee Liaison Report
4. Discussion of House Bills 3167 and 2439
5. Proposed Zoning and Subdivision Ordinance Update Process and Timeline
6. Review of Public Hearing Items listed below
7. Chair's Report
8. Vice Chair'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 July 15, 2019
2. **PL19-0015 – Stampede Crossing, Phase 2, 4th Revision, Replat** – Applicant is replatting two (2) lots for commercial uses on 4.67 acres located at 3215 Regent Blvd. (Approval – Final Action)
3. **PL19-0021 – MacArthur Market Place, Replat** – Applicant is replatting two (2) lots for commercial uses on 6.72 acres located at 8000 Walton Blvd. (Approval – Final Action)
4. **PL19-0025 – Albertson's Addition, 2nd Revision, Replat** – Applicant is replatting the property into two (2) lots for commercial uses on 7.425 acres located at 555 W. Airport Freeway. (Approval – Final Action)
5. **PL19-0030– Jefferson Texas Plaza Addition, 1st Revision Replat** – Applicant is replatting one (1) lot to abandon a sanitary sewer easement on 10.326 acres located at the north of Texas Plaza Drive between Tom Braniff Drive and Loop 12
6. **PL19-0036– H.W.P. Addition, Revised Replat** – Applicant is replatting the property into two (2) lots for commercial uses on 6.2 acres located at 2203 and 2206 Ferguson Court. (Approval – Final Action)
7. **PL19-0037– Elm Creek Environmental Addition, Preliminary/Final Plat** –. Applicant is platting the property into one (1) lot for light industrial uses on 0.358 acres located at 1326 Ford Street. (Approval – Final Action)

AGENDA - Continued



Individual Consideration

8. **Zoning Case #ZC19-0023** – GP/Jess Enterprises, LLC., owner. Mariscos La Marea Restaurant, applicant. 2708 W. Irving Blvd. Area is 8,582 sq. ft. Zip Code: 75061

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 Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses

- This case was postponed from the Monday, July 15, 2019 Planning and Zoning Public Hearing.
- This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing.

9. **Special Fence Project Plan #ZC19-0042** – Platinum Construction, owner. Properties VI, LLC, applicant. 2221 W. Walnut Hill Lane

REQUEST Variance from Chapter 15 of the Land Development Code to construct a 8-foot tall wrought iron fence with opaque screen 89.9 feet from the property line along W. Walnut Hill Lane. Zoned PUD (Planned Unit Development) for M-FW (Freeway) District. This property is located on approximately 4 acres. Zip Code: 75038

- This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing.

10. **Zoning Case #ZC19-0043** – Frank and Maria Flores, owner/applicant. 1825 Parkside Avenue. Approximately 0.215 acres. Zip Code: 75061

FROM C-W (Commercial Warehouse) District

TO R-6 (Single Family) District

- This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing.

11. **Zoning Case #ZC19-0045** – J. Jones 3205 Royalty Row, LLC., and D-Dreams, LLC., owners. Precision Formed Plastics, applicant. 3245 Royal Row. Approximately 1.45 acres. Zip Code: 75062

FROM ML-20 (Light Industrial) District

TO S-P-1 (Detailed Site Plan) District for ML-20 (Light Industrial) uses for an exception to the minimum side yard setback

- This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing.

AGENDA - Continued

12. **Zoning Case #ZC19-0049** – Rochelle Valley Property Development, owner. JDJR Engineers & Consultants, Inc., applicant. 2350 & 2800 Valley View Lane. Approximately 25.388 acres. Zip Code: 75061

FROM S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) uses

TO S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) District and hotel uses on a 5.34 acres portion of the site

- This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing.

13. **Zoning Case #ZC19-0051** – DH2 Homes, owner/applicant. 1819 Etain Road. Approximately 0.384 acres. Zip Code: 75060

FROM R-MH (Mobile Home) District

TO R-6 (Single Family) District

- This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing.

14. **Zoning Case #ZC19-0057** – PASMAA Theater, LLC., owner. Thakkar Developers, applicant. 8505 Walton Boulevard. Approximately 1.58 acres. Zip Code: 75063

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 Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses, Movie Theater and related uses

- This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing.

15. **Zoning Case #ZC19-0060** – Joe Inki Chung, owner. Time Manner Construction, applicant. 508 N. O'Connor Road. Approximately 0.077 acres. Zip Code: 75061

FROM S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses

TO C-N (Neighborhood Commercial) District to repeal the S-P-1 for R-AB zoning district

- This case is scheduled for the Thursday, September 5, 2019 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:

8-2-19 at 1:20pm and will remain so posted at least 72 hours before said meeting convened.


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.