



AGENDA
Planning and Zoning Commission
Monday, August 19, 2019
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 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. Chair's Report
6. Vice Chair'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 5, 2019
2. **PL19-0020 – Lee Plaza Addition, Preliminary/Final Plat** – Applicant is replatting one (1) lot for light industrial uses on 1.3067 acres located at 5101 N. Belt Line Road. (Approval – Final Action)

Individual Consideration

3. **DVP19-0002 PUD Amendment and Development Plan** – Two's A Crowd Investments, LLC, owner. CSE, applicant. On the southeast corner of Texas Plaza and Tom Braniff. Zip Code: 75062

REQUEST Approval of an amendment to PUD (Planned Unit Development) #6 to add 445 additional residential units in Tract E of PUD 6, and Development Plan #DVP19-0002 (PUD 6, Tract E) for R-MF-2 (Multi-Family) and R-6 (Single Family) uses. This property is located on approximately 32.8 acres.

- This case is scheduled for the Thursday, September 19, 2019 City Council Public Hearing

AGENDA - Continued

4. **Zoning Case #ZC19-0045** – J. Jones 3205 Royalty Row, LLC., and D-Dreams, LLC., owners. Precision Formed Plastics, applicant. 3245 Royalty 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 interior side yard setback
 - This case was postponed from the Planning and Zoning Meeting on Monday, August 5, 2019.
 - This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing

5. **Zoning Case #ZC19-0049** – Rochelle Valley Property Development, owner. JDJR Engineers & Consultants, Inc., applicant. 2350 & 2800 Valley View Lane. Approximately 5.34 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
 - This case was postponed from the Planning and Zoning Meeting on Monday, August 5, 2019.
 - This case is scheduled for the Thursday, September 5, 2019 City Council Public Hearing

6. **Zoning Case #ZC19-0058** – Key Life Homes, owner. JDJR Engineers & Consultants, Inc., applicant. 336 & 404 Clark Street. Approximately 0.606 acres. Zip Code: 75060

FROM HCD-NMU (Heritage Crossing District – Neighborhood Mixed Use Subdistrict)

TO S-P-2 (Generalized Site Plan) for HCD-NMU (Heritage Crossing District – Neighborhood Mixed Use Subdistrict) to allow development of three single family lots with modifications to the minimum lot area and minimum lot width requirements
 - This case is scheduled for the Thursday, September 19, 2019 City Council Public Hearing

7. **Zoning Case #ZC19-0059** – Shreem Capital, owner/applicant. 455 E. John Carpenter Freeway. Approximately 2.637 acres. Zip Code: 75039

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) and Hotel 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) and Hotel uses to allow development of two hotel towers with a single parking garage.
 - This case is scheduled for the Thursday, September 19, 2019 City Council Public Hearing

AGENDA - Continued

8. **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

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

9. **Ordinance Amendment** – City of Irving Planning and Community Development, applicant.

REQUEST Consider amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas by amending portions of Section 52-56, Outside storage, by repealing Section 52-56 in its entirety and reserving said section for future use

- This item will be postponed to the September 3, 2019 Planning and Zoning Meeting
- This case is scheduled for the Thursday, September 5, 2019 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:

8-16-19 at 1:30pm 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.