



AGENDA
Planning and Zoning Commission
Tuesday, September 3, 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 relating to action taken on platting and zoning cases (if necessary)
3. Planning and Development Committee Liaison Report
4. Discussion: House Bill 2439
5. Discussion: House Bill 3167
6. Discussion: House Bill 2840
7. Review of Public Hearing Items listed below
8. Chair's Report
9. Vice Chair's Report
10. 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 19, 2019

Plat Approvals

2. **PL19-0013 – Roadway Express Addition, Preliminary/Final Plat** - Applicant is replatting two (2) lots for commercial uses on 36.06 acres at 200 N. Belt Line Road. (Approval-Final Action)
3. **PL19-0033 – Sanchez Addition, Preliminary/Final Plat** – Applicant is replatting one (1) lot for light industrial uses on 0.424 acres located at 2928 Proctor Street. (Approval-Final Action)
4. **PL19-0038 – Tenairs Davis Addition, Preliminary/Final Plat** – Applicant is replatting one (1) lot for light industrial uses on 8.134 acres located at 2111 and 2113 Hinton Drive. (Approval-Final Action)

Plat Disapprovals

5. **PL15-0039 – Remington I-30 Addition, Preliminary/Final Plat** – Applicant is replatting two (2) lots for Commercial uses on 5.76 acres located at 2715 S. Belt Line. (Disapproval)
6. **PL17-0027 – Sosa's Loop 12 Addition, Replat** - Applicant is replatting one (1) lot on 0.53 acres located at 1120 Singleton Blvd. (Disapproval)



AGENDA - Continued

7. **PL17-0031 – Big D Travel Center, Preliminary/Final Plat** - Applicant is replatting three (3) lots for commercial uses on 27.2 acres located at 300 N. Walton Walker Blvd. (Disapproval)
8. **PL18-0024 – Jack In the Box-** Applicant is replatting two (2) lots for commercial uses on 6.2 acres located at 2520 W. Irving Blvd. (Disapproval)
9. **PL19-0005 – Belt Line – Herring Addition 2, Preliminary/Final Plat** – Applicant is replatting one (1) lot for commercial uses on 0.42 acres located at 1426 & 1430 N. Belt Line Road. (Disapproval)
10. **PL19-0028 – Hooda Addition, Preliminary/Final** - Applicant is platting one (1) lot for commercial uses on 3.36 acres located at 4330 W. Northgate Drive. (Disapproval)

Individual Consideration

11. **Zoning Case #ZC19-0035** – DFW Joseph Investment, LLC., owner. Ritzway Construction & Design Group, applicant. 8230 Esters Blvd. Approximately 3.1 acres. Zip Code: 75063

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) uses and Hotel uses

- This case is scheduled for the Thursday, October 3, 2019 City Council Public Hearing

12. **Zoning Case #ZC19-0044** – Raul Cerda, owner/applicant. 3002 Altman Drive. Approximately 0.21 acres. Zip Code: 75062

FROM R-6 (Single Family) District

TO S-P-2 (Generalized Site Plan) for R-6 (Single Family) District uses to construct a carport within the front and side yard setbacks

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

13. **Comprehensive Plan Amendment and Zoning Case #ZC19-0050** – Godwin Sanchez Construction, owner/applicant. 2928 Proctor Street. Approximately 0.424. Zip Code: 75061.

Comprehensive Plan Amendment

FROM “Commercial Corridor” **TO** “Industrial”

Zoning Change

FROM R-6 (Single Family) District

TO ML-20 (Light Industrial) District

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

AGENDA - Continued

- 14. Zoning Case #ZC19-0055** – Charles and Marilyn Wolford, owners. Precise Contracting Services, applicant. 2413 LaSalle Drive. Approximately 0.20 acres. Zip Code: 75062

FROM R-6 (Single Family) District

TO S-P-2 (Generalized Site Plan) District for R-6 (Single Family) District to construct a carport within the front yard setback

- This case is scheduled for the Thursday, October 3, 2019 City Council Public Hearing

- 15. 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 was postponed from the August 19, 2019 Planning and Zoning Meeting
- This case is scheduled for the Thursday, September 19, 2019 City Council Public Hearing

- 16. Zoning Case #ZC19-0065** – VMI Real Estate, owner. Original Texas Group, LLC., applicant. 2222 Century Circle. Approximately 1.71 acres. Zip Code: 75062

FROM C-W (Commercial Warehouse) District

TO S-P-1 (Detailed Site Plan) for C-W (Commercial Warehouse) District uses with medical waste processing as an Environmentally Sensitive Land Use

- This case is scheduled for the Thursday, October 3, 2019 City Council Public Hearing

- 17. Zoning Case #ZC19-0068** – Sun-Age, LLC., owner. JM Civil Engineering, applicant. 5140 N. Belt Line Road. Approximately 1.248 acres. Zip Code: 75038.

FROM S-P-1 (Detailed Site Plan) for C-C (Community Commercial) District uses within the State Highway 161 Overlay District

TO C-C (Community Commercial) District uses within the State Highway 161 Overlay District to

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

AGENDA - Continued

18. Ordinance Amendment – City of Irving Planning and Community Development Department, 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

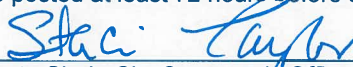
- This case was postponed from the August 19, 2019 Planning and Zoning Meeting
- This case is scheduled for the Thursday, September 19, 2019 City Council Public Hearing

- 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:

8/30/19 at 11:05am 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.

A member of the public may address the governing body regarding an item on the agenda either before or during the body's consideration of the item, upon being recognized by the presiding officer or the consent of the body.

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.