

**AGENDA**  
**Planning and Zoning Commission**  
**Monday, September 16, 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**

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**Work Session: 6:00 PM, First Floor Council Conference Room**

1. Introduction
2. Council Liaison(s) Report on the City Council Meeting on September 5, 2019 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 September 3, 2019

**Plat Approvals**

2. **PL17-0019 – Irving Market Center Addition, 4<sup>th</sup> Revision, Replat** - Applicant is replatting two (2) lots for commercial uses on 20.027 acres at 3911 W. Airport Freeway. (Approval-Final Action)
3. **PL18-0012 – Parkside West 1B, Open Space Addition, Replat** – Applicant is replatting two (2) lots for open space uses on 4.923 acres located south of State Highway 114 & north of Cabell Drive. (Approval-Final Action)
4. **PL19-0019 – Park-N-Go Addition, Replat** – Applicant is replatting one (1) lot for commercial uses on 25.66 acres located at 5130 & 5330 W. Airport Freeway. (Approval-Final Action)
5. **PL19-0035 – L.E. Wood Addition, Replat** – Applicant is replatting lot lines between two (2) platted lots for residential development on 0.84 acres located at 164 and 166 W. Saint Clair Drive. (Approval-Final Action)

## AGENDA - Continued

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### Plat Conditional Approvals

6. **PL19-0032 – Mustang Crossing Business Park Revised, Replat** – Applicant is replatting six (6) lots for commercial uses on 25.76 acres located at 6555 Sierra Dr. (Conditional Approval)

### Plat Disapprovals

7. **PL18-0045 – Duron Addition, Preliminary/Final Plat** – Applicant is platting two (2) lots for residential uses on 0.91 acres located at 1204 E. Grauwlyer Rd. (Disapproval)
8. **PL19-0007 – Lucas Place, Preliminary/Final Plat** – Applicant is replatting two (2) lots for residential uses on 0.37 acres located at 603 Willow Rd. (Disapproval)
9. **PL19-0009 – Savannah Las Colinas Addition, Preliminary/Final Plat** – Applicant is platting one (1) lot for multifamily uses on 7.731 acres located at 200 O'Connor Ridge Blvd. (Disapproval)
10. **PL19-0017 – Freeway Industrial District Addition, Replat** – Applicant is replatting two (2) lots for commercial uses on 1.86 acres located at 3245 Royalty Row. (Disapproval)
11. **PL19-0026 – Sierra At Las Colinas Addition, Replat** – Applicant is replatting one (1) lot for drainage easement and right-of way dedication on 8.1395 acres located at 6555 Sierra Dr. (Disapproval)
12. **PL19-0034 – Hernandez Etain Road Addition, Preliminary/Final Plat** – Applicant is replatting two (2) lots for residential uses on 0.38 acres located at 2350 and 2800 Valley View Lane. (Disapproval)
13. **PL19-0039 – RDO Addition, Preliminary/Final Plat** – Applicant is replatting two (2) lots for commercial uses on 10.12 acres located at 3010 and 3034 E. Grauwlyer Road, and 3250 E. John W. Carpenter Freeway. (Disapproval)
14. **PL19-0040 – Jackson-Beasley Addition, Replat** – Applicant is platting one (1) lot for residential uses on 0.94 acres located at 4110 Jackson Street. (Disapproval)
15. **PL19-0042 – Gonzalez Estate Addition, Replat** – Applicant is replatting two (2) lots for residential uses on 0.29 acres located at 302 W. Cason Street. (Disapproval)
16. **PL19-0048 – Georgia's Place Addition, Preliminary/Final Plat** – Applicant is replatting three (3) lots for residential uses on 0.60 acres located at 336 and 404 Clark Street. (Disapproval)
17. **PL19-0050 – Paxton at Second Addition, Replat** – Applicant is replatting thirteen (13) lots for townhouse uses on 1.26 acres located at 504-522 E. Second Street and 511 Elizabeth Street. (Disapproval)

## AGENDA - Continued

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### Individual Consideration

- 18. Comprehensive Plan Amendment and Zoning Case #ZC19-0010** – Segu D. Jameel, owner. JDJR Engineers and Consultants, Inc., applicant. 4216 S. Greenview Drive. Approximately 1.511 acres. Zip Code: 75060
- Comprehensive Plan Amendment  
**FROM** “Business District” **TO** “Neighborhood Commercial”
- Zoning Change  
**FROM** S-P-1 (Detailed Site Plan) for Single Family and Nursery Greenhouse  
**TO** S-P-1 (Detailed Site Plan) for C-O (Commercial Office) and Senior Independent Living Facility
- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.
- 19. Zoning Case #ZC19-0048** – Rigel Lodging LLC, owner. Mayse & Associates, applicant. 4500 Plaza Drive. Approximately 0.69 acres. Zip Code: 75061
- FROM** S-P-2 (Generalized Site Plan) District for IP-AR (Industrial Park-Airport Related) uses  
**TO** S-P-1 (Detailed Site Plan) District for C-C (Community Commercial) and Hotel uses
- This case is scheduled for the Thursday, October 3, 2019 City Council Public Hearing.
- 20. 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 August 19, 2019 Planning and Zoning Meeting.
  - This case is scheduled for the Thursday, September 19, 2019 City Council Public Hearing.
- 21. Zoning Case #ZC19-0064** – Proffutt, LP., owner. Big Red Dog, applicant. 3010 and 3034 E Grauwyer Rd., and 3250 E. John Carpenter Freeway. Approximately 4.49 acres. Zip Code: 75039
- FROM** ML-20 (Light Industrial) District  
**TO** S-P-2 (Generalized Site Plan) for ML-20 (Light Industrial) District and Equipment Sales and Rental uses
- This case is scheduled for the Thursday, October 3, 2019 City Council Public Hearing.

**AGENDA - Continued**

- 22. Zoning Case #ZC19-0067** – Tri Marsh Center, LLC., owner. All Tex Permits, LLC., applicant. 5465 N. MacArthur Blvd. Approximately 0.107 acres. Zip Code: 75038

**FROM** PUD (Planned Unit Development) #2 for C-N (Neighborhood Commercial) District

**TO** PUD (Planned Unit Development) #2 for 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 is scheduled for the Thursday, October 3, 2019 City Council Public Hearing.

- 23. Zoning Case #ZC19-0070** – Storey Health Realty, LLC., owner. Arrive Architecture Group, applicant. 4700 N. Belt Line Rd. Approximately 5.9 acres. Zip Code: 75062

**FROM** S-P-2 (Generalized Site Plan) District for C-O (Commercial Office) including Skilled Nursing & Assisted Living

**TO** S-P-2 (Generalized Site Plan) District for C-O (Commercial Office) for a Senior Independent Living Facility.

- This case is scheduled for the Thursday, October 3, 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:

9-13-19 at 1:10 pm 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.