



AGENDA
Planning and Zoning Commission
Monday, October 7, 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 on September 19, 2019 and October 3, 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. Chairman's Report
6. Vice Chairman'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 16, 2019

Plat Approvals

2. **PL19-0032 – Mustang Crossing Business Park Revised, Replat** – Applicant is replatting six (6) lots for commercial uses on 25.76 acres located at 2350 & 2800 Valley View Lane. (Approval – Final Action)
3. **PL19-0039 – RDO Addition, Preliminary/Final Plat** - Applicant is replatting two (2) lots for commercial uses on 10.12 acres located at 3010, 3034 E. Grauwlyer Road, and 3250 E. John W. Carpenter Freeway. (Approval-Final Action)
4. **PL19-0044 – Blue Star Office Addition, Replat** - Applicant is replatting one (1) lot for commercial uses on 6.84 acres located on the South side of State Highway 114, east of State Highway 161. (Approval-Final Action)
5. **PL19-0048 – Georgia's Place, Replat** - Applicant is replatting three (3) lot for single family uses on 0.06 acres located at 336 and 404 Clark Street. (Approval-Final Action)

AGENDA - Continued

Individual Consideration

6. **DVP19-0001- Development Plan #1, 6th Revision, PUD #2** – Valk Properties VI, LLC, owner. Platinum Construction, applicant. 2221 W. Walnut Hill Lane. Approximately 4 acres. Zip Code: 75038

FROM PUD (Planned Unit Development) for M-FW (Freeway) district

TO PUD (Planned Unit Development) for FWY (Freeway) district

- Final Action by the Planning and Zoning Commission

7. **Special Fence Project Plan #ZC19-0071** – James Cassel, owner/applicant. 704 Bowman Street. Zip Code: 75060

REQUEST Variance from Chapter 15 of the Land Development Code to construct a 6-foot tall wrought iron fence within the front yard setback along Bowman Street

- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

8. **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: 75062

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 was postponed from the September 19, 2019 Planning and Zoning Meeting.
- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

9. **Zoning Case #ZC19-0039** – Pro Builders USA, LLC., owner. Davis Land Surveying, applicant. 936 Elwood Road. Approximately 0.38 acres. Zip Code: 75061

FROM R-6 (Single Family) District

TO S-P-2 (Generalized Site Plan) District for R-6 (Single Family) and R-3.5 (Two-Family) uses to allow the subdivision of a lot for single family detached dwelling and a two-family dwelling, with the exceptions to lot area and lot width requirements.

- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

AGENDA - Continued

- 10. Comprehensive Plan Amendment and Zoning Case #ZC19-0041** – American 786, LLC., owner/applicant. 2308 W. Pioneer Drive. Approximately 1.165 acres. Zip Code: 75061

Comprehensive Plan Amendment

FROM “Residential Neighborhood” **TO** “Neighborhood Commercial”

Zoning Change

FROM S-P (Site Plan) for Retail and Multifamily uses

TO S-P-1 (Detailed Site Plan) for C-N (Neighborhood Commercial) District to develop a 2-story building for retail and office uses

- ***The applicant has requested this item be postponed to the October 21, 2019 Meeting.***
 - This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.
- 11. Zoning Case #ZC19-0047**– Panade, LTD., owner. Ajay Desai, applicant. 2100 Valley View Lane. Approximately 1.136 acres. Zip Code: 75061

FROM C-C (Community Commercial) District uses

TO S-P-1 (Detailed Site Plan) District for Hotel and related uses to allow exceptions to the Hotel Development Standards

- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.
- 12. Comprehensive Plan Amendment and Zoning Case #ZC19-0061** – SJ Irving Properties, LLC., owner. Freight Operations Services, LLC., applicant. 101, 200 and 300 N. Rogers Road. Approximately 7.95 acres. Zip Code: 75061

Comprehensive Plan Amendment

FROM “Neighborhood Commercial” **TO** “Industrial”

Zoning Change

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 C-W (Commercial Warehouse) District

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) on Tract 1 and S-P-2 (Generalized Site Plan) District for C-W (Commercial Warehouse) District uses including overnight parking of commercial vehicles as a principal use on Tract 2

- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

AGENDA - Continued

- 13. Zoning Case #ZC19-0070** – Storey Health Realty, LLC., owner. Arrive Architecture Group, applicant. 4700 N. Belt Line Rd. Approximately 5.9 acres. Zip Code: 75038

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

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

- This case was postponed from the September 19, 2019 Planning and Zoning Meeting.
- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

- 14. Zoning Case #ZC19-0074** – GRBK Edgewood LLC., owner. Kimley-Horn & Associates, applicant. East side of North Lake Road and Canoe Drive. Approximately 2.02 acres. Zip Code: 75063

FROM R-40 (Single Family) District uses

TO S-P-2 (Generalized Site Plan) District for R-6 (Single Family) uses to allow exceptions to development standards including lot size and setbacks.

- **Staff has requested this item be postponed to the November 4, 2019 Meeting.**
- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

- 15. Zoning Case #ZC19-0075** – Rogelio & Marisela Gonzalez, owner. B & D Surveying, Inv., applicant. 302 W. Cason Street. Approximately 0.29 acres. Zip Code: 75061

FROM R-MF-1 (Multifamily) District

TO R-6 (Single Family) District

- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

- 16. Ordinance Amendment: Repeal Transit Mall Overlay District and Amend Urban Business Overlay District To Allow Certain Signage** – City of Irving, applicant

REQUEST Consider amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas by repealing Section 52-64c, Transit Mall Overlay District and reserving said section for future use and amending Section 52-64a, Urban Business Overlay District to add provisions for banners and sandwich board signs

- This case is scheduled for the Thursday, October 24, 2019 City Council Public Hearing.

AGENDA - Continued

17. Ordinance Amendment: Create Mini Warehouse/Self Storage Development Standards – City of Irving, applicant.

REQUEST Consider amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas by amending portions of Section 52-24, C-W Commercial Warehouse District, Section 52-26A, ML-20a Light Industrial District, Section 52-30, C-P Commercial Park District, and Section 52-75, Definitions and by creating a new Section 52-35f, Mini-Warehouse and Self-Storage Facilities to create development standards.

- This case is scheduled for the Thursday, October 24, 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:

10-4-19 at 12:31pm 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.