



AGENDA
Planning and Zoning Commission
Monday, June 7, 2021
Work Session at 5:30 PM - City Hall, First Floor City Council Chambers
Public Hearing at 7:00 PM - City Hall, First Floor City Council Chambers
825 W. Irving Blvd., Irving, Texas 75060

Members of the Planning and Zoning Commission and public may participate in the work session and public hearings of Monday, June 7, 2021 by telephone conference or videoconference call. All participants by telephone conference or videoconference will be able to speak when called upon, however video images of the citizen participants will not be available.

Work Session Sign-in via telephone or online will be from 5:00 p.m. to 5:30 p.m. on June 7, 2021. The phone numbers to sign-in and participate are **1-877-853-5257 (Toll Free) 1-888-475-4499 (Toll Free) +1 346 248 7799 (Houston) or +1 312 626 6799 (Chicago) Meeting ID: 917 4362 2124 or participate on line at <https://zoom.us/j/91743622124>**

Public Hearing Sign-in via telephone or online will be from 6:30 p.m. to 7:00 p.m. on June 7, 2021. The phone numbers to sign-in and participate are **1-877-853-5257 (Toll Free) 1-888-475-4499 (Toll Free) +1 346 248 7799 (Houston) or +1 312 626 6799 (Chicago) Meeting ID: 963 0789 1319 or participate on line at <https://zoom.us/j/96307891319>**

NOTE: If you wish to make any public comments during the meeting *whether in person or online*, please register in advance after posting of the agenda. Please register using the form at <https://www.cityofirving.org/276/Planning-and-Zoning-Commission>

You may also email **Planning@CityofIrving.org** with the case number, your name, address, phone number, opposition or support, and any written commentary if you prefer. Everyone wishing to speak **must also sign in via the telephone or online instructions above** prior to the start of the meeting. Participants will be called upon to speak at the appropriate time.

Work Session: 5:30 PM, First Floor City Council Chambers and Remotely as Listed Above

1. Call Meeting to Order
2. Citizen Comments on Items Listed on the Agenda
3. Council Liaison(s) Report on the City Council Meetings on Thursday, May 6, Wednesday, May 19, and June 3, 2021 relating to action taken on development-related cases (if necessary)
4. Planning and Development Committee Liaison Report
5. Review of Public Hearing Items listed below
6. Discussion: Housing Study and Strategy
7. Chairman's Report
8. Vice Chairman's Report
9. Future Agenda Items

Public Hearing: 7:00 PM, First Floor City Council Chambers and Remotely as Listed Above

1. Citizen Comments on Items Listed on the Consent Agenda

AGENDA - Continued

Consent Agenda- Approvals

2. Approval of the Planning and Zoning Commission Minutes of May 3, 2021
3. **PL21-0017 – Las Colinas Office Towers, Revised, Preliminary/Final Plat** – Applicant is platting unplatted land and replatting two (2) lots for commercial uses. Approximately 5.555 acres. Located at the northwest corner of Las Colinas Blvd. and O'Connor Blvd. Glen Engineering Corp. applicant/engineer. Christus Health and Dallas County Utility and Reclamation District (DCURD), owners. (Approval-Final Action)
4. **PL21-0018 – Irving Mall Redevelopment Addition, Replat** – Applicant is replatting three (3) lots for commercial development. Approximately 17.627 acres. Located at the southwest North Belt Line Rd. and Grande Bulevar. Kimley-Horn, applicant/engineer. Seritage SRC Finance LLC., owner. (Approval-Final Action)
5. **PL21-0020 – Real Properties, Preliminary/Final Plat** – Applicant is platting two (2) lots for commercial development. Approximately 6.417 acres. Located at 4901 Valley Ridge Drive. Grupo Real LLC, applicant/owner. (Approval – Final Action)

Individual Items

6. **Comprehensive Plan Amendment and Zoning Case #ZC21-0004** – Santa Fe Builders, applicant. America 786, LLC., owner. Located at 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

TO: C-N "Neighborhood Commercial" to develop the property with retail, office and service uses

- This item was postponed from the March 8, and April 5, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the June 17, 2021 City Council Public Hearing.

7. **Comprehensive Plan Amendment, Zoning Case #ZC21-0008 and Multifamily Concept Plan MF21-0002** – The Versia, LLC., applicant. Oak View Baptist Church, owner. Located at 923, 1003 and 1013 S. Story Road. Approximately 2.15 acres. Zip Code: 75060

Comprehensive Plan Amendment

FROM "Residential Neighborhood" **TO** "Mid-Density Residential"

Zoning Change

FROM: R-6 "Single Family Residential"

TO: S-P-2 (R-MF-2) "Generalized Site Plan – Multifamily Residential" to allow development of Senior Independent Living Uses with variances to the Multi-Family Development Standards (Section 3.13 of the Unified Development Code)

- This item was postponed from the May 3, 2021 Planning and Zoning Public Hearing.
- Applicant has requested postponement to the July 6, 2021 Planning and Zoning Public Hearing.

AGENDA - Continued

- 8. Special Fence Project Plan #ZC21-0013** – Quaid Mahuwala, applicant/owner. Located at 925 King Avenue. Zip Code: 75060

REQUEST: Variance from Chapter 15 of the Land Development Code to maintain a 7-foot tall metal R-panel fence for 180 feet on the east side property line, 75 feet on the west side property line and on the entire rear property line in a R-6 “Single Family Residential” district

- This item was postponed from the May 3, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the June 17, 2021 City Council Public Hearing.

- 9. Zoning Case #ZC21-0014** – CSE Commercial, applicant. Fidelity Real Estate Company, owner. Located at 601 E. Las Colinas Blvd. Zip Code: 75039 Approximately 5.125 acres.

FROM: S-P-2 (FWY) “Generalized Site Plan – Freeway” and Retail uses

TO: TOD (Transit Oriented Development) with a TOD General Plan and a TOD Detailed Plan to allow a new TOD with Multifamily uses

- This case is scheduled for the June 17, 2021 City Council Public Hearing.

- 10. Zoning Case #ZC21-0016** – Hershel Ground, applicant/owner. Located at 1004 Bluebonnet Drive. Approximately 0.52 acres. Zip Code: 75060

FROM: C-W “Commercial Warehouse” district

TO: S-P-1 (C-N) “Detailed Site Plan – Neighborhood Commercial” district to allow a variance for auto repair uses and a variance to the number of required parking spaces

- This item was postponed from the May 3, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the June 17, 2021 City Council Public Hearing.

- 11. Special Fence Project Plan #ZC21-0018** – Sibaranjan Mohapatra, applicant/owner. Located at 10561 Duckling Drive. Zip Code: 75063

REQUEST: Variance from Chapter 15 of the Land Development Code to locate a six (6) foot screening fence within the required corner side yard setback in a R-6 “Single Family Residential” district

- This case is scheduled for the June 17, 2021 City Council Public Hearing.

- 12. Zoning Case #ZC21-0019 and Multifamily Concept Plan MF21-0004** – Toll Brothers Apartment Living, applicant. Exxon Mobile Corp, owner. Located at 6000 and 6300 Love Drive. Approximately 6.87 acres. Zip Code: 75039

FROM: M-FW “Freeway” and R-40 “Single Family Residential”

TO: S-P-2 (R-MF-2) “Generalized Site Plan – Multifamily Residential 2” to allow development of a multifamily complex with variances to the Multifamily Development Standards (Section 3.13 of the Unified Development Code)

- This case is scheduled for the June 17, 2021 City Council Public Hearing.

AGENDA - Continued

13. Zoning Case #ZC21-0020 – Billy Ziegenfuss, applicant/owner. Located at 1908 W. 5th Street. Approximately 0.425 acres. Zip Code: 75060

FROM: (R-6) "Single Family Residential"

TO: S-P-2 (R-6) "Generalized Site Plan – Single Family Residential" to allow a variance to the maximum size of two additional accessory structures on the lot

- This case is scheduled for the June 17, 2021 City Council Public Hearing.
- Staff has requested postponement to the July 6, 2021 Planning and Zoning Public Hearing.

14. Zoning Case #ZC21-0022 – BOKA Powell, applicant. Christus Health, owner. Located at 5101 N. O'Connor Boulevard. Approximately 5.172 acres. Zip Code: 75039

FROM: M-FW "Freeway" and S-P-1 (C-O) "Detailed Site Plan – Commercial Office"

TO: S-P-2 (C-O) "Generalized Site Plan – Commercial Office" to add additional property for a new office building

- This case is scheduled for the June 17, 2021 City Council Public Hearing.

15. Zoning Case #ZC21-0023 – Saul Benitez, applicant. MacArthur Center Irving LLC., owner. Located at 1111 W. Airport Freeway #131. Approximately 6,082 square feet. Zip Code: 75062

FROM: S-P-1 (R-AB) "Detailed Site Plan – Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption" and S-P-2 (C-N) "Generalized Site Plan – Neighborhood Commercial"

TO: Revise S-P-1 (R-AB) "Detailed Site Plan – Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption" uses to allow an expansion of the existing restaurant

- This case is scheduled for the June 17, 2021 City Council Public Hearing.

16. Zoning Case #ZC21-0024 – JDJR Engineers & Consultants Inc., applicant. Jorge Rodriguez owner. Located at 608 Sunny Lane and 1003 Hilltop Drive. Approximately 0.448 acres. Zip Code: 75060

FROM: R-MF-2 "Multifamily Residential 2"

TO: S-P-1 (R-TH) "Detailed Site Plan – Townhouse Residential" to allow development of eight townhouse lots with variances to Section 2.4.16 of the Unified Development Code

- This case is scheduled for the June 17, 2021 City Council Public Hearing.

AGENDA - Continued

17. Special Fence Project Plan #ZC21-0026 – Boka Powell, applicant. MetroTex Association of Realtors, Inc., owner. Located at 1701 Kinwest Parkway. Zip Code: 75063

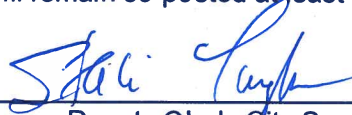
REQUEST: Variance from Section 4.6.1 of the Unified Development Code to eliminate the screening requirement of a minimum seven (7) foot tall screening fence between a new nonresidential development and residentially zoned land

- This case is scheduled for the June 17, 2021 City Council Public Hearing.

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:

6-4-21 at 12:13pm 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.