



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

NOTE: If you wish to speak or make any public comments during the meeting, please register prior to the meeting after posting of the agenda 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.

Work Session: 5:30 PM, First Floor Council Conference Room

1. Call Meeting to Order
2. Citizen Comments on Items Listed on the Agenda
3. Council Liaison(s) Report on the City Council Meeting on August 19, and September 2, 2021 relating to actions taken on development-related cases (if necessary)
4. Planning and Development Committee Liaison Report
5. Review of Public Hearing Items listed below
6. Planning and Zoning Commission Rules of Procedure Discussion
7. Chair's Report
8. Vice Chair's Report
9. Future Agenda Items

Public Hearing: 7:00 PM, First Floor City Council Chambers

1. Citizen Comments on Items Listed on the Consent Agenda

Consent Agenda- Approvals

2. Approval of the Planning and Zoning Commission Minutes of August 2, and August 16, 2021
3. **PL21-0026 – Original Town of Irving Townhomes, Replat** – Applicant is replatting fourteen (14) lots for townhouse development. Approximately 0.84 acres. Located at 303-321 East 2nd Street. Claymoore Engineering, applicant/agent. City of Irving, owner. (Approval – Final Action)
4. **PL21-0027 – Rono Benitez Addition, Preliminary/ Final Plat** – Applicant is proposing to plat one (1) lot for residential development. Approximately 1.140 acres. Located at 2505, 2417, and 2415 S. Story Road. Brenda Benitez, applicant. Urban Structure, agent. Rono Benitez, owner. (Approval – Final Action)

Individual Items

5. **Comprehensive Plan Amendment #CP21-0002** – Baldwin Associates, LLC., applicant. BTE Body Company, Inc., owner. Located at 1720 Landmark Road and 425 S. Walton Walker Boulevard. Approximately 2.74 acres. Zip Code: 75060

Comprehensive Plan Amendment

FROM "Residential Neighborhood and Neighborhood Commercial"

TO "Industrial"

- This case is scheduled for the September 16, 2021 City Council Public Hearing.
- The applicant requested the case be postponed to the October 4, 2021 hearing.



AGENDA - Continued

6. **Zoning Case #ZC21-0027** – Baldwin Associates, LLC., applicant. BTE Body Company, Inc., owner. Located at 1720 Landmark Road and 425 S. Walton Walker Boulevard. Approximately 2.74 acres. Zip Code: 75060

Zoning Change

FROM: R-7.5 "Single Family Residential" and S-P-1 (C-OU-02) "Detailed Site Plan – Commercial Outdoor"

TO: S-P-1 (C-OU-2) "Detailed Site Plan – Commercial Outdoor 2" to expand an existing business for outdoor commercial uses

- This case is scheduled for the September 16, 2021 City Council Public Hearing.
- The applicant requested the case be postponed to the October 4, 2021 hearing.

7. **Zoning Case #ZC21-0035** – DAV-MAR Investments, applicant/owner. Located at 1909 Edgewood Drive. Approximately 0.30 acres. Zip Code: 75060

FROM: S-P-1 "Detailed Site Plan – Nursery/Kindergarten"

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

- This case is scheduled for the September 16, 2021 City Council Public Hearing.

8. **Zoning Case #ZC21-0038** – Allied Outdoor Solutions, applicant. Krishna Pant, owner. Located at 4117 Bering Way. Approximately 12,916 sq. ft. Zip Code: 75063

FROM: S-P-2 (R-6) "Generalized Site Plan – Single Family Residential"

TO: S-P-2 (R-6) "Generalized Site Plan – Single Family Residential" uses to allow a variance for a swimming pool to be closer than 20 feet to a street right-of-way

- This case was postponed from the August 2, 2021 Public Hearing.
- This case is scheduled for the September 16, 2021 City Council Public Hearing.

9. **Zoning Case #ZC21-0039** – Lars Andersen & Associates, applicant. HD Development Properties, LP., owner. Located at 8555 Home Depot Dr. Approximately 14.1 acres. Zip Code: 75063

FROM: S-P-2 (C-C) "Generalized Site Plan – Community Commercial"

TO: S-P-2 (C-C) "Generalized Site Plan – Community Commercial" to revise time limits for tent sales and the locations of existing outside storage

- This case is scheduled for the September 16, 2021 City Council Public Hearing.

10. **Zoning Case #ZC21-041** – Triston Ida, applicant. Christ Church Irving, owner. Located at 1700 E. Airport Freeway. Approximately 1.3 acres. Zip Code: 75061

FROM S-P-1 (P-O) "Detailed Site Plan – Professional Office" including auto rental and used auto sales

TO: S-P-1 (C-OU-2) "Detailed Site Plan – Commercial Outdoor 2" to allow used auto sales as a primary use in the State Highway 183 Overlay District

- This case is scheduled for the September 16, 2021 City Council Public Hearing.

AGENDA - Continued

11. Zoning Case #ZC21-0042 – Powers Brown Architecture, applicant. Coast Southwest, owner. Located at 5225 Bear Creek Ct. Approximately 6.03 acres. Zip Code: 75061

FROM: ML-20 “Light Industrial”

TO: S-P-2 (ML-20) “Generalized Site Plan – Light Industrial” to allow a variance to the parking requirements

- This case is scheduled for the September 16, 2021 City Council Public Hearing.

12. Zoning Case #ZC21-0044 – Avion Management Company, LLC., applicant/owner. Located at 4701 W. Royal Lane. Approximately 25.5 acres. Zip Code: 75063

FROM: FWY “Freeway” and S-P-2 (C-C) “Generalized Site Plan – Community Commercial” and Travel Service uses

TO: FWY “Freeway”

- This case is scheduled for the September 16, 2021 City Council Public Hearing.

13. Special Fence Project Plan #ZC21-0046 – Tadhg Stein, applicant/owner. Located at 1344 Boyd Drive. Approximately 0.586 acres. Zip Code: 75061

REQUEST: Variance from Chapter 15 of the Land Development Code to construct a six-foot tall wrought iron/tubular steel fence within the front setback

- This case is scheduled for the September 16, 2021 City Council Public Hearing.

14. Proposed Updates of the Imagine Irving Comprehensive Plan Future Land Use Map

- 1) Approximately 40.6 acres near the intersection of Jackson St. and Compton Ave., from “Residential Neighborhood” to “Transit Oriented Development” and “Commercial Corridor” (West Irving Station)
- 2) Approximately 11.0 acres on the west side of Riverside Dr. between Gran Via and Royal Ln., from “Mid-Density Residential” to “Neighborhood Commercial”
- 3) Approximately 14.0 acres near the intersection of MacArthur Blvd. and Coker St. from “Commercial Corridor” and “Business District” to “Neighborhood Commercial”
- 4) Approximately 161.3 acres near the intersection of N. Belt Line Rd. and Rock Island Rd. from “Neighborhood Commercial”, “Business District” and “Commercial Corridor” to “Commercial Corridor” and “Industrial”
- 5) Approximately 19.6 acres near the northwest corner of Irving Blvd. and Rock Island Rd. from “Neighborhood Commercial” to “Commercial Corridor”
- 6) Approximately 435.0 acres east of Loop 12 and near Grauwylers Rd. from “Commercial Corridor” and “Business District” to “Industrial”
- 7) Approximately 45.2 acres south of the intersection of SH 114 and SH 161 from “Neighborhood Commercial” to “Urban District”
- 8) Approximately 63.6 acres near the north side of Rock Island Rd. between Briery Rd. and Irby Rd. from “Neighborhood Commercial”, “Residential Neighborhood” and “Business District” to “Commercial Corridor” and “Public/Semi-Public”
- 9) Approximately 5.2 acres near Third St. and Irving Blvd. from “Mid-Density Residential” to “Neighborhood Commercial”



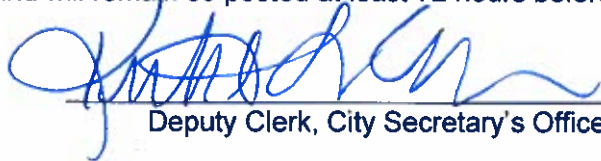
AGENDA - Continued

- This case was postponed from the August 2, 2021 Public Hearing.
- This case is scheduled for the September 16, 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:

9/3/2021 at 12:50pm 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.