

AGENDA
Planning and Zoning Commission
Tuesday, July 6, 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 Meetings on Thursday June 17 and July 1, 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. Commissioner Training on Ethics and the Open Meetings Act
7. Chair's Report
8. Vice Chair's Report
9. Future Agenda Items
 - a. Planning and Zoning Bylaws Discussion

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 June 7, 2021
3. **PL21-0021 – Story/183/Rochelle Addition, Replat** – Applicant is platting unplatted land and replatting one (1) lot for commercial development. Approximately 3.477 acres. Located at 2410 N. Story Road. Franchise Realty Interstate Corporation, applicant/owner. Summit Surveying, Inc., agent. SLI Enterprises, Inc., owner. Group 1 Realty, owner. (Approval – Final Action)
4. **PL21-0022 – Hardrock Ridgeview Addition, Preliminary/ Final Plat** – Applicant is proposing to plat 23 lots for residential development. Approximately 3.246 acres. Located at 1400 & 1404 Hard Rock Road. Civil Urban Associates, Inc., applicant/agent. Hard Rock Irving Investments, LLC., owner. (Approval – Final Action)
5. **PL21-0023 – Lakeview Preserve, Preliminary/Final Plat** – Applicant is platting one (1) lot for multifamily development. Approximately 8.876 acres. Located at 2800 S. MacArthur Blvd. Bannister Engineering, applicant. County Property Acquisition Company, Inc. owner. (Approval – Final Action)

Consent Agenda- Disapprovals

6. **PL21-0025 – Royal Tech Revised, Replat** – Applicant is replatting two (2) lots into three (3) lots for light industrial development. Approximately 10.2749 acres. Located at 3050 Regent Blvd. Sands Surveying Corporation, agent. PS Business Park, LP, owner/applicant. (Disapproval)

AGENDA - Continued

Individual Items

- 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, 1013 and 1023 S. Story Road, and 2423 Grove Street. Approximately 2.64 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 2" 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 and June 7, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the July 22, 2021 City Council Public Hearing.

- 8. 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 auto repair uses and a variance to the number of required parking spaces

- This item was postponed from the May 3 and June 7, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the July 22, 2021 City Council Public Hearing.

- 9. 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 item was postponed from the June 7, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the July 22, 2021 City Council Public Hearing.

- 10. 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 and the distance between two accessory structures

- This item was postponed from the June 7, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the July 22, 2021 City Council Public Hearing.

AGENDA - Continued

11. Zoning Case #ZC21-0029 – Carlotz Group, applicant. 1500 East Airport Freeway, LLC., owner. Located at 1450 E. Airport Freeway. Approximately 8.4 acres. Zip Code: 75062

FROM: C-OU-2 "Commercial Outdoor 2" and S-P-2 (C-OU-2) "Generalized Site Plan - Commercial Outdoor 2" and State Highway 183 Overlay District

TO: S-P-2 (C-OU-2) "Generalized Site Plan – Commercial Outdoor 2" to allow used automobile sales as a primary use and variances to landscaping requirements

- This case is scheduled for the July 22, 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:

7/2/2021 at 1:12pm 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.