

AGENDA
Planning and Zoning Commission
Monday, January 3, 2022
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 December 9, 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. Discussion: 2022 American Planning Association National Conference, April 30-May 3, 2022, San Diego CA
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 Monday, December 6, and December 13, 2021

Consent Agenda- Disapprovals

3. **PL21-0047 – Irving YMCA/Plymouth Park Addition, Minor Plat/Replat** – Applicant is proposing to replat one (1) lot into two (2) lots. Approximately 5.656. Located at 2200 W. Irving Blvd. YMCA of Metropolitan Dallas, applicant/owner. Huitt-Zollars, Inc., engineer. (Disapproval)

Individual Items

4. **Zoning Case #ZC19-0008** – J. Piano Concrete Construction, applicant/owner. Located at 2232 E. Grauwlyer Road and 1408-1510 Irene Drive. Approximately 2.8 acres. Zip Code: 75061

FROM: S-P-1 (C-N) "Detailed Site Plan – Neighborhood Commercial" and ML-20 "Light Industrial"

TO: S-P-2 (ML-20) "Generalized Site Plan – Light Industrial" and Environmentally Sensitive Land Use (Concrete Batch Plant) and Related Uses with Variances

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

AGENDA - Continued

- 5. Zoning Case #ZC21-0040** – Guido DFW Estate Investments LLC, applicant/owner. Located at 2206 Rock Island Road. Approximately 1.073 acres. Zip Code: 75060

FROM: C-N “Neighborhood Commercial”

TO: S-P-2 (R-6) “Generalized Site Plan – Single Family Residential” to allow development of five lots with a variance to the minimum lot width on two of the lots

- This case was postponed from the December 6, 2021 Public Hearing.
- This case is scheduled for the January 13, 2022 City Council Public Hearing.

- 6. Zoning Case #ZC21-0057** – AMB Services, applicant. SJ Irving Property, LLC, owner. Barbosa Professional Services, agent. Located at 101 & 200 N. Rogers Rd. Approximately 7.55 acres. Zip Code: 75061

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”

TO: S-P-1 (R-AB) “Detailed Site Plan – Restaurant with the attendant accessory use of the sale of alcoholic beverages for on-premises consumption” with Public Event Center and Outdoor Market Uses

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

- 7. Zoning Case #ZC21-0061** – PED DFW John Carpenter LLC., applicant. 500 EJC Land Owner, LLC., owner. Located at 550 E. John Carpenter Freeway. Approximately 2.982 acres. Zip Code: 75062

FROM: S-P-2 (FWY) “Generalized Site Plan – Freeway” including a Childcare Center

TO: 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 Hotel and Related uses

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

- 8. Zoning Case #ZC21-0062** – Robert Fitzgerald, applicant/owner. Located at 250 W. Holland Drive. Approximately 0.32 acres. Zip Code: 75062

FROM: R-6 “Single Family Residential”

TO: S-P-2 (R-6) “Generalized Site Plan – Single Family Residential” uses to allow several variances for a detached accessory building and detached garage

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

- 9. Comprehensive Plan Amendment #CP21-0004 (for ZC21-0071)** – JMR Properties, applicant. MSR Los Lupes Enterprises, LLC. Owner. Located at 2000 Estrada Parkway. Approximately 2.998 acres. Zip Code: 75061

REQUEST: To amend the Comprehensive Plan Future Land Use Map from “Neighborhood Commercial” to “Commercial Corridor”

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

AGENDA - Continued

10. Zoning Case #ZC21-0071 – JMR Properties, applicant. MSR Los Lupes Enterprises, LLC. Owner. Located at 2000 Estrada Parkway. Approximately 2.998 acres. Zip Code: 75061

FROM: S-P-2 (C-OU-2) “Generalized Site Plan – Commercial Outdoor”

TO: C-C “Community Commercial”

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

11. Zoning Case #ZC21-0073 – Wonda Pham, applicant/owner. Located at 1614 Truman Lane. Approximately 0.14 acres. Zip Code: 75060

FROM: R-6 “Single Family Residential”

TO: S-P-2 (R-6) “Generalized Site Plan – Single Family Residential” uses to allow a variance to the maximum allowed front yard impervious surface and maximum driveway width

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

12. Zoning Case #ZC21-0075 – Adriana and Cesar Figueroa, applicants/owners. Located at 2419 W. 5th Street. Approximately 0.24 acres. Zip Code: 75060

FROM: R-7.5 “Single Family Residential”

TO: S-P-2 (R-7.5) “Generalized Site Plan – Single Family Residential” uses to allow variances for a detached accessory building to be expanded and used as a second dwelling unit, and to exceed the maximum size of a detached accessory building

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

13. Amending Unified Development Code Regulations relating to the sale of alcoholic beverages, identifying districts where certain alcohol related uses are permitted, adding parking requirements, adding approval process to allow outdoor dining, creating a Conditional Use Permit process, and adding or amending definitions related to these uses

- This case is scheduled for the January 13, 2022 City Council Public Hearing.

AGENDA - Continued

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:

_____ at _____ 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.