

AGENDA
Planning and Zoning Commission
Monday, August 1, 2022
Work Session at 5:30 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

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. Citizens Comments on Items Listed on the Agenda
3. Council Liaison(s) Report on the City Council Meeting on July 14, 2022 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. Chair's Report
7. Vice Chair's Report
8. 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 Tuesday, July 5, 2022

3. **PL22-0034 – Lennox Two Addition – Replat** – Applicant is proposing to replat the property into two (2) lots for commercial development. Approximately 4.699 acres. Located at 2000 Estrada Pkwy. MSR Los Lupes Enterprises, Inc., applicant. C3R Irving One, LCC and MSR Los Lupes Enterprises, Inc., owners. **(Approval – Final Action)**

AGENDA - Continued

Individual Items

4. **Comprehensive Plan Amendment #CP22-0007** – Alexander Hunt Distinctive Homes, applicant. Fluor Enterprises, Inc., owner. Located at 6700 Las Colinas Boulevard. Approximately 22.099 acres. Zip Code: 75039

Comprehensive Plan Amendment

FROM: “Business District” **TO:** “Residential Neighborhood”

- This case is scheduled for the September 1, 2022 City Council Public Hearing.
- This case was postponed at the July 5, 2022 Public Hearing at the applicant’s request

5. **Development Plan #DVP22-0002** – Alexander Hunt Distinctive Homes, applicant. Fluor Enterprises, Inc., owner. Located at 6700 Las Colinas Boulevard. Approximately 22.099 acres. Zip Code: 75039

REQUEST: The applicant is requesting approval of a development plan to allow single family uses with variances to the R-6 “Single-family Residential 6” requirements

FROM: Development Plans #9, #15, and #16 for C-O “Commercial Office” uses in PUD 4 (Planned Unit Development #4)

TO: Development Plan #15, 1st Revision for R-6 “Single-family Residential 6” uses in PUD 4 (Planned Unit Development #4) with variances to the R-6 requirements

- This case is scheduled for the September 1, 2022 City Council Public Hearing.
- This case was postponed at the July 5, 2022 Public Hearing at the applicant’s request

6. **Zoning Case #ZC21-0067** – DeVoe Land Consultants, applicant. Autoplaza, owner. Located at 3411 Conflans Road. Approximately 0.402 acres. Zip Code: 75061

REQUEST: The applicant is requesting a zoning change to allow unscreened outside storage as a permitted use with variances to the front and side yard setbacks and the required landscaping

FROM: C-W “Commercial Warehouse”

TO: S-P-1 (C-OU-2) “Detailed Site Plan – Commercial Outdoor 2” with variances to setback and landscaping requirements

- This case is required to be postponed to allow for proper sign posting.

AGENDA - Continued

- 7. Zoning Case #ZC22-0022/AD22-0001** – Jasso Construction, applicant. KC & Gigi Investments, Inc., owner. Located at 1409-1411 N. Belt Line Road. Approximately 3,277 square feet. 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” and C-C “Community Commercial”
- 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 a variance to the distance separation requirement from a public school
- This case is scheduled for the September 1, 2022 City Council Public Hearing.
- 8. Zoning Case #ZC22-0036/AD22-0003** – Hotel Ultimate Vision, LLC, applicant/owner. Located at 8220 Esters Boulevard. Approximately 2.56 acres. Zip Code: 75063
- FROM:** FWY “Freeway”
- 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 uses, including variances to the distance separation requirement from a school and to the hotel development standards
- This case is scheduled for the September 1, 2022 City Council Public Hearing.
 - This case was postponed at the July 5, 2022 Public Hearing at staff’s request
- 9. Zoning Case #ZC22-0037** – Big Tex Construction, applicant. Ramiro Prado, owner. Located at 1910 Pembroke Street. Approximately 0.264 acres. Zip Code: 75060
- FROM:** R-7.5 “Single Family Residential 7.5”
- TO:** S-P-2 (R-7.5) “Generalized Site Plan - Single Family Residential 7.5” with a variance to allow a carport along the side yard setback
- This case is scheduled for the September 1, 2022 City Council Public Hearing.
 - This case was postponed at the July 5, 2022 Public Hearing when the applicant failed to appear
- 10. Zoning Case #ZC22-0041** – Key Life Homes, applicant/owner. Located at 1106 N. Britain Road. Approximately 1.004 acres. Zip Code: 75061
- FROM:** R-6 “Single Family Residential 6”
- TO:** S-P-2 (R-6) “Generalized Site Plan – Single Family Residential 6” with variances to the minimum lot width as established by Section 2.4.8 and the minimum lot area as established by Section 5.3.5 of the Unified Development Code
- This case is scheduled for the September 1, 2022 City Council Public Hearing.
 - This case was postponed at the July 5, 2022 Public Hearing at staff’s request

AGENDA - Continued

11. Zoning Case #ZC22-0044 – Las Colinas Hospitality, LP, applicant/owner. Located at 460 E. John Carpenter Freeway. Approximately 1.226 acres. Zip Code: 75062

FROM: C-O “Commercial Office”

TO: S-P-1 (C-O) “Detailed Site Plan – Commercial Office” and Hotel Uses

- This case is required to be postponed to allow for proper sign posting.

12. Zoning Case #ZC22-0045 – Las Colinas Card Club, LLC. applicant/owner. Located at 955 W. John Carpenter Freeway, Suite 110. Approximately 12,104 square feet. Zip Code: 75039

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

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”, Entertainment and Private Club uses

- This case is scheduled for the September 1, 2022 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:

_____ 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.