

**AGENDA**  
**Planning and Zoning Commission**  
**Tuesday, September 6, 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](mailto: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 September 1, 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 Monday, August 4, 2022 and Monday, August 15, 2022

**Consent Agenda- Disapprovals**

3. **PL22-0041 – Noah's Park, 1<sup>st</sup> Revision – Preliminary/Final Plat** – Applicant is proposing to plat the property into a single lot. Approximately 14.417 acres. Located at 6300 Longhorn Drive and 6101 E. Campus Circle. Kimley-Horn, applicant/agent. Quality Investment Properties Irving LLC. And CRD Irving LLC, owners. **(Disapproval)**



### **Individual Items**

- 4. Special Fence Plan #SFP22-0003** – Jose Urquilla, applicant/owner. Located at 1805 Piedmont Street. Zip Code: 75061

**REQUEST:** The applicant is requesting a variance from Chapter 15 of the Land Development Code to allow a six-foot-tall fence within the side yard setback on a reverse frontage corner lot.

- This case is scheduled for the September 15, 2022 City Council Public Hearing.

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

**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 was postponed from the August 1, 2022 Planning and Zoning Commission Public Hearing.
- This case is scheduled for the September 15, 2022 City Council Public Hearing.

- 6. Zoning Case #ZC22-0033** – Syed Rahman, applicant/owner. Located at 1601 Valley View Lane. Approximately 0.68 acres. Zip Code: 75061

**FROM:** C-OU-2 “Commercial Outdoor 2”

**TO:** C-N “Neighborhood Commercial”

- This case is scheduled for the September 15, 2022 City Council Public Hearing.

- 7. Zoning Case #ZC22-0044** – Las Colinas Hospitality, LP, applicant. 460 E. John Carpenter Fwy., LLC, owner. Located at 460 E. John Carpenter Freeway. Approximately 1.226 acres. Zip Code: 75038

**FROM:** C-O “Commercial Office”

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

- This case was postponed from the August 1, 2022 Planning and Zoning Commission Public Hearing.
- This case is scheduled for the September 15, 2022 City Council Public Hearing.



- 8. Zoning Case #ZC22-0048** – Edwin Blanco, applicant/owner. Located at 1210 Katy Drive. Approximately 0.24 acres. Zip Code: 75061  
**FROM:** R-6 “Single-family Residential 6”  
**TO:** R-3.5 “Two-family Residential 3.5” for duplex

  - This case is scheduled for the September 15, 2022 City Council Public Hearing.
  
- 9. Zoning Case #ZC22-0049** – Lee Lowrie, applicant/owner. Located at 521 S. Jefferson Street. Approximately 0.34 acres. Zip Code: 75060  
**FROM:** HCD-CMU “Heritage Crossing District – Corridor Mixed Use”  
**TO:** S-P-2 (HCD-CMU) “Generalized Site Plan - Heritage Crossing District – Corridor Mixed Use” to allow a duplex at the rear of the lot while retaining the current house for a total of three (3) units on one lot.

  - This case is scheduled for the September 15, 2022 City Council Public Hearing.
  
- 10. Zoning Case #ZC22-0051** – Michael Ward, GTW, LLC, applicant/owner. Randy Landers, Speed Fab-Crete Corp. agent. Located at 2101 Gateway Drive. Approximately 5.187 acres. Zip Code: 75038  
**FROM:** C-O “Commercial Office” and State Highway 161 Overlay District  
**TO:** S-P-2 (ML-20a) “Generalized Site Plan – Light Industrial 20a” and State Highway 161 Overlay District

  - This case is scheduled for the September 15, 2022 City Council Public Hearing.
  
- 11. Comprehensive Plan Amendment #CP22-0009** – Texterra Surveying, applicant. Tabitha Urrutia, owner. Located at 443 E. Arawe Court. Approximately 0.902 acres. Zip Code: 75060  
Comprehensive Plan Amendment  
**FROM:** “Open Space” **TO:** “Residential Neighborhood”

  - This case is scheduled for the September 15, 2022 City Council Public Hearing.
  
- 12. Zoning Case #ZC22-0053** – Texterra Surveying, applicant. Tabitha Urrutia, owner. Located at 443 E. Arawe Court. Approximately 0.902 acres. Zip Code: 75060  
**FROM:** R-10 “Single-family Residential 10”  
**TO:** S-P-2 (R-10) “Generalized Site Plan – Single-family Residential 10” with a variance to the minimum lot area required by Section 5.3.5 of the Unified Development Code.

  - This case is scheduled for the September 15, 2022 City Council Public Hearing.



**13. Zoning Case #ZC22-0056** – Icon Lodging, applicant. C3R Irving I, LLC, owner. Located at 3900 W. Airport Freeway. Approximately 2.972 acres. Zip Code: 75061

**FROM:** C-N “Commercial Neighborhood” and State Highway 183 Overlay District

**TO:** S-P-2 (C-N) “Generalized Site Plan – Neighborhood Commercial” and State Highway 183 Overlay District including Hotel uses with variances to the hotel development standards and the maximum height

- This case is scheduled for the September 15, 2022 City Council Public Hearing.

**14. Unified Development Code #UDC22-0002** – Amending Section 3.2 “Auto Service And Repair” to modify the provisions and regulations for auto service and repair; Amending Section 9.3 “Definitions” to delete existing definitions for “automotive repair garage” and “gasoline service station” and to add new definitions for Auto Repair Garage, Major; Auto Service Center, Minor;; Amending Section 2.5.2 “Non-Residential Land Use Table” to delete “Automotive Service Garage” and “Gasoline Service Station” and to add Auto Repair Garage, Major; Auto Service Center, Minor and identify appropriate districts and uses

- This case is scheduled for the September 15, 2022 City Council Public Hearing.

**15. Unified Development Code #UDC22-0003** – Amending Section 3.18 “Outside Storage” to reorganize the section, make minor modifications, and add a reference to the amended Section 3.2 and Amending Section 9.3 “Definitions” to delete existing definition for “Outside Storage” and add new definitions for Improved Surface; Outside Storage, Accessory; And Outside Storage, Primary

- This case is scheduled for the September 15, 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.