

**AGENDA  
CITY OF IRVING  
PLANNING AND ZONING COMMISSION**

**Briefing/Work Session – 6:00 p.m.**

City Hall – First Floor Council Conference Room  
825 West Irving Boulevard, Irving, Texas

**Public Hearing – 7:00 p.m.**

City Hall – City Council Chambers  
825 West Irving Boulevard, Irving, Texas

**Monday, November 16, 2009**

**Briefing/Work Session: 6:00 p.m. – First Floor Council Conference Room:**

Invocation

Swearing in of New Commissioners

Council Liaison(s) Report on the City Council meeting of November 5, 2009 relating to actions taken on platting and zoning cases, if necessary.

Discussion: Items listed below

**Public Hearing Items: 7:00 p.m. – City Council Chambers:**

- Items listed on the consent agenda are considered to be routine and non-contested, and action will be taken by one motion and one vote. There will be no separate discussion of consent agenda items. Any member of the commission, staff or public may have an item on the consent agenda moved to the individual consideration portion of the agenda for discussion and separate action.
- Action on items on the consent agenda shall be in accordance with staff recommendation unless otherwise indicated by the commission. The staff recommendation may be for approval, approval with stipulations, or technical denial for those items which cannot be approved by the commission for technical reasons. Items technically denied by the commission may be appealed to the City Council for final action. The staff recommendation is indicated at the end of the caption for each consent agenda item.

*Consent Agenda:*

1. Approval of the Planning and Zoning Commission Public Hearing Minutes of November 2, 2009.
2. PL09-0026 – Hackberry Office Center, 2<sup>nd</sup> Installment, Final Plat – two (2) lots for commercial uses located on the east side of Kinwest Parkway, north of Parkridge Drive – (approval – final action)

*Individual Consideration:*

3. Zoning Case #ZC09-0056, Quik Trip Corp., applicant, requests a zoning change from ML-20a (Light Industrial) district uses to S-P-2 (Generalized Site Plan) for C-N (Neighborhood Commercial) district uses to allow a convenience store and related uses. This property is located on approximately 3.34 acres on the southeast corner of Belt Line Road and Willow Creek Drive.

*This case is scheduled for the Thursday December 3,  
2009 City Council Public Hearing.*

4. Comprehensive Plan Amendment #ZC09-0057 – Rand Trail Partners, LP, applicant, requests an amendment to the land use recommendation of the Comprehensive Plan to change the recommended

**Planning & Zoning Commission Agenda  
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land use from "Retail" uses to "Low Density Residential" uses. This property is located on approximately 23.8 acres north of Home Depot Dr. between Ranch Trail and Market Place Boulevard.

*This case is scheduled for the Thursday December 3,  
2009 City Council Public Hearing.*

5. Zoning Case #ZC09-0057, Rand Trail Partners, LP, applicant, requests a zoning change from S-P-2 (Generalized Site Plan) for C-C (Community Commercial) district uses to S-P-2 (Generalized Site Plan) for R-6 (Single Family) uses. This property is located on approximately 23.8 acres north of Home Depot Dr. between Ranch Trail and Market Place Boulevard.

*This case is scheduled for the Thursday December 3,  
2009 City Council Public Hearing.*

6. Zoning Case #ZC09-0058, Hines Las Colinas Land, LP, applicant, requests a zoning change from S-P-2 (Generalized Site Plan) for R-10 and R-6 (Single Family) district uses to S-P-2 (Generalized Site Plan) for R-10 and R-6 (Single Family) district uses. This property is located on approximately 52.46 acres on the west side of Riverside Dr., south of Customer Way.

*This case is scheduled for the Thursday December 3,  
2009 City Council Public Hearing.*

7. Zoning Case #ZC09-0061, Argonaut Holdings, Inc., applicant, requests a zoning change from C-OU-2 (Commercial Outdoor) district uses to S-P-2 (Generalized Site Plan) for P-O (Professional Office) district uses to allow medical offices and service uses. This property is located at 204 E. Airport Freeway.

*This case is scheduled for the Thursday December 3,  
2009 City Council Public Hearing.*

8. Zoning Case #ZC09-0062, City of Irving, applicant, requests a zoning change from M-FW (Freeway) district uses to S-P-2 (Generalized Site Plan) for C-N (Neighborhood Commercial), Convention Center, Entertainment, Hotel, Restaurant and related uses. This property is located at the northwest corner of Las Colinas Blvd. and Fuller Drive.

*This case is scheduled for the Thursday December 3,  
2009 City Council Public Hearing.*

**THIS MEETING CAN BE ADJOURNED AND RECONVENED, IF NECESSARY, WITHIN 24 HOURS ON THE FOLLOWING DAY IN THE COUNCIL CHAMBER.**

**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.**

This facility is wheelchair accessible and accessible parking spaces are available. Requests for interpretation services or assistive hearing devices must be made 48 hours prior to the meeting. Contact the City Secretary's Office at 972-721-2493 for assistance.