

AGENDA
Planning and Zoning Commission
Monday, January 7, 2019
Work Session at 6:00 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

Work Session: 6:00 PM, First Floor Council Conference Room

1. Introduction
2. Council Liaison(s) Report on the City Council Meeting on December 13, 2018 relating to action taken on platting and zoning cases (if necessary)
3. Planning and Development Committee Liaison Report
4. 2019 American Planning Association National Conference, San Francisco, CA – April 13-16, 2019
5. Review of Public Hearing Items listed below
6. Chairman's Report
7. Vice Chairman's Report

Public Hearing: 7:00 PM, First Floor City Council Chambers

Consent Agenda

1. Approval of the Planning and Zoning Commission Public Hearing Minutes of December 3, 2018.
2. Approval of the minutes of the joint meeting of City Council Planning and Development Committee, City Council Community Services Committee, Planning and Zoning Commission and other City Boards – December 13, 2018.
3. **PL18-0052 – Julio's Place Addition, Final Plat** – One (1) lot for Single Family uses on approximately 0.4404 acres located at 758 Knight Lane. (Approval – Final Action).

Individual Consideration

4. **Zoning Case #ZC18-0038** – Spry Surveyors, applicant, requests a zoning change from C-N (Neighborhood Commercial) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) uses with a variance to the minimum lot area and minimum lot depth requirements. This property is located on approximately 9,973 square feet at 3945 Carver Place. Zip Code: 75061.
 - This case is scheduled for the Thursday, January 17, 2019 City Council Public Hearing.



AGENDA - Continued

5. **Zoning Case #ZC18-0072** – Xtra Lease, LLC, applicant, requests a zoning change from M-FW (Freeway) District to S-P-2 (Generalized Site Plan) District for C-OU-2 (Commercial Outdoor) uses to allow for sales and leasing of Trucks and Trailer vehicles. This property is located on approximately 10.98 acres at 2815 E. Grauwlyer Road. Zip Code: 75061.
 - This case is scheduled for the Thursday, January 17, 2019 City Council Public Hearing.

 6. **Zoning Case #ZC18-0080** – TNT Burrito, LLC dba Pancheros Mexican Grill, applicant, requests a zoning change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) uses to S-P-1 (Detailed Site Plan) District for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) uses. This property is located on approximately 3,053 square feet at 3275 Regent Boulevard, Suite 100. Zip Code: 75063.
 - This case is scheduled for the Thursday, January 17, 2019 City Council Public Hearing.

 7. **Zoning Case #ZC18-0092** – Robert Reeves & Associates, applicant, requests a zoning change from S-P (Site Plan) District for Multifamily uses to S-P-2 (Generalized Site Plan) District for R-MF-2 (Multifamily) uses with a variance to the Multifamily Development Standards. This property is located on approximately 3.1 acres at 1313 E. Shady Grove Road. Zip Code: 75060.
 - This case is scheduled for the Thursday, January 31, 2019 City Council Public Hearing.

 8. **Zoning Case #ZC18-0093** – DHR Engineering, Inc., applicant, requests a zoning change from R-7.5 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) uses with a variance to the minimum lot depth to construct a new single family residence. This property is located on approximately 0.17 acres at 724 E. Grauwlyer Road. Zip Code: 75061.
 - This case is scheduled for the Thursday, January 17, 2019 City Council Public Hearing.
- 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 recommendations 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.

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:

1-4-19 at 11:30am and will remain so posted at least 72 hours before said meeting convened.

Staci Taylor
Deputy Clerk, City Secretary's Office

This meeting can be adjourned and reconvened, if necessary, the following regular business day.

AGENDA - Continued

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 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.