

AGENDA
Planning and Zoning Commission
Monday, December 2, 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. Oath of Office for Newly Appointed Commissioner
3. Citizen Comments on Items Listed on the Agenda
4. Council Liaison(s) Report relating to action taken on platting and zoning cases (if necessary)
5. Planning and Development Committee Liaison Report
6. Text Amendment Discussion: Approval Process for Vacations and Abandonment by Plat
7. Text Amendment Discussion: Exempting lots in the Heritage Crossing District from the Transition Provisions of the Subdivision Ordinance
8. Review of Public Hearing Items listed below
9. Chairman's Report
10. Vice Chairman's Report
11. Future Agenda Items

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

Consent Agenda

1. Approval of the Planning and Zoning Commission Public Hearing Minutes of November 18, 2019
2. **Multifamily Concept Plan #MF19-0003** – Two's a Crowd Investments, LLC., owner. CSE, applicant. Southwest corner of Loop 12/Walton Walker Boulevard and Texas Plaza Drive. Approximately 11.1 acres. Zip Code: 75062

REQUEST: Approval of a 325 unit multifamily development

- Final action by the Planning and Zoning Commission.

AGENDA - Continued



Individual Consideration

3. **DVP19-0004 – Development Plan #24, 7th Revision, PUD #2** – Verizon Realty Corp., owner. Pacheco Koch, applicant. Northwest corner of Hidden Ridge and Green Park Drive. Approximately 8.394 acres. Zip Code: 75038

FROM: PUD (Planned Unit Development) for C-N (Neighborhood Commercial) and FWY (Freeway) uses

TO: PUD (Planned Unit Development) for C-N (Neighborhood Commercial) and FWY (Freeway) uses to allow exceptions to the front and rear yard setbacks and lot coverage requirements

- Final action by the Planning and Zoning Commission.

4. **Zoning Case #ZC19-0076** – Jesse Lowe, owner/applicant. 303 and 305 Ada Street. Approximately 1.03 acres. Zip Code: 75061

FROM: HCD-TMU (Heritage Crossing District – Transit Mixed-Use Subdistrict)

TO: S-P-2 (Generalized Site Plan) District for HCD-TMU (Heritage Crossing District – Transit Mixed-Use Subdistrict) uses to allow a solid screening fence on the front property line of 303 and 305 Ada St.; and a detached garage in the front setback, and an accessory structure larger than 700 square feet at 303 and 305 Ada St.

- This case is scheduled for the December 12, 2019 City Council Public Hearing.

5. **Zoning Case #ZC19-0077** – Ruben Rodriguez, owner. Design and Construction Planning, applicant. 315 Collins Drive. Approximately 0.12 acres. Zip Code: 75060

FROM: R-6 (Single Family) District

TO: S-P-2 (Generalized Site Plan) for R-6 (Single Family) District uses to allow lot coverage for primary structure to be increased from 40% to 47%, and to reduce the rear yard setback to five (5) feet for a new patio cover that will attach the house to the detached garage to create a single structure.

- This case is scheduled for the December 12, 2019 City Council Public Hearing.

AGENDA - Continued

6. **Zoning Case #ZC19-0080** – City of Irving, owner. Vaquero Ventures, applicant. 313 W. Irving Blvd. Approximately 0.457 acres. Zip Code: 75060

FROM: HCD-CMU (Heritage Crossing District – Corridor Mixed-Use Subdistrict)

TO: S-P-1 (Detailed Site Plan) District for HCD-CMU (Heritage Crossing District – Corridor Mixed-Use Subdistrict) uses to allow exceptions to the Heritage Crossing Corridor Mixed Use Subdistrict requirements for setbacks, screening, entrance location, drive-through lane and parking locations

- This case is scheduled for the December 12, 2019 City Council Public Hearing.

7. **Zoning Case #ZC19-0082** – The Salvation Army of North Texas, owner. Wild West Towers Corporation, applicant. 328 E. Grauwlyer Road. Approximately 0.036 acres. Zip Code: 75061

FROM: S-P-2 (Generalized Site Plan) for C-N (Neighborhood Commercial) District

TO: S-P-1 (Detailed Site Plan) District for C-N (Neighborhood Commercial) and Wireless Telecommunication Facility uses

- This case is scheduled for the December 12, 2019 City Council Public Hearing.

8. **Zoning Case #ZC19-0083** – Don and Nancy Peters, owner/applicant. 2325 Spanish Trail. Approximately 0.17 acres. Zip Code: 75060

FROM: R-6 (Single Family) District

TO: S-P-2 (Generalized Site Plan) for R-6 (Single Family) District uses to allow a carport within the front yard setback

- This case is scheduled for the December 12, 2019 City Council Public Hearing.

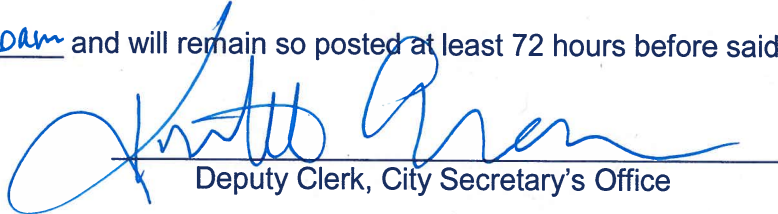
- Items listed on the consent agenda are considered to be routine and non-contested and action will be taken by one motion and one vote. There will be no separate discussion of consent agenda items. Any member of the commission, staff or public may have an item on the consent agenda moved to the individual 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.

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:

11/27/19 at 9:56am 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.