

AGENDA
Planning and Zoning Commission
Monday, August 2, 2021
Work Session at 5:30 PM - City Hall, First Floor Council Conference Room
Public Hearing at 7:00 PM - City Hall, First Floor City 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. Citizen Comments on Items Listed on the Agenda
3. Council Liaison(s) Report on the City Council Meeting on July 22, 2021 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. Comprehensive Plan Update
 - 2020-2021 Implementation Update
 - Future Land Use Map Updates
7. Planning and Zoning Commission Rules of Procedure Discussion
8. Chair's Report
9. Vice Chair's Report
10. 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

2. Approval of the Planning and Zoning Commission Minutes of July 6, 2021
3. **PL20-0029 Wildwood Heights Addition Revised, Replat** – Applicant is replatting two (2) lots for residential uses. Approximately 0.584 acres. Located at 2057 E. Irving Blvd. Windrose Land Surveying, applicant. Reynaldo Alvarez, owner. (Approval-Final Action)
4. **PL21-0025 – Royal Tech Revised, Replat** – Applicant is replatting two (2) lots into three (3) lots for light industrial development. Approximately 10.2749 acres. Located at 3050 Regent Blvd. Sands Surveying Corporation, agent. PS Business Park, LP, owner/applicant. (Approval – Final Action)

Individual Items

5. **Comprehensive Plan Amendment, Zoning Case #ZC21-0008 and Multifamily Concept Plan MF21-0002** – The Versia, LLC., applicant. Oak View Baptist Church, owner. Located at 923, 1003, 1013 and 1023 S. Story Road, and 2423 Grove Street. Approximately 2.64 acres. Zip Code: 75060

Comprehensive Plan Amendment

FROM "Residential Neighborhood" TO "Mid-Density Residential"

AGENDA - Continued

Zoning Change

FROM: R-6 "Single Family Residential"

TO: S-P-2 (R-MF-2) "Generalized Site Plan – Multifamily Residential 2" to allow development of Senior Independent Living Uses with variances to the Multi-Family Development Standards (Section 3.13 of the Unified Development Code)

- This item was postponed from the May 3, June 7, and July 6, 2021 Planning and Zoning Public Hearing.
- This case is scheduled for the August 19, 2021 City Council Public Hearing.

6. **Zoning Case #ZC21-0020** – Billy Ziegenfuss, applicant/owner. Located at 1908 W. 5th Street. Approximately 0.425 acres. Zip Code: 75060

FROM: (R-6) "Single Family Residential"

TO: S-P-2 (R-6) "Generalized Site Plan – Single Family Residential" to allow a variance to the maximum size of a detached garage

- This item was postponed from the June 7 and July 6, 2021 Planning and Zoning Public Hearings.
- This case is scheduled for the August 19, 2021 City Council Public Hearing.

7. **Zoning Case #ZC21-0032** – Arce Ortiz and Associates, applicant. Knockout Tacos, Restaurant Operator. San Antonio Corner, LLC., owner. Located at 3524 W. Airport Freeway, Suite #120. Approximately 2,417 sq. ft. Zip Code: 75061

FROM: S-P-1 (C-C) "Detailed Site Plan – Community Commercial" district including on & off-site pylon sign advertising

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 300-foot separation between a school and an establishment selling alcoholic beverages.

- This case is scheduled for the August 19, 2021 City Council Public Hearing.

8. **Zoning Case #ZC21-0033** – Olivera Landing, LLC., applicant/owner. Located at 2001 W. Irving Blvd. Approximately 0.27 acres. Zip Code: 75061

FROM: P-O "Professional Office"

TO: S-P-1 (P-O) "Detailed Site Plan – Professional Office" and daycare uses

- This case is scheduled for the August 19, 2021 City Council Public Hearing.

9. **Zoning Case #ZC21-0034** – DB Constructors, applicant. PDI Commercial Properties, LTD., owner. Located at 1451 Greenway Drive. Approximately 5.7 acres. Zip Code: 75038

FROM: C-O "Commercial Office"

TO: ML-20a "Light Industrial" to allow office, warehouse and light industrial uses

- This case is scheduled for the August 19, 2021 City Council Public Hearing.

AGENDA - Continued

10. Zoning Case #ZC21-0036 – JDJR Engineers & Consultants, applicant. Youngae Jung, owner. Located at 1776 E. Grauwlyer Rd. Approximately 1.449 acres. Zip Code: 75061

FROM: R-6 “Single Family Residential”

TO: S-P-2 (R-6) “Generalized Site Plan – Single Family Residential” uses to allow a variance to the minimum lot width for residential development

- This case is scheduled for the August 19, 2021 City Council Public Hearing.

11. Zoning Case #ZC21-0038 – Allied Outdoor Solutions, applicant. Krishna Pant, owner. Located at 4117 Bering Way. Approximately 12,916 sq. ft. Zip Code: 75063

FROM: S-P-2 (R-6) “Generalized Site Plan – Single Family Residential”

TO: S-P-2 (R-6) “Generalized Site Plan – Single Family Residential” uses to allow a variance for a swimming pool to be 10 feet from a street right-of-way

- This case is scheduled for the August 19, 2021 City Council Public Hearing.

12. Consideration and Adoption of 2021 Future Land Use Map Updates

- Approx. 40.6 acres near the intersection of Jackson St. and Compton Ave., from “Residential Neighborhood” to “Transit Oriented Development” and “Commercial Corridor”
- Approx. 11.0 acres on the west side of Riverside Dr. between Gran Via and Royal Ln., from “Mid-Density Residential” to “Neighborhood Commercial”
- Approx. 14.0 acres near the intersection of MacArthur Blvd. and Coker St. from “Commercial Corridor” and “Business District” to “Neighborhood Commercial”
- Approx. 161.3 acres near the intersection of N. Belt Line Rd. and Rock Island Rd. from “Neighborhood Commercial”, “Business District” and “Commercial Corridor” to “Commercial Corridor” and “Industrial”
- Approx. 37.4 acres near the northwest corner of Irving Blvd. and Rock Island Rd. from “Neighborhood Commercial” to “Commercial Corridor”
- Approx. 435.0 acres east of Loop 12 and near Grauwlyer Rd. from “Commercial Corridor” and “Business District” to “Industrial”
- Approx. 45.2 acres south of the intersection of SH 114 and SH 161 from “Neighborhood Commercial” to “Urban District”
- Approx. 63.6 acres near the north side of Rock Island Rd. between Briery Rd. and Irby Rd. from “Neighborhood Commercial”, “Residential Neighborhood” and “Business District” to “Commercial Corridor” and “Public/Semi-Public”
- Approx. 5.2 acres near Third St. and Irving Blvd. from “Mid-Density Residential” to “Neighborhood Commercial”
- Approx. 11.5 acres near Story Rd. and Pioneer Dr. from “Residential Neighborhood” to “Neighborhood Commercial”

- This case is scheduled for the August 19, 2021 City Council Public Hearing.

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:

7/30/21 at 11:50am 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.