

AGENDA
Planning and Zoning Commission
Monday, November 1, 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 Meetings on October 14, and October 23, 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. Proposed UDC Amendments: Alcoholic Beverage Establishments
7. Chair's Report
8. Vice Chair's Report
9. 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 October 4, and October 18, 2021
3. Approval of the revised Planning and Zoning Commission Rules of Procedure
4. **PL21-0034 – Barcelona Estates, Preliminary/Final Plat** – Applicant is proposing to plat two (2) lots for neighborhood commercial uses, twenty (20) residential lots, and four (4) open space lots. Approximately 12.17 acres. Located at 4201 North Belt Line Road. JDJR Engineers and Consultants, Inc., applicant. Walnut-161 Properties, LLC., owner. (Approval – Final Action)
5. **PL21-0035 – Aspen Square Townhomes – Preliminary Plat** – Applicant is proposing to preliminary plat 184 lots, including 173 residential lots and 11 open space lots. Approximately 20.67 acres. Located at 920 S. Belt Line Rd. JDJR Engineers and Consultants, Inc., applicant. Aspen Square Homes, LLC, owner. (Approval – Final Action)
6. **PL21-0037 – Aspen Square Townhomes, Phase I – Final Plat** – Applicant is proposing to plat 62 lots, including 57 residential lots and five (5) open space lots. Approximately 20.67 acres. Located at 920 S. Belt Line Rd. JDJR Engineers and Consultants, Inc., applicant. Aspen Square Homes, LLC, owner. (Approval – Final Action)
7. **PL21-0036 – Seville Estates, Preliminary/Final Plat** – Applicant is proposing to plat 86 lots, including 83 residential lots, and three (3) open space lots. Approximately 9.04 acres. Located at 4424 Rainier Street. JDJR Engineers and Consultants, Inc., applicant. Rainier-161 Properties, LLC., owner. (Approval – Final Action)
8. **PL21-0038 – Cordoba Estates, Preliminary/Final Plat** – Applicant is proposing to plat forty (40) lots, including one (1) for commercial uses, thirty-five (35) residential lots, and four (4) open space lots. Approximately 7.912 acres. Located at 3915 W. Walnut Hill Lane and 4000 N. Beltline Road. JDJR Engineers and Consultants, INC., applicant. Walnut-161 Properties, LLC., owner. (Approval – Final Action)

AGENDA - Continued

Individual Items

9. **Zoning Case #ZC21-0025** – Development Engineering Consultants, LLC., applicant. 6671 and 6675 North MacArthur Boulevard, LLC., owner. Located at 7170 State Highway 161. Approximately 0.70 acres. Zip Code: 75063

FROM: PUD for S-P-1 (R-AB) “Planned Unit Development for Detailed Site Plan for a Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption”

TO: PUD for S-P-1 (R-AB) “Planned Unit Development for Detailed Site Plan for a Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption” to accommodate a new drive through window and an exception to the required parking

- This case is scheduled for the November 11, 2021 City Council Public Hearing.

10. **Zoning Case #ZC21-0041** – Triston Ida, applicant. Christ Church Irving, owner. Located at 1700 E. Airport Freeway. Approximately 1.3 acres. Zip Code: 75061

FROM: S-P-1 (P-O) “Detailed Site Plan – Professional Office” and State Highway 183 Overlay District including auto rental and used auto sales

TO: S-P-1 (C-OU-2) “Detailed Site Plan – Commercial Outdoor 2” to allow used auto sales as a primary use in the State Highway 183 Overlay District with a variance to the rear setback

- This case was postponed from the September 7 and October 4, 2021 Public Hearings.
- This case is scheduled for the November 11, 2021 City Council Public Hearing.

11. **Landscape Variance #ZC21-0051** – Storemytruck.com, LLC., applicant. LMC Properties, Inc., owner. Located at 5100 W Airport Freeway. Approximately 15.86 acres. Zip Code: 75061

REQUEST: Variance from Section 4.5 Landscaping and Trees of the City of Irving Unified Development Code, to use potted plants in lieu of in-ground trees and landscaping within the landscape buffer on the subject property

- Final Action by the Planning and Zoning Commission.

12. **Zoning Case #ZC21-0052** – Joann Goin, applicant/owner. Located at 302 Luzon Rd. Approximately 0.75 acres. Zip Code: 75060

FROM: R-10 “Single Family Residential”

TO: S-P-2 (R-10) “Generalized Site Plan – Single Family Residential” uses to allow a carport that exceeds the maximum allowed height

- This case is scheduled for the November 11, 2021 City Council Public Hearing.

AGENDA - Continued

13. Zoning Case #ZC21-0053 – Crown Castle on behalf of Dish Wireless, LLC., applicant. Regent Partners, LTD, owner. Located at 7631 N. Belt Line Road. Approximately 0.518 acres. Zip Code: 75063

FROM: S-P-1 (FWY) “Detailed Site Plan – Freeway” and Cellular Telephone Antenna and Equipment Building

TO: S-P-1 (FWY) “Detailed Site Plan – Freeway” and Wireless Telecommunications Facility uses

- This case is scheduled for the November 11, 2021 City Council Public Hearing.

14. Zoning Case #ZC21-0055 – Alfredo Martinez Lazo, applicant/owner. Located at 2622 Roger Williams Dr. Approximately 0.20 acres. Zip Code: 75061

FROM: R-7.5 “Single Family Residential”

TO: S-P-2 (R-7.5) “Generalized Site Plan – “Single Family Residential” to allow a patio encroachment into the front setback

- This case is scheduled for the November 11, 2021 City Council Public Hearing.

15. Zoning Case #ZC21-0056 – Intrepid Equity Investments, LLC., applicant. Northgate Development Partners, L.P., owner. Located at 3705 State Highway 161. Approximately 11.10 acres. Zip Code: 75038

FROM: FWY “Freeway” and State Highway 161 Overlay District

TO: S-P-2 (FWY) “Generalized Site Plan - Freeway” and State Highway 161 Overlay District to allow warehouse and light manufacturing uses within 300 feet of the State Highway 161 right-of-way and more than 25% of the parking to be located between the building façade and State Highway 161 frontage

- This case is scheduled for the November 11, 2021 City Council Public Hearing.

16. Zoning Case #ZC21-0059 – Medical Management International, Inc. (DBA Banfield Pet Hospital), applicant. 7300 N MacArthur L.P., owner. Located at 7300 N. MacArthur Boulevard, Suite #120. Approximately 0.09 acres. Zip Code: 75063

FROM: S-P-1 (R-AB) “Detailed Site Plan - Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption”

TO: C-C “Community Commercial”

- This case is scheduled for the November 11, 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:

10-29-21 at 1:50pm 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.