Planning and Zoning Commission
Monday, October 2, 2023
Work Session at 5:30 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

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/FormCenter/Planning-and-Community-Development-20/Speak-at-the-Planning-and-Zoning-Meeting-277

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. Citizens Comments on Items Listed on the Agenda
3. Report on the City Council Meeting decisions on August 31 and September 14, 2023
4. Review of Public Hearing Items listed below
5. Proposed UDC Amendments: Uses by Conditional Use Permit
6. 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 – Approval

2. Approval of the Planning and Zoning Commission Minutes of Tuesday, September 5, 2023.

3. PL23-0019 – Shady Grove Industrial Addition – Final Plat – Plat to create three (3) lots for industrial uses, including two (2) lots in Irving. Approximately 73.98 acres, with approximately 1.98 acres in Irving. Located at 1319 S. Belt Line Road. Halff Associates, Inc., applicant. CH DOF I-SP I Dallas Shady Grove, LP, owner.
   - This plat was previously disapproved by the Planning and Zoning Commission on August 7, 2023.

Individual Items


   **REQUEST:** A variance from Chapter 15 of the Land Development Code to not provide a solid wall or screening fence for mechanical equipment
   
   - This case is scheduled for the October 26, 2023 City Council Public Hearing.


   **FROM:** S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6”
   **TO:** S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” with variances to the minimum rear yard setback, minimum lot depth, minimum lot area, and maximum height of a principal structure
   
   - This case was postponed indefinitely at the August 3, 2023 City Council Public Hearing
   - This case is scheduled for the October 26, 2023 City Council Public Hearing


   **FROM:** R-6 “Single-family Residential 6”
   **TO:** S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” with a variance to allow a carport to encroach into the established front yard setback
   
   - This case was postponed from the September 5, 2023 Planning and Zoning Commission Public Hearing
   - This case is scheduled for the October 26, 2023 City Council Public Hearing.


   **FROM:** Open Space
   **TO:** Compact Neighborhood
   
   - This case is scheduled for the October 26, 2023 City Council Public Hearing.

**FROM:** R-MF “Multi-family”  
**TO:** S-P-1 (R-3.5) "Detailed Site Plan – Two-family Residential 3.5" and Short-term Medical Recovery Uses.

- This case is scheduled for the October 26, 2023 City Council Public Hearing.


**FROM:** Regional Commercial  
**TO:** Traditional Neighborhood

- This case is scheduled for the October 26, 2023 City Council Public Hearing.


**FROM:** R-6 “Single-family Residential 6”  
**TO:** S-P-1 (R-6) "Detailed Site Plan – Single-family Residential 6" allowing two residential dwelling units on one lot with variances including to the minimum lot width, minimum rear setback, minimum parking and garage requirements

- This case is scheduled for the October 26, 2023 City Council Public Hearing.


**FROM:** Traditional Neighborhood  
**TO:** Compact Neighborhood

- This case is scheduled for the October 26, 2023 City Council Public Hearing.

FROM: R-7.5 “Single-family Residential 7.5”
TO: S-P-2 (R-ZLa) “Generalized Site Plan – Single-family Residential ZLa” (Zero Lot Line) with variances to Sec. 2.4.9 of the Unified Development Code, including to the minimum front and side yard setbacks, minimum lot area and depth, and maximum lot coverage requirements.

- This case is scheduled for the October 26, 2023 City Council Public Hearing.


FROM: R-6 “Single-family Residential 6”
TO: S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” with a variance to the minimum front yard setback

- This case is scheduled for the October 26, 2023 City Council Public Hearing.

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:

9-28-2023 at 2:10PM 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.