Planning and Zoning Commission  
Monday, August 5, 2024  
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 of July 11, 2024 and August 1, 2024  
4. Report on the July 11, 2024 Planning and Development Committee  
5. Review of Public Hearing Items listed below  
6. Review Unified Development Code Amendments for “Indoor Amusement”: Conditional Use Permit separation requirements from “R” Districts and Definition  
7. 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 Monday, July 1, 2024

Consent Agenda – Disapproval


**Individual Items**


   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" to allow a pool and fence to encroach into the exterior side yard setback
   
   • This case is scheduled for the August 29, 2024 City Council Public Hearing.


   FROM: State Highway 183 Overlay District and Community Commercial (C-C)
   TO: State Highway 183 Overlay District and S-P-1 (R-AB) "Detailed Site Plan — Restaurant with the accessory use of the sale of alcoholic beverages for on-premises consumption" and Entertainment Uses to allow a restaurant within an existing entertainment establishment the accessory use of the sale of alcoholic beverages for on-premises consumption

   • This case is scheduled for the August 29, 2024 City Council Public Hearing.
AGENDA - Continued


   FROM: R-6 “Single-family Residential 6”
   TO: S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” to allow an Accessory Dwelling Unit with a variance to the minimum rear yard setback
   • This was postponed from the July 1, 2024 Planning and Zoning Commission meeting due to improper posting of zoning signs.
   • This case is scheduled for the August 29, 2024 City Council Public Hearing.


   FROM: R-TH “Townhouse Residential”
   TO: S-P-2 (R-TH) “Generalized Site Plan – Townhouse Residential” to allow two detached single family dwelling units on one lot with variances to the minimum parking and garage requirements, and to allow 10 feet between two principal structures
   • This case is scheduled for the August 29, 2024 City Council Public Hearing.


   FROM: S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” including Beauty Salon uses
   TO: S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” including Beauty Salon uses with a variance to the maximum height of a fence in a front yard setback
   • This case is scheduled for the August 29, 2024 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 is scheduled for the August 29, 2024 City Council Public Hearing.

FROM: PUD 4 “Planned Unit Development No. 4” per Development Plan No. DP #19
TO: PUD 4 for S-P-1 (R-AB) “Planned Unit Development No. 4 for Detailed Site Plan - Restaurant with the Attendant Accessory use of the Sale of Alcoholic Beverages for On-Premises Consumption” and Retail uses to allow a restaurant within a convenience store the accessory use of the sale of alcoholic beverages for on-premises consumption

- This case is scheduled for the August 29, 2024 City Council Public Hearing.


REQUEST: Allocate an additional 2.02 acres of S-P-1 (R-AB) “Restaurant with the attendant accessory use of the sale of alcoholic beverages for on-premises consumption” uses to the acreage previously approved for PUD #4

- Final Action by the Planning and Zoning Commission.


FROM: ML-20 “Light Industrial”
TO: S-P-1 (ML-20) “Detailed Site Plan – Light Industrial” uses including new or used automobile and light truck sales with a variance to the minimum screening fence height

- This case is scheduled for the August 29, 2024 City Council Public Hearing.


REQUEST: A variance from Chapter 15-10 of the Land Development Code to allow an eight-foot (8-ft.) tall wood fence within the required 25-foot front yard fence setback along N. MacArthur Boulevard

- This case is scheduled for the August 29, 2024 City Council Public Hearing.

REQUEST: Conditional Use Permit to allow “Auto Repair” uses in the HCD “Heritage Crossing” district

- This case is scheduled for the August 29, 2024 City Council Public Hearing.

19. Master Thoroughfare Plan Amendment #2024-289-CP: Consideration of Amendments to the Comprehensive Plan Master Thoroughfare Plan to change the standards for Cul-de-Sac streets

- This case is scheduled for the August 29, 2024 City Council Public Hearing.

20. Ordinance Amendment #2024-290-UDC – Cul-De-Sac Amendments: Consideration of Amendments to the Unified Development Code (UDC) by Amending Subsection 5.4.5 “Street Width and Cross-Section Design” of Section 5.4 “Streets and Right-of-Way” to provide for a change in the required width of a cul-de-sac

- This case is scheduled for the August 29, 2024 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:

08/14/2024 at 3:30pm 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.