

**AGENDA
CITY OF IRVING
PLANNING AND ZONING COMMISSION**

Briefing/Work Session – 5:00 P.M.

Irving Civic Center – First Floor Council Conference Room
825 West Irving Boulevard, Irving, Texas

Public Hearing – 7:00 P.M.

Irving Civic Center – City Council Chambers
825 West Irving Boulevard, Irving, Texas

Monday, August 6, 2007

Briefing/Work Session: 5:00 p.m. – First Floor Council Conference Room:

Invocation

Discussion: Items listed below

Discussion: Postponement of Items on the Agenda

Council Liaison(s) Report on the City Council meeting of July 19, 2007 and August 2, 2007 relating to actions taken on platting and zoning cases, if necessary.

Public Hearing Items: 7:00 p.m. – City Council Chambers:

- 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 recommendation 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.

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| <i>Consent Agenda:</i> |
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1. Approval of the Planning and Zoning Commission Public Hearing Minutes of July 16, 2007
2. Bent Branch Las Colinas, Final Plat – Two (2) lots for commercial uses located at SE corner of N Belt Line Road and Bent Branch Drive – (approval – final action)
3. MacArthur Pump Station Addition, Preliminary/Final Plat – One (1) lot for City uses located on the east side of MacArthur Blvd, between SH 183 and Lane Street – (approval – final action)
4. Glory House Addition, Final Plat – One (1) retail lot at 109 and 111 S Main – (approval – final action)
5. The Lakes of Las Colinas Preliminary Plat – Two hundred eighty nine (289) residential and open space lots located on the west side of Riverside Drive, north of Lake Carolyn – (approval – final action)

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6. Hemingway Court 3rd Revision, Preliminary/Final plat – Twenty five (25) residential lots in Hemingway Court development to revise 100-year floodplain line – (approval – final action)
7. Kinwest Sector 25, 1st Installment, 1st Revision, Final Plat –Two (2) commercial lots located at the south east corner of Royal Lane and Longhorn Drive – (approval - final action)
8. Northgate Valley View 2nd Revision, Final Plat – Two (2) commercial lots located at northeast corner of Northgate and Valley View – (technical denial)
9. Randle's Place Addition, Preliminary/Final Plat – Three (3) lots for residential uses located at 1624 and 1628 Voirin Road. – (approval – final action)

Individual Consideration:

10. Zoning Case #5637, MetroPCS, applicant, requests a zoning change from R-6 (Single Family) district uses to S-P-1 (Detail Site Plan) for an 80-ft tall monopole telecommunications tower in a 1,052 square foot lease space. This property is located at 3207 W Pioneer.

This case is scheduled for the Thursday, September 6, 2007 City Council Public Hearing.

11. Zoning Case #ZC07-0021, Ralph Martinez, applicant, requests a zoning change from R-7.5 (Single Family) district uses to S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) district uses to allow the construction of a porte-cochere 10 feet from the front property line. This property is located at 506 Bella Drive (south side of Bella Drive, west of O'Connor Road). ***This item was postponed from July 16, 2007.***

This case is scheduled for the Thursday, August 16, 2007 City Council Public Hearing.

12. Zoning Case #ZC07-0028, Kinh Nguyen, applicant, requests a zoning change from R-6 (Single Family) district uses to S-P-2 (Generalized Site Plan) for R-6 (Single Family) district uses to allow up to 75% of the front yard to be paved. This property is located at 1100 Garden Isle Drive (southwest corner of S MacArthur Blvd and Garden Isle Drive). ***This item was postponed from July 16, 2007.***

This case is scheduled for the Thursday, August 16, 2007 City Council Public Hearing.

13. Zoning Case #ZC07-0030, Site Acquisition Services, applicant, requests a zoning change from C-N (Neighborhood Commercial) district uses to S-P-1 (Detailed Site Plan) for a 120 ft. tall telecommunications tower in a 687.2 sq ft lease space. This property is located at 1403 S Story Road (southwest corner of Shady Grove Road and Story Road).

This case is scheduled for the Thursday, September 6, 2007 City Council Public Hearing.

14. Zoning Case #ZC07-0032, Tabestan Ent., LLC, applicant, requests a zoning change from ML-20a (Light Industrial) district uses to C-N (Neighborhood Commercial) district uses to allow retail as a permitted use. This property is located at 4500 N Belt Line Road.

This case is scheduled for the Thursday, September 6, 2007 City Council Public Hearing.

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15. Zoning Case #ZC07-0035, Lions Gables Realty, Las Colinas Land LP; Dallas County Utility and Reclamation District applicants, request a zoning change from M-FW (Freeway) with Urban Business Overlay District and Transit Mall Overlay District uses to TOD (Transit Oriented Development) district uses to develop the property with approximately 1.2 million square feet of mixed use (office, retail, residential) development, and approval of a detailed site plan for the basement levels of the "Building 1 Parking Garage". This property is located at 5200 N O'Connor Road.

This case is scheduled for the Thursday, September 6, 2007 City Council Public Hearing.

THIS MEETING CAN BE ADJOURNED AND RECONVENED, IF NECESSARY, WITHIN 24 HOURS ON THE FOLLOWING DAY IN THE COUNCIL CHAMBER.

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 – 551.076 OF THE TEXAS GOVERNMENT CODE.

This facility is wheelchair accessible and handicapped parking spaces are available. Requests for interpretation services or assistive hearing devices must be made 48 hours prior to the meeting. For accessibility information or assistance, contact the City Secretary's Office at 972-721-2493 or TDD, 1.800.RELAY.TX (1.800.735.2989).