

**NOTICE OF PUBLIC HEARINGS  
PLANNING AND ZONING COMMISSION  
AND CITY COUNCIL**

An application has been received by the City of Irving for a:

**ZONING CHANGE**

**Zoning Case Number:** ZC11-0049  
**Applicant:** BH Ben  
**Acreage & Location:** 2.12 acres at 1600 N. Belt Line Road  
**Property Description:** Portion of Lot 1, Irving View Acres  
**Present Zoning:** S-P-2 (Generalized Site Plan) for C-C (Community Commercial) and RV Park Uses  
**Requested Zoning:** S-P-2 (Generalized Site Plan) for C-C (Community Commercial) Uses and gasoline filling station driveway less than 200 feet from a church

*The applicant is requesting a zoning change to allow a gasoline filling station with a driveway less than 200 feet from a church on the same side of the street.*

These public hearings are held to consider the application as an amendment to the Comprehensive Zoning Ordinance of the City of Irving, Texas and the Official Zoning Map. The request will be considered as follows:

**Planning and Zoning Commission:** Tuesday, January 3, 2012, 7 p.m.  
**City Council:** Thursday, January 12, 2012, 7 p.m.

Each public hearing will be held at the following location:

**City Council Chambers of City Hall  
825 West Irving Boulevard, Irving, Texas**

This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Zoning districts, amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing. ***Please print your name, address of the property you own and the tax account number (if applicable) on the enclosed form and return it to the following address:***

**City of Irving  
Department of Development Services  
PO Box 152288  
Irving, TX 75015-2288**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, state law provides that approval of the zoning change request shall require an affirmative vote of 3/4 of the members of the City Council.

The application is on file for public examination in the Development Services Department at 825 West Irving Boulevard, Irving, Texas. For additional information regarding this zoning case or this notice, please contact Stacy Day in the Development Services Department at (972) 721-2424. Please reference the zoning case number when requesting information.

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This facility is wheelchair accessible and accessible 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 972-721-2463 or (TDD) 1-800-RELAY TX (1-800-735-2989) for assistance.

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**PUBLIC COMMENT FORM**  
*(Please type or use black ink)*

Department of Development Services  
PO Box 152288  
Irving, Texas 75015-2288

\_\_\_\_\_ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #ZC11-0049.

\_\_\_\_\_ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #ZC11-0049.

Date, Location & Time of:

**PLANNING & ZONING**  
**COMMISSION MEETING:**

Tuesday, January 3, 2012, 7 p.m.  
City Hall, 825 W. Irving Blvd.

**CITY COUNCIL MEETING:**

Thursday, January 12, 2012, 7 p.m.  
City Hall, 825 W. Irving Blvd.

Name: \_\_\_\_\_  
*(please print)*

Address: \_\_\_\_\_

Tax Account (DCAD) Number \_\_\_\_\_  
(if shown on enclosed map): \_\_\_\_\_

Signature: \_\_\_\_\_

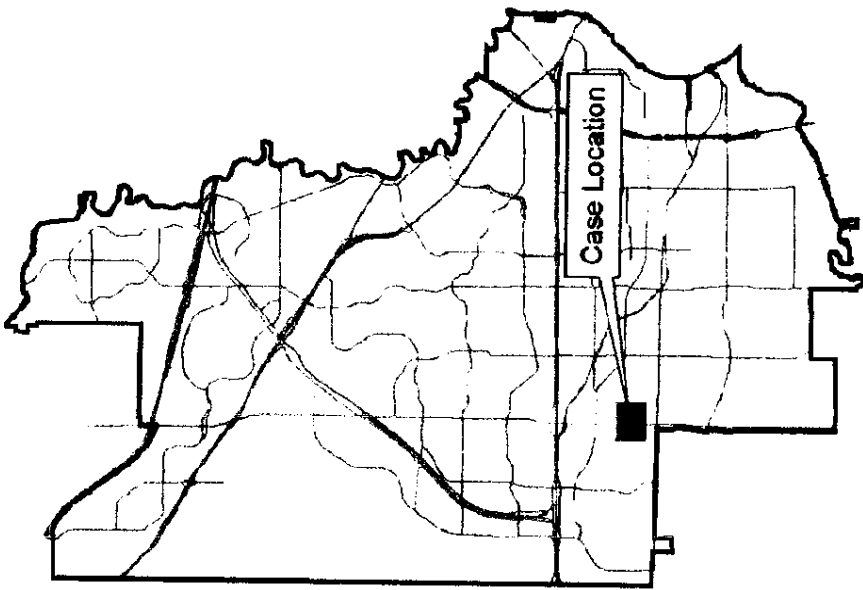
Date: \_\_\_\_\_

Phone number (optional) \_\_\_\_\_

**Please provide comments explaining the reasons for your support or opposition:**

\_\_\_\_\_  
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\_\_\_\_\_  
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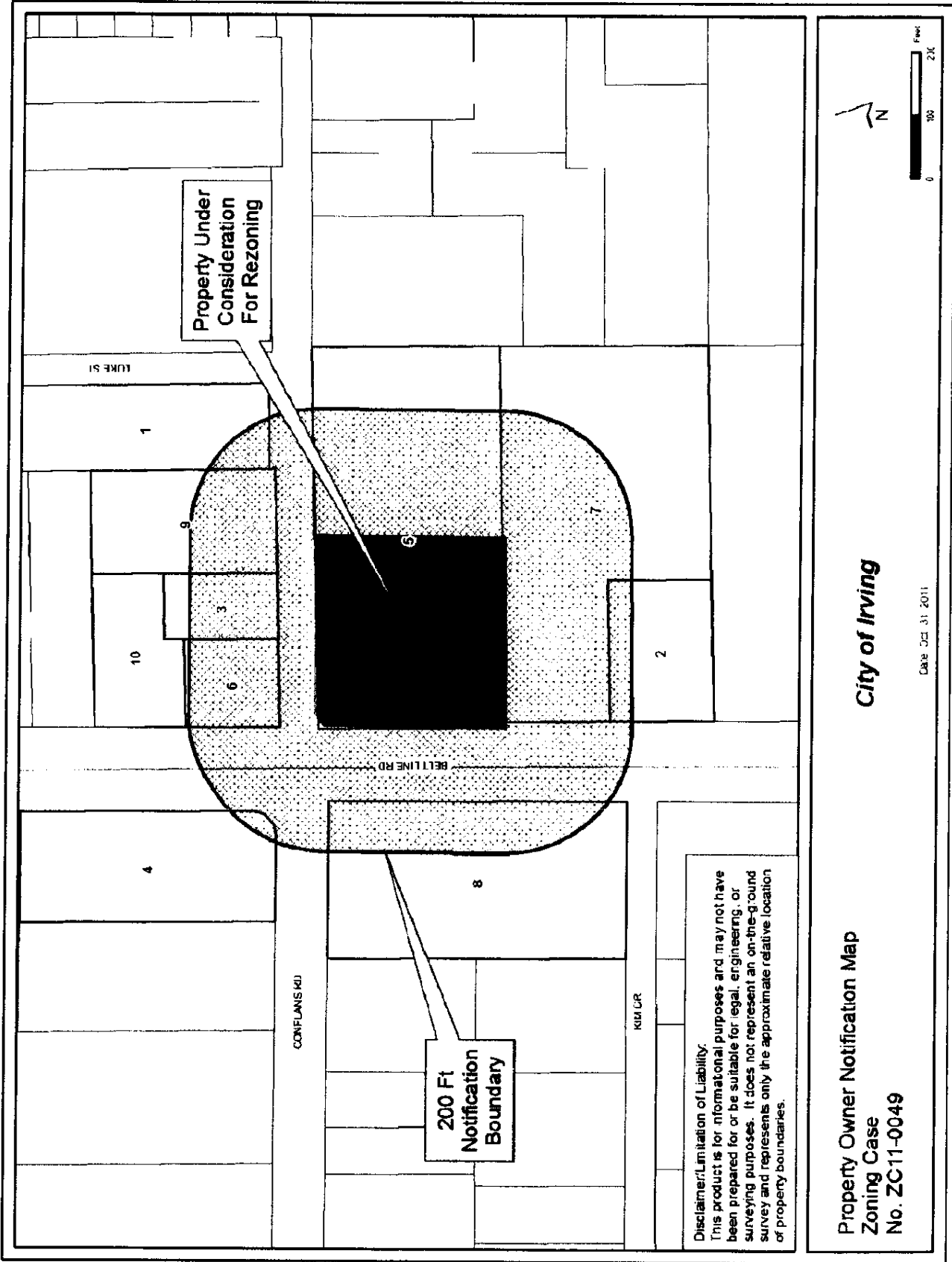
**SD** \_\_\_\_\_

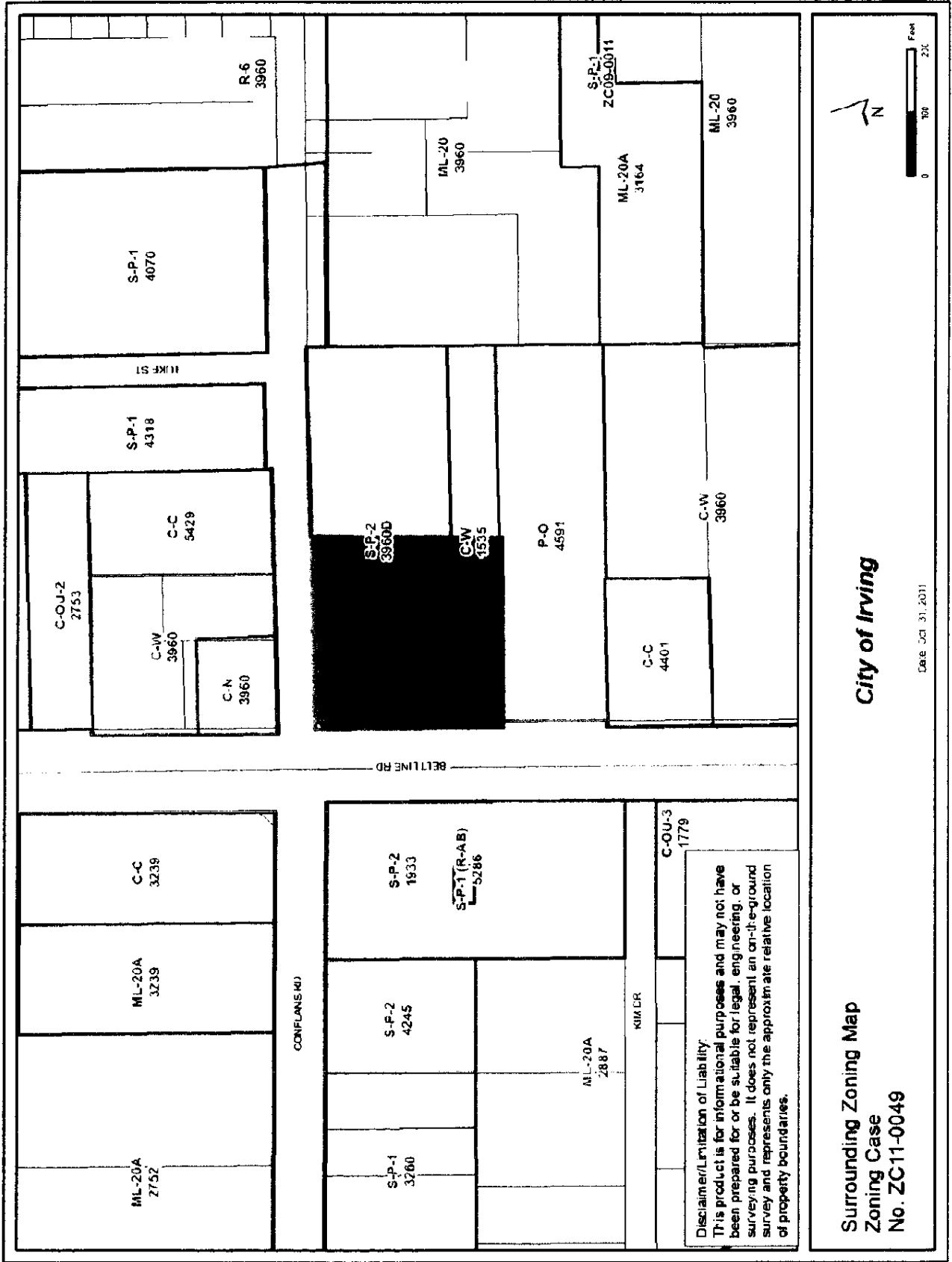


Vicinity Map  
Zoning Case  
No. ZC11-0049

**City of Irving**

Date: Jul 31, 2011





#	DCAD_ID	Owner Name	Address Line 1
1	3207620000210000	SAUSEDA BLAS O	
2	320079500A0020000	AUTOZ ONE INC	DEPT #8088
3	65113646610440000	SALEX CONSTRUCTION LLC	
4	320713400A0020000	NAMI FAMILY 2002 TRUST THE	
5	32230500000010000	HIGH PLAINS CHILDRENS HOME E & F RESIDENT	
6	65113646610200000	DAYSPRING FAMILY CHURCH INC	
7	320079500A0010000	KIM JOSEPHINSUK &	YOUNG SOOK
8	32393700010020000	STRATA ENTERPRISES LLC	
9	65113646610500000	ECONOMY SUPPLY CO OF	
10	65113646610480000	BEAR CREEK HISTORICAL SOCIETY	
11	<Null>	SHERWOOD FOREST NHA	<Null>
12	<Null>	BARTON ESTATES NHA	ROBERT STURGES
13	<Null>	SIRE GROUP LLC	JOHNNY JACKSON
14	65113646610440000	SWAMI MGT INC	<Null>
15	65113646610200000		DBA KWIK POK FOOD STORE 3

Property Owner Notification List  
 Zoning Case  
 No. ZC11-0049

City of Irving