



Planning and Zoning Commission
Monday, May 4, 2026
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://irvingtx.gov/planning-zoning-commission>

You may also email planning@IrvingTX.gov 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 of the Planning and Development Committee meeting of April 16, 2026
4. Report on the City Council Meeting decisions of April 16, 2026
5. Review of Public Hearing Items listed below
6. Presentation: Short Term Rentals by Conditional Use Permit
7. Discussion: North Nursery Corridor Neighborhood Plan
8. 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, April 6, 2026

Consent Agenda – Disapproval

3. **2026-102-PL – Santon Ronne Addition – Minor Plat** – Replatting one (1) platted lot and an unplatted tract into three (3) lots for residential development. Located at 1301 Ronne Drive. CBG Surveying Texas LLC, applicant. Jose Nahun Andrade Santos, owner.

AGENDA - Continued

Individual Items

4. **Zoning Case 2025-213-ZC** – Anjappar Chettinad Elite, applicant. MacArthur Marketplace, LLC, owner. Located at 8080 Walton Blvd., Ste. 120. Approximately 0.126 acres. Zip Code: 75063

FROM: S-P- 2 (C-C) “Generalized Site Plan – Community Commercial”

TO: S-P-1 (R-AB) “Detailed Site Plan – Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-premises Consumption” and C-C “Community Commercial” uses

- **This case was postponed from the Planning and Zoning Commission meeting on April 6, 2026.**
- **This case is scheduled for the City Council Public Hearing on May 7, 2026.**

5. **Comprehensive Plan Case 2026-52-CP** – Hoffman Planning Associates, applicant. 4000 Horizon Owner, LLC, owner. Located at 4203 W. Royal Ln. Approximately 24.18 acres. Zip Code: 75063

FROM: Business/Office

TO: Manufacturing/Warehouse

- **This case is scheduled for the City Council Public Hearing on May 7, 2026.**

6. **Zoning Case 2026-51-ZC** – Hoffman Planning Associates, applicant. 4000 Horizon Owner, LLC, owner. Located at 4203 W. Royal Ln. Approximately 24.18 acres. Zip Code: 75063

FROM: FWY “Freeway”

TO: S-P-1 (ML-20a) “Detailed Site Plan – Light Industrial 20a” with the additional use of a Facility for the Storage, Service, and Repair of an Autonomous Vehicle Fleet

- **This case is scheduled for the City Council Public Hearing on May 7, 2026.**

7. **Zoning Case 2026-57-ZC** – AltLite, LLC, applicant/owner. Located at 201 E. Pioneer Drive. Approximately 0.16 acres. Zip Code: 75061

FROM: S-P-1 (C-C) “Detailed Site Plan - Community Commercial” excluding auto repair, taxi dispatch, and all C-N “Neighborhood Commercial” uses except professional and business offices

TO: S-P-1 (C-C) “Detailed Site Plan – Community Commercial” including Warehouse and Wholesale Distribution, and excluding auto repair, taxi dispatch, and all C-N “Neighborhood Commercial” uses except professional and business offices

- **This case was postponed from the Planning and Zoning Commission meeting on April 6, 2026.**
- **This case has been withdrawn by the applicant.**

AGENDA - Continued

- 8. Comprehensive Plan Amendment #2026-112-CP** – Heritage Crossing District Northeast. City of Irving, Applicant. Location: Bounded by E. Pioneer Drive to the north, N. Britain Rd. to the east, and the railroad to the south and west. Approximately 21.2 acres. Zip Code: 75060

FROM: Transit Oriented Development (TOD)

TO: Manufacturing/Warehouse

- **This case must be postponed to the Planning and Zoning Commission Public Hearing on June 1, 2026.**

- 9. Zoning Case #2026-58-ZC** – Heritage Crossing District Northeast. City of Irving, Applicant. Location: 200–300 Blocks Mavis St., 100 Block Grant St., 300–400 Blocks Jefferson St., 300–400 Blocks N. Delaware St., 200–400 Blocks (odds) N. Britain Rd., 104, 122, 200 and 312 E. Pioneer Dr.; Excluding 301, 312–328 and 421 N. Jefferson St., 305 N. Delaware St., 220 Mavis St. Approximately 18.7 acres. Zip Code: 75060

FROM: HCD-TMU “Heritage Crossing District – Transit Mixed-Use”

TO: ML-20 “Light Industrial”

- **This case must be postponed to the Planning and Zoning Commission Public Hearing on June 1, 2026.**

- 10. Zoning Case #2026-82-ZC** – JDJR Engineers & Consultants Inc, applicant. Walnut 161 Properties LLC. owner. Located at 4149 N. Beltline Rd. Approximately 1.002 acres. Zip Code: 75038

FROM: C-N “Neighborhood Commercial” and State Highway 161 Overlay

TO: S-P-1 “Detailed Site Plan – Neighborhood Commercial” and State Highway 161 Overlay with a variance to allow Auto service center, Minor as a permitted use within the State Highway 161 Overlay

- **This case must be postponed to the Planning and Zoning Commission Public Hearing on June 1, 2026.**

AGENDA - Continued

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the Kiosk at the City Hall of the City of Irving, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time:

04/28/20 at 10:25AM and remained so posted at least 3 business days 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.