

***AMENDED**

Planning and Zoning Commission

Monday, June 1, 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 on the City Council Meeting decisions of May 7, 2026
4. Review of Public Hearing Items listed below
5. 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, May 4, 2026, and Monday, May 18, 2026

Consent Agenda – Disapproval

3. **2025-43-PL – Hardesty Revised Addition – Replat** – Replat one (1) lot into two (2) lots for sale of the property. Located at 103 E. Pioneer Drive. Barron Stark Engineers, applicant. Drake & Hen, LLC, owner.
4. **2025-273-PL – Pearl Landing Addition – Minor Plat** – Plat unplatted property into two (2) lots for commercial development. Located at 1101 W. Royal Lane. Morgan Group, applicant. Piedmont Royal Lane LP, owner.

AGENDA - Continued

5. **2026-147-PL – Irving Heights Addition - Replat** – Replat one (1) lot into three (3) lots for single-family residential development. Located at 1303 S. Irving Heights Dr., TI Developments, LLC applicant/owner.
6. **2026-150-PL – Roberts at S. Britain Road - Replat** – Replat one (1) lot into four (4) lots for single-family residential development. Located at 416 S. Britain Rd., Larry Turman, RPLS #1740, applicant. Texan Mutual, LLC., owner.
7. **2026-151-PL – Wildwood Business Centre – Minor Plat/Replat** – Plat unplatted property and a portion of a platted lot into one (1) lot for commercial development. Located at 1201 S. Wildwood Dr., Shivraj USA, Inc., applicant/owner.
8. **2026-152-PL – Delaware Phase 3 - Final Plat** – Plat 79 residential lots and nine (9) open space lots for single-family residential development. Located at 500 W. Sixth St., 721 and 722 Rindie St., and 712, 718 and 802 Hilltop Dr., Kimley-Horn & Associates, applicant. City of Irving, Risk Theory Development, LLC, and IZENITH, LLC, owners.

Individual Items

9. **Zoning Case 2025-189-ZC** – Virginia Robinson, applicant/owner. Located at 2027 S. Nursery Rd. Approximately 2.05 acres. Zip Code: 75060
FROM: R-40 “Single-family Residential 40”
TO: S-P-2 (R-6) “Generalized Site Plan - Single-family Residential 6” to permit a second primary single-family structure as a principal use.
 - **This case is scheduled for the City Council Public Hearing on June 11, 2026.**
10. **Conditional Use Permit 2025-256-CUP** – Arsh Estates LLC, applicant/owner. Located at 2241 W. Rochelle Rd. (aka 2235 W. Rochelle Rd.). Approximately 0.131 acres. Zip Code: 75063
REQUEST: Conditional Use Permit to allow a lease space in the existing building to be used as “Event Center/Rental Hall” that is more than 2,000 square feet and is within 500 feet from “R” zoned residential district, and a variance to the minimum required parking.
 - **This case is scheduled for the City Council Public Hearing on June 25, 2026.**

AGENDA - Continued

- 11. Special Fence Plan Case 2026-56-SFP** – Rebecca Munoz, applicant. Rebecca Munoz and William Salinas, owners. Located at 2036 Pearl Ln. Approximately 0.23 acres. Zip Code: 75060

REQUEST: Variance to allow a seven-foot (7-foot) solid wood fence within the side yard setback of a “reverse frontage” lot zoned R-6 “Single-family Residential 6”.

- **This case is scheduled for the City Council Public Hearing on June 11, 2026.**

- 12. Comprehensive Plan Case 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 is scheduled for the City Council Public Hearing on June 11, 2026.**

- 13. Zoning Case 2026-58-ZC and Ordinance Amendment 2026-131-UDC** – 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

1. **Amending** Part II “Unified Development Code” of the City of Irving Land Development Code to Revise the Heritage Crossing District Regulating Plan adopted as Attachment 1 in Section 2.6.6 to remove the area bounded by E. Pioneer Drive to the north, N. Britain Rd. to the east, and the railroad to the south and west.

2. **Rezoning** **FROM:** HCD-TMU “Heritage Crossing District – Transit Mixed-Use”

TO: ML-20 “Light Industrial”

- **This case is scheduled for the City Council Public Hearing on June 11, 2026.**

- 14. Zoning Case 2026-82-ZC** – JDJR Engineers and Consultants Inc, applicant. Walnut 161 Properties LLC. owner. Located at 4201 N. Belt Line Rd. Approximately 1.002 acres. Zip Code: 75038

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

TO: S-P-1 (C-N) “Detailed Site Plan – Neighborhood Commercial” and State Highway 161 Overlay to allow Auto service center, minor as a principal use within the State Highway 161 Overlay

- **This case is scheduled for the City Council Public Hearing on June 25, 2026.**

AGENDA - Continued

15. Zoning Case 2026-84-ZC – Pross Design Group Inc., applicant. Constellation Real Estate Partners, owner. Located at 4401 N. State Highway 161. Approximately 24.5 acres. Zip Code: 75062

FROM: S-P-2 (ML-20a) with Data Center and State Highway 161 Overlay

TO: S-P-2 (ML-20a) with Data Center and State Highway 161 Overlay with a variance to allow greater than 25% of required parking permitted between a building and State Highway 161 right-of-way

- **This case is scheduled for the City Council Public Hearing on June 25, 2026.**

16. *Zoning Case 2026-117-ZC – Masterplan Consultants, applicant. NB Greenway LLC. owner. Located at 1320 Greenway Dr. Approximately 2.485 acres. Zip Code: 75038

FROM: 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 hotel related

TO: S-P-2 (C-O) "Generalized Site Plan – Commercial Office" to add a research laboratory and the manufacture of pharmaceutical products as principal uses

- **This case is scheduled for the City Council Public Hearing on June 11, 2026.**

17. Comprehensive Plan Case 2026-155-CP – SBT/Sushil Patel, applicant. SBT/Chandrakant Patel, owner. Located at 215 E. Airport Fwy. Approximately 5.029 acres. Zip Code: 75062

FROM: Regional Commercial

TO: Mid-Density Residential

- **This case is scheduled for the City Council Public Hearing on June 25, 2026.**

18. *Zoning Case 2026-120-ZC – SBT/Sushil Patel, applicant. SBT/Chandrakant Patel, owner. Located at 215 E. Airport Fwy. Approximately 5.029 acres. Zip Code: 75062

FROM: S-P-2 (C-C) "Generalized Site Plan – Community Commercial" And Senior Independent Living, Assisted Living, Nursing Homes Uses and State Highway 183 Overlay

TO: S-P-2 (R-MF-1) "Generalized Site Plan – Multi-family Residential 1" and State Highway 183 Overlay with variances to Sect. 3.13 Multifamily Development Standards

- **This case is scheduled for the City Council Public Hearing on June 25, 2026.**

AGENDA - Continued

19. *Zoning Case 2026-122-ZC – JDJR Engineers and Consultants Inc., applicant. AIM Dallas School Building, LLC, owner. Located at 400 E. Airport Fwy. Approximately 7.73 acres. Zip Code: 75062

FROM: S-P-2 (P-O) “Generalized Site Plan – Professional Office” and Educational and Training uses with outside training limited to propeller engines, aircraft and avionics equipment and State Highway 183 Overlay

TO: S-P-2 (C-N) “Generalized Site Plan – Neighborhood Commercial” and State Highway 183 Overlay to retain outside training limited to propeller engines, aircraft and avionics equipment and add outdoor vocational training for electrician and electrical line worker programs

- **This case is scheduled for the City Council Public Hearing on June 25, 2026.**

20. Zoning Case 2026-123-ZC – BruderX, applicant. CanTex Capital, owner. Located at 3300 Royalty Row, Suite 100. Approximately 0.293 acres. Zip Code: 75062

FROM: ML-20 “Light Industrial 20” and State Highway 183 Overlay

TO: S-P-1 ML-20 “Detailed Site Plan – Light Industrial 20” and State Highway 183 Overlay to add the sales of indoor recreational vehicles, including travel trailers, as a principal use

- **This case is scheduled for the City Council Public Hearing on June 11, 2026.**

21. Comprehensive Plan Case 2026-43-CP –Consideration of a Recommendation to Adopt the North Nursery Corridor Neighborhood Plan including updated Future Land Uses

1. Amend the Imagine Irving Comprehensive Plan Table of Contents to add “Section V. Appendices”
2. Adopt the North Nursery Corridor Neighborhood Plan as Appendix 01 to the Imagine Irving Comprehensive Plan
3. Amend the Comprehensive Plan Future Land Use Map for 12 areas as provided below:
 - i. Area 1: 28.6 acres north of Ross Drive, east of Carl Road and West of Irving Heights Drive from Local Commercial and Compact Neighborhood” to Community Village.
 - ii. Area 2: 8.5 acres along Carl Road, north of Irving Heights Drive from Compact Neighborhood to Community Village.
 - iii. Area 3: 7.0 acres east of Carl Road and surrounding Belew Street and Austin Street from Compact Neighborhood to Regional Commercial.
 - iv. Area 4: 8.8 acres east of Britain Road and the BNSF Railway, north of Rawls Circle and west of Oak Lea Road from Compact Neighborhood to Community Village.

AGENDA - Continued

- v. Area 5: 16.6 acres east of North Britain Road, north of Union Pacific Railroad, and South of Elwood Road from Business/Office to Local Commercial and Manufacturing/Warehouse.
 - vi. Area 6: 6.9 acres near the intersection of Grauwyler Road and Nursery Road from Traditional Neighborhood and Compact Neighborhood to Local Commercial and Mid Density Residential.
 - vii. Area 7: 6.9 acres along Pioneer Drive including between Joffre Drive and Nursery Road, and a parcel south of Pioneer Drive from Traditional Neighborhood, and Business/Office to Local Commercial and Industrial.
 - viii. Area 8: 1.3 acres at the southeast corner of Pioneer Drive and Nursery Road from "Regional Commercial" to "Local Commercial"
 - ix. Area 9: 7.9 acres scattered along the intersection of Rose Street and Grauwyler Road (Rose Meadow Park), Holly and Nursery Road and east of Nursery Road (Hurwitz Park) from Local Commercial, and Traditional Neighborhood to Open Space.
 - x. Area 10: 9.0 acres along north of the BNSF and TRE Rail Line between Nursery Road and Maltby Road "Industrial" to "Manufacturing/Warehouse"
 - xi. Area 11: 10.9 acres scattered east of Carl Road, and along Dory Lane and along Ross Drive, and a parcel Along French Street north of Union Bower Road from Compact Neighborhood and Local Commercial to Traditional Neighborhood and Compact Neighborhood.
 - xii. Area 12: 49.8 acres along Nursery Road, south of Grauwyler Road and north of Elwood Road from "Traditional Neighborhood", "Compact Neighborhood", and "Local Commercial" to "Community Village"
- **This case is scheduled for the City Council Public Hearing on June 11, 2026.**

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:

5-26-26 at 5:30 PM 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.