

AGENDA
Planning and Zoning Commission
Monday, November 7, 2022
Work Session at 6:00 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/276/Planning-and-Zoning-Commission>. 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: 6:00 PM, First Floor Council Conference Room

1. Call Meeting to Order
2. Citizens Comments on Items Listed on the Agenda
3. Council Liaison(s) Report on the City Council Meeting on October 27, 2022 relating to actions taken on development-related cases (if necessary)
4. Planning and Development Committee Liaison Report
5. Review of Public Hearing Items listed below
6. Chair's Report
7. Vice Chair's Report
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, October 3, 2022 and Monday, October 17, 2022
3. **PL22-0042 – Mustang Crossings Business Park 2nd Revision – Replat** – Applicant is proposing to plat the property into four (4) lots. Approximately 8.17 acres. Located at 4985 & 4995 W. Rochelle Road and 2751 & 2851 N. State Highway 161. JDJR Engineers & Consultants, Inc., applicant. New Capital Real Estate Holding, LLC, 161 Rochelle Commercial, LLC, and Jamy Properties, LLC, owners. **(Approval – Final Action)**
4. **PL22-0048 – Shores Estates Addition – Replat** – Applicant is proposing to replat the property into six lots. Approximately 1.004 acres. Located at 1106 N. Britain Road. JDJR Engineers & Consultants, Inc., applicant. Key Life Homes, owner. **(Approval – Final Action)**

AGENDA - Continued

Consent Agenda - Approval with Conditions

5. **PL22-0045 – Allstate Insurance Co. Addition, 2nd Revision – Minor Plat** – Applicant is proposing to replat the property into three lots for office and multifamily uses. Approximately 18.03 acres. Located at 200 W. John Carpenter Freeway. RPC Las Colinas Mixed Use LLC, applicant/owner. Glenn Engineering Corp. agent/engineer. **(Conditional Approval, subject to City Council’s approval of private streets pursuant to Section 5.4.10 of the Unified Development Code).** The plat will be forwarded to the November 10, 2022 City Council meeting for final action.

Individual Items

6. **Zoning Case #ZC22-0035** – Felix Wong, applicant. Syed Quadri, owner. Located at 1118 Alexander Street. Approximately 0.45 acres. Zip Code: 75061

FROM: R-6 “Single-family Residential 6”

TO: S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” establishing the minimum front yard setback at 170 feet

- This case is scheduled for the November 10, 2022 City Council Public Hearing.

7. **Zoning Case #ZC22-0047** – T-Mobile West, LLC, applicant. Rossotto, Inc., owner. Located at 1451 E. Northgate Drive. Approximately 600 square feet. Zip Code: 75062

FROM: S-P-1 “Generalized Site Plan” for Wireless Telecommunication Tower

TO: S-P-1 (R-40) “Generalized Site Plan – Single-family Residential 40” and Wireless Telecommunications Facility uses

- **This case has been withdrawn by the applicant.**

8. **Zoning Case #ZC22-0062/AD22-0004** – Mi Dia Café from Scratch, applicant. Mohammad “Sonny” Mansoori, owner. Located at 422 W. Pioneer Drive. Approximately 0.47 acres. Zip Code: 75061

FROM: C-N “Neighborhood 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” with a 100-foot alcohol distance variance between an establishment that sells alcohol for on-premises consumption and a residential property

- This case is scheduled for the November 10, 2022 City Council Public Hearing.

AGENDA - Continued

- 9. Zoning Case #ZC22-0066** – Triangle Engineering, applicant. Premjee Girls USA LLC (Jamal Premjee), owner. Located at 7201 N. State Highway 161. Approximately 0.921 acres. Zip Code: 75063

FROM: S-P-1 “Detailed Site Plan” for Convenience Store, Gasoline Sales and Car Wash Uses and State Highway 161 Overlay District

TO: C-C “Community Commercial” and State Highway 161 Overlay District

- This case is scheduled for the November 10, 2022 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:

11-3-22 at 1:30pm 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.