



**\*AMENDED AGENDA**

**Planning and Zoning Commission**

**Monday, February 6, 2023**

**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**

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**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](mailto:Planning@CityofIrving.org) 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. \*Election of Officers
4. Council Liaison(s) Report on the City Council Meeting on January 12, 2023 relating to actions taken on development-related cases (if necessary)
5. Planning and Development Committee Liaison Report
6. Review of Public Hearing Items listed below
7. Commissioner Training on Ethics and the Texas Open Meetings Act
8. Chair's Report
9. Vice Chair's Report
10. 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 – Approvals**

2. Approval of the Planning and Zoning Commission Minutes of Tuesday, January 3, 2023 and Tuesday, January 17, 2023
3. **PL22-0052 – Soto Addition Revised – Replat** – Applicant is proposing to replat the property for single-family residential development. Approximately 0.45 acres. Located at 1118 Alexander Street. Felix Wong, applicant. Taif Al Mansurah Inc. DBA Al Mohammed Trust, owner.

## AGENDA - Continued

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### Individual Items

4. **Development Plan #DVP22-0004 (DP#29, 5<sup>th</sup> Revision, PUD 1)** – Viosca Architects, Ltd. applicant. Parul Pravinbhai & Pravinbhai Patel, owners. Located at 4513 Windsor Ridge Drive. Approximately 0.305 acres. Zip Code: 75038

**REQUEST:** An amendment to "Development Plan DP #29, 1st Revision, PUD 1" to add a variance to the distance between the entry to a garage and a private alley per Section 8.4.4 (Residential Yards) in the Unified Development Code

- Final action by the Planning and Zoning Commission.

5. **Multifamily Concept Plan #MF22-0005** – Eagle Property Capital, applicant. Woodwind Land, LLC. owner. Located at 3947 Pleasant Run Road. Approximately 3.68 acres. Zip Code: 75038

**REQUEST:** Approval of a Multifamily Concept Plan to add 66 units as a second phase to an existing multifamily development.

- Final action by the Planning and Zoning Commission

6. **Special Fence Plan #SFP22-0005** – Saleh Abdulla, owner/applicant. Located at 1201 Brookhurst St. Approximately 0.3 acres. Zip Code: 75061

**REQUEST:** A variance from Chapter 15 of the Land Development Code to allow an eight-foot-tall wood fence 5 feet from the side yard property line on a reverse frontage corner lot

- This case is scheduled for the February 23, 2023 City Council Public Hearing.

7. **Zoning Case #ZC22-0032** – Jennie Reine Sotelo, applicant/owner. Located at 2105 Pearl Lane. Approximately 0.216 acres. Zip Code: 75060

**FROM:** R-6 "Single-family Residential 6"

**TO:** S-P-2 (R-6) "Generalized Site Plan – Single-family Residential 6" for variances to allow a carport to encroach 11 feet into the front yard setback

- This case is scheduled for the February 23, 2023 City Council Public Hearing.

8. **Comprehensive Plan Amendment #CP22-0011** – Marcos Ochoa and Sotera Neri Ochoa, applicant/owner. Located at 1324 Richland Street. Approximately 0.156 acres. Zip Code: 75061

**FROM:** Industrial

**TO:** Residential Neighborhood

- This case is scheduled for the February 23, 2023 City Council Public Hearing.

**AGENDA - Continued**

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**9. Zoning Case #ZC22-0050** – Marcos Ochoa and Sotera Neri Ochoa, applicant/owner. Located at 1324 Richland Street. Approximately 0.156 acres. Zip Code: 75061

**FROM:** ML-20 “Light Industrial 20”

**TO:** S-P-2 (R-6) “Generalized Site Plan – Single-family Residential 6” to allow single-family residential uses as a legal use with variances to the requirements of Sec. 2.4.8 of the Unified Development Code

- This case is scheduled for the February 23, 2023 City Council Public Hearing.

**10. Zoning Case #ZC22-0069** – Hopewell Development II LP, applicant. Jetstar Development Partners, Ltd., owner. Located at 7810 and 7815 Jetstar Drive. Approximately 10.54 acres. Zip Code: 75063

**FROM:** C-O “Commercial Office” and S-P-2 (C-O) “Generalized Site Plan – Commercial Office”

**TO:** ML-20a “Light Industrial 20a”

- This case was postponed from the January 3, 2023 Planning and Zoning Public Hearing.
- This case is scheduled for the February 23, 2023 City Council Public Hearing.

**11. Zoning Case #ZC22-0079** – ZoneDev, applicant. Donald L. Valk, owner. Located at the southwest corner of IH-635 and Olympus Boulevard. Approximately 2.558 acres. Zip Code: 75063

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

**TO:** S-P-2 (P-O) “Generalized Site Plan – Professional Office” and Self-Storage uses to allow professional office and self-storage uses with variances to the required loading spaces, parking spaces, screening and maximum height

- This case was postponed from the January 3, 2023 Planning and Zoning Public Hearing.
- This case is scheduled for the February 23, 2023 City Council Public Hearing.

**12. Zoning Case #ZC22-0082** – TI Development, LLC. applicant/owner. Located at 3804 Jackson Street. Approximately 0.67 acres. Zip Code: 75061

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

**TO:** P-O “Professional Office”

- This case is scheduled for the February 23, 2023 City Council Public Hearing.

## AGENDA - Continued

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**13. Zoning Case #ZC22-0084** – JDJR Engineers & Consultants, applicant. Nawaz Elerapatty, owner. Located at 4701 Alcazar Court. Approximately 0.168 acres. Zip Code: 75062

**FROM:** S-P-2 (R-6) "Generalized Site Plan – Single-family Residential 6"

**TO:** S-P-2 (R-6) "Generalized Site Plan – Single-family Residential 6" for an additional variance to the side yard setback on a reverse frontage corner lot

- This case is scheduled for the February 23, 2023 City Council Public Hearing.

**14. Unified Development Code #UDC21-0005 Amending Unified Development Code Regulations relating to Alcoholic Beverage Establishments and outdoor dining**

- Amending Section 3.3 "Alcoholic Beverages; Sale, Serving, Or Storage" to amend regulations relating to the sale of alcohol for on-premise consumption in the City of Irving;
- Amending Section 1.12.5 "Administrative Amendments" to add provisions for amendments to approved R-AB Site Plans;
- Amending Section 2.5.6 "Neighborhood Commercial (C-N)" to allow for outdoor dining; and
- Amending Section 9.3 "Definitions" to add or amend definitions;

- This case is scheduled for the February 9, 2023, City Council Public Hearing.

## AGENDA - Continued

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### 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:

2/3/2023 at 5:00pm and will remain so posted at least 72 hours before said meeting convened.

  
Deputy Clerk, City Secretary's Office

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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.