

ORDINANCE NO. 2025-11080

ZONING CASE NO. 2025-19-ZC  
ZONING CLASSIFICATION – S-P-2

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF IRVING, TEXAS NO. 2020-10370 BY REZONING A TRACT OF LAND OUT OF THE CALVARY TEMPLE ADDITION, LOCATED AT 4401 NORTH STATE HIGHWAY 161 FROM S-P-2 (C-O) “ GENERALIZED SITE PLAN – COMMERCIAL OFFICE” TO S-P-2 (ML-20A) “GENERALIZED SITE PLAN – LIGHT INDUSTRIAL 20A”; PROVIDING FOR SPECIAL CONDITIONS AND REGULATIONS RELATIVE TO LAND USE; DIRECTING A CHANGE ACCORDINGLY IN THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR CONFLICT RESOLUTION, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, A PENALTY, AND AN EFFECTIVE DATE.

WHEREAS, after proper notice and public hearing the Planning and Zoning Commission considered the zoning amendment and recommended approval on March 3, 2025; and

WHEREAS, after proper notice and public hearing, and upon consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during the public hearing, the City Council has determined that the zoning change is in accordance with the comprehensive plan, complies with all legal requirements, is in the best interest of the public, and is for the purpose of promoting the health, safety, morals, and general welfare of the citizens and protecting and preserving places and areas of historical, cultural, or architectural importance and significance; and

WHEREAS, among other things, the City Council considered the following factors: safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site; safety from fire hazards, and measures of fire control; protection of adjacent property from flood or water damage; noise producing elements; glare of vehicular and stationary lights and effect of such lights on established character of the neighborhood; street size and adequacy of pavement width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking, as determined by requirements of this ordinance for off-street parking facilities, location on ingress/egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; and such other measures as will secure and protect public health, safety, morals, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS:

SECTION 1. That the Irving City Council hereby approves Zoning Case 2025-19-ZC, changing the zoning classification of certain property located at 4401 North State Highway 161, described in Exhibit A attached hereto, from S-P-2 (C-O) “Generalized Site Plan – Commercial Office” to S-P-2 (ML-20a) “Generalized Site Plan – Light Industrial 20a”.

SECTION 2. That the change approved in Section 1 is granted subject to the following:

- a) That development and use shall be in conformance with Exhibit B: Site Plan attached hereto and made a part hereof for all purposes, which reflects a deviation from the requirements of Section 2.3.3 of the City of Irving Unified Development Code (State Highway 161 Overlay) as follows:
  - i) Allow ML-20a “Light Industrial 20a” district uses
  - ii) Data Center – Principal use is an allowed use
- b) That development and use shall be in conformance with all applicable laws, ordinances, and regulations.
- c) That a true and correct copy of the site plan attached hereto shall be retained by the Department of Planning of the City of Irving.

SECTION 3. That the official zoning map of the City of Irving be changed to reflect the zoning classification established by this Ordinance.

SECTION 4. That this ordinance shall be cumulative of all other ordinances of the City of Irving affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are inconsistent or in direct conflict with the provisions of this ordinance.

SECTION 5. That should any paragraph, sentence, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal, or unconstitutional, and shall not affect the validity of the comprehensive zoning ordinance as a whole.

SECTION 6. That nothing in this ordinance shall be constructed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 7. That any person violating or failing to comply with any provisions of this ordinance shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation or noncompliance continues shall constitute a separate offense.

SECTION 8. That this ordinance shall take effect immediately upon its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS,  
on March 20, 2025.

---

RICHARD H. STOPFER  
MAYOR

ATTEST:

---

Shanae Jennings  
City Secretary/Chief Compliance Officer

APPROVED AS TO FORM:

---

Kuruvilla Oommen  
City Attorney