

ORDINANCE NO. 2025-11094

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF IRVING, TEXAS BY AMENDING “EXHIBIT B” OF ORDINANCE NO. 2015-9761 TO AMEND AND RESTATE PLANNED UNIT DEVELOPMENT 6 (PUD 6) REGULATIONS INCLUDING AMENDING THE LAND USE DESIGNATION OF TRACT A, SECTORS 1 AND 2 FROM TRANSIT ORIENTED MIXED USE COMMUNITY TO HIGH INTENSITY MIXED 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, the City of Irving, Texas (the "City") is a home-rule municipality possessing the full power of local self-government pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Article III, Section 27 of the Charter of the City of Irving vests additional power in the City Council to zone property located within the corporate limits of the City of Irving; and

WHEREAS, on December 10, 2015, the Irving City Council approved Ordinance No. 2015-9761 (Zoning Case ZC15-0082) granting Planned Unit Development zoning to approximately 716 acres of land and specifically creating Planned Unit Development No. 6 (“PUD 6”) in order to provide for the redevelopment of the former stadium site, the former Central Freight property, and surrounding properties into a high density, mixed use Transit Oriented Development around the DART rail stations serving the University of Dallas and proposed development property; and

WHEREAS, PUD 6 was created to ensure future development will be designed and completed to make full use of the area, create an asset for the city, facilitate development, provide clarity, and ensure each site is suitable to adjacent uses; and

WHEREAS, the adoption of PUD 6 included an attached “Exhibit B” which provided the details of the intent and development standards of the PUD, including process, land use designations of Tract A through H, planning projections and expectations for each area, plans for open space and transportation, and development regulations; and

WHEREAS, over the last 10 years original planning projections for many of the 8 identified District Tracts have been amended and continue to evolve as tracts are developed; and

WHEREAS, broad challenges within the existing PUD 6 regulatory scheme exist, failing to provide zoning clarity to developers and unable to accommodate newer desirable land uses not contemplated at the time of adoption; and

WHEREAS, on July 11, 2024, Ordinance No. 2024-10970 approved Zoning Case 2024-205-ZC, removing Tract G from PUD 6; and

WHEREAS, on January 16, 2025, the City’s Planning and Development Committee received

information concerning a potential new development opportunity for the property known as PUD 6 Tract A, Sectors 1 and 2; and

WHEREAS, “Exhibit B” needs to be updated in order to incorporate changes to reflect existing development, address changes in the types of desired development, continue the primary goals of PUD 6, and avoid conflict and confusion for applicability of development standards; and

WHEREAS, on February 27, 2025, the Irving City Council reviewed and discussed a proposed amendment to the Unified Development Code adding Section 2.6.7 creating a new High-Intensity Mixed-Use District to accommodate and regulate such new opportunities and expressed a consensus of support to proceed with public hearings; and

WHEREAS, on February 27, 2025, the Irving City Council reviewed and discussed a proposed amendment to PUD 6 to designate Tract A, Sectors 1 and 2 as a High Intensity Mixed-Use District and expressed a consensus of support to proceed with public hearings; and

WHEREAS, on March 4, 2025, the Planning and Zoning Commission reviewed and discussed the proposed amendments to the Unified Development Code and to PUD 6, Tract A, Sectors 1 and 2; and

WHEREAS, on March 17, 2025, after notice and public hearing, the Planning and Zoning Commission considered the proposed amendments and made its final report; 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 PUD amendment 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.

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

SECTION 1. That the City Council finds the recitals and findings stated above true and correct and they are hereby adopted and incorporated into this Ordinance as if restated in full.

SECTION 2. That the City Council approves 2025-48-ZC amending Ordinance 2015-9761 to adopt the attached “First Amended and Restated Exhibit B” to establish updated Planned Unit Development 6 standards, regulations, projections, and Tract land use designations.

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 and is hereby declared to be cumulative of all other ordinances of the City of Irving, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the

provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 5. 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 upon adoption and shall be published in accordance with the provisions of the Texas Local Government Code and the Irving City Charter.

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

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RICHARD H. STOPFER  
MAYOR

ATTEST:

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Shanae Jennings  
City Secretary/Chief Compliance Officer

APPROVED AS TO FORM:

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Kuruvilla Oommen  
City Attorney