

ORDINANCE NO. 2025-11121

SPECIAL FENCE PROJECT PLAN NO. 2024-411-SFP

AN ORDINANCE APPROVING SPECIAL FENCE PROJECT PLAN NO. 2024-411-SFP FOR PROPERTY LOCATED AT 806 S. LOOP 12 TO ALLOW A VARIANCE TO CHAPTER 15 (FENCES) OF THE CITY OF IRVING LAND DEVELOPMENT CODE; AUTHORIZING THE DIRECTOR OF INSPECTIONS TO ISSUE A PERMIT; PROVIDING FOR CONFLICT RESOLUTION, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, Section 1.18 (Special Fence Project Plan) of the City of Irving Unified Development Code allows an applicant to request a variance to the requirements of the city's fence ordinance; and

WHEREAS, Section 15-10 (Fence Height – Front Yards) of the City of Irving Land Development Code prohibits a fence that is within ten (10) feet of a street right-of-way line and is within a required landscaped interior parkway; and

WHEREAS, John Ramirez, Jr. is the owner of property located at 806 S. Loop 12 and has filed a special fence project plan application pursuant to 1.18.2 of the Unified Development Code; and

WHEREAS, after proper notice and public hearing the Planning and Zoning Commission considered the special fence project plan application and made its final report on July 7, 2025;

WHEREAS, after proper notice the Irving City Council has reviewed the special fence project plan application and conducted a public hearing to take testimony on the advisability and wisdom of granting the variance requested; and

WHEREAS, the Irving City Council finds that the requested variance does not violate the intent of Chapter 15 (Fences), will not adversely affect surrounding properties, will not adversely affect public safety, and special conditions exist which are unique to this applicant or property.

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

SECTION 1. That the City Council hereby approves Special Fence Project Plan No. 2024-411-SFP, an application filed by Cartwright Body Shop, applicant and John Ramirez, Jr., owner regarding property located at 806 S. Loop 12, more specifically described in Exhibit A-1 and Exhibit A-2, attached hereto, for a variance to Chapter 15 (Fences) of the City of Irving Land Development Code to allow an eight-foot (8-ft.) tall screening fence within ten (10) feet of a street right-of-way line for property located in a zoning district that designates outside storage as an allowed principal or accessory use, as shown on Exhibit B, attached hereto.

SECTION 2. That the Director of Inspections is hereby authorized to issue a permit pursuant to the Special Fence Project Plan as shown on Exhibit B and authorized by this ordinance.

SECTION 3. That this ordinance shall be cumulative of all other ordinances of the City of Irving 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 4. 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 5. 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 6. That this ordinance shall take effect immediately upon its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS,  
on September 18, 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