

How to Find a Property's Zoning

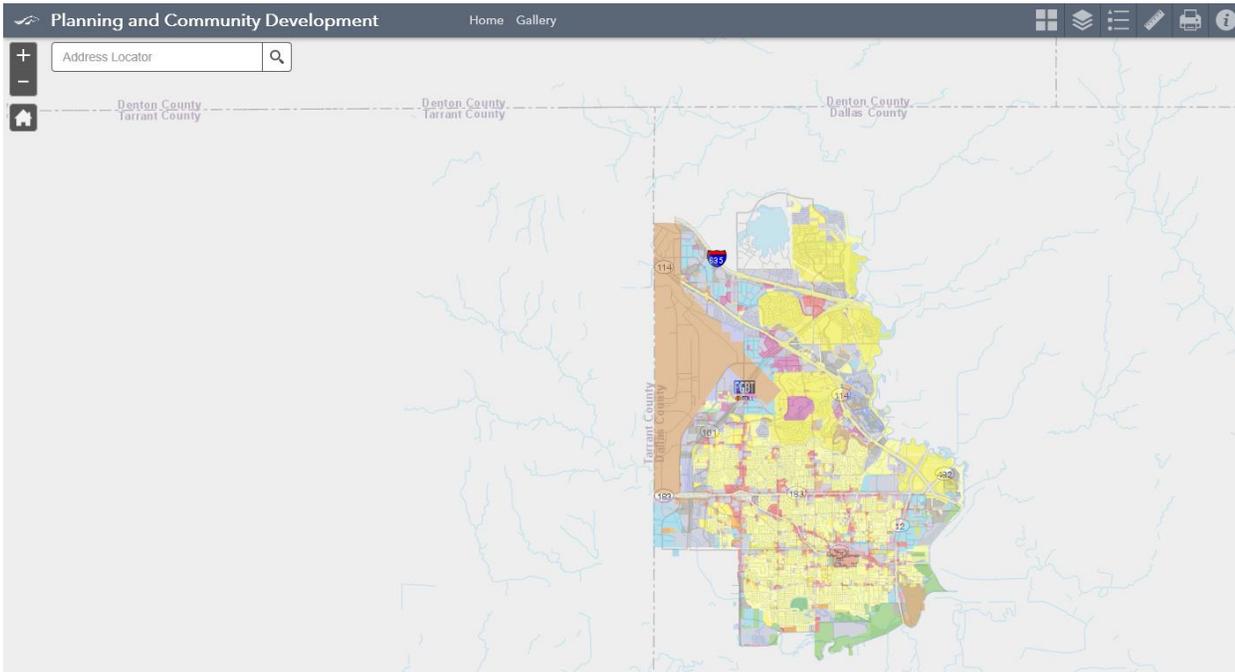
1. Open the Interactive [Webmap](#) from the sidebar of any Planning and Zoning webpage or go directly to <http://www.cityofirving.org/zoning-map>

The screenshot shows the City of Irving website. At the top left is the Irving Texas logo. A navigation bar includes links for GOVERNMENT, RESIDENTS, BUSINESS, VISITORS, SERVICES, and I WANT TO... Below this is a secondary navigation bar with links for POPULAR LINKS, LIBRARY, PARKS AND RECREATION, POLICE, LOST & FOUND PETS, FIRE, and INFRASTRUCTURE. The main content area features a large image of a fountain at night. On the left is a sidebar with links: Applications and Forms, Zoning Ordinance, Land Use Codes and Ordinances, Community Development Division (selected), Interactive Map, and Plans and Reports. The main content area is titled "Planning and Community Development" and includes a breadcrumb trail: Home > Government > Departments | - W > Planning and Community Development. Below the title is a section for "DUTIES AND RESPONSIBILITIES" which describes the department's role and lists several activities: development of properties, creation of plans for specific neighborhoods, beautification programs, and gathering of statistical information. To the right of the main content is a "CONTACT US" section for Steven Reed, Director, with contact information for City Hall, phone, fax, and hours. A "QUICK LINKS" section is also present.

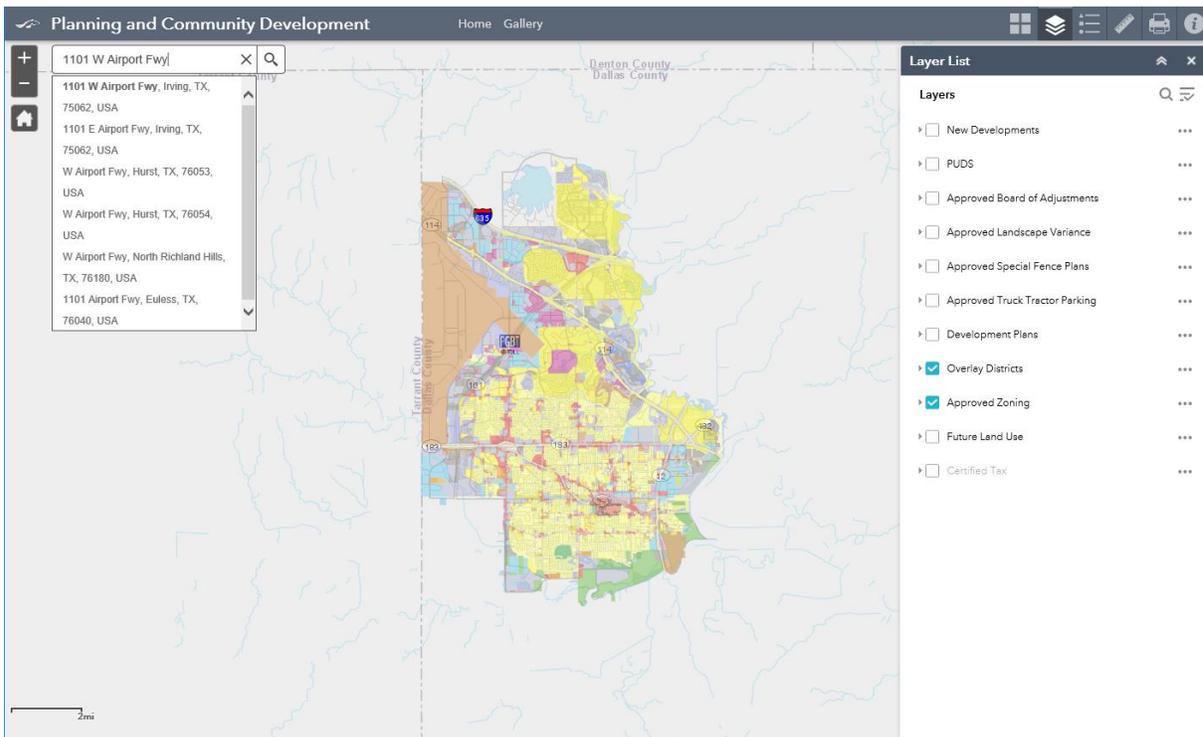
2. There may be a GIS disclaimer splash screen that describes how the online map is not a suitable replacement for a legal survey. Either click the box that says “do not show this again” or simply hit okay to be reminded of this disclaimer next time you visit the interactive map.

The screenshot shows a GIS disclaimer splash screen overlaid on a map interface. The map interface includes a search bar labeled "Address Locator" and a "Home Gallery" link. The map shows various colored zones and is labeled with county names: Denton County, Tarrant County, Dallas County, and Denton County. The disclaimer text reads: "Geographic Information Systems (GIS) Disclaimer/Limitation of Liability: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries and other geographic features. All data, specifically including the geographic data herein are provided 'as is' without warranty of any kind, either expressed or implied. Use of the information is the sole responsibility of the user." Below the text is a checkbox labeled "Do not show this splash screen again." and an "OK" button. In the bottom right corner, there is a small "App State" notification box that says "Click to restore the map extent and layers visibility where you left off."

3. Now you are viewing the entire city. The map has the “Approved Zoning” layer active.



4. Navigation: One can either type the address of the desired parcel in the “Address Locator” on the top left side of the map, or one can hover over an area with the mouse cursor, and use the mouse wheel to zoom in and out.

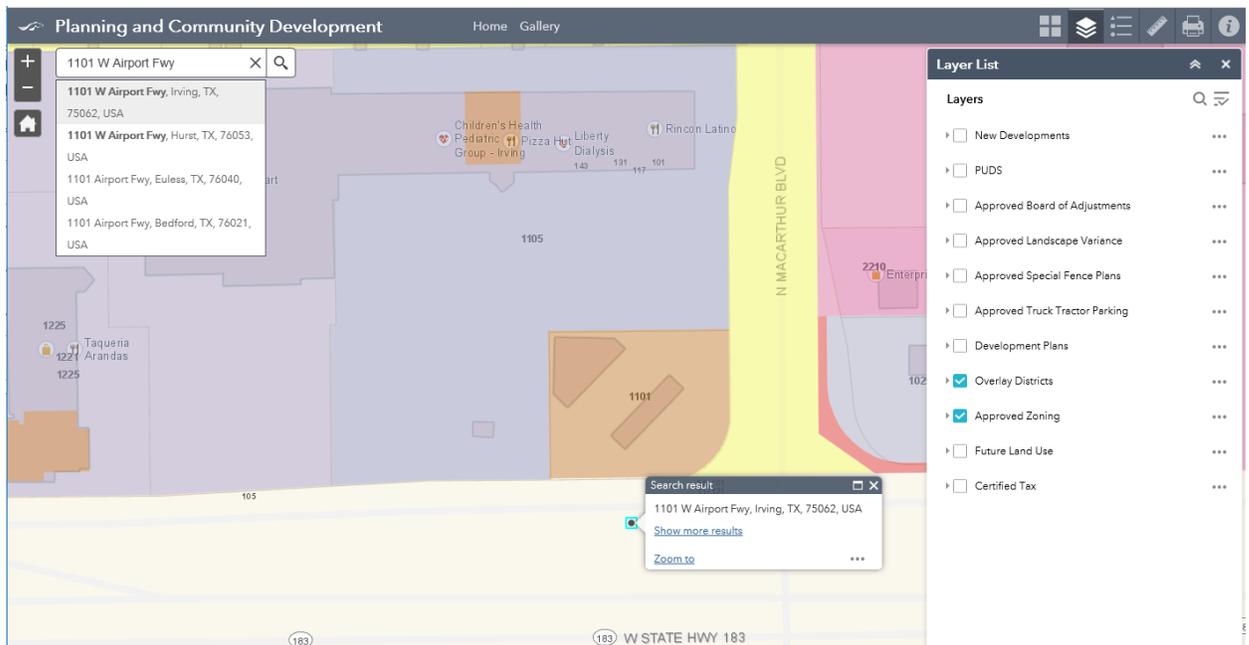


- a. For the sake of example, I have typed in 1101 W Airport Fwy. As you can see, a series of possible addresses have popped up, including sites in Hurst and North Richland Hills. If your address is not an exact match for an Irving address, one could end up looking at a point in another city so it is prudent to select an Irving option from the list of suggestions.
- b. The search feature takes me directly to a point in front of the desired property. I can see the parcel address shown in black lettering on the parcel itself.

That's not the right parcel!

Parcel address shown on the map are per DCAD's records. Sometimes, they don't match exactly what's on the ground, and sometimes, there are multiple building addresses on a tax parcel.

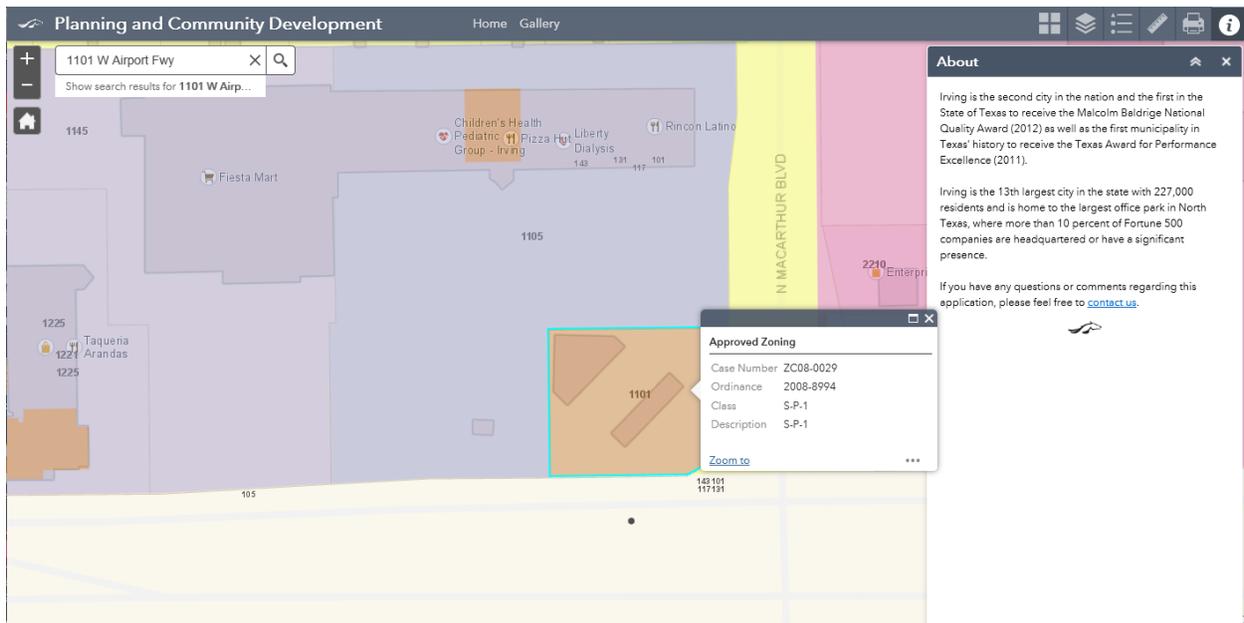
If the address search does not take you to the correct spot, you can place the mouse cursor on the map, hold the left mouse button, and pan the map one way or the next to look for the correct site.



5. Finding out the Zoning: Once you figure out the correct location on the map, one can query the zoning.



- a. Click on the Information button in the top right corner of the map. This will immediately open a sidebar with some facts about the City of Irving. Then click on the property of interest, and this will open another popup with the approved zoning of the property and the associated case number. For this parcel, the Case number is ZC08-0029 and the zoning is S-P-1. The zoning case boundaries are highlighted in light blue.



- b. There are several parts of town where the base zoning is affected by an “Overlay” district. To check for such additional regulation, click on the Layers button on the top right corner. This opens the legend, visible layers are indicated by the blue checkmark. If multiple checked layers overlap, only the top layer will be visible.



- c. Click the square next to the “Overlay” Districts. This will activate the overlay layer. For reference, there are overlay districts that cover all properties adjacent to Airport Freeway (SH 183), the George Bush Turnpike (SH 161) and over the Las Colinas Urban Center.
- d. There are also layers for Certified Tax information, Development Plans, and other features that may be of interest.

6. What can I do with my property?
- a. Each Zoning District has its own allowable set of uses. This use list is found in the [Zoning Ordinance](#). Simply look for the zoning class to see the list of allowable uses.
 - i. The City of Irving has three unique districts that defy standard online descriptions.
 1. For S-P-1 (Detailed) Site Plans, or S-P-2 (Generalized) Site Plans, please call our Planning and Zoning Team at 972-721-2424 or e-mail planning@cityofirving.org with the case number for that property for information about the allowable uses and other special regulations for that site.
 2. For PUD cases, turn on the Development Plan layer, and please call our Planning and Zoning Team at 972-721-2424 or e-mail planning@cityofirving.org with the Plan Number and PUD number for information about the allowable uses and other special regulations for that site.
 - ii. Overlay Districts also modify the list of allowable uses for a site. There are currently four Overlay Districts in the city [State Highway 161](#), [State Highway 183](#), and the [Urban business overlay district](#) (Las Colinas Urban Center). These districts modify land use and design on underlying parcels with base zoning. Usually, their restrictions are overridden by any Site Plan zoning case within their boundaries.
 - b. If you need written documentation of your zoning and allowable uses, please request a [Zoning Verification](#) letter.