

Are You Considering Infill Development?



Infill Development is the process of developing vacant or under-used parcels within areas of the city that are already largely developed. For example, building a house on a vacant lot between two existing homes would be considered infill development.

The City of Irving encourages infill development, but wants potential homebuilders and developers to be aware of certain issues and costs.

Planning

- If the property has not been platted, or is a partial lot, then the property will need to be platted. The owner will need to hire a professional surveyor/engineer to prepare the plat and any corresponding civil engineering plans.
- Each property is zoned for specific uses and the zoning should be verified. If the property needs to be rezoned, Zoning cases typically take about three months to complete. Each zoning case is approved or denied by the City Council on its individual merits.

Water, Wastewater and Sewer Utilities

- Water and wastewater service cannot cross property lines.
- Water and wastewater service taps are not installed by the city; the owner will be responsible for hiring a contractor to make the tap. The contractor must get a Water/Wastewater Connection Permit from the CIP Department for this work.
- If any existing water or wastewater services must be moved or abandoned, it is the responsibility of the owner to hire a contractor to perform the work. The contractor must get a Water/Wastewater Connection Permit from the CIP Department for this work.
- If public infrastructure is not in place to service the lots being created by the plat, it is the responsibility of the owner to extend the public service to the new lots. Engineering plans must be submitted and signed off on prior to releasing the plat.
- A Stormwater Study may be required if development is over one acre. Stormwater easements may need to be provided on a plat.
- A Utility Easement may have to be platted for new infrastructure, such as water meter vaults. The location of these easements and infrastructure may necessitate changes to the planned building locations and design.

Streets

- Owners may be required to extend a street, if necessary.
- If platting is required, some right-of-way dedication may be required for the street and sidewalk.
- The Transportation Department has final approval of driveway locations.

Contacts:

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