

**MINUTES**  
**Irving City Council Work Session**  
**Wednesday, October 23, 2019 at 1:00 PM**  
**City Hall, First Floor, Council Conference Room**  
**825 W. Irving Blvd., Irving, Texas 75060**

The Irving City Council met in work session on October 23, 2019 at approximately 1:00 p.m. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Mayor Rick Stopfer	Irving City Council	Mayor	Present	
John C. Danish	Irving City Council	Councilman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Dennis Webb	Irving City Council	Councilman	Present	
Phil Riddle	Irving City Council	Councilman	Present	
J. Oscar Ward	Irving City Council	Councilman	Present	
Al Zapanta	Irving City Council	Councilman	Present	
Kyle Taylor	Irving City Council	Councilman	Present	
Wm David Palmer	Irving City Council	Councilman	Absent	

**DISCUSSION TOPIC**

**1 City Operations Update**

Mayor Stopfer presented a proclamation to the Municipal Courts proclaiming it Municipal Court Week for the City of Irving.

Mayor Stopfer presented a proclamation to the Planning and Zoning Commission proclaiming it Community Planning Month for the City of Irving.

Information Security Overview:

Eric Yancy, Information Security Administrator, presented an overview of the city's efforts to provide secure information technology.

**2 Citizen Comments on Items Listed on the Agenda**

The following citizens spoke on items listed on the agenda:

Luke Beshara, 221 W. Exchange Ave, Fort Worth, TX - Item 35

Greg Malcolm, 3021 Brett Rd, Corinth, TX - Item 35

Kishore Kondepudi, 4940 W. Airport Fwy, Irving, TX - Item 35

**3 Carport Regulations**

Steve Reed, Planning & Community Development Director, presented a history on carport regulations within the city and proposed objective criteria staff can use to determine what type of carports are acceptable.

It was the consensus of the council to bring back a potential amendment to the existing carport ordinance.

**4 Review of Regular Agenda**

**CONSENT AGENDA**

- 13** Resolution -- Approving an Economic Development Incentive Agreement Between the City of Irving and Microsoft Corporation in an Amount Dependent Upon Annual Qualification

Philip Sanders, Assistant City Manager and Beth Bowman, President/CEO of the Greater Irving/Las Colinas Chamber of Commerce, detailed the proposed incentives for Microsoft Corporation to expand its offices.

- 16** Resolution -- Authorizing the Irving Convention and Visitors Bureau to Purchase Advertising Space in the Media in the Amount of \$400,000.00 for Calendar Year 2019

Maura Gast, Executive Director of the Irving Convention & Visitors Bureau, described annual advertising utilized by the ICVB.

- 28** Ordinance -- Amending Chapter 5 Entitled "Ambulance Service" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, by Providing a Waiver of Fees for Transportation by Emergency Ambulance for Charity Care Patients

Victor Conley, Fire Chief, outlined the proposed amendments to the ambulance fees.

**ZONING CASES AND COMPANION ITEMS**

- 32** Ordinance -- Zoning Case #ZC19-0010 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Business District" to "Neighborhood Commercial", and Considering a Zoning Change from S-P-1 (Detailed Site Plan) District for Single Family and Nursery Greenhouse Uses to S-P-1 (Detailed Site Plan) District for C-O (Commercial Office) and Senior Independent Living Facility Uses - Approximately 1.511 Acres Located at 4216 S. Greenview Drive - JDJR Engineers and Consultants, Inc., Applicant - Segu D. Jameel, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, noted the applicant has requested this item be postponed to November 14, 2019.

- 33** Ordinance -- Zoning Case #ZC19-0039 - Considering a Zoning Change from R-6 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) and R-3.5 (Two-Family) Uses - Approximately 0.38 Acres Located at 936 Elwood Road - Davis Land Surveying, Applicant - Pro Builders USA LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 34** Ordinance -- Zoning Case #ZC19-0041 - Considering a Comprehensive Plan Amendment Changing the Recommended Land Use from "Residential Neighborhood" to "Neighborhood Commercial", and Considering a Zoning Change from S-P (Site Plan) District for Retail and Multifamily Uses to C-N (Neighborhood Commercial) District - Approximately 1.165 Acres Located at 2308 W. Pioneer Drive - American 786, LLC, Applicant/Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, noted the Planning & Zoning Commission postponed this item and asks that council postpone to November 14, 2019.

- 35** Ordinance -- Zoning Case #ZC19-0047 - Considering a Zoning Change from C-C (Community Commercial) District to S-P-1 (Detailed Site Plan) District for Hotel and Related Uses - Approximately 1.1354 Acres Located at 2100 Valley View Lane - Ajay Desai, Applicant - Panade, LTD, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends denial. She stated that the opposition represents 49.77% of the land within 200 feet of the subject property. Since this is more than 20%, a  $\frac{3}{4}$ -vote is required for approval.

Council and staff discussed the hotel industry trends to develop various hotel tiers.

- 36** Ordinance -- Zoning Case #ZC19-0055 - Considering a Zoning Change from R-6 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses- Approximately 0.20 Acres Located at 2413 LaSalle Drive - Precise Contracting Services, Applicant - Charles and Marilyn Wolford, Owners (Postponed from October 3, 2019)

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends denial.

- 37** Ordinance -- Zoning Case #ZC19-0061 - Considering a Comprehensive Plan Amendment Changing the Recommended Land Use from "Neighborhood Commercial" to "Industrial", and Considering a Zoning Change from S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) and C-W (Commercial Warehouse) District Uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses on Tract 1 and S-P-2 (Generalized Site Plan) District for C-W (Commercial Warehouse) Uses Including Overnight Parking of Commercial Vehicles as a Principal Use on Tract 2 - Approximately 7.95 Acres Located at 101, 200 and 300 N. Rogers Road - Freight Operations Services, LLC, Applicant - SJ Irving Properties, LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends denial.

Council and staff discussed the traffic concerns and increasing the industrial uses in this area.

- 38** Ordinance -- Zoning Case #ZC19-0070 - Considering a Zoning Change from S-P-2 (Generalized Site Plan) District for C-O (Commercial Office) Uses Including Skilled Nursing & Assisted Living to S-P-2 (Generalized Site Plan) District for C-O (Commercial Office) Uses with Senior Independent Living Facility - Approximately 5.9 Acres Located at 4700 N. Belt Line Road - Arrive Architecture Group, Applicant - Storey Health Realty, LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 39** Resolution -- Special Fence Project Plan #ZC19-0071 - Considering a Variance to Chapter 15 of the City of Irving Land Development Code to Allow a Six (6) Foot Tall Fence Within the Front Setback - Property Located at 704 Bowman Street - James and Susie Cassel , Applicant/Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 40** Ordinance -- Zoning Case #ZC19-0075 - Considering a Zoning Change from R-MF-1 (Multifamily) District to R-6 (Single Family) District - Approximately 0.29 Acres Located at 302 W. Cason Street - B&D Surveying, Investment, Applicant - Rogelio & Marisela Gonzalez, Owners

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 41** Ordinance -- Amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas by Repealing Section 52-64C "Transit Mall Overlay District" in Its Entirety and Amending Section 52-64A "Urban Business Overlay District" to Allow for Certain Signage

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 42** Ordinance -- Amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas, by Amending Section 52-24 ("C-W Commercial Warehouse District"), Section 52-26A ("MI-20A Light Industrial District Regulations"), Section 52-30 ("C-P Commercial Park District"), Section 52-75 ("Definitions"), and by Adding a New Section 52-35F ("Mini-Warehouse and Self-Storage Facilities") to Provide for the Creation of Definitions and Standards for Mini-Warehouse and Self-Storage Facilities

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

Council recessed at approximately 2:51 p.m.

Council reconvened at approximately 3:03 p.m.

## **5 Greater Irving-Las Colinas Chamber of Commerce Quarterly Update**

Beth Bowman, President/CEO of Greater Irving-Las Colinas Chamber of Commerce, presented a quarterly update on results of the partnership between the Chamber and the City. Some of the results included an international trade mission to Japan; South Korea and various Sister Cities/International activities; increases in business "wins," new and retained jobs, and commercial square footage compared to the last five years; continued strong local, state and national economy; business recruitment, marketing and advertising and small business support.

Dr. Scott Wysong with Wysong Brand Solutions LLC, presented the FY 2019 return on investment economic impact report. He noted an overall 150% return on investment.

Councilman Taylor asked that in the future, the Chamber bring back information on projects that the city did not win to analyze the challenges.

Joe Chapa, Vice President of International Affairs/Sister Cities, provided information on the trade mission and the importance of building relationships with international businesses.

## **6 Irving Hispanic Chamber Year End Update**

Mary Ann Kellam, President/CEO of the Hispanic Chamber of Commerce, presented the FY18-19 results. The results included various networking events, marketing efforts, Education Foundation efforts, and awards and recognitions.

## **EXECUTIVE SESSION**

Council convened into executive session pursuant Section 551.074 and Section 551.076 of the Texas Local Government Code at approximately 3:46 p.m.

**7** Personnel - Presiding Municipal Court Judge Rodney Adams  
Open Meetings Act § 551.074

**8** Personnel - Municipal Court Judge Laura Anderson  
Open Meetings Act § 551.074

**9** Deliberation Regarding Security During Open Meetings  
Open Meetings Act § 551.076

Council reconvened from executive session at approximately 5:27 p.m.

Council adjourned the meeting at 5:27 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary