

MINUTES
Irving City Council Work Session
Thursday, June 17, 2021 at 10:00 AM
City Hall, First Floor, Council Conference Room
825 West Irving Boulevard, Irving, TX 75060

The Irving City Council met in work session on June 17, 2021 at approximately 10:00 a.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Mayor Rick Stopfer	Irving City Council	Mayor	Present	
John C. Danish	Irving City Council	Councilman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Mark Zeske	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	
Dennis Webb	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

1 Citizen Comments on Items Listed on the Agenda

No one signed up to speak at this meeting.

2 City Operations Update

Chris Hillman, City Manager, and Kuruvilla Oommen, City Attorney, presented an On the Spot award to Christina Weber, Sr. Asst. City Attorney, Philip Sanders, Assistant City Manager and Brian Haywood, Economic Development Project Manager for their work on the Christus Health project.

3 Review of Regular Agenda

CONSENT AGENDA

6 Ordinance -- Amending Ordinance No. 2020-10372 Providing Budget Adjustment #5 to the 2020-21 Fiscal Year Budget

Ebony Roundtree, Budget Coordinator, outlined the proposed budget adjustments.

8 Resolution -- Approving a Professional Services Agreement Between the City of Irving and EiKON Consulting Group, LLC, in the Amount of \$71,250.00, for Architectural Design Services for the Lively Pointe Youth Center Renovation Project

Joe Moses, Parks and Recreation Director, described the various updates that will be done Lively Pointe Youth Center.

- 10** Resolution -- Approving Addendum No. 1 to the Professional Services Agreement Between the City of Irving and Teague, Nall & Perkins, Inc., in the Amount of \$865,345.00 for Additional Services for the University Hills Basin and Delaware Creek Basin Wastewater Improvements and Delaware Creek Floodplain Study

Council and staff discussed several drainage projects around the City.

- 15** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021, Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance
- 16** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, General Obligation Bonds, Series 2021, Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance
- 17** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, Tax Notes, Series 2021, Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance
- 18** Ordinance -- Authorizing the Issuance of City of Irving, Texas, Waterworks and Sewer System New Lien Revenue Bonds, Series 2021; Awarding the Sale Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Provisions Incident and Relating to the Subject and Purposes of This Ordinance

Chris Janning with Hilltop will make a presentation on the bond sales at the regular council meeting related to items 15-18.

- 19** Ordinance -- Authorizing the Abandonment and Vacation of Certain Portions of a Privately Maintained Drainage Easement at 7422 Primrose Drive Owned by Rick White

Robert Saucedo, Engineering Manager, confirmed that the abandonment will not affect the neighboring properties. He noted that each abandonment request is considered on a case-by-case basis.

ZONING CASES AND COMPANION ITEMS

- 20** Resolution -- Temporary Use Permit G2103-0002 - Considering a Request for a Temporary Use Permit to Allow Outside Storage at Property Located at 2000 Estrada Parkway from June 17, 2021 to December 16, 2021 - Jose M. Ramirez Sr., Applicant

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

- 21** Ordinance -- Zoning Case ZC21-0004 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Residential Neighborhood" to "Neighborhood Commercial", and Considering a Zoning Change from S-P "Site Plan for Retail and Multifamily Uses" to C-N "Neighborhood Commercial District Uses" - Approximately 1.165 Acres Located at 2308 W. Pioneer Dr. - Santa Fe Builders, Applicant; American 786, LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval. The opposition represents 25.5% of the land area within 200 feet of the subject property. **Since this is greater than 20%, per state law a ¾-vote is required for approval.**

- 22** Ordinance -- Special Fence Project Plan ZC21-0013 - Considering a Variance to Chapter 15 of the City of Irving Land Development Code to Maintain a Seven-Foot Tall Metal R-Panel Fence 180 Feet on the East Side Property Line, 75 Feet on the West Side Property Line and on the Entire Rear Property Line - Property Located at 925 King Ave. - Quaid Mahuwala, Applicant/Owner

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

- 23** Ordinance -- Zoning Case ZC21-0014 - Considering a Zoning Change from S-P-2 (FWY) "Generalized Site Plan - Freeway" and Retail Uses to TOD "Transit Oriented Development" with a TOD General Plan and a TOD Detail Plan - Approximately 5.125 Acres Located at 601 E. Las Colinas Blvd. - CSE Commercial, Applicant; Fidelity Real Estate Company, Owner

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

Council recessed at approximately 12:00 p.m.

Council reconvened at approximately 1:00 p.m.

Councilman Taylor did not return to the meeting at 1:00 p.m., he previously notified the City Secretary that he would be out from work session for a previously scheduled meeting.

Councilman Taylor returned at 2:48 p.m.

- 24** Ordinance -- Special Fence Project Plan ZC21-0018 - Considering a Variance to Chapter 15 of the Land Development Code to Construct a 6-Foot Tall Wood Fence Within the Setback Along Horsetail Place - Property Located at 10561 Duckling Drive - Sibarankan Mohapatra, Owner/Applicant

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

- 25** Ordinance -- Zoning Case ZC21-0022 - Considering a Zoning Change from M-FW "Freeway" and S-P-1 (C-O) "Detailed Site Plan - Commercial Office" to S-P-2 (C-O) "Generalized Site Plan - Commercial Office" - Approximately 5.172 Acres Located at 5101 N. O'Connor Blvd. - BOKA Powell, Applicant; Christus Health and Las Colinas TH2, LLC, 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.

- 26** Ordinance -- Zoning Case ZC21-0023 - Considering a Zoning Change from S-P-2 (C-N) "Generalized Site Plan - Neighborhood Commercial" and S-P-1 (R-AB) "Detailed Site Plan for a Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for on Premises Consumption" to S-P-1 (R-AB) "Detailed Site Plan for a Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for on Premises Consumption" - Approximately 6,082 Square Feet Located at 1111 W. Airport Fwy. #131 - Saul Benitez, Applicant; MacArthur Center Irving, 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.

- 27** Ordinance -- Zoning Case ZC21-0024 - Considering a Zoning Change from R-MF-2 "Multifamily Residential 2" to S-P-1 (R-TH) "Detailed Site Plan - Townhouse" - Approximately 0.448 Acres Located at 608 Sunny Lane and 1003 Hilltop Dr. - JDJR Engineers & Consultants Inc, Applicant; Jorge Rodriguez, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, noted that the applicant is requesting postponement to July 22.

- 28** Ordinance -- Special Fence Project Plan ZC21-0026 - Considering a Variance from Section 4.6.1 of the Unified Development Code to Eliminate the Screening Requirement of a Minimum Seven (7) Foot Tall Blind Fence Between a New Nonresidential Development and Residentially Zoned Land - Property Located at 1701 Kinwest Parkway - BOKA Powell, Applicant; MetroTex Association of Realtors Inc, 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.

4 Discussion of Real Property Located at 129 Main Street

Walter Thomas, City Engineer, described the roof damage at 129 Main Street.

Council and staff discussed the needed renovations to the property and potential future uses.

5 Discussion of Real Property Located at 419 Ada Street

Bryan Haywood, Economic Development Project Manager, detailed the options to sell the property at 419 Ada Street.

After further discussion, it was the consensus of the Council to sell this property.

6 Dallas Area Rapid Transit 2022 Bus Network Redesign

Dan Vedral, Traffic and Transportation Director, provided an overview of an ongoing project with the Dallas Area Rapid Transit (DART) to redesign bus routes within the City.

Rob Smith, DART Interim Vice President of Service Planning, provided a presentation on the Bus Network Redesign and January 2022 Service Changes.

7 Landfill Life and Master Plan Update

Frank Pugsley with Parkhill presented the Landfill Life and Master Plan update.

8 Solid Waste Services Proposed Pay Scale Adjustments

Travis Switzer, Solid Waste Services Director, outlined the Solid Waste Services proposed pay scale adjustments for employees.

The Council were in favor of the staff recommendations to increase pay.

Council recessed at approximately 3:06 p.m.

Council reconvened at approximately 3:25 p.m.

9 City Charter Review

Kuruvilla Oommen, City Attorney, gave an overview of a proposed process which includes getting feedback from department directors and council members. The goal is to obtain all the information and format it for council discussion. Some of the topics that have been brought forward include:

- Information collection to bring back to Council by mid-August
- Census numbers and redistricting, the data will be in Sept. 30
- Elections - petitions, number of terms, term limits
- Ordinances, some zoning
- Outside legal experts (Matthew Boyle and Bob Heath) as it relates to the charter and what powers the council have
- Do a survey of what other cities do regarding petitions, term limits and their charters.

EXECUTIVE SESSION

Council convened into executive session pursuant Section 551.071 of the Texas Local Government Code to discuss the item below at approximately 3:43 p.m.

- 10** Legal Advice - Open Meetings Act Update
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 4:18 p.m.

Council adjourned the meeting at approximately 4:18 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary