

**MINUTES**  
**Irving City Council Work Session**  
**Thursday, January 13, 2022 at 1:00 PM**  
**City Hall, First Floor, Council Conference Room**  
**825 West Irving Boulevard, Irving, TX 75060**

The Irving City Council met in work session on January 13, 2022 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	
Mark Zeske	Irving City Council	Councilman	Present	4:00 PM
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**

The following individuals signed up to speak on items on the agenda:

Sharon Barbosa-Crain, 2608 Alan-a-Dale, Irving, TX- reg. agenda item #25

**2 City Operations Update**

There was no operations update provided at this meeting.

**3 Review of Regular Agenda**

CONSENT AGENDA

- 5** Resolution -- Awarding a Contract to Infra Construction, LLC in the Amount of \$524,865.00 for the Wyche Park Detention Pond Modifications Project

Walt Thomas, City Engineer, described the Wyche Park detention pond project.

ZONING CASES AND COMPANION ITEMS

- 23** Resolution -- Temporary Use Permit G2111-0004 - Considering a Request for a Temporary Use Permit to Allow Outside Storage at Property Located at 2000 Estrada Parkway from January 14, 2022 to June 13, 2022 - Jose M. Ramirez Sr., Applicant

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

- 24** Resolution -- S2111-0026 - Considering a Request for a Special Sign Permit to Allow a Double-Sided Digital Face on a Pole Sign - 100 West Airport Freeway - Advantage Signs, Applicant - Texas Med Properties, Business Owner - Pacific Nut Company, Owner.

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

- 25** Ordinance -- Zoning Case ZC19-0008 - Considering a Zoning Change from S-P-1 (C-N) "Detailed Site Plan – Neighborhood Commercial" and ML-20 "Light Industrial" to S-P-2 (ML-20) "Generalized Site Plan – Light Industrial" and Environmentally Sensitive Land Use - Approximately 2.8 Acres Located at 2232 E. Grauwlyer Road - J. Piano Concrete Construction, Owner/Applicant

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 including fences outside of the utility easements, trees provided along streets, and the required note, but also including a maximum 8 foot tall fence.

Council and staff discussed the applicant's request for a 10-foot fence and the future need for the easements on the property.

- 26** Ordinance -- ZC21-0040 - Considering a Zoning Change from C-N "Neighborhood Commercial" to S-P-2 (R-6) "Generalized Site Plan – Single Family Residential" - Approximately 1.073 Acres Located at 2206 Rock Island Road - Guido DFW Estate Investments LLC, Owner/Applicant (Postponed from December 9, 2021)

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 ZC21-0057 - Considering a Zoning Change from S-P-1 (R-AB) "Detailed Site Plan – 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 – Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption" and Public Event Center and Outdoor Market Uses - Approximately 7.55 Acres Located at 101 and 200 North Rogers Road - AMB Services, Applicant; SJ Irving Property 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.

- 28** Ordinance -- ZC21-0061 - Considering a Zoning Change from S-P-2 (FWY) "Generalized Site Plan – Freeway" to Include a Childcare Center to S-P-1 (R-AB) "Detailed Site Plan – Restaurant with the Attendant Accessory Use of the

Sale of Alcoholic Beverages for On-Premises Consumption" and Hotel and Related Uses - Approximately 2.982 Acres Located at 550 E. John Carpenter Freeway - PED DFW John Carpenter LLC, Applicant; 500 EJC Land Owner LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval with a minimum of 169 required parking spaces.

- 29** Ordinance -- ZC21-0068 - Considering a Zoning Change from S-P-2 (C-C) "Generalized Site Plan - Community Commercial" to S-P-2 (C-C) "Generalized Site Plan - Community Commercial" and Outdoor Display, Storage and Sales - Approximately 5.75 Acres Located at 2800 Ranch Trail - GANS DFW, LLC, Applicant; Billingsley 380 North GP, LLC, Owner (Postponed from December 9, 2021)

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.

- 30** Ordinance -- Comprehensive Plan Amendment CP21-0004 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Neighborhood Commercial" to "Commercial Corridor" - Approximately 2.998 Acres Located at 2000 Estrada Parkway - JMR Properties, Inc., Applicant; MSR Los Lupes Enterprises, 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.

- 31** Ordinance -- ZC21-0071 - Considering a Zoning Change from S-P-2 (C-OU-2) "Generalized Site Plan - Commercial Outdoor" to C-C "Community Commercial" - Approximately 2.998 Acres Located at 2000 Estrada Parkway - JMR Properties, Inc., Applicant; MSR Los Lupes Enterprises, 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.

- 32** Ordinance -- ZC21-0075 - Considering a Zoning Change from R-7.5 "Single Family Residential" to S-P-2 (R-7.5) "Generalized Site Plan - Single Family Residential" - Approximately 0.24 Acres Located at 2419 West 5th Street - Adriana and Cesar Figueroa, Owners/Applicants

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.

APPOINTMENTS AND REPORTS

- 33** Resolution -- Casting City of Irving's Vote for the Fourth Member of the Board of Directors of the Dallas Central Appraisal District in the Runoff Election

This item was discussed in Executive Session.

Council recessed at approximately 2:18 p.m.  
Council reconvened at approximately 2:32 p.m.

**4 Risk Mitigation Fund Proposal for Pension Obligation Bonds**

This item was not discussed at this meeting.

**5 Delaware Creek Homes Phase 3 (Tracts 12A&B) Update**

Imelda Speck, Senior Economic Development Coordinator, provided an update on the proposed Delaware Creek Homes Phase 3 development. She described the proposed single-family development, appraisal price of the City's property, and the developer's requested terms.

Council and staff discussed if an affordable housing options was available, proposed terms, and TIF No. 1 allocations.

Council asked staff to move forward with discussions with the developer.

**6 American Rescue Plan Act (ARPA) Small Business Recovery and Resiliency Program**

Imelda Speck, Senior Economic Development Coordinator, outlined the American Rescue Plan Act (ARPA) Small Business Recovery and Resiliency Program. The presentation outlined the proposed grant opportunities for small businesses using federal ARPA funds.

Council and staff discussed the proposed use of a third-party administrator.

**7 129 Main Street Update**

Pat Lamers, Capital Improvement Program Director, detailed the various improvement options for 129 Main Street. His presentation included the history of the property, roof assessment, wall assessment, revised cost estimate to restore the building to empty shell, and estimated cost to demolish and rebuild the structure. He noted staff's recommendation is to demolish the property and sell it for new development.

It was the consensus of the Council to demolish the property.

**8 2021 Housing Plan Implementation**

Steve Reed, Planning and Community Development Director, detailed the 2021 Housing Plan Implementation. The presentation included recommendations related to preservation, development, and economic mobility, considerations and funding options.

Council and staff discussed the need for affordable housing to keep residents from moving and the staffing needs to administer the programs.

It was the consensus of the Council to move forward with staff's recommendation.

**EXECUTIVE SESSION**

Council convened into executive session on the below items pursuant to Section 551.087 and Section 551.072 of the Texas Local Government Code, and item 33 on the regular agenda pursuant to Section 551.074 at approximately 4:06 p.m.

- 9** Real Estate Negotiations and Economic Development Negotiations - 403 W. Irving Blvd  
Open Meetings Act § 551.072 and § 551.087
- 10** Economic Development Negotiations - Project Alfa –  
Open Meetings Act § 551.087

Council reconvened from executive session at approximately 4:56 p.m.

Council adjourned the meeting at approximately 4:56 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary