

MINUTES
Irving City Council Work Session
Thursday, February 24, 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 February 24, 2022 at approximately 1:00 p.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 on the agenda at today's meeting.

2 City Operations Update

- Code Enforcement Recognitions

Teresa Adrian, Code Enforcement Director, recognized Code Enforcement staff for receiving the Community Service Award and the Code Enforcement Officer of the Year from the Code Enforcement Association of Texas.

- 2021 Exceptional Employees of the Year

Chris Hillman, City Manager, recognized the following exceptional employees of the year and provided a video honoring them:

- Laura Herrera – Administrative, Information Technology and Purchasing
- Giovanny Lopez – Risk and Benefits Advisor, HR
- Rebecca Banks – Communications Specialist, Communication
- James DeCoste, Facilities Crew Leader, Building Services
- Jesse Aguilar – Inspections Supervisor, Inspections
- Andy Pate – Patron Services Supervisor, Irving Arts Center
- Andrew Renfro – Vector Control Coordinator, Code Enforcement
- Angie Frettoloso – Senior Workforce Services Assistant, Human Resources

3 Review of Regular Agenda

CONSENT AGENDA

- 6** Resolution -- Approving an Office Lease Agreement Between the City of Irving and Area/EY WFT, LLC for Office Space at 800 W. Airport Freeway for a Five Year Term for the Public Safety Wellness Unit

Darren Steele, Interim Police Chief, presented the Public Safety Wellness Unit and explained that it is a place for all first responders to receive counseling or have consultations in private if they need to talk about the things they see.

- 7** Resolution -- Approving a Lease Agreement Between AGRE Williams Square Holdings, LLC and the City of Irving for the Use of 1,104 Square Feet in the East Tower at William Square for the Mustangs of Las Colinas Museum

Todd Hawkins, Executive Director of Arts and Culture, detailed the lease agreement for the Mustangs of Las Colinas Museum.

- 21** Resolution -- Renewing the Contract with TruGreen Lawncare in the Total Estimated Amount of \$130,400.00 for Chemical Weed and Pest Control for Park Areas

Joe Moses, Park and Recreation Director, fielded questions regarding what type of weed killer the city uses.

- 24** Resolution -- Renewing the Contract with SLM Landscaping and Maintenance, in the Total Estimated Amount of \$520,000.00 for Mowing & Litter Control on City Rights of Way and Public Properties

Chuck Majors, Park Operations Manager, confirmed that the pricing has stayed the same for the last two years.

- 30** Resolution -- Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement Between the City of Irving and SHI Government Solutions, Inc., and Authorizing As-Needed Expenditures in the Total Estimated Amount of \$450,000.00 for Technology Equipment, Products, Services & Software through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Chad Powell, Chief Technology Officer, and Kuruvilla Oommen, City Attorney, described the cooperative purchasing program.

- 31** Ordinance -- Approving a Third Amended and Restated Development Agreement with Lafferty Companies, LLC for the Sale of Property at 200 N. Main Street, 211, 213, and 221 E. Irving Boulevard

Imelda Speck, Senior Economic Development Coordinator, outlined the proposed amendments to items 31 and 32.

- 32** Resolution -- Approving a Third Amended and Restated Economic Incentive Agreement Between the City of Irving and Lafferty Companies, LLC in an Amount Not to Exceed \$598,000 Related to the Development of the Property Located at 200 N. Main Street, 211, 213, and 221 E. Irving Boulevard

INDIVIDUAL CONSIDERATION

- 33** Resolution -- Approving an Allocation of the Community Development Block Grant COVID-19 Funds to Irving Cares, Inc. in the Amount of \$30,000.00

Councilman Taylor abstained from this discussion and has filed an Abstention Affidavit with the City Secretary's Office.

Council and staff had a lengthy discussion regarding the capacity of the smaller nonprofits and the process to receive federal funds. This topic will be brought back to Council for further discussion.

- 34** Ordinance -- Amending Chapter 8 of the Code of Civil and Criminal Ordinances Entitled Building Standards by Adding Article XI Entitled Short Term Rental Registration to Establish Registration Requirements and Regulations for Use of a Single-Family Residential Property as a Short-Term Rental and Establishing Fees for Annual Registration of a Short-Term Rental to Take Effect October 1, 2022

Teresa Adrian, Code Enforcement Director, described the proposed changes to the City codes to establish short-term rental registration requirements.

Council recessed at approximately 2:45 p.m.

Council reconvened at approximately 2:57 p.m.

Council convened into Executive Session at approximately 2:58 p.m.

ZONING CASES AND COMPANION ITEMS

- 35** Resolution -- Considering Permit #2022-02-159 - to Allow a Fat Tuesday Event with Outdoor Food and Alcohol Sales at the Property Located at 4070 North Belt Line Road, Suite 100 for February 28, 2022 through March 2, 2022 - PO Melvin's Restaurant, Applicant

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

- 36** Resolution -- S2111-0035 - Considering a Sign Variance to Allow Modifications to the Required Materials for Monument Signs- Property Located at 910 Maryland Drive - Bonick Landscaping, Applicant/Owner

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

- 37** Resolution -- S2112-0054 - Considering a Request for a Special Sign Permit to Allow a Double-Sided Digital Face on a Pole Sign - 750 West LBJ Freeway - Barnett Signs, Inc., Applicant - McDonald's, Owner.

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

- 38** Resolution -- S2201-0041 - Considering a Sign Variance to Allow Modifications to the Required Materials for Monument Signs- Property Located at 9835 Valley Ranch Parkway - A&M Signs, Applicant - Camden Property Trust, Owner

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

- 39** Resolution -- PL22-0003 - Considering a Final Plat for Linkside Addition - Approximately 9.669 Acres Located at 4400 North MacArthur Boulevard - Taylor Duncan Interests, LLC, Applicant - TDI Linkside, LLC, Owner

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

- 40** Ordinance -- ZC21-0062 - Considering a Zoning Change from R-6 "Single Family Residential" to S-P-2 (R-6) "Generalized Site Plan - Single Family Residential" - Approximately 0.32 Acres Located at 250 W. Holland Drive - Robert Fitzgerald, Applicant/Owner

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

- 41** Ordinance -- CP22-0001 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Business District" and "Commercial Corridor" to "Industrial" - Approximately 8.51 Acres Located at 2430 and 2450 Valley View Lane - MASWA, Ltd. and Whiddon Family Ltd., PS, Applicants/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.

- 42** Ordinance -- ZC21-0070 - Considering a Zoning Change from C-C "Community Commercial", S-P-2 (C-C) "Generalized Site Plan – Community Commercial" and Parking Lot, State Highway 183 Overlay District, and State Highway 161 Overlay District to S-P-2 (ML-20) "Generalized Site Plan – Light Industrial" and State Highway 161 Overlay District - Approximately 8.51 Acres Located at 2430 and 2450 Valley View Lane - MASWA, Ltd. and Whiddon Family Ltd., PS, Applicants/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.

- 43** Ordinance -- ZC21-0077 - Considering a Zoning Change from C-N "Neighborhood Commercial" to S-P-2 (R-6) "Generalized Site Plan - Single Family Residential" - Approximately 0.654 Acres Located at 902 N. Britain Road - Guido Homes, Applicant. Guido DFW Estate Investments, LLC, Owner

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

- 44** Ordinance -- ZC21-0078 - Considering a Zoning Change from C-W "Commercial Warehouse", S-P-2 (C-W) "Generalized Site Plan – Commercial Warehouse" Including Food Processing, and S-P-1 (C-W) "Detailed Site Plan – Commercial Warehouse" for Manufacturing Plant and Food Processing to S-P-2 (ML-20) "Generalized Site Plan - Light Industrial" - Approximately 11.335 Acres Located at 3300 Century Circle - McCormick & Company, Inc., 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.

- 45** Ordinance -- ZC21-0079 - Considering a Zoning Change from C-OU-2 "Commercial Outdoor 2" and State Highway 183 Overlay District to S-P-2 (C-OU-2) "Generalized Site Plan - Commercial Outdoor 2" and State Highway 183 Overlay District - Approximately 5.6 Acres Located at 1015 W. Airport Freeway, Suite 101 - Autos of Dallas, Applicant; Fisher Investments, Inc., Owner

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

- 46** Ordinance -- ZC21-0081 - Considering a Zoning Change from C-C "Community Commercial" and 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 State Highway 183 Overlay District to S-P-1 (C-C) "Detailed Site Plan – Community Commercial" and State Highway 183 Overlay District - Approximately 1.49 Acres Located at 2845 W. Airport Freeway - Smith Holdings, Applicant; JMR Properties, Owner

The applicant has requested postponement to March 31, 2022.

- 47** Ordinance -- ZC21-0082 - Considering a Zoning Change from C-C "Community Commercial" and S-P-2 (C-C) "Generalized Site Plan - Community Commercial" to S-P-1 (C-C) "Detailed Site Plan – Community Commercial" and Automated Car Wash - Approximately 1.504 Acres Located at 1701 North Belt Line Road - MA Engineering & Construction, Applicant; Ochoa Corral 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.

4 Irving Fireman's Relief and Retirement Fund - Pension Obligation Bonds Update

Chris Hillman, City Manager, and David Florance, President of the Irving Fireman's Relief and Retirement Fund, presented an update on the Irving Fireman's Relief and Retirement Fund pension obligation bonds program.

5 City Hall Complex Site and Space Planning Discussion

Orlando Sanchez, Assistant City Manager, outlined the current and future growth demands at city hall, structural issues, and options to address the growth.

It was the consensus of the Council to conduct a feasibility study.

6 Discussion Regarding Citizens' Forum and Council Rules of Procedure

Council and staff discussed proposed changes to the Council's rules of procedure.

EXECUTIVE SESSION

Council convened into executive session on the below items pursuant to Section 551.087 and Section 551.071 of the Texas Local Government Code at approximately 2:58 p.m.

**7 Economic Development Negotiations and Legal Advice - Project Zion –
Open Meetings Act § 551.087 and § 551.071**

**8 Legal Advice -In Re: TEVA and ENDO Opioid Litigation
Open Meetings Act § 551.071**

Council reconvened from executive session at approximately 3:34 p.m.

Council adjourned the meeting at approximately 5:34 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary