

MINUTES
Irving City Council Work Session
Thursday, July 14, 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 July 14, 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 Bloch	Irving City Council	Councilman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	2:00 PM
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

There was no City Operations update at this meeting.

3 Irving-Las Colinas Chamber of Commerce 3Rd Quarter Update - Fiscal Year 2021-22

Beth Bowman, President/CEO of the Greater Irving-Las Colinas Chamber of Commerce, presented the Chamber's quarterly update. The presentation included third quarter recruitment and retention wins, the unemployment rate and occupancy rates, the International Affairs and Sister Cities initiatives. She also provided an update on the marketing and advertising efforts, and small business and site selection services.

4 Review of Regular Agenda

2 Public Hearing -- Public Hearing to Gather Input on the 2022-2023 Action Plan Submission for the Use of Federal Funds from the United States Department of Housing and Urban Development

Kyle Taylor filed an abstention affidavit for this item with the City Secretary's Office.

CONSENT AGENDA

10 Resolution -- Approving an Expenditure with Mart, Inc., in the Amount of \$92,150.00 for Post Demolition Finishes at 129 Main Street through Interlocal Purchasing System (TIPS)

Pat Lamers, Capital Improvement Director, confirmed that the post demolition finishes project was bid separately from the demolition.

Council and staff discussed the progress of this project.

- 14** Resolution -- Approving an Expenditure with Air Conditioning Innovative Solutions, in the Amount of \$189,837.15 for Replacement of HVAC Equipment at the Heritage Senior Center through Interlocal Purchasing System (TIPS)

Pat Lamers, Capital Improvement Director, stated this was the original HVAC equipment and needs to be replaced.

- 15** Resolution -- Awarding a Contract to Austin Filter Systems, Inc., in the Amount of \$1,953,780.00 for the Shadow Lane, Campus Circle Drive, Wingren Drive, Old Singleton Road, Rochelle Road, and Esters Boulevard Drainage Improvements Project

Walt Thomas, City Engineer, described the drainage improvement project.

Council and staff discussed the increased costs due to the market place and project complexity related to items 15 and 16.

- 16** Resolution -- Awarding a Contract to Super Excavators, Inc., in the Amount of \$26,729,810.00 for the Cottonwood & Hackberry Interceptor Wastewater Improvements Project

Robert Saucedo, Engineering Manager, described the drainage improvement project.

ZONING CASES AND COMPANION ITEMS

- 34** Ordinance -- Special Fence Project Plan SFP22-0002 - Considering a Variance to Chapter 15 of the City of Irving Land Development Code to Construct an Eight-Foot Tall Cedar Within the Side Yard Setback on a Corner Reverse Frontage Lot - Property Located at 1321 E. Pioneer Drive - Priscila and Javier Rodeo, 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.

- 35** Ordinance -- Zoning Case ZC22-0025/AD22-0002 - Considering a Zoning Change from C-N "Neighborhood Commercial" 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 Entertainment Uses with a Variance to the 300-Foot Distance Separation Requirement Between a School and an Establishment Selling Alcoholic Beverages, and a Variance to the 300-Foot Distance Separation Requirement Between a Religious Institution and an Establishment Selling Alcoholic

Beverages - Approximately 17,230 Square Feet Located at 3620 W. Pioneer Drive, Suite 100 - All Tex Permits, LLC, Applicant; Golden Pioneer, Ltd., 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.

- 36** Ordinance -- ZC22-0030 - Considering a Zoning Change from R-7.5 "Single Family Residential 7.5" to S-P-2 (R-7.5) "Generalized Site Plan - Single Family Residential 7.5" to Allow the Development of Up to Three Lots with Variances to the Minimum Lot Width and Lot Area - Approximately 0.636 Acres Located at 1638 W. Shady Grove Road - Javed Muhammed and Saleem Mustafa Khan, Applicants/Owners

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff sees no undue hardship. She also stated that the City received 40 responses, 12 are within 200 feet of the subject property, representing 42.66% of the total land area within 200 feet. Since this is greater than 20%, per state law a $\frac{3}{4}$ -vote is required for approval of this case.

- 37** Ordinance -- ZC22-0038 - Considering a Zoning Change Repealing Ordinance No. 8886 (Which Granted PUD 1 "Planned Unit Development 1" for S-P-1 (R-AB) "Detailed Site Plan – Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption"), Thereby Reverting to PUD 1 (C-N) "Planned Unit Development 1 for Neighborhood Commercial Uses", and Approving PUD 1 "Planned Unit Development 1" for S-P-1 (R-AB) "Detailed Site Plan – Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption" on a 2,699 Square Foot Portion of the Property - Approximately 3,540 Square Feet Located at 4020 North MacArthur Boulevard, Suite C114 - Midori Sushi, Inc., Applicant; LBH - Las Colinas Plaza 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.

- 38** Ordinance -- ZC22-0039 - Considering a Zoning Change from TOD "Transit Oriented Development", M-FW "Freeway" and Urban Business Overlay District" to C-O "Commercial Office" and Urban Business Overlay District to Allow Office Uses on Tract 1, and Considering a Zoning Change from TOD "Transit Oriented Development" and Urban Business Overlay District to S-P-2 (C-O) "Generalized Site Plan - Commercial Office", Parking Garage and Urban Business Overlay District to Allow a Parking Garage with Variances to the C-O District Requirements on Tract 2 - Approximately 16.22 Acres on Tract 1 Located on the South Side of Promenade Parkway, East of Las Colinas Boulevard, and Approximately 6.7411 Acres on Tract 2 Located on the North Side of Promenade Parkway, Approximately 400 Feet East of W. Las Colinas Boulevard - KDC, Applicant; Northshore Promenade LLC, Northshore Promenade II LLC, Northshore East LLC, Northshore West LLC, and Dallas County Utility and Reclamation District, 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.

- 39** Ordinance -- ZC22-0040 - Considering a Zoning Change from TOD "Transit Oriented Development" and Urban Business Overlay District to TOD "Transit Oriented Development – General Plan" and Urban Business Overlay District with Variances to the Minimum Commercial Building Height and to the Encroachment of Balconies into Required Setbacks - Approximately 6.1895 Acres Located on the East Side of Las Colinas Boulevard, Approximately 500 Feet South of Promenade Parkway - GFF, Applicant; Northshore West 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.

- 40** Ordinance -- ZC22-0043 - Considering a Zoning Change from TOD Detail "Transit Oriented Development Detail Plan" and Urban Business Overlay District to TOD Detail "Transit Oriented Development Detail Plan" and Urban Business Overlay District Uses to Revise the Parking Lot Locations on the Site - Approximately 14.50 Acres Located on the South Side of N, O'Connor Boulevard at Las Colinas Boulevard - Kimley-Horn and Associates, Inc., Applicant; LG Colinas Limited Partnership, 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.

APPOINTMENTS AND REPORTS

- 41** Resolution -- Appointments to the Charter Review Committee

Council discussed the appointments to the Charter Review Committee.

It was the consensus of the Council to postpone this item to a future meeting.

5 Legislative Update

Jon Weist, Legislative Officer, presented a legislative update. The presentation included the current state issues, the interim activity, the preliminary Irving issues, and the key dates for the next legislative session.

Council and staff discussed economic development tools.

Council recessed at approximately 2:40 p.m.

Council reconvened from recess at approximately 2:50 p.m.

6 Proposed Unified Development Code Amendments: Alcohol Regulations

This item was not discussed at this meeting.

7 Discussion on City Boards and Commissions

This item was not discussed at this meeting.

8 Future in Focus Department Presentations

-City Manager's Office

Tony Cao, Senior Strategic Services Manager, presented the Future in Focus for the City Manager's Office.

-City Attorney's Office

Janet Spugnardi, Deputy City Attorney, presented the Future in Focus for the City Attorney's Office.

-City Secretary's Office

Shanae Jennings, City Secretary/Chief Compliance Officer, presented the Future in Focus for the City Secretary's Office.

-Arts and Culture

Todd Hawkins, Executive Director of Arts and Culture, presented the Future in Focus for the Arts and Culture Department.

-Irving Convention and Visitors Bureau

Maura Gast, Executive Director of the Irving Convention and Visitors Bureau, presented the Future in Focus for the Irving Convention and Visitors Bureau.

EXECUTIVE SESSION

Council convened into executive session on the below items pursuant to Section 551.071, Section 551.087 and Section 551.072 of the Texas Local Government Code at approximately 4:12 p.m.

9 Deliberation Regarding Real Property and Legal Advice - 400 S. MacArthur Blvd. - Open Meetings Act § 551.072 and § 551.071

10 Economic Development Negotiations and Legal Advice - Project Urban – Open Meetings Act § 551.087 and § 551.071

ADDENDUM

- 11** Economic Development Negotiations and Legal Advice - Project 21L33T –
Open Meetings Act § 551.087 and § 551.071

Council reconvened from executive session at approximately 5:12 p.m.

Council adjourned the meeting at approximately 5:36 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer