

**MINUTES**  
**Irving City Council Work Session**  
**Thursday, September 15, 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 September 15, 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 Bloch	Irving City Council	Councilman	Present	
Brad M. LaMorgese	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**

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

Michael Robinson, 1100 Creek Ridge, Irving, TX- item 62  
 Joe Ramirez, 13204 Woodhaven Dr., Irving, TX- item 64

**2 City Operations Update**

Councilman Zapanta announced an event on mental health that will be held on September 30, 2022.

**3 Review of Regular Agenda**

**2 Ordinance -- Adoption of the 2022-2023 City of Irving Fiscal Year Budget**

Chris Hillman, City Manager, presented an overview of the proposed FY 2022-23 budget.

**4 Ordinance -- Setting the 2022 Tax Rate and Levying the Tax as Required by the State of Texas Property Tax Code**

Council and staff discussed the proposed tax rate.

Councilman LaMorgese noted his support of a tax rate of .5891 as proposed by the City Manager.

Mayor Stopfer provided an overview of the current tax rate, the revenue it produced this year and the projected expenditures.

Councilman Ward discussed a one cent decrease without affecting Police and Fire allocations.

Councilman Zapanta discussed a one cent decrease.

Chris Hillman, City Manager, outlined how the property tax rate affects the homeowners in the Public Improvement Districts (PIDs). He also discussed the “no new revenue” calculations required by the State.

Bret Starr, Chief Financial Officer, discussed the difference between the “voter approval tax rate” and the proposed tax rate.

Councilman Riddle also discussed a one cent decrease.

Councilman Webb discussed the increases in assessments in the PIDs. He noted he can live with the ½ cent reduction, as long as services aren’t being cut.

Councilman Taylor stated the city is growing, they just had a Community Services Committee meeting and spoke about adding lifeguards to pools, code enforcement on the weekends, etc. Either employees or services are going to have to be cut, if Council goes down to a full cent cut.

Councilman Bloch is comfortable going down to a ½ cent cut, and ideally would like to go down a full cent.

Council recessed at approximately 2:45 p.m.

Council reconvened from recess at approximately 2:55 p.m.

## CONSENT AGENDA

- 21** Resolution -- Approving a Sales Contract with Royal Tech Owner, LLC, in the Amount of \$6,645,000.00, for the Purchase of Property Located at 2975 Regent Blvd., for the Future Mustang Recreation Center Expansion

Robert Saucedo, Engineering Manager Development Services, presented information on the Mustang Recreation Center expansion project.

- 22** Resolution -- Approving Change Order No. 1 to the Contract with SYB Construction Co., Inc., in the Amount of \$575,298.14, for the Conflans, Huntingdon, Lincolnshire, Little John & Nottingham Water & Wastewater Improvements Project

Robert Saucedo, Engineering Manager Development Services, fielded questions from Council about removing large trees in the area to accommodate a sidewalk and receiving input from the neighborhood.

- 28** Resolution -- Approving the FY 2022-23 Entertainment Center Maintenance and Operations Work Plan and Budget

Philip Sanders, Assistant City Manager, described the FY 2022-23 Entertainment Center Maintenance and Operations Work Plan and Budget.

- 37** Resolution -- Approving a Professional Services Agreement between the City of Irving and Pedal Valves, Inc., in an Amount Not to Exceed \$1,219,800.00 for Water Meter Replacement and Advanced Metering Infrastructure (AMI) Endpoint Remediation Services

Staff asked that this item be withdrawn from the agenda.

- 40** Resolution -- Approving a Consulting Agreement between the City of Irving and Burns & McDonnell Engineering Company, Inc., in the Total Estimated Amount of \$99,700.00 for a Solid Waste Services Collection Study

Travis Switzer, Solid Waste Services Director, detailed the solid waste services collection study.

Councilman Riddle asked that this item be pulled for individual consideration at the regular meeting.

Several council members noted their opposition to this agreement.

Council and staff discussed the ongoing issues with the current solid waste services program and the costs associated.

- 49** Ordinance -- Amending the City of Irving Code of Civil and Criminal Ordinances by Repealing Chapter 25 "Parks and Recreation" and Adopting a New Chapter 25 "Parks and Recreation" to Provide Regulations for Park Facility Use and Facility Rentals and to Create a Tree Board

Councilman Ward asked for information on the percentage of fee increases.

#### ZONING CASES AND COMPANION ITEMS

- 57** Ordinance -- SFP22-0003 - Considering Special Fence Project Plan to Allow a Variance to Chapter 15 of the City of Irving Land Development Code to Construct a Six-Foot Tall Wood Fence Within the Side Yard Setback on a Corner Reverse Frontage Lot - Property Located at 1805 Piedmont Street - Jose R. Urquilla, Applicant/Owner

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

- 58** Ordinance -- ZC22-0044 - Considering a Zoning Change from C-O "Commercial Office" to S-P-1 (C-O) "Detailed Site Plan - Commercial Office" and Hotel and Related Uses - Approximately 1.226 Acres Located at 460 East John West Carpenter Freeway – Las Colinas Hospitality LP, Applicant; 460 E. John Carpenter Fwy., LLC, Owner

Jocelyn Murphy, Planning Director, noted the applicant requested this item be postponed to October 13, 2022.

- 59** Ordinance -- ZC22-0048 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to R-3.5 "Two-Family Residential 3.5" - Approximately 0.24 Acres Located at 1210 Katy Drive - Edwin Blanco, Applicant/Owner

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

- 60** Ordinance -- ZC22-0049 - Considering a Zoning Change from HCD-CMU "Heritage Crossing District – Corridor Mixed Use" to S-P-2 (HCD-CMU) "Generalized Site Plan - Heritage Crossing District – Corridor Mixed Use" to Allow a Duplex at the Rear of the Lot While Retaining the Current House for a Total of Three (3) Units on One Lot - Approximately 0.34 Acres Located at 521 S. Jefferson Street - Lee Lowrie, Owner/Applicant

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

- 61** Ordinance -- ZC22-0051 - Considering a Zoning Change from C-O "Commercial Office" and State Highway 161 Overlay District to S-P-2 (ML-20A) "Generalized Site Plan - Light Industrial 20A" and State Highway 161 Overlay District to Allow Warehouse Uses - Approximately 5.187 Acres Located at 2101 Gateway Drive - GTW, LLC, Applicant/Owner

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

- 62** Ordinance -- CP22-0009 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Open Space" to "Residential Neighborhood" - Approximately 0.90 Acres Located at 443 East Arawe Circle - Texterra Surveying, Applicant; Tabitha Urrutia, Owner

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

- 63** Ordinance -- ZC22-0053 - Considering a Zoning Change from R-10 "Single-Family Residential 10" to S-P-2 (R-10) "Generalized Site Plan - Single-Family Residential 10" with a Variance to the Minimum Lot Size - Approximately 0.90 Acres Located at 443 E. Arawe Circle - Texterra Surveying, Applicant; Tabitha Urrutia, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff sees no undue hardship.

- 64** Ordinance -- ZC22-0056 - Considering a Zoning Change from C-N “Neighborhood Commercial” and State Highway 183 Overlay District to S-P-2 (C-N) “Generalized Site Plan - Neighborhood Commercial” and State Highway 183 Overlay District Including Hotel Uses – Approximately 2.972 Acres Located at 3900 West Airport Freeway – Icon Lodging, Applicant; C3R Irving One, LLC, Owner

Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff recommends denial per the recommendation of the Planning and Zoning Commission.

- 65** Ordinance -- UDC22-0002 - Consideration of Amendments to the Unified Development Code Amending Section 3.2 “Auto Service and Repair” to Create Provisions for the Operation of Auto Service and Repair Facilities Including the Storage of Vehicles Held for Repair; Amending Section 9.3 “Definitions” to Delete and Add Definitions Related to Auto Repair; and Amending Section 2.5.2 “Non-Residential Land Use Table” to Identify Appropriate Districts for Auto Repair

Jocelyn Murphy, Planning Director, presented the proposed changes to the Unified Development Code.

#### **4 Legislative Update**

Jon Weist, Legislative Officer, presented a legislative update in advance of the 88th State legislative session.

#### **5 Short Term Rental Registration Update**

Shane Diller, Code Enforcement Director, updated the Council on the short-term rental registration program that will go into effect October 1, 2022.

#### **6 Proposed Unified Development Code Amendments: Alcohol Regulations**

Jocelyn Murphy, Planning Director, outlined the proposed amendments to the alcohol regulations.

It was the consensus of the Council to move forward with the amendments as presented by staff.

#### **7 Interim Solid Waste Services Collections Update**

Travis Switzer, Solid Waste Services Director, provided an update on the interim solid waste services collection.

April Reiling, Communications Director, described the various ways the City has distributed this information to the residents.

#### **8 Discussion on City Boards and Commissions**

This item was not discussed at this meeting.

## **EXECUTIVE SESSION**

Council convened into executive session on the below item pursuant to Section 551.072 of the Texas Local Government Code at approximately 5:35 p.m.

- 9** Deliberation Regarding Real Property - 512 S O'Connor  
- Open Meetings Act § 551.072

Council reconvened from executive session at approximately 5:58 p.m.

Council adjourned the meeting at approximately 6:03 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary/Chief Compliance Officer