

MINUTES
Irving City Council Work Session
Thursday, February 23, 2023 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 23, 2023 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	
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	1:15 PM
Kyle Taylor	Irving City Council	Councilman	Present	
Dennis Webb	Irving City Council	Councilman	Present	1:13 PM

DISCUSSION TOPIC

1 Citizen Comments on Items Listed on the Agenda

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

- Tom Huth, 13455 Noel Rd., Dallas, TX – Item #23
- Avis Chaisson, 13455 Noel Rd., Suite 400, Dallas, TX – Item #23
- Kim Parker, 13330 Noel Rd., Dallas, TX - Item #23
- Elizabeth Deitchman, 511 E. John Carpenter Fwy, Irving, TX - Item #23
- Keith Pomykal, 3001 Sale St., #409, Dallas, TX – Item #23
- Joan Maxwell, 591 Broadhurst Ln., Prosper, TX – Item #23
- Fred D'Lizarraga, 4926 Junius, Dallas, TX – Item #23
- Ben Heflin, 13455 Noel Rd., Dallas, TX – Item #23
- Suzanna Arady, 1201 Brookhurst St., Irving, TX – Item #24

2 City Operations Update

-2022 Air North Texas Partner Award

The Transportation Department was recognized for receiving the 2022 Air North Texas Partner Award.

Kimberlin Tow, Representing North Texas Council of Governments, recognized the following people:

- Mayor Rick Stopfer
- Council member Brad LaMorgese
- City Manager Chris Hillman
- Assistant City Manager Orlando Sanchez
- Traffic and Transportation Director Dan Vedral
- Transportation Project Manager Melissa Baker
- Communications Director April Reiling
- Digital Communications Coordinator Isaac Vasquez
- Environmental Programs Coordinator Savannah Doshier

3 Review of Regular Agenda

CONSENT AGENDA

- 4** Ordinance -- Amending Ordinance No. 2022-10634 Providing Budget Adjustment #4 to the 2022-23 Fiscal Year Budget

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

- 5** Resolution -- Approving the Purchase of a Pierce Aerial 100+' Ladder Truck from Siddons Martin Emergency Group, LLC (Siddons Martin), in an Amount Not to Exceed \$1,600,000.00 through the Houston-Galveston Area Council (H-GAC) Interlocal Cooperative Purchasing Agreement

Victor Conley, Fire Chief, outlined the purchase of the aerial ladder truck.

- 6** Resolution -- Approving an Interlocal Agreement with Dallas Area Rapid Transit (DART) for Public Transportation Improvements

Chris Hillman, City Manager, detailed the proposed agreement with DART.

Council and staff discussed the funding the City allocates to DART and the governance of the DART Board.

- 10** Resolution -- Awarding a Contract to MART, Inc., in the Amount of \$148,611.00 for the Community Development Block Grant (CDBG)-Funded Lively Pointe Youth Center Sound Studio Installation Project

Joe Moses, Parks and Recreation Director, described the discussion with the kids on their interests; which have changed from computer gaming to more artistic areas.

- 11** Resolution -- Awarding a Contract to NEMA 3 Electric, Inc. in the Amount of \$335,693.33 for the American Rescue Plan Act (ARPA) Funded City Wi-Fi Park Electrical System

Chad Powell, Chief Technology Officer and Joe Moses, Parks and Recreation Director, detailed where the Wi-Fi added throughout the City.

- 15** Resolution -- Ratifying the Offer to Purchase and Approving the Purchase of Approximately 4.05 Acres of Land Located at 720 N. Main St. in the City of Irving, Texas from Dallas County and Irving ISD, in the Amount of \$429,024.47 for the Future Site of Municipal Utility Drainage Operations

Robert Saucedo, Engineering Manager, described the proposed new city facility for Municipal Utility Drainage Operations.

INDIVIDUAL CONSIDERATION

- 23** Resolution -- Consider a Request by Palladium, for Local Support for an Application to the Texas Department of Housing and Community Affairs to Develop Affordable Housing at 8000 Walton Blvd

Council and staff discussed this proposal.

ZONING CASES AND COMPANION ITEMS

- 24** Ordinance -- SFP22-0005 - Considering Special Fence Project Plan to Allow a Variance to Chapter 15 of the City of Irving Land Development Code to Allow an Eight (8) Foot Tall Wood Fence to be Five (5) Feet from the Side Property Line on a Reverse Frontage Corner Lot - Property Located at 1201 Brookhurst Street - Saleh Abdulla, Owner/Applicant

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

- 25** Ordinance -- ZC22-0032 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" to Allow a Carport to Encroach into the Front Yard Setback - Approximately 0.216 Acres Located at 2105 Pearl Lane - Jennie Reine Sotelo, Applicant/Owner

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

- 26** Ordinance -- CP22-0011 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Industrial" to "Residential Neighborhood" - Approximately 0.156 Acres Located at 1324 Richland Street - Marcos Ochoa and Sotera Neri Ochoa, Applicants/Owners

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

- 27** Ordinance -- ZC22-0050 - Considering a Zoning Change from ML-20 "Light Industrial 20" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" to Allow Single-Family Residential Uses as a Legal Use with Variances to the Requirements of Section 2.4.8 of the Unified Development Code - Approximately 0.156 Acres Located at 1324 Richland Street - Marcos Ochoa and Sotera Neri Ochoa, Applicants/Owners

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

- 28** Ordinance -- ZC22-0069 - Considering a Zoning Change from C-O "Commercial Office" and S-P-2 (C-O) "Generalized Site Plan - Commercial Office" to ML-20A "Light Industrial 20A" - Approximately 10.54 Acres Located at 7810 and 7815

Jetstar Drive - Hopewell Development II, LP, Applicant; Jetstar Development Partners, Ltd., Owner

Jocelyn Murphy, Planning Director, stated that the applicant requested indefinite postponement.

- 29** Ordinance -- ZC22-0079 - Considering a Zoning Change from S-P-2 (C-C) "Generalized Site Plan – Community Commercial" to S-P-2 (P-O) "Generalized Site Plan - Professional Office" and Self-Storage Uses - Approximately 2.558 Acres Located at the Southwest Corner of Interstate Highway 635 and Olympus Boulevard - ZoneDev, Applicant; Donald L. Valk, Owner

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

- 30** Ordinance -- ZC22-0082 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to P-O "Professional Office" - Approximately 0.67 Acres Located at 3804 Jackson Street - TI Development, LLC, Applicant/Owner

Jocelyn Murphy, Planning Director, noted that the applicant is requesting indefinite postponement.

Council discussed rejecting the indefinite postponement and instead denying it outright. A vote will be made tonight to see what occurs.

- 31** Ordinance -- ZC22-0084 - Considering a Zoning Change from S-P-2 (R-6) "Generalized Site Plan – Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" for an Additional Variance to the Side Yard Setback on a Corner Lot" - Approximately 0.168 Acres Located at 4701 Alcazar Court - JDJR Engineers & Consultants, Inc, Applicant; Nawaz Elerapatty, Owner

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

4 Irving Parks and Recreation Grant Program Proposal

Joe Moses, Parks and Recreation Director, presented the proposed grant program to provide supplemental funding for youth, grades K-12 and seniors 50 years old or older.

5 Multi-Family Complex Conditions

Shane Diller, Code Enforcement Director, outlined the grading system used to evaluate the condition of multi-family complexes.

6 Heritage District Small Business Gift Card Pilot Program

Bryan Haywood, Economic Development Manager, described the proposed Heritage District small business gift card pilot program.

Council and staff discussed the proposed program and how businesses throughout the City are affected by road improvements.

There was not a consensus of Council to move forward with this program.

7 Review Comprehensive Plan 5 Year Update

Jocelyn Murphy, Planning Director, provided an overview of the process to update the Five-Year Comprehensive Plan.

Troy Wynne, Senior Planner, presented proposed changes to the Five-Year Comprehensive Plan related to updating land use designations.

8 HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Final Draft Plan

Imelda Speck, Senior Housing & Redevelopment Manager, introduced Maureen Muligan from National Development Council (NDC), in Washington, DC, presented the draft HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Plan which proposed moving forward with a non-congregate shelter.

The Council and staff discussed moving forward with a non-congregate shelter that includes social services.

Council recessed at approximately 2:55 p.m.

Council reconvened at approximately 3:10 p.m.

ADDENDUM

1 Homeless Resource Center/Non-Congregate Center

Dustin Perkins with Austin Street Shelter, Steve Allen with Life Change Housing and ICAN, and Karen Spicer with Community Council of Greater Dallas, presented information on how a partnership with non-profits in the area can facilitate a non-congregate center effectively.

Council adjourned at approximately 5:56 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer