

MINUTES
Irving City Council Work Session
Thursday, April 20, 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 April 20, 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	
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:

Steve Porter, 1425 Broadmoor Lane, Irving, TX – Work Session Item #10

2 City Operations Update

Chris Hillman, City Manager, described the 2022 Popular Annual Financial Report.

Council discussed the local funding allocated to the State and the need for more transparency at the State level.

3 Dallas Area Rapid Transit (DART) Update

Nadine Lee, President/CEO of the Dallas Area Rapid Transit (DART) provided an update on the DART rail system.

Council moved to item #16 on the regular session following this item.

4 Irving Hispanic Chamber of Commerce Mid Fiscal Year Update - Fiscal Year 2022-23

Mary Ann Kellam, President/CEO of the Irving Hispanic Chamber of Commerce, presented the Chamber's mid-year update.

5 Irving-Las Colinas Chamber of Commerce Mid Fiscal Year Update - Fiscal Year 2022-23

Beth Bowman, President/CEO of the Greater Irving-Las Colinas Chamber of Commerce, presented the Chamber's mid-year update.

Council convened into Executive Session at 3:09 p.m.

Council recessed at approximately 3:44 p.m.

Council reconvened at approximately 4:00 p.m.

6 Review of Regular Agenda

CONSENT AGENDA

- 4** Ordinance -- Amending Ordinance No. 2022-10634 Providing Budget Adjustment #6 to the 2022-23 Fiscal Year Budget

This item will be presented at the regular meeting under City Operations.

- 16** Resolution -- Approving a Development Agreement and Authorizing the Conveyance of Real Property at 801, 806, and 812 Iowa Street to Dallas Area Habitat for Humanity for the Construction of Three Single-Family Homes for Low-Income Families.

Imelda Speck, Senior Manager of Housing & Redevelopment, provided an overview of the proposed development agreement with Dallas Area Habitat for Humanity.

Blaine Cowart with Habitat for Humanity described their home ownership program.

ZONING CASES AND COMPANION ITEMS

- 28** Ordinance -- ZC23-0003 - Considering a Zoning Change from S-P-2 (FWY) "Generalized Site Plan - Freeway" District and State Highway 183 Overlay District Including Retail, Auto Sales, Two-Story Self-Storage, and Resident Manager's Apartment to S-P-2 (FWY) "Generalized Site Plan - Freeway" District and State Highway 183 Overlay District Including Retail, Two-Story Self-Storage, and Resident Manager's Apartment Uses with Variances to Sec. 2.3.4 (State Highway 183 Overlay District) and Sec. 2.5.12 (FWY "Freeway" District) of the Unified Development Code, and to Sec. 33A-5 (Parking) of the Land Development Code to Allow Variances to Certain Building, Paving and Parking Setbacks - Approximately 4.17 Acres Located at 3906 W. Airport Freeway - JDJR Engineers and Consultants Inc., Applicant; Metroplex Self Storage LP, Owner

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

- 29** Ordinance -- CP23-0001 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Residential Neighborhood" to

"Compact Neighborhood" - Approximately 6.164 Acres Located at 8001 Mustang Drive - Kirkman Engineering, Applicant; MacArthur Boulevard Baptist Church, Owner (Postponed from the March 30, 2023 City Council Meeting)

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

- 30** Ordinance -- ZC23-0004 - Considering a Zoning Change from PUD Valley Ranch "Valley Ranch Planned Unit Development" and S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" to S-P-2 (R-TH) "Generalized Site Plan - Townhouse Residential" with Variances to the Minimum Lot Depth, Lot Width, Lot Area and Rear Yard Setback - Approximately 6.164 Acres Located at 8001 Mustang Drive - Kirkman Engineering, Applicant; MacArthur Boulevard Baptist Church, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff recommends denial per the Planning and Zoning Commission. She also noted that the applicant has requested this item be postponed.

Council discussed postponing items 29 and 30 since they are related.

- 31** Ordinance -- ZC23-0007 - Considering a Zoning Change from FWY "Freeway" District 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 Uses with Variances to Sec. 3.10 "Hotel Development Standards" of the Unified Development Code Including the Minimum Room Count and the Minimum Meeting Space - Approximately 2.21 Acres Located on the East Side of W. John Carpenter Freeway, Approximately 260 Feet South of Hidden Ridge Drive - Las Colinas Hospitality LP, Applicant; Angel Hospitality VIII LLC, Owner

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

Maura Gast, Executive Director of the ICVB, provided additional information related to the hotel market in the area and its location near the Convention Center.

- 32** Ordinance -- ZC23-0008 - Considering a Zoning Change from S-P-2 (C-C) "Generalized Site Plan - Community Commercial" Including Warehouse Uses and State Highway 161 Overlay District to S-P-2 (C-C) "Generalized Site Plan - Community Commercial" Including Warehouse Uses and State Highway 161 Overlay District with Additional Variances to the Side and Rear Yard Setbacks - Approximately 2.26 Acres Located at 2751 N. State Highway 161 - JDJR Engineers and Consultants Inc., Applicant; Jamy Properties LLC, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff sees a hardship due to easement location and recommends approval.

- 33** Ordinance -- CP23-0002 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Business District" to "Residential Neighborhood" - Approximately 13.196 Acres Located at 4951, 4961 and 4971 Courtside Drive - JDJR Engineers and Consultants Inc., Applicant; Harlan Properties, Owner

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

- 34** Ordinance -- ZC23-0009 - Considering a Zoning Change from C-O "Commercial Office" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" to Set a Maximum of 30 Residential Lots - Approximately 13.196 Acres Located at 4951, 4961 and 4971 Courtside Drive - JDJR Engineers and Consultants Inc., Applicant; Harlan Properties, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff recommends approval subject to the Planning and Zoning Commission's stipulation that all homes be constructed outside the adopted 65 DNL noise contour.

- 35** Ordinance -- ZC23-0015 - 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" to Add a Variance to the Rear Yard Setback - Approximately 0.168 Acres Located at 4701 Alcazar Court - Nawaz Elerapatty, Applicant/Owner

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

- 36** Ordinance -- Consideration of Amendments to the Unified Development Code (UDC) by Amending Section 2.5.2 "Non-Residential Land Use Table" to Add "Hookah Lounge" and Identify as Permitted in the C-C "Community Commercial" and Fwy "Freeway" Districts; Amending Section 2.5.7 C-C "Community Commercial" and Section 2.5.12 Fwy "Freeway" Districts to Identify "Hookah Lounge" as an Allowed Use; Amending Section 4.4.3(C) "Off-Street Parking Requirements" to Provide Minimum Parking for Hookah Lounges; Amending Section 9.3 "Definitions" to Revise the Definitions of "Business Service" and Add a Definition for "Hookah Lounge"

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

- 37** Ordinance -- Consideration of Amendments to the Unified Development Code (UDC) by Amending Section 3.1 "Accessory Structures" to Revise Measurement, Size, and Height Regulations and Amending Section 9.3 "Definitions" to Revise the Definition of "Accessory Building or Accessory Structure"

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

Council and staff discussed the challenges of large structures near neighboring properties and the proposed change limiting roof height which might be a disadvantage to older homes with low roofs.

7 General Fund Budget Review

This item was not discussed at this meeting.

8 Proposed UDC Amendments: Event Centers and Related Entertainment Uses

This item was not discussed at this meeting.

9 City Facility and Property Naming & Dedication Policy Update

Lauren Hale, Innovation and Performance Manager, provided an update on the creation of a property naming and dedication policy.

It was the consensus of the Council to have this policy be brought back to the Planning and Development Committee for further discussion.

10 Discuss Ways to Recognize Former Mayor Marvin Randall

Council discussed various ways to recognize former Mayor Marvin Randall.

Kuruvilla Oommen, City Attorney, clarified that the City does not own the clock tower, there is an agreement with DART for use and to maintain it.

Council discussed the history of naming facilities after citizens.

It was the consensus of the Council to move forward with naming the clock tower after Marvin Randall.

11 Transportation Infrastructure and Economic Development Investment Summit and Convention Update

Melissa Baker, Transportation Project Manager, presented an update on the Transportation Infrastructure and Economic Development Investment Summit and Convention.

It was the consensus of the Council to move forward with staff's recommendation to not have a transportation summit in 2023 and re-evaluate for 2024.

12 Discuss Boards and Commissions -- Review Purpose of Advisory Boards

This item was not discussed at this meeting.

EXECUTIVE SESSION

Council convened into executive session to discuss item the below items pursuant to Section 551.071 and Section 551.087 of the Texas Local Government Code at approximately 3:09 p.m.

- 13** Economic Development Negotiations and Legal Advice - Microsoft Corporation - Open Meetings Act § 551.087 and § 551.071
- 14** Economic Development Negotiations and Legal Advice - Pioneer Natural Resources USA, Inc., 777 HR Associates A, LLC, and 777 HR Associates B, LLC - Open Meetings Act § 551.087 and § 551.071

Council reconvened from executive session at approximately 3:44 p.m.

- 15** Economic Development Negotiations - Project Evergreen - Open Meetings Act § 551.087

This item was not discussed at this meeting.

Council convened into executive session to discuss item the below item pursuant to Section 551.074 of the Texas Local Government Code at approximately 5:43 p.m.

- 16** Personnel - City Manager - Open Meetings Act § 551.074

Council reconvened from executive session at approximately 6:57 p.m.

Council adjourned the meeting at approximately 6:57 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer