

MINUTES
Irving City Council Work Session
Thursday, May 4, 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 May 4, 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:

Flory Malloy, 1607 Live Oak, Irving, TX- work session item 7

2 City Operations Update

No operations update was provided at this meeting.

3 Review of Regular Agenda

CONSENT AGENDA

- 10** Resolution -- Approving an Agreement Between the City of Irving and Garver, LLC, in the Amount of \$2,342,413.00, for the Design of Valley View Lane Pavement Project

Pat Lamers, Capital Improvement Program Director, noted the estimated total project cost is \$30,000,000.

- 11** Resolution -- Approving an Expenditure with Insituform Technologies, LLC, in the Amount of \$1,933,559.25 for Adams, Lincoln, Monroe and Cypress Water and Wastewater Improvement Project through the State of Texas Local Government Statewide Purchasing Cooperative Agreement (BuyBoard)

Pat Lamers, Capital Improvement Program Director, detailed the Adams, Lincoln, Monroe and Cypress Water and Wastewater Improvement Project.

- 21** Resolution -- Approving an Expenditure with Air Conditioning Innovative Solutions, in the Amount of \$1,854,070.55 for Replacement of HVAC Equipment at the Irving Arts Center through Interlocal Purchasing System (TIPS)

Todd Hawkins, Executive Director of Arts and Culture, provided an overview of items 21 and 22.

ZONING CASES AND COMPANION ITEMS

- 32** Resolution -- PL23-0005 - Considering a Final Plat for Avadene Single Family Addition - Approximately 22.10 Acres Located at 6700 Las Colinas Boulevard - Spiars Engineering, Applicant; Avadene Development LLC, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff recommends approval. It was noted that the correct Plat number is PL23-0005.

- 33** Ordinance -- SFP23-0001 - Considering Special Fence Project Plan to Allow a Variance to Chapter 15 of the City of Irving Land Development Code to Allow a 23-Foot Tall Concrete Wall to be Located 27 Feet from the Property Line Along Shorthorn Drive and 15 Feet from the Property Line Along Angus Drive - Property Located at 6431 Longhorn Drive - Kimley-Horn, Applicant; Quality Investment Properties, Inc., Owner

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

- 34** Ordinance -- SFP23-0002 - Considering Special Fence Project Plan to Allow a Variance to Chapter 15 of the City of Irving Land Development Code to Allow a Six-Foot Tall Wrought Iron Fence to be Located 2.5 Feet from the South Property Line and to be Located Along the West Property Line - Property Located at 2700 Rawhide - Inspire Communities, Applicant; Granite Cimarron Meadows LLC, Owner

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

- 35** 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 (Postponed Indefinitely from the February 23, 2023 Public Hearing)

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

- 36** Ordinance -- CP23-0004 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Neighborhood Commercial" to "Mid-Density Residential" - Approximately 3.63 Acres Located at 8000 Walton Boulevard - Palladium USA International, Inc., Applicant; Eastwest Capital, LLC, Owner

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

Todd Reck, Water Utilities Director, described the limited waste water capacity in the area for additional residential.

Council and staff had a lengthy discussion related to items 36 and 37.

Councilman Taylor asked for information on the infrastructure impact of new development to be provided to Council at the strategic planning retreat.

- 37** Ordinance -- ZC23-0012 - Considering a Zoning Change from S-P-2 (C-N) "Generalized Site Plan – Neighborhood Commercial" and Assisted and Senior Living to S-P-2 (R-MF-2) "Generalized Site Plan – Multi-Family Residential 2" with Variances to Sections 2.4.14 and 3.13 of the Unified Development Code, Including Maximum Building Height, Maximum Building Length, Minimum Landscape Buffer, Minimum Side Yard Setback, Maximum Density, Minimum Parking, and Parking Location, and Multifamily Concept Plan MF23-0001 - Approximately 3.64 Acres Located at 8000 Walton Boulevard - Palladium USA International, Inc., Applicant; Eastwest Capital, LLC, Owner

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

- 38** Ordinance -- ZC23-0013 - Considering a Zoning Change from C-OU-2 "Commercial Outdoor 2" to S-P-1 (C-OU-2) "Detailed Site Plan - Commercial Outdoor 2" and Outside Storage of Trucks and Cars as a Primary Use, and a Variance to Use Gravel or Crushed Concrete ("Road Base") in Lieu of the Required Paving - Approximately 0.28 Acres Located at 204 N. Britain Road - Sergey Monastyrskiy, Applicant/Owner

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

- 39** Ordinance -- ZC23-0017 - Considering a Zoning Change from S-P-2 (P-O) "Generalized Site Plan – Professional Office" and Sales and Service of New and Used Automobiles and State Highway 183 Overlay District to S-P-2 (C-C) "Generalized Site Plan – Community Commercial" and Sales and Service of New or Used Automobiles and State Highway 183 Overlay District - Approximately 3.944 Acres Located at 2001 and 2005 W. Airport Freeway - AutoNation, Applicant; Lucky Property One LLC, Owner

Jocelyn Murphy, Planning Director, noted that the applicant has withdrawn the zoning case.

- 40** Ordinance -- ZC23-0019 - Considering a Zoning Change from S-P-2 (R-6 and R-TH) "Generalized Site Plan – Single-Family Residential 6 and Townhouse Residential" and State Highway 161 Overlay District to S-P-2 (R-6) "Generalized

Site Plan – Single-Family Residential 6” and State Highway 161 Overlay District with a Variance to the Minimum Side Yard Setback on a Reverse-Frontage Corner Lot- Approximately 0.22 Acres Located at 1319 Hasina Drive - JDJR Engineers and Consultants, Inc., Applicant; Segu Dawood Jameel, Owner

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

- 41** Ordinance -- CP23-0005 Consideration of an Ordinance Amending the City of Irving 2017 Imagine Irving Comprehensive Plan by Amending the Future Land Use Categories Included in Chapter 1: Land Use and Urban Design and Adopting Changes to the Future Land Use Map Designation for Twenty-Three Identified Areas of the City

Jocelyn Murphy, Planning Director, presented the proposed ordinance, noting staff recommends approval.

Council recessed at approximately 2:34 p.m.

Council reconvened at approximately 2:55 p.m.

4 Irving Convention & Visitors Bureau - Semi-Annual Update

Maura Gast, Executive Director of the Irving Convention & Visitors Bureau, presented the semi-annual update. The presentation included the tourism economic outlook, state of the Irving industry, sales and marketing performance, convention center performance, and future planning.

5 General Fund Budget Review

Shannon Phillips, Budget Manager, reviewed the current General Fund Budget. The presentation included the current year budget assumptions, revenues, expenditures, fund balance, the general five-year capital improvement program, and FY23-24 outlook.

Council and staff discussed the importance of staff retention and hiring, new/improved facilities, and street improvements. They also discussed how the current State legislative session may affect the City’s ability to fund projects.

6 Proposed UDC Amendments: Event Centers and Related Entertainment Uses

Jocelyn Murphy, Planning Director, described the proposed UDC Amendments related to event centers and related entertainment uses.

It was the consensus of the Council to move forward with the proposed amendments.

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

This item was not discussed today.

EXECUTIVE SESSION

Council convened into executive session to discuss the below item pursuant to Section 551.071 of the Texas Local Government Code at approximately 3:56 p.m.

- 8** Legal Advice - Edwin Muniz V. City of Irving, Et Al.
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 4:35 p.m.

Council adjourned the meeting at approximately 4:35 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer