

**MINUTES**  
**Irving City Council Work Session**  
**Thursday, August 31, 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 August 31, 2023 at approximately 12:00 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	Absent	
Abdul Khabeer	Irving City Council	Councilman	Present	
Phil Riddle	Irving City Council	Councilman	Present	
Mark Cronenwett	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:

Sharon Barbosa-Crain, 2608 Alan-a-dale, Irving, TX- item 55

**2 City Operations Update**

- Recognizing Irving Service Excellence (R.I.S.E.) Program  
This presentation was postponed to a future meeting.

**3 Housing Finance Corporation (HFC) Overview**

Imelda Speck, Senior Housing and Redevelopment Manager, introduced Megan Rahmes and Braxton Parsons from Hilltop Securities Inc., who provided an overview of the Housing Finance Corporation (HFC). The presentation included an overview of Chapter 394 of the Texas Local Government Code that regulates Housing Finance Corporations, the eligible activities with a partnership structure and outlined the advantages and disadvantages to an HFC program.

Ms. Speck, indicated the City does currently have a Housing Finance Corporation (HFC), it was created in 2006. It is recommended that the council re-establish an active HFC.

Philip Sanders, Assistant City Manager, noted that a zoning case will come before Council in October that requests use of the City's HFC and more information on partnership structures at future meetings.

Council and staff discussed the functions of the Housing Finance Corporation Board.

There was not a clear consensus to move forward with an active Housing Finance Corporation at this time. Several Council members asked for more information before making a decision.

Council convened into Executive Session.

Council recessed at approximately 3:14 p.m.

Council reconvened at approximately 3:31 p.m.

#### **4 Review of Regular Agenda**

##### CONSENT AGENDA

- 12** Resolution -- Approving a Professional Services Agreement Between the City of Irving and GSR Andrade Architects, Inc. in the Amount of \$535,825.00, for the Design Services of the New Animal Care Campus Facility Expansion

Pat Lamers, Capital Improvement Program Director, noted that this is design work to expand the kennel space.

- 17** Resolution -- Awarding a Contract to A & C Construction, Inc., in the Amount of \$1,098,500.00 for the American Rescue Plan Act (ARPA) Funded North Nursery Road Sidewalk Replacement Project

Pat Lamers, Capital Improvement Program Director, confirmed that the contractor has capacity to handle the multiple projects they have been awarded.

- 22** Resolution -- Approving Change Order No. 2 to the Contract with North Texas Contracting, Inc. in the Amount of \$210,342.00 for the Vanco, Cascade & Wildwood and Singleton Blvd. Water & Wastewater Improvements Project

Robert Saucedo, Engineering Manager, explained why there was a need for another change order.

##### INDIVIDUAL CONSIDERATION

- 50** Resolution -- Approving the Issuance by the Arlington Higher Education Finance Corporation of One or More Series of Revenue Bonds in an Aggregate Principal Amount Not to Exceed \$22,000,000 to Refinance Prior Debt and Finance Certain Educational Facilities at the University of Dallas

Councilmen Al Zapanta and John Bloch abstained from this discussion and have filed Abstention Affidavits with the City Secretary's Office.

Brad Duff, Finance Director, confirmed that there is no obligation to the City of Irving.

ZONING CASES AND COMPANION ITEMS

- 52** Ordinance -- AD22-0005 - Considering an Alcohol Distance Variance to the 300-Foot Distance Separation Requirement Between a School and a Place of Business Selling Alcoholic Beverages - Approximately 0.354 Acres Located at 1423 N. Belt Line Road - All Tex Permits, LLC, Applicant; KC & GIGI Investments, Inc., Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff has no objection to this request.

- 53** Ordinance -- SFP23-0005 - 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 Ornamental Fence Within the 50-Foot Front Setback Along N. Belt Line Road and Carbon Road, and Within the 20-Foot Front Setback Along World Cup Way - Property Located at 3520 World Cup Way

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff finds a hardship exists due to a special condition unique to this applicant to follow TEA guidelines and to provide additional security for students and school personnel.

- 54** Ordinance -- ZC23-0020 - Considering a Zoning Change from R-10 "Single-Family Residential 10" to S-P-2 (R-10) "Generalized Site Plan - Single-Family Residential 10" to Allow an Accessory Structure with Variances to the Minimum Side and Rear Setbacks and to the Maximum Height - Approximately 0.36 Acres Located at 4017 Acapulco Street

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

- 55** Ordinance -- ZC23-0023 - Considering a Zoning Change from S-P-2 (P-O) "Generalized Site Plan – Professional Office" and State Highway 161 Overlay to S-P-2 (R-6) "Generalized Site Plan – Single-Family Residential 6" with a Variance to the Maximum Building Height - Approximately 0.967 Acres Located at the Southeast Corner of State Highway 161 and W. Rochelle Road (Postponed from August 3, 2023)

Ms. Barbosa-Crain requested that this item be postponed again until the October 26, 2023 council meeting.

- 56** Ordinance -- ZC23-0026 - Considering a Zoning Change from C-C "Community Commercial" and State Highway 161 Overlay 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 State Highway 161 Overlay District - Approximately 0.03 Acres Located at 3701 Esters Road, Suite #108

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

- 57** Ordinance -- CP23-0011 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Business/Office" to "Regional Commercial" - Approximately 3.029 Acres Located at 1420 Westridge Circle North (Postponed from August 3, 2023)

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

- 58** Ordinance -- ZC23-0029 - Considering a Zoning Change from C-O "Commercial Office" to S-P-2 (C-O) "Generalized Site Plan – Commercial Office" with the Additional Use of an Event Center/Rental Hall - Approximately 3.029 Acres Located at 1420 Westridge Circle North (Postponed from August 3, 2023)

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

- 59** Ordinance -- CP23-0010 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Compact Neighborhood" to "Manufacturing/Warehouse" - Approximately 2.702 Acres Located at 3915 W. Walnut Hill Lane

Jocelyn Murphy, Planning Director, noted the applicant requested this item be postponed indefinitely.

- 60** Ordinance -- ZC23-0032 - Considering a Zoning Change from C-N "Neighborhood Commercial" and State Highway 161 Overlay District to S-P-2 (C-W) "Generalized Site Plan - Commercial Warehouse" and State Highway 161 Overlay District - Approximately 2.702 Acres Located at 3915 W. Walnut Hill Lane

Jocelyn Murphy, Planning Director, noted the applicant requested this item be postponed indefinitely.

- 61** Ordinance -- CP23-0013 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Business/Office" to "Regional Commercial" - Approximately 1.77 Acres Located at 1305 W. Airport Freeway

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

- 62** Ordinance -- ZC23-0036 - Considering a Zoning Change from M-FW "Freeway", C-N "Neighborhood Commercial", and State Highway 183 Overlay District to S-P-1 (C-C) "Detailed Site Plan – Community Commercial", State Highway 183 Overlay District and Outside Storage - Approximately 1.77 Acres Located at 1305 W. Airport Freeway

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

- 63** Ordinance -- ZC23-0040 - Considering a Zoning Change from S-P-2 (C-C) "Generalized Site Plan - Community 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" - Approximately 0.02 Acres Located at 1030 W. John Carpenter Freeway, Suite 150

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

- 64** Ordinance -- ZC23-0044 - Considering a Zoning Change from C-OU-2 "Commercial Outdoor 2", ML-20 "Light Industrial", S-P-2 (ML-20) "Generalized Site Plan – Light Industrial 20", S-P-2 (C-OU-2) "Generalized Site Plan – Commercial Outdoor 2", and State Highway 183 Overlay District to S-P-2 (C-OU-2) "Generalized Site Plan – Commercial Outdoor 2" and State Highway 183 Overlay District - Approximately 35.8 Acres Located at 1850, 1930, 2000 E. Airport Freeway and 1801 and 9001 Tucasa Drive

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

## **5 Renaming of The Clock Tower at Whistlestop Plaza Update**

The Mayor indicated that Councilman LaMorgese is out today, but has taken the lead on this, and the project is moving forward.

## **6 Communication Plan: FY24 Budget and Utility Rates**

April Reiling, Communications Director, presented the communication plan to publish information on the FY24 budget and the new utility rates. It was suggested that ICVB and the Irving Arts Center be included in this messaging.

## **7 North Shore Public Improvements Update**

Philip Sanders, Assistant City Manager, provided an update on the North Shore public improvements.

## **8 Delaware Creek Phase 3 Proposed Development**

Jocelyn Murphy, Planning Director, outlined the proposed Delaware Creek Phase 3 development.

It was the consensus of the Council to move forward with the project.

## EXECUTIVE SESSION

Council convened into executive session to discuss the below items pursuant to Section 551.071, Section 551.072 and Section 551.087 of the Texas Local Government Code at approximately 1:55 p.m.

- 9 Legal Advice - City of Irving V. DFW H38 Owner LLC D/B/A Doubletree DFW Airport North Open Meetings Act § 551.071
- 10 Legal Advice -City of Irving V. H23 Dallas Owners LLC D/B/A Sheraton DFW Hotel Open Meetings Act § 551.071
- 11 Legal Advice - City of Irving V. HCRE Las Colinas TRS, LLC D/B/A Homewood Suites by Hilton – Dallas/Irving/Las Colinas Open Meetings Act § 551.071
- 12 Deliberation Regarding Real Property – Lots in Greenview Hills and the Highlands Subdivisions Owned by DFW Airport - Open Meetings Act § 551.072
- 13 Economic Development Negotiations and Legal Advice - Vizient, Inc. - Open Meetings Act § 551.087 and § 551.071
- 14 Economic Development Negotiations - Project MM - Open Meetings Act § 551.087

Council reconvened from executive session at approximately 3:14 p.m.

Council adjourned the meeting at approximately 4:53 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary/Chief Compliance Officer