

**MINUTES**  
**Irving City Council Work Session**  
**Thursday, September 14, 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 September 14, 2023 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	
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	Absent	
Kyle Taylor	Irving City Council	Councilman	Absent	
Dennis Webb	Irving City Council	Councilman	Present	

**DISCUSSION TOPIC**

**1 Citizen Comments on Items Listed on the Agenda**

No one signed up to speak at this meeting.

**2 City Operations Update**

-Recognizing Irving Service Excellence (R.I.S.E.) Program

Chris Hillman, City Manager, recognized Heather Taylor, Communications and Printing Supervisor, Elizabeth Knighten, Internal Communications Coordinator, and Robert Saucedo, Engineering Manager for receiving all five PRIDE coins for going above and beyond.

**3 Entertainment Center Update**

Chase Martin with Brookfield Properties provided an update on the Entertainment Center (EC).

Tom Miller with Brookfield Properties spoke about wanting to understand the culture, identity and arts of the center. He noted the goal to create a sense of community via The Plaza, indicating it is the heart of the EC. The desire is to make The Plaza more connected with the restaurants around it and the space around it. He also discussed the desire to incorporate art from local artists and make it an energetic feel with interactive murals.

Matt Rust with Brookfield Properties discussed advertising related to economic development for the site and wayfinding signage.

Council and staff discussed the proposed changes to the Entertainment Center.

Council convened into Executive Session at approximately 2:03 p.m.

Council reconvened from Executive Session at approximately 3:55 p.m.

**4 Review of Regular Agenda**

CONSENT AGENDA

**12 Resolution -- Approving the City of Irving Investment Policy**

It was noted that this item was previously discussed at the Audit and Finance Committee meeting.

**16 Resolution -- Approving a First Amendment to the Master Services and Purchasing Agreement with Sole Source Provider Axon Enterprise, Inc. for a Ten-Year Contract for the Purchase and Support of Law Enforcement Equipment in the Total Amount of \$19,611,189.00**

Darren Steal, Assistant Police Chief, detailed the body worn camera equipment contract.

**18 Resolution -- Approving Restatement of the City of Irving Retiree Health Plan Document**

Jason Hardy, Workforce Services Manager, presented information on the City of Irving Retiree Health Plan.

**22 Resolution -- Approving Contract Renewal and Modification Statement of Work Addendum with Simpleview, Inc. in an Amount Not to Exceed \$1,109,383.00 for Web-Based Products and Digital Marketing Services for the Irving Convention and Visitors Bureau, the Irving Convention Center and Irving's Hospitality Venues**

Maura Gast, Executive Director of Irving Convention and Visitor's Bureau, confirmed the marketing services contracted with Simpleview.

**24 Resolution -- Approving and Accepting the Proposal of The Fain Group, Inc., for Construction Manager at Risk (CMR) for the Construction of Lee Park Swimming Pool Replacement Project**

Councilman Cronenwett asked for information on the cost to make the Lee pool indoor.

**28 Resolution -- Approving a Sales Contract with Georganna L. Simpson, in the amount of \$315,000.00, for a Special Warranty Deed and up to \$30,000.00 for Closing Costs for the property, and up to \$5,000.00 for a Replacement Housing Supplement, located at 1833 W. 5th Street for the West Irving Creek Channel Project**

Councilman LaMorgese abstained from this discussion and has filed an Abstention Affidavit with the City Secretary's Office.

- 31** Resolution -- Approving a 5-Year Water and Sewer Rate Plan for Proposed Water and Sewer Rates for Fiscal Years 2023-24 through 2027-2028

Councilman LaMorgese noted that the rate increase plan is due to increased costs for water treatment.

#### ZONING CASES AND COMPANION ITEMS

- 53** Resolution -- PL23-0025 - Considering a Preliminary/Final Plat for Las Colinas Business Park, 23Rd Installment, 2Nd Revision Addition - Approximately 58.3 Acres Located at 6300 Longhorn Drive - Kimley-Horn Associates, Applicant; CRD Irving, LLC; Quality Investment Properties Irving, LLC; and Quality Technology Services Irving II, LLC, Owners

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

- 54** Ordinance -- SFP23-0004 - Considering Special Fence Project Plan to Allow a Modification to 3.13.3 (Multifamily Development Standards) of the City of Irving Unified Development Code to Replace the Required Seven-Foot (7') Tall Masonry Wall on the South Side of the Property with an Alternate Landscaping and Lighting Plan- Property Located at 300-360 O'Connor Ridge Boulevard - Savannah TPC Las Colinas Development, LLC, Applicant/Owner

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

- 55** 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 - Approximately 0.28 Acres Located at 204 N. Britain Road - Sergey Monastyrskiy, Applicant/Owner (Postponed from May 4, 2023)

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

A super majority vote (3/4 vote of the entire council) is required for this item to pass.

- 56** Ordinance -- ZC23-0028 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" with a Variance to the Minimum Rear Yard Setback - Approximately 0.179 Acres Located at 3824 Double Oak Lane

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

- 57** Ordinance -- CP23-0009 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Regional Commercial" to "Manufacturing/Warehouse" - Approximately 9.1 Acres Located at 205, 215 and 315 E. Airport Freeway

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

- 58** Ordinance -- ZC23-0031 - Considering a Zoning Change From S-P-2 (C-C) "Generalized Site Plan – Community Commercial" Including Senior Independent Living, Assisted Living, and Nursing Home Uses, S-P "Site Plan" for Motel and Convention Center Usage, C-C "Community Commercial", S-P-2 (FWY) "Generalized Site Plan – Freeway" Including Custodian & Security Residences, and State Highway 183 Overlay District to S-P-2 (C-C) "Generalized Site Plan – Community Commercial" and State Highway 183 Overlay District Including Distribution Warehouse Uses - Approximately 9.1 Acres Located at 205, 215 and 315 E. Airport Freeway

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

- 59** Ordinance -- ZC23-0041 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" with Variances to the Minimum Lot Area - Approximately 0.298 Acres Located at 1210 Balleywood Road

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

- 60** Ordinance -- ZC23-0042 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" with Variances to the Minimum Lot Width and Lot Area - Approximately 0.67 Acres Located at 3804 Jackson Street

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

- 61** Ordinance -- ZC23-0049 - Considering a Zoning Change from S-P-1 (FWY) "Detailed Site Plan - Freeway" and Retail Uses and Urban Business 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 Urban Business Overlay District - Approximately 0.176 Acres Located at 5205 N. O'Connor Blvd., Suite 105

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

- 62** Ordinance -- ZC23-0050 - Considering a Zoning Change from S-P-2 (R-TH) "Generalized Site Plan - Townhouse Residential" and State Highway 161 Overlay

District to S-P-2 (R-TH) "Generalized Site Plan - Townhouse Residential" and State Highway 161 Overlay District with an Additional Variance to the Side Yard Setback Adjacent to a Street on Certain Corner Lots - Approximately 9.04 Acres Located on the South Side of Rainier Street, Approximately 300 Feet East of State Highway 161

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

#### APPOINTMENTS AND REPORTS

**63 Resolution -- Nominating a Candidate to be a Member of the Board of Directors of Dallas Central Appraisal District**

Councilman LaMorgese requested that the City's representative to the Dallas Central Appraisal District Board come to a future city council meeting.

Council recessed at approximately 3:55 p.m.

Council reconvened at approximately 4:10 p.m.

**5 Corridor Enhancement Incentive Grant - 642 E. Second Street**

Kevin Kass, Planning Manager, described the corridor enhancement incentive grant request for 642 E. Second Street for a new building.

**6 Solid Waste Services Proposed Ordinance Changes and Rate Increases**

Travis Switzer, Solid Waste Services Director, presented the proposed ordinance amendments to the solid waste services code.

**7 Proposed UDC Amendments: Uses by Conditional Use Permit (CUP)**

Jocelyn Murphy, Planning Director, described the proposed amendments to the Unified Development Code related to conditional use permits.

#### 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 2:03 p.m.

**8 Real Estate Negotiations, Economic Development Negotiations, and Legal Advice - Entertainment Center - Open Meetings Act § 551.072, § 551.087, and § 551.071**

**9 Economic Development Negotiations and Legal Advice - the Dwyer Group, Inc. - Open Meetings Act § 551.087 and § 551.071**

Council reconvened from executive session at approximately 3:55 p.m.

Council adjourned the meeting at approximately 5:45 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary/Chief Compliance Officer