

MINUTES
Irving City Council Work Session
Thursday, October 26, 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 October 26, 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	
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

No one signed up to speak on this meeting.

2 City Operations Update

There was no update at today's meeting.

Council convened into executive session at 1:00 p.m.

Council reconvened from executive session at approximately 1:37 p.m.

Council moved to Item 5.

3 Review of Regular Agenda

CONSENT AGENDA

- 31** Ordinance -- Authorizing the Abandonment and Vacation of Certain Portions of a 15 Foot Storm Sewer Easement Along a Portion of Property Located at 4831 W. Northgate Drive, Part of the Thomas Armstrong Survey, Abstract 21, and Being a Portion of Lot 3, Block A, of Cornerstone at Northview Addition, Owned by J & J Estelle Creek West, LLC

Pat Lamers, Capital Improvement Program Director, confirmed that the developer will move the pipes.

ZONING CASES AND COMPANION ITEMS

- 32** 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 and August 31, 2023)

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

Victor Conley, Fire Chief, described the requirements of the Fire Code related to the width of the street.

- 33** Ordinance -- ZC23-0030 - 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-6) "Generalized Site Plan – Single-Family Residential 6" Including Variances to the Minimum Rear Yard Setback, Minimum Lot Depth, Minimum Lot Area, and Maximum Height of a Principal Structure - Approximately 6.14 Acres Located at 8001 Mustang Drive (Indefinitely Postponed on August 3, 2023)

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

- 34** Ordinance -- CP23-0015 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Open Space" to "Compact Neighborhood" - Approximately 0.573 Acres Located at 419 Maxwell Avenue

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

- 35** Ordinance -- ZC23-0034 - Considering a Zoning Change from R-MF "Multi-Family" to S-P-1 (R-3.5) "Detailed Site Plan - Two-Family Residential 3.5" and Short Term Medical Recovery Uses with Variances to the Minimum Lot Width and Side Yard Setback Requirements - Approximately 0.573 Acres Located at 419 Maxwell Avenue

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

- 36** Ordinance -- ZC23-0039 - 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 Allow a Carport to Encroach into the Established Front Yard Setback - Approximately 0.184 Acres Located at 3005 Pritchett Drive

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

- 37** Ordinance -- CP23-0017 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Regional Commercial" to "Traditional Neighborhood" - Approximately 0.296 Acres Located at 1409 N. Britain Road

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

- 38** Ordinance -- ZC23-0048 - 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 Allow Two Residential Dwelling Units on One Lot with Variances, Including to the Minimum Lot Width, Minimum Rear Yard Setback, and Minimum Parking- Approximately 0.296 Acres Located at 1409 N. Britain Road

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

- 39** Ordinance -- CP23-0014 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Traditional Neighborhood" to "Compact Neighborhood" - Approximately 2.74 Acres Located at 2005 and 2009 State Highway 356, and 330, 404, and 418 Fleming Avenue

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

- 40** Ordinance -- ZC23-0051 - Considering a Zoning Change from R-7.5 "Single-Family Residential 7.5" to S-P-2 (R-ZLa) "Generalized Site Plan - Single-Family Residential ZLa" with Variances the Minimum Lot Area, Lot Depth, Front Setback, Street-Side Setback, and the Maximum Lot Coverage Requirements - Approximately 2.74 Acres Located at 2005 and 2009 State Highway 356, and 330, 404, and 418 Fleming Avenue

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

- 41** Ordinance -- ZC23-0054 - 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 Allow a Porch Cover to Encroach into the Established Front Yard Setback - Approximately 0.16 Acres Located at 2613 Anderson Street

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

Councilman Bloch asked that Council review the section of the code related to front yard setback to reduce the number of zoning cases coming to Council for a small variance.

- 42** Ordinance -- UDC 23-0008: Considering an Ordinance Amending Part II of the City of Irving Land Development Code, "Unified Development Code (UDC)" as Follows: Amending Section 2.1.3 "Zoning Districts Established" to Include the Conditional Use Permit (CUP) Overlay; Amending Sections 2.4.2 "Residential Land Use Table" and 2.5.2 "Non-Residential Land Use Table" to Identify Uses Eligible for a Conditional Use Permit in Certain Zoning Districts; Amending Sections: 2.5.4 "Professional Office (P-O)"; 2.5.6 "Neighborhood Commercial (C-N)"; 2.5.8 "Commercial Outdoor 1 (C-OU-1)"; 2.5.9 "Commercial Outdoor 2 (C-OU-2)"; 2.5.10 "Commercial Outdoor 3 (C-OU-3)"; 2.5.12 "Freeway (FWY)"; 2.6.6 "Heritage Crossing District (HCD)"; 2.3.3 "State Highway 161 Overlay"; and 2.3.4 "State Highway 183 Overlay" to Add Additional Permitted Principal Uses with a CUP; Amending Section 4.4 "Parking and Loading" to Establish a Minimum Parking Requirement for a Farmers Market; Amending Section 9.3 "Definitions" to Add and Amend Definitions for Various Uses

Jocelyn Murphy, Planning Director, presented proposed ordinance amendments.

Council recessed at approximately 3:23 p.m.

Council reconvened at approximately 3:43 p.m.

Councilman Cronenwett did not return after the break.

4 Pedestrian Clear Zone Ordinance

Derick Miller, Police Chief, presented the proposed pedestrian clear zone ordinance related to soliciting.

Council and staff discussed the safety concerns and proposed changes to the solicitation regulations.

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

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

Beth Bowman, President/CEO of the Irving-Las Colinas Chamber of Commerce, presented the end of year update for fiscal year 2022-23. Her presentation included economic development results, "wins", capital investment, new/retained jobs, and square footage of occupied commercial space.

EXECUTIVE SESSION

Council convened into executive session to discuss the below items pursuant to Section 551.071 and Section 551.087 of the Texas Local Government Code at approximately 1:00 p.m.

- 6** Economic Development Negotiations - Project Ultra –
Open Meetings Act § 551.087
- 7** Legal Advice - Ex Parte City of Irving
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 1:37 p.m.

Council adjourned the meeting at approximately 4:00 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer