

**MINUTES**  
**Irving City Council Work Session**  
**Thursday, November 9, 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 November 9, 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	3:20 PM
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	

Councilman LaMorgese is attending RTC for the City, and arrived at the work session at approximately 3:20 p.m.

**DISCUSSION TOPIC**

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

The following individuals signed up to speak at this meeting:

Aubrey Pi, 315 W. Third St., Irving, TX – Item 23

**2 City Operations Update**

Mayor Stopfer presented the Arbor Day proclamation to Taylor Guynes, Arborist.

-Public Safety Wellness Unit – Destination Zero Award Recipient Update

Tony Cao, Senior Strategic Services Manager, recognized the Public Safety Wellness Unit staff and highlighted a video of staff receiving the Destination Zero Award.

-Last Month on ICTN – October

April Reiling, Communications Director, presented a video featuring ICTN videos from October.

-Texas Downtown Association President’s Award Recipient for Heritage Park

Philip Sanders, Assistant City Manager, announced that the City received the Texas Downtown Association President’s Award Recipient for Heritage Park.

**3 Irving Hispanic Chamber of Commerce End of Fiscal Year Update - Fiscal Year 2022-23**

Mary Ann Kellam, President/CEO of the Irving Hispanic Chamber of Commerce presented the Chamber's Fiscal Year 2022-23 end of year update. The presentation included an overview of the scope of services the Chamber provides, business development events, marketing and communication initiatives, small business events and trainings, and focusing on growth in South Irving.

**4 Discuss Impact Fee Calculations and the Collection Policy for Impact Fees**

Representatives from Freese and Nichols discussed the proposed impact fee calculations for new development and the proposed collection policy.

Philip Sanders, Assistant City Manager, outlined policy considerations for collections and staff's recommended fee structure.

Council and staff discussed the proposed impact fee structure and noted that more discussion will come back to the Planning and Redevelopment Committee.

**5 Review of Regular Agenda**

**CONSENT AGENDA**

- 9** Resolution -- Ratifying the Workforce Agreement Acknowledging the Formation and Administration of the Dallas County Local Workforce Development Board, Inc. (Workforce Solutions Greater Dallas); Approving the First Amendment to the Agreement; and Authorizing the Mayor, as the Chief Elected Official, to Execute the First Amendment

Kuruvilla Oommen, City Attorney, provided background on the Dallas County Local Workforce Development Board.

- 10** Resolution -- Approving Retroactively an Amendment to the Fiscal Year 2022-2023 Agreement Amendment and Extension with Dallas Area Agency on Aging (DAAA) for Reimbursement of Expenses Related to the Congregate Meal Program Provided at Heritage Senior Center to Increase the Not to Exceed Amount of Grant Fund Reimbursements

Council discussed the importance of providing this service to the seniors, related to items 10-12.

- 11** Resolution -- Approving an Amendment to Extend the Congregate Meals Agreement Between the City of Irving and Visiting Nurses Association (VNA) for Fiscal Year 2023-2024 to Provide Meals at the Heritage Senior Center in an Amount Not to Exceed \$60,000.00

- 12** Resolution -- Approving Fiscal Year 2023-2024 Dallas Area Agency on Aging (DAAA) Contract for Older Americans Act Program for Reimbursement of

Expenses Related to the Congregate Meal Program Provided at Heritage Senior Center in an Amount Not to Exceed \$59,567.58.

- 19** Resolution -- Awarding a Contract to A & C Construction, Inc. in the Amount of \$1,853,622.40 for the Southwest Park Improvement Project

Gene Moulden, CIP Planning Administrator, described the Southwest Park improvement project.

#### ZONING CASES AND COMPANION ITEMS

- 42** Ordinance -- AD23-0001 - 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

Kenneth Bloom, Planning Manager, presented the applicant's request.

Councilman Webb is going to vote to support this because he does not see that it impacts the school.

Council requested legal find out if the permit goes with the owner or the building if the current owner should vacate the facility.

- 43** Ordinance -- SFP23-0008 - Considering a 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 Wooden Fence on the Side Yard Property Line of a Corner Lot Along E. Shady Grove Road - Property Located at 1200 Arthur Court

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff finds no undue hardship.

- 44** Ordinance -- SFP23-0009 - Considering a 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 Within the Front Setback Along Hard Rock Road - Property Located at 1531 - 1701 Hard Rock Road

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff finds no undue hardship.

- 45** 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 (Postponed Indefinitely on August 31, 2023)

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff recommends denial per the Planning and Zoning Commission.

- 46** 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 (Postponed Indefinitely on August 31, 2023)

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff recommends denial per the Planning and Zoning Commission.

- 47** Ordinance -- ZC23-0057 - 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 0.16 Acres Located at 1914 Rusdell Drive

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff finds no undue hardship.

- 48** Ordinance -- CP23-0019 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Industrial" to "Regional Commercial" - Approximately 0.98 Acres Located at 1319 S. Belt Line Road

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff recommends approval.

- 49** Ordinance -- ZC23-0058 - Considering a Zoning Change from M-FW "Freeway" to C-N "Neighborhood Commercial" - Approximately 0.98 Acres Located at 1319 S. Belt Line Road

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff recommends approval.

- 50** Ordinance -- CP23-0020 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Business/Office" to "Manufacturing/Warehouse" - Approximately 8.62 Acres Located at 1505 N. Westridge Circle

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff recommends approval.

- 51** Ordinance -- ZC23-0060 - Considering a Zoning Change from C-O "Commercial Office" and ML-20A "Light Industrial 20A" to ML-20A "Light Industrial 20A" - Approximately 8.62 Acres Located at 1505 N. Westridge Circle

Kenneth Bloom, Planning Manager, presented the applicant's request, noting staff recommends approval.

- 52** Ordinance -- ZC23-0061 - Considering a Zoning Change from R-MF-2 “Multi-Family Residential 2” and S-P-2 (R-TH) “Generalized Site Plan – Townhouse Residential” to C-N “Neighborhood Commercial” - Approximately 0.735 Acres Located at 920 S. Belt Line Road

Kenneth Bloom, Planning Manager, presented the applicant’s request, noting staff recommends approval.

- 53** Ordinance -- ZC23-0062 - Considering a Zoning Change from 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 and Related Uses to S-P-2 (C-O) “Generalized Site Plan – Commercial Office” and Hotel and Related Uses for Office and Hotel Uses with Variances to the Minimum Number of Guest Rooms and the Minimum Meeting Space Requirements - Approximately 2.49 Acres Located at 1320 Greenway Drive

Kenneth Bloom, Planning Manager, presented the applicant’s request, noting staff recommends denial.

Council asked if Maura Gast, Executive Director of the ICVB, had any comments, and she did have a written statement.

- 54** Ordinance -- ZC23-0063 - Considering a Zoning Change from S-P-1 (R-AB) “Detailed Site Plan – Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption” and Entertainment Uses to S-P-1 (R-AB) “Detailed Site Plan – Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption” and Entertainment Uses to Increase the Movie Theater Capacity and Revise the Alcoholic Beverage Service Area - Approximately 12.42 Acres Located at 8505 Walton Boulevard

Kenneth Bloom, Planning Manager, presented the applicant’s request, noting staff recommends approval.

Council recessed at approximately 3:38 p.m.

Council reconvened at approximately 4:04 p.m.

## **6 City Hall Complex Site and Space Planning Discussion**

Orlando Sanchez, Assistant City Manager, provided an update from Komatsu Architecture on the costs of the city hall renovations and a new city hall. The presentation also included information on a May 2024 bond election.

The Mayor and Council asked several questions and discussed whether the new city hall should be in the South, Central, or North Irving. Everyone had slightly different views.

Council and staff discussed the current debt capacity based on the current tax rate.

**7 Communications Update and Enhancements**

This item was not discussed at this meeting.

**8 Legislative Insider Update**

This item was not discussed at this meeting.

**EXECUTIVE SESSION**

Council convened into executive session to discuss items 47, 39 and 8 on the regular agenda pursuant to Section 551.071 on the regular agenda, and the below item pursuant to Section 551.074 of the Texas Local Government Code at approximately 5:05 p.m.

**9 Personnel - Municipal Court Judge Laura Anderson  
Open Meetings Act § 551.074**

Council reconvened from executive session at approximately 6:17 p.m.

Council adjourned the meeting at approximately 6:17 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary/Chief Compliance Officer