

MINUTES
Irving City Council Work Session
Thursday, December 7, 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 December 7, 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

The following individuals signed up to speak at this meeting:

Fuad Dadabhoy, 8606 Oak Valley Ct., Irving, TX – Item #6 on the worksession

Omer Farooq, 7938 Banyan Way, Irving, TX – Item #6 on the worksession

2 City Operations Update

Last Month on ICTN — November

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

Council moved to executive session following the Operations Update.

Council recessed at approximately 3:10 p.m.

Council reconvened at approximately 3:19 p.m.

3 Review of Regular Agenda

CONSENT AGENDA

- 12** Resolution -- Awarding a Contract to McMahon Contracting LP, in the Amount of \$17,008,748.25 for the Esters Road Pavement and Utilities Improvements Phase I & II Project

David Springob, Engineering Manager, outlined the Esters Road improvements.

- 14** Resolution -- Approving Addendum No. 2 to the Professional Services Agreement Between the City of Irving and Freese and Nichols, Inc., in the

Amount of \$2,857,100.00 for Additional Services for the West Irving Creek Channel Improvements Project for Phase-A from Alan-A-Dale to Wyche Park and Phase-D from Oakdale Road to Rogers Road

Walter Thomas, City Engineer, described the West Irving Creek Channel Improvements.

- 16** Resolution -- Adopt a Resolution Setting a Public Hearing to Discuss the Imposition of Impact Fees for Water, Wastewater, Roadways, and Drainage Improvements

Staff recommends withdrawing this item.

- 33** Resolution -- Approving Amendment No. 1 to the Professional Services Agreement Between the City of Irving and Leetex Group, LLC, in an Amount Not to Exceed \$900,000.00 for Davis Bacon Compliance Monitoring for a Two-Year Term

Philip Sanders, Assistant City Manager, noted that with HUD-funded projects the monitoring is funded with HUD funds.

Chris Hillman, City Manager, confirmed that other projects are funded on a project-by-project bases.

ZONING CASES AND COMPANION ITEMS

- 47** Resolution -- Sign Variance 2022-08-5255 - Considering a Sign Variance to Allow a Multi-Tenant Monument Sign Without an Enclosure Made of Brick, Stone, or Similar Materials on Property Located at 2975 Regent Boulevard

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

- 48** Resolution -- Sign Variance 2022-08-5257 - Considering a Sign Variance to Allow a Multi-Tenant Monument Sign Without an Enclosure Made of Brick, Stone, or Similar Materials on Property Located at 8150 Springwood Drive

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

- 49** Resolution -- Sign Variance 2022-08-5260 - Considering a Sign Variance to Allow a Multi-Tenant Monument Signs Without an Enclosure Made of Brick, Stone, or Similar Materials on Property Located at 8200 Springwood Drive

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

- 50** Resolution -- Sign Variance 2022-08-5265 - Considering a Sign Variance to Allow a Multi-Tenant Monument Sign Without an Enclosure Made of Brick, Stone, or Similar Materials on Property Located at 3050 Regent Boulevard

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

- 51** Resolution -- Sign Variance 2022-08-5618 - Considering a Sign Variance to Allow a Multi-Tenant Monument Sign Without an Enclosure Made of Brick, Stone, or Similar Materials on Property Located at 3232 W. Royal Lane

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

- 52** Resolution -- Sign Variance 2022-08-5619 - Considering a Sign Variance to Allow a Multi-Tenant Monument Sign Without an Enclosure Made of Brick, Stone, or Similar Materials on Property Located at 7880 Bent Branch Drive

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

- 53** Ordinance -- ZC23-0006 - Considering a Zoning Change from PUD 2 (Planned Unit Development #2) for 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 PUD 2 (Planned Unit Development #2) for C-N "Neighborhood Commercial" Uses to PUD 2 (Planned Unit Development #2) for S-P-1 (R-AB) "Detailed Site Plan – Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for on Premises Consumption" for an Expansion of the Restaurant and a Variance to the Required Parking Spaces - Approximately 0.11 Acres Located at 2234 W. Walnut Hill Lane

Jocelyn Murphy, Planning Director, noted that the Planning and Zoning Commission postponed this item to January.

- 54** 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 on November 9, 2023)

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

- 55** 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 (Postponed Brom November 9, 2023)

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

Maura Gast, Executive Director of the Irving Convention and Visitors Bureau, discussed how variances to the hotel standards affects the hotel market in the City.

- 56** Ordinance -- ZC23-0064 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" to Allow an Accessory Dwelling Unit with a Variance to the Minimum Side Yard Setback - Approximately 0.18 Acres Located at 915 Hadrian Street

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

Council and staff had a lengthy discussion about reviewing the accessory building ordinance.

- 57** Ordinance -- 2023-77-ZC - Considering a Zoning Change from 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" with a Variance to Allow a House to Encroach into the Required Rear Yard Setback and to Allow a Maximum Lot Coverage for Buildings, Driveways and Parking to be 65% - Approximately 0.15 Acres Located at 4604 Biruni Street

Jocelyn Murphy, Planning Director, noted that the Planning and Zoning Commission postponed this item to February.

- 58** Ordinance -- 2023-78-ZC - Considering a Zoning Change from R-ZL "Zero Lot Line" to S-P-2 (R-ZLa) "Generalized Site Plan - Single-Family Residential ZLa" with a Variance to Allow a Patio to Encroach Five (5) Feet into the Required 10-Foot Side Yard Setback - Approximately 0.10 Acres Located at 2430 Markland Street

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

- 59** Ordinance -- 2023-79-ZC - Considering a Zoning Change from 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" with Additional Variances to the Maximum Area and Minimum Side and Rear Setback of a Carport - Approximately 0.10 Acres Located at 5205 Wakefield Drive

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

- 60** Ordinance -- 2023-85-CP - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Mid-Density Residential" to "Main Street/Downtown" - Approximately 0.20 Acres Located at 220 S. O'Connor Road

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

- 61** Ordinance -- 2023-84-ZC - Considering a Zoning Change from S-P-1 (P-O) "Generalized Site Plan – Professional Office" and Residential Uses to HCD-CMU "Heritage Crossing District - Corridor Mixed Use Subdistrict" - Approximately 0.20 Acres Located at 220 S. O'Connor Road

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

- 62** Ordinance -- 2023-88-ZC - Considering a Zoning Change from M-FW "Freeway" and State Highway 161 Overlay District to S-P-2 (P-O) "Generalized Site Plan - Professional Office" and State Highway 161 Overlay District for a Variance to the Maximum Parking Allowed - Approximately 8.04 Acres Located at the Southeast Corner of State Highway 161 and W. Story Road

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

- 63** 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, described the proposed code changes.

4 Legislative Insider Update

This item was not discussed during the meeting.

Council recessed at approximately 5:48 p.m.

Council reconvened at approximately 5:58 p.m.

5 City Hall Complex Site and Space Planning Discussion

Orlando Sanchez, Assistant City Manager, provided an update from Komatsu Architecture on the costs city hall renovations and a new city hall.

Bret Starr, Chief Financial Officer, discussed the financial impact of a May 2024 bond election.

Chris Hillman, City Manager, also presented his view of where the new City Hall Complex might be located and what could be demolished as a result.

Lauren Hale, Innovation and Performance Manager, outlined the employee survey results.

Council and staff had a lengthy discussion on the location options.

It was the consensus of the Council to move forward with a May 2024 bond election and keep City Hall in the southern area but there was not a consensus of the specific location.

6 Cricket Fields Enhancements

Scott Crossnoe, Parks and Recreation Assistant Director, presented the proposed cricket field enhancements.

Council and staff discussed the proposed fields and funding needed for the improvements.

7 Lee Park Pool Conceptual Design Review

Adam Brewster with Dunaway presented the proposed conceptual design for the Lee Park Pool.

8 Communications Update and Enhancements

This item will be presented at a future date.

EXECUTIVE SESSION

Council convened into executive session to discuss the below items pursuant to Section 551.074, Section 551.071, Section 551.072, and Section 551.087 of the Texas Local Government Code at approximately 1:10 p.m.

**9 Economic Development Negotiations - Project Maverick –
Open Meetings Act § 551.087**

- 10 Economic Development Negotiations - Project Ultra –
Open Meetings Act § 551.087
- 11 Legal Advice, Real Estate Negotiations, and Economic Development Negotiations -
200 N. Main Street, 211, 213, and 221 E. Irving Boulevard –
Open Meetings Act § 551.071, 551.072, and § 551.087
- 12 Personnel - Presiding Municipal Court Judge Rodney Adams
Open Meetings Act § 551.074
- 13 Legal Advice - City of Camden, Et Al. V. 3M Company
(Open Meetings Act § 551.071)

Council reconvened from executive session at approximately 3:10 p.m.

Council adjourned the meeting at approximately 6:46 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer