The Irving City Council met in work session on February 22, 2024 at approximately 1:13 p.m. The following members were present/absent:

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Organization</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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<tbody>
<tr>
<td>Mayor Rick Stopfer</td>
<td>Irving City Council</td>
<td>Mayor</td>
<td>Present</td>
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<tr>
<td>John Bloch</td>
<td>Irving City Council</td>
<td>Councilman</td>
<td>Absent</td>
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<tr>
<td>Brad M. LaMorgese</td>
<td>Irving City Council</td>
<td>Councilman</td>
<td>Present</td>
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<td>Abdul Khabeeer</td>
<td>Irving City Council</td>
<td>Councilman</td>
<td>Present</td>
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<td>Phil Riddle</td>
<td>Irving City Council</td>
<td>Councilman</td>
<td>Present</td>
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<td>Mark Cronenwett</td>
<td>Irving City Council</td>
<td>Councilman</td>
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<td>Al Zapanta</td>
<td>Irving City Council</td>
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<td>Kyle Taylor</td>
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<td>Present</td>
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<tr>
<td>Dennis Webb</td>
<td>Irving City Council</td>
<td>Councilman</td>
<td>Present</td>
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**DISCUSSION TOPIC**

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

The following individuals signed up to speak at this meeting:

Gavin Grubbs, 915 Hadrian St., Irving, TX – regular agenda item #22

3 **City Operations Update**

Mayor Stopfer presented a proclamation for Government Communicators Day to the Communications Department staff.

4 **Feasibility Study Review of Mustang Park Multi-Generational Community Recreation and Aquatic Center and Senter Park Indoor Aquatic Center**

Gene Moulden, CIP Planning Administrator, introduced Steven Springs, Brinkley Sargent Wiginton Architects – Mr. Springs presented the findings of the feasibility study for the Mustang Park Multi-Generational Community Recreation and Aquatic Center, and Senter Park Indoor Aquatic Center. The study included a needs assessment, SWOT analysis, community engagement, market analysis, space concepts, conceptual drawings, project budget and schedule, and a five-year operational projection for both facilities.

Chris Hillman, City Manager, outlined the plan to budget for operational costs.

Council and staff discussed potential use of the existing Mustang Recreation Center building and traffic access to Olympus Blvd. Regarding Senter Park Indoor Aquatic Center, Council and staff discussed possible programming for the pool and how it may positively increase usage of the rest of the facility.
Council recessed at approximately 2:55 p.m.

Council reconvened at approximately 3:12 p.m.

5 Review of Regular Agenda

CONSENT AGENDA

4 Ordinance -- Amending Ordinance No. 2023-10795 Providing Budget Adjustment #4 to the 2023-24 Fiscal Year Budget

Shannon Phillips, Budget Manager, detailed the proposed budget amendments.

ZONING CASES AND COMPANION ITEMS

22 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" for an Accessory Dwelling Unit with a Variance to the Minimum Side Yard Setback - 915 Hadrian Street (Postponed Indefinitely from December 7, 2023)

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

23 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% - 4604 Biruni Street (Postponed from December 7, 2023)

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

24 Ordinance -- 2023-104-SFP - Considering a Special Fence Project Plan to Allow a Variance to Chapter 15 of the Land Development Code to Allow an Eight-Foot Tall Metal Fence on Residentially Zoned Property - 2013 Spanish Trail

Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff finds the request does not comply with the development standards and variance criteria set forth in Sections 15-6 and 15-17 of the Fence Ordinance.

25 Ordinance -- 2023-111-ZC - 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 Lot Width - 408 S. Story Road (Postponed from January 25, 2024)

Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff finds no undue hardship.
Ordinance -- 2023-112-ZC  - Considering a Zoning Change from S-P-2 (R-7.5) "Generalized Site Plan - Single-Family Residential 7.5" to S-P-2 (R-7.5) "Generalized Site Plan – Single-Family Residential 7.5" with Variances to the Maximum Height, and Front Setbacks Along Hancock Road and State Highway 183 - 2431 Hancock Street (Postponed from January 25, 2024)

Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff finds an undue hardship exists.

Ordinance -- 2023-117-SFP  - Considering a Special Fence Project Plan to Allow a Variance to Chapter 15 of the Land Development Code to Allow a Six-Foot Wood Fence on the Side Yard Property Line of a Corner Lot - 824 Edith Street

Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff finds the request does not comply with the development standards and variance criteria set forth in Sections 15-6 and 15-17 of the Fence Ordinance.

Ordinance -- 2024-17-CP  - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Local Commercial" to "Regional Commercial" - 1144 E. Irving Boulevard and 113 Glenmore Street

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

Ordinance -- 2023-134-ZC  - Considering a Zoning Change from R-3.5 “Single-Family Residential 3.5” and S-P-1 (C-OU-2) “Detailed Site Plan – Commercial Outdoor 2” to S-P-1 (C-OU-2) “Detailed Site Plan – Commercial Outdoor 2” with a Variance to the Front Landscape Buffer Along E. Irving Boulevard - 1144 E. Irving Blvd. and 113 Glenmore Street

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

Ordinance -- 2023-140-ZC  - 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 Size and Lot Width - 1016 Iowa Street

Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff finds no undue hardship. The opposition represents 47.47% of the land within 200 feet of the subject property. Since this is greater than 20%, a ¾-vote is required for approval.

Ordinance -- 2023-141-ZC  - Considering a Zoning Change from R-MF "Multifamily" and R-6 "Single-Family Residential 6" to S-P-2 (R-6) “Generalized Site Plan – Single-Family Residential 6" with a Variance to the Maximum Height - 3211 W. Pioneer Drive
Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff finds no undue hardship.

**Ordinance -- 2023-142-ZC** - Considering a Zoning Change from C-C "Community Commercial" to S-P-1 (C-C) "Detailed Site Plan – Community Commercial" and Automated Car Wash with a Variance to the Minimum Side Yard Setback - 3997 N. Belt Line Road

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

**Ordinance -- 2023-144-ZC** - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan – Single-Family Residential 6" for an Accessory Dwelling Unit - 2633 DeWitt Street

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

**Ordinance -- 2023-145-ZC** - Considering a Zoning Change from S-P-1 (C-C) "Detailed Site Plan - Community Commercial" and Car Wash Uses to S-P-1 (C-C) "Detailed Site Plan – Community Commercial" and Car Wash Uses with a Variance to the Side Yard Setback - 1650 Market Place Boulevard

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


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

**Ordinance -- 2023-147-ZC** - Considering a Zoning Change from R-7.5 "Single-Family Residential 7.5" to S-P-2 (R-7.5) "Generalized Site Plan – Single-Family Residential 7.5" with Variances to the Minimum Lot Width and Lot Area - 1638 W. Shady Grove Road

Jocelyn Murphy, Planning Director, presented the applicant’s request, noting staff finds no undue hardship. Staff received five responses in support and 45 responses in opposition to this request. The opposition represents **33.45%** of the land within 200 feet of the subject property. **Since this is more than 20%, a ¾-vote is required for approval.**
Ordinance -- 2024-12-ZC - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan – Single-Family Residential 6" Allow the Parking of Commercial Vehicles on a Residential Lot and a Variance for an 8-Foot Solid Screening Fence Within the Front Yard Setback - 2723 Grove Street

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

6 Discussion on Impact Fee Ordinance Policies

Philip Sanders, Assistant City Manager, outlined the proposed impact fee ordinance policies and how it would affect future development within the City.

7 Irving Ethics Code Review

Kuruvilla Oommen, City Attorney, reviewed the City's current Ethics Code with the City Council.

Council and staff discussed the current enforcement mechanism and lobbyist registration.

8 Library Collection Discussion

This item was not discussed at this meeting.

Council adjourned at approximately 5:35 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer