

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
May 6, 2015**

The Irving City Council met in work session May 6, 2015 at approximately 1:05 p.m. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Beth Van Duyne	Irving City Council	Mayor	Present	
John C. Danish	Irving City Council	Councilman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Dennis Webb	Irving City Council	Councilman	Present	
Joe Putnam	Irving City Council	Councilman	Present	
Oscar Ward	Irving City Council	Councilman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	
Gerald Farris	Irving City Council	Councilman	Present	
Thomas Spink	Irving City Council	Councilman	Present	

**DISCUSSION TOPIC**

**1 Review of Regular Agenda**

1 City Operations Update

Casey Tate, Capital Improvement Program Director, gave an overview of construction throughout the city.

Max Duplant, Assistant City Manager, announced that the City of Irving has once again received the transparency award at the Platinum level and she presented the award to Regina Givens, Controller. The City also received the budget presentation award, and that award was presented to Bret Starr, Budget Administrator and his staff.

2 Heritage Crossing Update

Kevin Kass, Redevelopment & TIF Administrator, provided an update regarding Texas Musicians Museum, the signage program, and the Heritage Crossing Development Code.

**CONSENT AGENDA**

5 Resolution -- Approving an Agreement with SDM Financial, Inc., in an Amount Not to Exceed \$40,000.00 For Pre-Development Consulting Related to the Proposed Convention Center Headquarters Hotel

Mike Morrison, Deputy City Manager, described the pre-development work done by SDM Financial Inc., for the Convention Center Hotel.

- 6 Resolution -- Approving an Agreement with Garfield Public Private LLC for Pre-development Services in Connection with the Planning, Design and Construction of a Headquarters Hotel at the Irving Convention Center

Mike Morrison, Deputy City Manager, detailed the pre-development design work done by Garfield Public Private LLC and financing for the Convention Center Hotel.

- 9 Resolution -- Authorizing Reimbursement Payment in an Amount Not to Exceed \$240,382 to PPF AMLI 777 Lake Carolyn Parkway, LLC for Public Open Space Improvements Within Tax Increment Reinvestment Zone No. One

Council and staff discussed the open space improvements constructed at the AMLI property.

- 10 Resolution -- Approving an Engagement Letter with Bracewell & Giuliani LLP for Legal Representation in Economic Development Matters

Karen Brophy, Senior Assistant City Attorney, outlined the legal work done by Bracewell & Giuliani LLP.

Council requested an amount not to exceed to be added to the resolution limiting the engagement to \$100,000 for this budget year.

- 12 Resolution -- Authorizing the Mayor to Execute a Project Utility Adjustment Agreement (PUAA) with SouthGate Mobility Partners LLC., in an Amount Not to Exceed \$783,636.40 For Design and Construction of City Utilities Located Within the Midtown Express Project

Dan Vedral, Traffic & Transportation Director, described the Project Utility Adjustment Agreement (PUAA) for the Midtown Express Project, noting that more PUAs will be coming before the Council as the project continues.

- 17 Resolution -- Approving an Interlocal Agreement Between the City of Irving and the Trinity River Authority of Texas for Temporary Construction Activities Within Campion Trails and Twin Wells Golf Course for the Trinity River Authority's EF-R1/EF-R2 Project

Doug Janeway, Acting Economic Development Director, confirmed that the work done by TRA is not on the Twin Wells golf course and a temporary trail will be provided along Campion Trail.

- 34 Ordinance -- Approving a Modification to the Real Estate Lien Note Between the City of Irving and Gino B. Rosani Related to the Sale of Property Located at 105 S. Main Street

Doug Janeway, Acting Economic Development Director, clarified the property owner's request to extend the opening date.

## **INDIVIDUAL CONSIDERATION**

- 37 Resolution -- Approving a Development Agreement with Hines Interests Limited Partnership for the Development and Sale of Residential Property Located Along Delaware Creek

Doug Janeway, Acting Economic Development Director, described the development agreement with Hines Interests LP.

## **ZONING CASES AND COMPANION ITEMS**

- 39 Ordinance -- Zoning Case #ZC14-0084 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 4.99 Acres Located at 1811 Hard Rock Road - Segu Jameel, Applicant. Pioneer Joint Venture, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 40 Ordinance -- Zoning Case #ZC15-0015 - Granting S-P-2 (Generalized Site Plan) for C-C (Community Commercial) Uses - Approximately 9.52 Acres Located at the Southeast Corner of West Walnut Hill Lane and State Highway 161 - Glenn Engineering Corporation, Applicant - SLH Walnut Hill/161, LLC, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval.

- 41 Ordinance -- Zoning Case #ZC15-0018 - Amending the Comprehensive Plan to Change the Recommended Land Use from Office to Low Density Residential and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 16.84 Acres Located at Northwest corner of Kinwest Parkway and Mustang Pass Parkway - Hines Interests, Applicant - Armed Forces Bank, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval.

- 42 Ordinance -- Zoning Case #ZC15-0019 - Amending the Comprehensive Plan to Change the Recommended Land Use from Office to Low Density Residential and Office uses, and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) and P-O (Professional Office) Uses - Approximately 6.33 Acres Located at 2305 and 2321 West Northgate Drive - JDJR Engineers & Consultants, Inc. Applicant - Signagepoint Properties, LLC, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval.

Council and staff discussed the possible drainage issues at this location.

- 43 Ordinance -- Zoning Case #ZC15-0021 - Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) Uses - Approximately 0.45 Acres Located at 207 Geneva Road - Davis Land Surveying Company, Inc., Applicant - Miguel and Clara Guillen, Owners

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval.

- 44 Ordinance -- Zoning Case #ZC15-0023 - Granting C-N (Neighborhood Commercial) Uses - Approximately 4.9 Acres Located at 3900 West Airport Freeway - Catalyst 3 Realty, LLC, Applicant - Asbury Automotive Texas Real Estate Holdings, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval.

### **APPOINTMENTS AND REPORTS**

- 45 Resolution -- Appointments to the Hospital Authority Board, Irving Flood Control District Section I, Parks & Recreation Board, and Youth Council to Fill Unexpired Terms

Councilman Farris discussed the recommended appointees.

## **2 Comprehensive Plan Update**

John Fregonese with Fregonese Associates, Inc., presented an update on the development of the Comprehensive Plan.

Jon Roberts with TIPS Strategies provided an update on the Economic Development Strategic Plan process.

## **3 Legislative Update**

Jon Weist, Legislative Officer, presented an update on various proposed legislation under consideration at the State Legislature.

Council recessed at approximately 3:18 p.m.

Council reconvened at approximately 3:27 p.m.

## EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071, Section 551.072, and Section 551.087 of the Texas Local Government Code at approximately 3:27 p.m.

- 4 Real Property, Economic Development Negotiations, and Legal Advice - Convention Center Hotel Request for Proposal Terms  
Open Meetings Act § 551.072, § 551.087 and § 551.071
- 5 Real Property, Economic Development Negotiations, and Legal Advice Relating to City-Owned Land Located at State Highway 114, Loop 12 and State Highway 183  
Open Meetings Act § 551.072, § 551.087 and § 551.071
- 6 Economic Development and Legal Advice - ARK Group of Irving, Inc.  
Open Meetings Act § 551.087 and § 551.071

Council adjourned at approximately 3:40 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary