

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
July 15, 2015**

The Irving City Council met in work session July 15, 2015 at approximately 1:04 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	Absent	
Phil Riddle	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	
Wm David Palmer	Irving City Council	Councilman	Present	

**DISCUSSION TOPIC**

**1 Review of Regular Agenda**

**1 City Operations Update**

Chris Hillman, City Manager, and Todd Reck, Water Utilities Director, presented an On the Spot Award to Jeff Sawyer, Robert Hurtado, and Jason Lile for their innovative work to repair on the sewer system at Lake Carolyn. Mr. Reck also provided an update on the flooding conditions along the river and lakes to the north of the city.

Susan Rose, Communications Director, stated that the Communications Department had received six Texas Association of Municipal Information Officers Awards (TAMIO).

Richard Huff, Irving Arts Center Executive Director, announced the new Executive Director Todd Hawkins.

Jackie Madden, Special Events Supervisor, provided an updated about the celebration in Irving for the July 4th festivities.

Ryan Adams, Assistant to the City Manager, announced the blood drive challenge between the City of Irving and the City of Grand Prairie and encouraged everyone to donate to Carter Blood Care this summer.

Larry Boyd, Police Chief, presented an overview of the 24/7 Criminal Alien Program (CAP).

**2 Heritage Crossing Update**

Kevin Kass, Redevelopment and TIF Administrator, provided an update regarding the Delaware Creek housing project and the opening of the Texas Musicians Museum.

## **CONSENT AGENDA**

- 12** Resolution -- Adopting a Prevailing Wage Rate for Use on City Construction Contracts

Casey Tate, Capital Improvement Program Director, described the auditing process for wage rates and noted that the rates are competitive for Dallas County.

- 13** Resolution -- Authorizing the Mayor to Execute Utility Adjustment Agreement Amendment #1 (UAAA#1) with SouthGate Mobility Partners LLC., in an Amount Not to Exceed \$1,938,377.82 for Design and Construction of City Utilities Located Within the Midtown Express Project

Dan Vedral, Traffic and Transportation Director, described the Utility Adjustment Agreement amendment, noting several more amendments will be coming forward as the project progresses.

- 18** Resolution -- Approving a Letter of Intent Between the Cities of Irving and Dallas Relating to Water and Wastewater Service for the Cypress Waters Development in the City of Dallas

Todd Reck, Water Utilities Director, described the negotiations between the City of Irving and the City of Dallas to provide water and wastewater services to the Cypress Waters Development.

- 30** Resolution -- Approving and Accepting the Bids of SLM Landscaping & Maintenance and AALC, Inc., in the Total Estimated Amount of \$64,277.20 for Mowing, Litter Control, and Landscape Maintenance for Water Utilities

Mayor Van Duyne noted that staff is requesting this item be withdrawn.

## **ZONING CASES AND COMPANION ITEMS**

- 32** Resolution -- Approving Final Plat - PL15-0027 - Soverato Addition, Replat - Approximately 0.554 Acres Located at 4716 and 4720 Byron Circle - JDJR Engineers and Consultants, Applicant/Surveyor - Soverato Trust, Owner

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

- 33** Ordinance -- Zoning Case #ZC15-0033 - Amending the Comprehensive Plan to Change the Recommended Land Use from Commercial to Industrial and Granting S-P-2 (Generalized Site Plan) for ML-20 (Light Industrial) District and Outside Storage and Display Uses - Approximately 15.424 Acres Located at 3131 State Highway 161 - Holt Texas, LTD., Applicant - Surefire Industries, LLC., Owner

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

Council and staff discussed the applicant's request and impacts to the adjacent properties. Many council members noted their support of the applicant's request.

- 34** Ordinance -- Zoning Case #ZC15-0035 - Granting S-P-1 (Detailed Site Plan) for Retail, Restaurant, and Outside Dining Uses - Approximately 0.724 Acres Located at 2501 West Airport Freeway - CNLRS BEP, LP., Applicant/Owner

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

- 35** Ordinance -- Zoning Case #ZC15-0037 - Repealing Ordinance No. 2014-9546 Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with Alcoholic Beverage) Uses and Restoring C-C (Community Commercial) District Uses - Approximately 3,038 Square Feet Located at 7300 North MacArthur Boulevard, Suite #105 - Clements-Gears Management Co., Applicant - 7300 North MacArthur, L.P., Owner

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

- 36** Ordinance -- Zoning Case #ZC15-0039 - Granting S-P-1 (Detailed Site Plan) for R-2.5 (Four-family) District Uses - Approximately 0.166 Acres Located at 2104 Oakhurst Drive - Edwin Dissosway, Owner

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

- 37** Ordinance -- Zoning Case #ZC15-0040 - Granting PUD (Planned Unit Development) for S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 0.0685 Acres Located at 6421 Riverside Drive, Suite 150 - Bear Design, Applicant/Owner

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

- 38** Ordinance -- Amending the City of Irving Comprehensive Plan and Master Thoroughfare Plan by the Modification of Frye Road from a 4-D (Four-Lane Divided Roadway) to a 4-U (Four Lane Undivided Roadway), Halff Associates, Applicant

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

**2 Economic Development Strategic Plan Update**

John Karras with TIPS Strategies presented an update on the creation of the Economic Development Strategic Plan. His presentation included the target industry analysis and the frame work that will be used to form the recommended strategic plan structure.

**3 Convention Center Hotel Update**

Ray Garfield and Steve Galbreath with Garfield Public Private LLC presented an update on the convention center hotel progress.

Council convened into Executive Session prior to review of the regular agenda.

**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 2:58 p.m.

**4** Economic Development and Legal Advice - ARK Group of Irving, Inc.  
Open Meetings Act § 551.087 and § 551.071

**5** Real Property and Economic Development Negotiations Relating to City-Owned Land  
Located at State Highway 114, Loop 12 and State Highway 183  
Open Meetings Act § 551.072 and §551.087

Council reconvened from executive session at approximately 4:32 p.m.

Council adjourned the work session at 4:54 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary