

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
September 16, 2015**

The Irving City Council met in work session September 16, 2015 at approximately 1:02 p.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Beth Van Duyne	Irving City Council	Mayor	Present	1:30 PM
John C. Danish	Irving City Council	Councilman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Dennis Webb	Irving City Council	Councilman	Present	
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 City Operations Update

Casey Tate, CIP Director, provided an update on the major street construction projects.

Teresa Adrian, Code Enforcement Director, presented awards the Code Enforcement Department received from the Building Officials Association of Texas.

2 Review of Regular Agenda

3 Ordinance -- Adoption of the 2015-16 City of Irving Fiscal Year Budget

Bret Starr, Budget Administrator, outlined the appropriation schedules for the FY15-16 budget. He noted changes to the healthcare fund which allowed for additional allocation to the downtown improvement fund and reserve funds based on the September 10 Special meeting.

Council and staff discussed the vehicle/apparatus replacement costs for the Fire Department.

CONSENT AGENDA

16 Resolution -- Reimbursing the City of Irving for Capital Expenditures for Projects and Equipment in Advance of the Fiscal Year 2015-16 General Obligation Bond Sale, Water and Sewer Revenue Bond Sale, Lease Purchase Agreements or Other Financing in an Amount Not to Exceed \$46,377,795

Max Duplant, Assistant City Manager, described the process for reimbursing expenditures in advance of the 2015-16 bond sales.

25 Resolution -- Approving an Economic Development Incentive Agreement with Mark and Janis Drogin in the Amount of \$3,324.00 through the Neighborhood

Housing Incentive Program for the Residence Located at 1503 Brookhollow Drive

Kevin Kass, Redevelopment and TIF Administrator, confirmed that the program is for improvements not already done or underway. He also noted that the program will be expanded to other neighborhoods in the near future.

26 Resolution -- Approving the FY2015-16 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll for the Public Improvements for the Bridges of Las Colinas Public Improvement District in Accordance with Chapter 372, Texas Local Government Code, as Amended and Providing an Effective Date

27 Resolution -- Approving the FY2015-16 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll for the Public Improvement for the Ranchview Public Improvement District in Accordance with Chapter 372, Texas Local Government Code, as Amended and Providing an Effective Date

28 Resolution -- Approving the FY2015-16 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll for Public Improvements for the Parkside Public Improvement District in Accordance with Chapter 372, Texas Local Government Code, as Amended and Providing an Effective Date

Doug Janeway, Chief Development Officer, outlined the bond payments and assessment costs associated with the three PIDs.

29 Resolution -- Declaring the Necessity and Authorizing the Acquisition of a Water and Sanitary Sewer Easement Located at 2112 N. O'Connor Road for the Relocation of City Utilities Related to the Midtown Express Project - Quik-Way Retail Associates, Ltd. - Property Owner

30 Resolution -- Declaring the Necessity and Authorizing the Acquisition of a Water and Sanitary Sewer Easement Located at 729 West Airport Freeway for the Relocation of City Utilities Related to the Midtown Express Project - Reiger Associates 90-I Ltd., Property Owner

31 Resolution -- Declaring the Necessity and Authorizing the Acquisition of a Water and Sanitary Sewer Easement Located at 535 West Airport Freeway for the Relocation of City Utilities Related to the Midtown Express Project - Irving 5 Star Management LLC - Property Owner

32 Resolution -- Declaring the Necessity and Authorizing the Acquisition of a Water and Sanitary Sewer Easement Located at 2845 West Airport Freeway for the Relocation of City Utilities Related to the Midtown Express Project - 2845 West Airport Green, L.P. - Property Owner

Doug Janeway, Chief Development Officer, confirmed the need to purchase the properties related to items 29-32 for the Midtown Express Project.

53 Ordinance -- Budget Adjustment #7 to the 2014-15 Fiscal Year Budget

Bret Starr, Budget Administrator, described the proposed adjustment to the FY 2014-15 budget.

INDIVIDUAL CONSIDERATION

- 55** Resolution -- Making an Offer to ARK Group of Irving, Inc., for Amendments to the Entertainment Center Development Agreement and Related Agreements Under Certain Terms Acceptable to the City

It was noted that this item will be discussed during executive session.

ZONING CASES AND COMPANION ITEMS

- 56** Resolution -- Approving Preliminary/Final Plat - PL14-0050 - Parkside West Phase 3 - Approximately 19.282 Acres Located North of Cabell Drive, South of State Highway 114 and West of North Belt Line Road - Jacobs Engineering, Applicant/Surveyor - Parkside Land West L.P., Owner

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

- 57** Ordinance -- Zoning Case #ZC15-0031 - Amending the Comprehensive Plan to Change the Recommended Land Use from Retail to Low Density Residential and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 19.74 Acres Located at the Southwest Corner of North Belt Line Road and West Story Road. - Hines Interests, Applicant - HCA Healthcare Foundation, Owner - (Postponed at September 3, 2015 City Council Meeting)

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

- 58** Ordinance -- Zoning Case #ZC15-0042 - Amending the Comprehensive Plan to Change the Recommended Land Use from Retail to Low Density Residential and Granting S-P-2 (Generalized Site Plan) for R-TH (Townhouse) District Uses - Approximately 8.23 Acres Located at 1802 Hard Rock Road - Majestic Cast Inc., Owner/Applicant

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends the item be postponed until October 22, 2015.

- 59** Ordinance -- Zoning Case #ZC15-0045 - Granting S-P-2 (Generalized Site Plan) for R-ZLa (Zero Lot Line) District Uses - Approximately 4.84 Acres Located at 505 West Sixth Street - Hines Interests, Applicant - City of Irving, Owner.

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

- 60** Ordinance -- Zoning Case #ZC15-0047 - 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 - Approximately 0.09 Acres Located at 6137 N. MacArthur Boulevard, Suite #150 - Martin Frost & Hill, PC, Applicant - LG MacArthur 161, LLC, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends the item be postponed until October 8, 2015.

- 61** Ordinance -- Zoning Case #ZC15-0055 - Granting ML-20 (Light Industrial) District Uses - Approximately 6.3 Acres Located at 2751 South Belt Line Road - Ironwood Interests, Applicant - Stan Graff, Owner

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

- 62** Ordinance -- Zoning Case #ZC15-0056 - Granting S-P-2 (Generalized Site Plan) for C-C (Community Commercial) District Uses - Approximately 17.62 Acres Located at 2501 Irving Mall - Kimley-Horn and Associates, Inc., Applicant - Seritage SRC Finance LLC., Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends the item be postponed until October 22, 2015.

- 63** Ordinance -- Zoning Case #ZC15-0057 - Granting PUD (Planning 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 0.068 Acres Located at 6421 Riverside Drive, Suite #160 - Bear Design Build, Applicant - Victory at Riverside Drive, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends the item be postponed until October 8, 2015.

- 64** Ordinance -- Zoning Case #ZC15-0062 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) including Outdoor Dining, Hotel, Retail, Office, Entertainment and Related Uses - Approximately 7.025 Acres Located at 300 West Las Colinas Boulevard - Garfield Public Private, Applicant - City of Irving, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends the item be postponed until October 8, 2015.

APPOINTMENTS AND REPORTS

- 65** Resolution -- Nominating a Candidate to be a Member of the Board of Directors of the Dallas Central Appraisal District

Councilman Farris discussed the recommended nominee.

3 Signature Bridge Design

Doug Janeway, Chief Development Officer, presented an overview of the design for the Signature Bridge.

4 Comprehensive Plan Update/Proposed Development Plan for Area Located Near Loop 12, State Highway 183 and State Highway 114, Which Includes the Former Stadium Site

Steve Reed, Director of Planning and Community Development, introduced John Fregonese, who provided the comprehensive plan vision to council.

5 Heritage Crossing Update

Kevin Kass, Redevelopment and TIF Administrator, provided an overview of current projects and development in the Heritage District.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071, and Section 551.087 of the Texas Local Government Code at approximately 3:06 p.m.

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

Council reconvened from executive session at approximately 4:30 p.m.
Council adjourned the work session at 4:30 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary