

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
December 9, 2015**

The Irving City Council met in work session December 9, 2015 at approximately 1:00 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	1:15 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.

Councilman Ward introduced Steve and Cindy Porter who spoke about the 350 care packages that were sent to troops overseas thanks to donations made at their Veteran's Day event. The City of Irving was presented a plaque for 10 years of support of the Veterans' Day event.

Chris Hillman, City Manager, presented an On the Spot Award to Karen Brophy, Senior City Attorney, for completing the Music Factory agreement and negotiations to help continually get the project done even during holidays and vacations.

Ray Cerda, Parks and Recreation Director, presented the Parks Department three awards from the Texas Recreation and Parks Society.

Council convened into executive session pursuant to Section 551.071, Section 551.072, Section 551.074, and Section 551.087 of the Texas Local Government Code at approximately 1:16 p.m. on item #3 of the work session and item #12 of the regular agenda.

Council reconvened from executive session at approximately 2:58 p.m. and continued with the regular agenda.

Council took a short recess at approximately 2:58 p.m.

Council reconvened from recess at approximately 3:06 p.m.

**2 Review of Regular Agenda**

- 10** Resolution -- Approving an Interlocal Agreement Between Dallas County Community College District (DCCCD), Irving Independent School District (IISD) and City of Irving (COI) for the Use, Renovation, Operation and Maintenance of the North Lake Natatorium

Ray Cerda, Parks & Recreation Director, noted a correction on this item, there is one ten year renewal, not two ten year renewals.

- 12** Resolution -- Approving an Engagement for Legal Services Agreement with Fanning Harper Martinson Brandt & Kutchin, P.C., in Connection with Anticipated Lawsuits and Pending Civil Rights and Other Related Claims

It was noted that this item was discussed in Executive Session.

- 16** Resolution -- Approving Addendum No. 1 to the Professional Services Agreement Between the City of Irving and Brown Reynolds Watford Architects (BRW), to Extend the Construction Document Submittal Deadline and Increase the Construction Budget for the Fire Station 12 Project

Casey Tate, CIP Director, described the proposed changes to the agreement with the architects designing Fire Station 12.

- 17** Resolution -- Authorizing the Mayor to Execute Utility Adjustment Agreement Amendment #3 (UAAA#3) with SouthGate Mobility Partners LLC., in an Amount Not to Exceed \$1,004,165.28 for Design and Construction of City Utilities Located Within the Midtown Express Project

Dan Vedral, Traffic & Transportation Director and Todd Reck, Water Utilities Director described the funding used for utility relocations for the Midtown Express project.

- 27** Resolution -- Approving an Economic Incentive Agreement Between the City of Irving and Velocity Holding Company, Inc. In an Amount Dependent Upon Annual Qualification

Doug Janeway, Chief Development Officer, confirmed that the company is moving their Indiana and California offices to Irving.

- 38** Resolution -- Approving and Accepting the Bid of Redi-Mix Concrete in the Total Estimated Amount of \$381,690.00 for Redi-Mix Concrete

Dan Vedral, Traffic & Transportation Director, confirmed that only one bid was received and discussed the pricing.

Ramiro Lopez, Assistant City Manager, noted that due to numerous construction projects in the region, concrete demand is high.

- 46** Resolution -- Approving the Purchase from Sterling McCall Ford for Five (5) Type I Ambulances mounted on 2016 Ford F-450 Chassis in the Total Amount of \$941,875.00 through the Houston-Galveston Area Council of Governments (H-GAC) Interlocal Cooperative Purchasing Program

Victor Conley, Fire Chief, clarified that these ambulances have a seven-year replacement cycle and the ambulance for Medic 1 should be active by April 11, 2016.

- 50** Resolution -- Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Freedom Chevrolet through an Interlocal Cooperative Purchasing Agreement with the City of Dallas and Authorizing the Mayor to Execute the Contract

- 51** Resolution -- Approving the Purchase from Freedom Chevrolet in the Total Estimated Amount of \$691,035.00 for Fifteen (15) Chevrolet Pursuit Tahoes with Prisoner Transport Equipment through an Interlocal Cooperative Purchasing Agreement with the City of Dallas

Larry Boyd, Police Chief, noted that there are 135 marked vehicles in the Police fleet and this item is based on the standard vehicle replacement plan for the department.

Council and staff discussed the vehicle replacement study and the need to increase the replacement funding.

### **ZONING CASES AND COMPANION ITEMS**

- 68** Ordinance -- DVP15-0006 - Amending Planned Unit Development No. 2 (PUD 2) to Add Transit Oriented Development (TOD) Uses to the Allowable Uses Within the Subject Property and to Provide a Concept Plan - Approximately 158 Acres Located East of MacArthur Boulevard, West of State Highway 114, and Along Hidden Ridge, Meadow Creek, and Green Park Drive - Verizon, Owner/Applicant

Ken Bloom, Urban Development Manager, presented the applicant's request, noting the applicant has requested the item be postponed until January 14, 2016.

- 69** Ordinance -- Zoning Case #ZC15-0054 - Granting S-P-2 (Generalized Site Plan) for ML-20 (Light Industrial) and C-C (Community Commercial) Uses - Approximately 3.9 Acres Located at 7700 Esters Road and 4405 Reese Drive - Baldwin & Associates, Applicant- JH2 Realty Investments, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting the Planning & Zoning Commission postponed this item until January 4, 2016 which would require the Council to postpone action until January 14, 2016.

- 70** Ordinance -- Zoning Case #ZC15-0060 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) District Uses - Approximately 15 Acres Located on the West Side of Hard Rock Road, Southwest of Pioneer Drive - Marvel Enterprises, LLC, Applicant - Wildbriar Ranch Partners, Ltd., Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission. He did confirm the opposition represents 24.4% of the land

within 200 feet of the subject property. Since this is greater than 20%, per state law a  $\frac{3}{4}$  vote (seven affirmative votes) is required for approval of this request.

- 71** Ordinance -- Zoning Case #ZC15-0069 - Granting S-P-1 (Detailed Site Plan) for C-C (Community Commercial) District Uses - Approximately 2.61 Acres Located on the East Side of Carbon Road and the Northwest Corner of State Highway 161 and North Belt Line Road - Race Trac Petroleum, Applicant - Justin S. McCarty, Jr., Owner (Postponed from the November 12, 2015 City Council Meeting)

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

- 72** Ordinance -- Zoning Case #ZC15-0071 - Granting C-N (Neighborhood-Commercial) District - Approximately 2.02 Acres Located at 3420 and 3424 South Briery Road - Vaquero Ventures, Applicant - Eagle Warehouse Services, Owner

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

- 73** Ordinance -- Zoning Case #ZC15-0072 - Granting TOD (Transit Oriented Development) District - Approximately 4.60 Acres Located on the West Side of Lake Carolyn Parkway - Glenn Engineering, Applicant - Palladium Development IV, Inc., Owner

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

Council and staff discussed the proposed project and transit oriented development plan.

- 74** Ordinance -- Zoning Case #ZC15-0078 - Granting S-P-1 (Detailed Site Plan) for C-C (Community Commercial) District Uses - Approximately 0.57 Acres Located at 515 West Airport Freeway - JDJR Engineers, Applicant - BMO Investments, Owner

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

- 75** Ordinance -- Zoning Case #ZC15-0082 - Granting PUD (Planned Unit Development) - Approximately 1000 Acres Located Along State Highway 114, State Highway 183, Spur 482, North Walton Walker Boulevard, Tom Braniff Drive, and the Intersections of Said Roadways, Property is Generally West of Century Center Boulevard, East of Chemsearch Boulevard and East of Cistercian Road - City of Irving, Applicant - City of Irving, University of Dallas, UD Land Corporation, Trinity East Energy LLC, Irving Flood Control District, Services Development Corp., Villagewalk LLC, T. Sorrento, Inc., TCI Meridian Acres LLC,

183 Land Corporation, Xtra Lease LLC, Cherokee Capital Trust, JC Goodman Investment Group, AGNL Processing LLC, Vallelunga Enterprise LLC, McCommercial Floors Inc., Airport Freeway Retail LP, Santa Charter LP, Julian Enterprise Inc., Four Seasons Service Co., Creede Properties Ltd., HKSKN Managers 1 Ltd., David A. And Lizbeth McGee, Mango Equipment, Jambros Partners Ltd., CarMax Auto Superstore, G&G Realty LLC & Nicholas Haros, and Dallas Area Rapid Transit, Owners

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

### **APPOINTMENTS AND REPORTS**

- 76** Resolution -- Appointments to the Irving Flood Control District Section I to Fill Unexpired Terms

Councilman Farris confirmed that the City has received a recommendation letter from Jacky Knox, Irving Flood Control District Section I General Manager to fill a vacancy and reappoint three other members.

- 77** Resolution -- Appointments to the Irving Flood Control District Section III to Fill Two-Year Terms Expiring January 2018

Councilman Farris confirmed that the City has received a recommendation letter from Jacky Knox, Irving Flood Control District Section III General Manager, for the reappoint most of the current members.

### **EXECUTIVE SESSION**

Council convened into executive session pursuant to Section 551.071, Section 551.072, Section 551.074, and Section 551.087 of the Texas Local Government Code at approximately 4:45 p.m.

- 3** Economic Development Negotiations, Real Estate, and Legal Advice – Convention Center Hotel  
Open Meetings Act § 551.087, § 551.072, and § 551.071
- 4** Economic Development Negotiations, Real Estate, and Legal Advice Relating to City-Owned Land and Surrounding Area Located at State Highway 114, Loop 12, and State Highway 183  
Open Meetings Act § 551.087, § 551.072, and § 551.071
- 5** Economic Development Negotiations - Project Wiley  
Open Meetings Act § 551.087
- 6** Legal Advice - Texas Public Information Act Update  
Open Meetings Act § 551.071

**7** Personnel – City Manager  
Open Meetings Act § 551.074

Council reconvened from executive session at approximately 6:45 p.m.

Council adjourned the work session at 6:45 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary