

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
December 7, 2016**

The Irving City Council met in work session December 7, 2016 at approximately 1:00 pm. 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	
Phil Riddle	Irving City Council	Councilman	Present	
Oscar Ward	Irving City Council	Councilman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	
Kyle Taylor	Irving City Council	Councilman	Present	
Wm David Palmer	Irving City Council	Councilman	Present	

**DISCUSSION TOPIC**

**1 City Operations Update**

- a. Construction Update on Embassy Channel and Brockbank Channel Improvements

Casey Tate, Capital Improvement Program Director, provided a construction update on Embassy Channel and Brockbank Channel.

- b. TRAPS North Region Excellence in Maintenance Award - Flood Response Program

Ray Cerda, Parks & Recreation Director, recognized the Parks Department for receiving the TRAPS North Region Excellence in Maintenance Award.

- c. Planning and Community Development Video - Grant Funded Projects for Low Income Areas

A video was shown related to grant-funded projects throughout the city.

Council then went into Executive Session.

**2 Discussion on Convention Center Hotel Parking Garage Addition**

Michael Morrison, Deputy City Manager, presented options to expand the Convention Center Hotel parking garage.

It was the consensus of the Council to move forward with expanding the parking garage.

**3 Review of Regular Agenda**

**CONSENT AGENDA**

- 5** Resolution -- Approving the Amended & Restated Master Development Agreement with Garfield Public/Private LLC, Preston Hollow Capital, LLC, and Provident

Group-Irving Properties, LLC, for the Development, Design and Construction of the Irving Convention Center Headquarters Hotel

Michael Morrison, Deputy City Manager, introduced Steve Hicks from Provident Resources Group.

Mr. Hicks described the Provident Resources Group which will be the new owner of the Convention Center Headquarters Hotel.

Michael Morrison, Deputy City Manager, confirmed that the only change in the amended master development agreement is the change in ownership to Provident Group-Irving Properties, LLC.

- 9** Resolution -- Approving a One-Year Renewal of the Agreement with MuniServices for Sales Tax Recovery and Analysis in an Amount Not to Exceed \$1,000,000.

Bret Starr, Budget Manager, described the agreement with MuniServices.

- 18** Resolution -- Approving an Economic Incentive Agreement Between the City of Irving and Atos IT Solutions and Services, Inc., in an Amount Dependent Upon Annual Qualification

Staff requested that this item be postponed to the next meeting.

### **INDIVIDUAL CONSIDERATION**

- 53** Resolution -- Consider Request of ARK Group of Irving to Amend the Entertainment Center Lease to Add 36,000 Square Feet of Office Space and Take Appropriate Action

Michael Morrison, Deputy City Manager, described the request from ARK Group to add additional office space to the Entertainment Center complex. Originally this space was intended to be retail and restaurant. Staff is recommending denial of this request.

Noah Lazes with ARK Group of Irving, outlined the request for office space.

- 54** Resolution -- Approving Sign Variance Case #S1611-0080 to Allow Height, Area, Location and Material Variances to Proposed Signs Within the Irving Music Factory - Property Located on North of Fuller Drive and West of West Las Colinas Boulevard - ARK Group of Irving, Inc, Applicant - City of Irving, Owner

Steve Reed, Planning & Community Development Director, described the applicant's sign variance request. He noted staff's recommends the resolution be approved, excluding the proposed roof sign over the amphitheater.

- 55** Resolution -- Approving Special Sign Permit #S1611-0081 to Allow Digital Signs at Various Locations in the Irving Music Factory - Property Located on North of Fuller Drive and West of West Las Colinas Boulevard - ARK Group of Irving, Inc, Applicant - City of Irving, Owner

Steve Reed, Planning & Community Development Director, described the applicant's sign variance request. He noted staff's recommends the resolution be approved, excluding the E8 Digital signs at the northwest corner of the parking garage and at the entrance from Las Colinas Boulevard.

Council and staff had a lengthy discussion on the applicant's requests.

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

- 56** Ordinance -- Zoning Case #ZC16-0091 - Granting S-P-1 (R-AB) Site Plan District Use for Restaurant with Attendant Accessory Use of the Sale of Alcoholic Beverages for On-premises Consumption, and Convention Center, Retail, Entertainment, Hotel, Restaurant and Related Uses - Approximately 16.878 Acres Located North of Fuller Drive and West of West Las Colinas Boulevard - the Ark Group of Irving, Inc., Applicant - City of Irving, Owner

Steve Reed, Planning & Community Development Director, described the applicant's sign variance request. He noted staff's recommends the following: (1) approval of the elimination of the fitness center; (2) approval of the increased office space; and (3) denial of the request for a roof sign.

- 57** Resolution -- Approving Preliminary/Final Plat - PL16-0020 - Bear Creek Corporate Center - Approximately 16.06 Acres Located on Southeast Corner of State Highway 161 and Conflans Road - Avere Real Estate, Applicant - Codi Land and Cattle, LP, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval, subject to correcting the approval signature block.

- 58** Resolution -- Approving Replat - PL16-0038 - Northgate Commerce Center, 1st Revision - Approximately 24.57 Acres Located Northeast of Northgate Drive and Valley View Lane - Halff Associates, Inc., Applicant - 4409 Montrose, Ltd., Owner

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

- 59** Resolution -- Approving Replat - PL16-0053 - BAPS Southwest Addition, 2nd Revision - Approximately 20.28 Acres Located at 4601 North State Highway 161 - JDJR Engineers and Consultants, Inc., Applicant - BAPS Southwest, Owner

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

- 60** Ordinance -- Zoning Case #ZC16-0026 - Granting 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 0.80 Acres Located on the West Side of Esters Road, South of State Highway 183 - Humberto Castillo, Applicant - Vito's Pizza and Grill, Owner

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

- 61** Ordinance -- Zoning Case #ZC16-0065 - Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) Uses - Approximately 0.5 Acres Located at 1820 Williams Road - Higinio Tellez, 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.

- 62** Ordinance -- Zoning Case #ZC16-0068 - Granting 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 0.067 Acres Located at 8704 Cypress Waters Boulevard, Suite 190 - 4 Slices, LLC, Applicant - CWR2A, LLC and CWR2 B, LLC, Owners

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

- 63** Ordinance -- Zoning Case #ZC16-0070 - Amending the Comprehensive Plan to Change the Recommended Land Use from "Commercial" to "Low Density Residential", and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) District Uses - Approximately 6.23 Acres Located at 1525 Hard Rock Road - JDJR Engineers & Consultants, Inc., Applicant - Blake Bloomfield, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends denial. Staff received one (1) response in support and two (2) responses in opposition. The opposition represents 47.34% of the land within 200 feet of the subject property. Since this is greater than 20%, a ¾-vote is required for approval of this request.

- 64** Ordinance -- Zoning Case #ZC16-0071 - Granting C-C (Community Commercial) District Uses - Approximately 1.111 Acres Located at 2515 East Union Bower Road - Carver Mortuary Services, Applicant - ECP Investment LTD, Owner (Postponed from the November 10, 2016 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.

- 65** Ordinance -- Zoning Change #ZC16-0077 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) and Carport Uses - Approximately 0.17 Acres Located at 2800 Skylake Court - Reynaldo Martinez, 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.

- 66** Ordinance -- Zoning Case #ZC16-0078 - Granting 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 0.131 Acres Located at 8701

Cypress Waters Boulevard, Suite 160 - NE DFW 2, LLC D/B/A Andrea Cheek, Applicant - CWR1 A, LLC and CWR1 B, LLC, Owners

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

- 67** Ordinance -- Zoning Case #ZC16-0079 - Granting S-P-2 (Generalized Site Plan) for ML-20 (Light Industrial) Uses - Approximately 19.63 Acres Located on the Southeast Corner of Valley View Lane and Rochelle Road - Johnson Development Associates, Applicant - Whiddon Family LTD PS, Owner

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

- 68** Ordinance -- Zoning Case #ZC16-0080 - Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) Uses - Approximately 1.84 Acres Located at 1638 West Shady Grove Road - JDJR Engineers and Consultants, Applicant - ITAO Corporation, Owner

Ken Bloom, Urban Development Manager, stated that the applicant has requested this item be postponed to the January 12, 2017 meeting.

- 69** Ordinance -- Zoning Case #ZC16-0081 - Granting S-P-2 (Generalized Site Plan) for R-ZLa (Single Family) Uses - Approximately 0.48 Acres Located at 505 Cedar Drive - JDJR Engineers and Consultants, Applicant - Victor Reyes, Owner

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

- 70** Ordinance -- Zoning Case #ZC16-0084 - Granting 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 0.061 Acres Located at 3341 Regent Boulevard, Suite 150 - In Fretta Stampede, LLC, Applicant - Stampede Crossing, 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.

- 71** Ordinance -- Zoning Case #ZC16-0087 - Granting R-6 (Single Family) District Uses - Approximately 0.46 Acres Located at 302 Maltby Road - Lone Stallion Custom Homes, LLC - Applicant/Owner

Ken Bloom, Urban Development Manager, stated that staff recommends this item be postponed to the January 12, 2017 meeting.

**4 2016 Imagine Irving Comprehensive Plan**

Steve Reed, Director of Planning and Community Development, outlined the proposed Comprehensive Plan. His presentation included comparing the 1997 Comprehensive Plan and the proposed Plan; detailed the community outreach; and the plan's recommendations.

John Fregonese with Fregonese & Associates, outlined Chapter 2 and Chapter 3 of the Comprehensive Plan.

Council and staff discussed future housing needs; apartments versus single family homes and how the increased population affects the school districts.

Council elected to bring this item back in January as its own item on a special work session.

**5 Economic Development Strategic Plan and 2017 Work Plan**

Scott Connell, Economic Development Director, presented the proposed Economic Development Strategic Plan. His presentation included the market analysis, community input, the proposed eight strategies and the implementation plan.

**6 Legislative Update**

Jon Weist, Legislative Officer, provided an update on the legislative activity ahead of the 85<sup>th</sup> Legislative Session.

**7 Albuquerque Homeless Services Update**

Vicki Ebner, Assistant Director of Planning & Community Development, described the homeless services program implemented in Albuquerque, New Mexico and compared their program to the services provided in the City of Irving.

**8 2017 Special Events Update**

Jacqueline Madden, Special Events Supervisor, described the 2017 special events scheduled throughout the city.

**9 Downtown Arts Program**

Todd Hawkins, Executive Director of the Irving Arts Center, described the Downtown Arts Program and how this program combines Irving Arts Center with the cultural resources in the Heritage District.

Doug Janeway, Economic Development Assistant Director, outlined the available city properties on Main Street for redevelopment for an art gallery.

It was the consensus of the Council to move forward with this plan.

## EXECUTIVE SESSION

Council convened into executive session pursuant to Sections 551.087, 551.072, 551.074, and 551.071 of the Texas Local Government Code at approximately 1:13 p.m., to discuss items 10 and 11 of the below listed items.

- 10 Economic Development Negotiations, Real Estate, and Legal Advice - Convention Center Hotel (Open Meetings Act §§ 551.087, 551.072, and 551.071)
- 11 Legal Advice and Real Property - La Buena Vida Foundation (Open Meetings Act §§ 551.071-551.072)

Council reconvened from executive session at approximately 2:07 p.m.

Council convened into executive session pursuant to Section 551.074 of the Texas Local Government Code at approximately 2:07 p.m. to discuss item 12.

- 12 Personnel – City Manager (Open Meetings Act § 551.074)  
Open Meetings Act § 551.074

Council reconvened from executive session at approximately 2:28 p.m.

Council then returned to work session agenda Item 3, Review of the Regular Agenda, to discuss items 5 and 6 on the consent agenda related to the convention center hotel.

Council adjourned the work session at 6:15 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary