

MINUTES
Irving City Council Work Session
Wednesday, August 9, 2017 at 1:00 PM
City Hall, First Floor, Council Conference Room
825 W. Irving Blvd., Irving, Texas 75060

The Irving City Council met in work session on August 9, 2017 at approximately 1:00 p.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Mayor Rick Stopfer	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 Updates - Embassy Channel Improvements

Casey Tate, Capital Improvement Program Director, presented an update on the Embassy Channel improvements; noting that most of the work has been completed.

2 Review of Regular Agenda

CONSENT AGENDA

7 Resolution -- Approving an Economic Development Incentive Agreement Between the City of Irving and Cognizant Technology Solutions U.S. Corporation in an Amount Not to Exceed \$545,000 Dependent Upon Annual Qualification

Councilman Taylor has filed an abstention affidavit related to this item and was not present during discussion.

9 Resolution -- Selecting Freese and Nichols, Inc., as the Most Highly Qualified Provider for Engineering Services for the Water Master Plan Update and Authorizing Staff to Negotiate an Agreement with Said Provider

Staff has requested this item be postponed to a future meeting date.

16 Resolution -- Approving and Accepting the Bid of Reyes Group Ltd., in the Amount of \$967,843.75 for the Twin Wells Golf Course/Trinity River Pump Station Flood Damage Rehabilitation Project

Joe Moses, Parks & Recreation Assistant Director, clarified that the bid did come in higher than budgeted but the project is still under the \$5 million cap.

- 20** Resolution -- Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Five Star Chevrolet, LLC, through the State of Texas Cooperative Purchasing Program

Darlene Humphries, Purchasing Manager, described the cooperative agreement program.

- 22** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, Combination Tax and Hotel Occupancy Tax Revenue Refunding Bonds, Series 2017, in Accordance with Specified Parameters; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow Agreement; Approving Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance

Jeff Litchfield, Chief Financial Officer, detailed the refunding bonds proposed for 2017.

- 23** Ordinance -- Amending Chapter 34A Entitled "Right of Way Management" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, Providing a Design Manual and Regulations Relating to Small Cell Network Nodes in Public Right of Way, as Mandated by the Recently Adopted Texas State Bill #1004

Casey Tate, Capital Improvement Program Director, outlined the proposed ordinance amendments required due to new state legislation.

INDIVIDUAL CONSIDERATION

- 24** Resolution -- Approving the Allocations of Fiscal Year 2017-2018 Community Development Block Grant and Emergency Solutions Grant Funds to Non-Profit Organizations in the Amount of \$292,606.00

Councilman Taylor has filed an abstention affidavit related to this item and was not present during discussion.

- 25** Resolution -- Approving the Submission of the Fiscal Year 2017-2018 Action Plan for the Use of Federal Funds and Associated Fiscal Year 2017-2018 Community Development Block Grant, Home Investment Partnerships Grant, and Emergency Solutions Grant Budgets, to the United States Department of Housing and Urban Development for the Award Amount of \$2,797,439.00

Councilman Taylor has filed an abstention affidavit related to this item and was not present during discussion.

ZONING CASES AND COMPANION ITEMS

- 26** Resolution -- Approving Replat - PL16-0072 - Valencia Estates - Approximately 34 Acres Located at 1523 Hard Rock Road at Conflans and State Highway 161 - JDJR Engineering and Consultants, Applicant - Hard Rock Real Estate Investments, LLC, Owner.

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

Casey Tate, Capital Improvement Program Director, described the proposed drainage plan for this property.

- 27** Ordinance -- Zoning Case #ZC17-0013 - 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) Uses - Approximately 0.06 Acres Located at 8701 Cypress Water Boulevard, Suite 130 - Biryani's and More, 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.

- 28** Ordinance -- Zoning Case #ZC17-0024 - 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) Uses. Approximately 0.26 Acres Located at 3311 Regent Boulevard - Fortune Alliance, LLC, 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.

- 29** Ordinance -- Zoning Case #ZC17-0033 - Granting S-P-2 (Generalized Site Plan) District Use for ML-20 (Light Industrial) and Event Center Uses - Approximately 16.06 Acres on the Southeast Corner of State Highway 161 and Conflans Road - Avere Real Estate, 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.

- 30** Ordinance -- Zoning Case #ZC17-0035 - Granting R-6 (Single Family) District Uses - Approximately 0.93 Acres Located 718 Hilltop Road - Resolve House Buyers, LLC, Applicant/Owner

Staff recommends this ordinance be postponed to September 7, 2017.

- 31** Ordinance -- Zoning Case #ZC17-0047 - Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) District Uses - Approximately 0.17 Acres Located at 1601 Briarwood Lane - Remarkable Remodeling and Restoration, Applicant - Rodney Kent and Kristen L. Adair Woodruff - Owners.

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

- 32** Ordinance -- Zoning Case #ZC17-0053 - Granting TOD (Transit Oriented Development) Detailed Site Plan Uses - Approximately 12.138 Acres Located on the Southeast Corner of North O'Connor Boulevard and East Las Colinas Boulevard - Gables Residential, Applicant - LG Colinas Limited Partnership, Owner

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

- 33** Ordinance -- Zoning Case #17-0042 - 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) Uses - Approximately 0.06 Acres Located at 5228 N. O'Connor Boulevard, Suite 126 - Green Beverages Services, LLC, Applicant - Gables Residential, Owner.

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

- 34** Ordinance -- Zoning Case #ZC17-0043 - 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) Uses - Approximately 0.07 Acres Located at 5244 North O'Connor Boulevard, Suite 154 - Go Fish Poke Bar, Inc., Applicant - Gables Residential, 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 #ZC17-0044 - 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) Uses - Approximately 0.08 Acres Located at 5238 North O'Connor Boulevard, Suite 130 - Water Street Bistro & Cafe, LLC, Applicant - Gables Residential, 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 #ZC17-0045 - 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) Uses - Approximately 0.07 Acres Located at 5228 North O'Connor Boulevard, Suite 134 - Green Beverages Services, LLC, Applicant - Gables Residential, 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 #ZC17-0046 - 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) Uses - Approximately 0.17 Acres Located at 5238 North O'Connor Boulevard, Suite 136 - Herreras Omni, LP, Applicant - Gables Residential, 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 -- Public Hearing and Adopting an Ordinance Amending Section 52-35A. Landscaping and Tree Preservation of Comprehensive Zoning Ordinance No. 1144 Regarding Minimum Landscaping and Tree Preservation Requirements (Postponed from the July 20, 2017 City Council Meeting).

Staff recommends this ordinance be postponed to September 7, 2017.

3 Review Proposed Implementation of NCTCOG iSWM Stormwater Management Program

Casey Tate, Capital Improvement Program Director, presented the proposed iSWM Stormwater Management Program.

4 Economic Development Services Contracts

Scott Connell, Economic Development Director, outlined the proposed agreement with the Greater Irving-Las Colinas Chamber of Commerce.

Beth Bowman, President/CEO of the Greater Irving-Las Colinas Chamber of Commerce, and city staff detailed the work that is planned to market the former Texas Stadium site.

Council and staff discussed the terms and scope of the contract and the proposed schedule for approval.

5 Legislative Update

Jon Weist, Legislative Officer, described the state legislature's special session which started on July 18, 2017 and the issues that will impact the City of Irving.

Council recessed at approximately 2:50 p.m.

Council reconvened at approximately 3:00 p.m.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071 and Section 551.087 of the Texas Local Government Code at approximately 3:00 p.m. to discuss item No. 4 on the work session agenda as well as the following:

- 6** Economic Development Negotiations - Project SP
Open Meetings Act § 551.087
- 7** Legal Advice – Lisa Henderson V. Elizabeth Carruth, Et Al.
Open Meetings Act § 551.071
- 8** Legal Advice – City of McAllen, Et Al. V. State of Texas
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 4:05 p.m.

Council adjourned the work session at 4:05 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary