

MINUTES
Irving City Council Work Session
Wednesday, January 17, 2018 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 January 17, 2018 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. What Works Cities Initiative

Aimee Kaslik, Chief Innovation & Performance Officer, described the What Works Cities Initiative which is aimed at improving services and engaging residents through the use of data.

b. Crime Rate Report

Jeff Spivey, Police Chief, presented the 2017 Crime Rate Report.

Chris Hillman, City Manager, recognized Ramiro Lopez, Assistant City Manager, for 10 years of service at the City of Irving.

Mr. Hillman also introduced the new Assistant City Manager, James Childers.

2 Review of Regular Agenda

CONSENT AGENDA

8 Resolution -- Approving a Purchase and Sale Agreement in the Approximate Amount of \$5,467,342 Plus Transaction Costs Not to Exceed \$25,000 for the Acquisition of 6.7845 Acres Located Within the Tax Increment Reinvestment Zone Number One - Cape Carolyn, LLC, Property Owner

Doug Janeway, Chief Development Officer, described the property the city is purchasing near Lake Carolyn.

- 9** Resolution -- Accepting Dedication of Land for Recreational and Open Space Uses Relating to Development Plan #12, Las Colinas PUD #4 - Escena Development

Doug Janeway, Chief Development Officer, detailed the park area to be dedicated and its location in the neighborhood.

Council and staff discussed the accessibility of this park land by all residents.

- 10** Resolution -- Approving an Economic Development Incentive Agreement with Surti Leuva Patidar Samaj of DFW, Inc., in an Amount Not to Exceed \$50,000.00 through the Corridor Enhancement Incentive Program for the Property Located at 1910 N. Britain Road

Kevin Kass, Planning and Community Development, presented the Corridor Enhancement Incentive Program for the property located at 1910 N. Britain Road.

- 13** Resolution -- Approving and Accepting the Bid of Crescent Constructors, Inc., in the Amount of \$11,265,000.00 for the Urban Center Lift Station Project

Todd Reck, Water Utilities Director, outlined the need for the Urban Center Lift Station to protect Irving's wastewater collection system.

- 29** Resolution -- Approving the Purchase from Siddons-Martin Emergency Group, LLC, for a 2018 Pierce 100-Foot Aerial Platform Ladder Truck in the Total Amount of \$1,238,151.00 through the Houston-Galveston Area Council of Governments (H-GAC) Interlocal Cooperative Purchasing Program

Victor Conley, Fire Chief, described the fire apparatus being purchased, noting it will take 15 months to build the truck.

ZONING CASES AND COMPANION ITEMS

- 31** Resolution -- Approving Preliminary/Final Plat - PL17-0026 - Terraces at Las Colinas Residential, Phase I and II - Approximately 34.28 Acres Located on the Southwest Corner of State Highway 161 and Las Colinas Boulevard - Jacobs Engineering, Applicant - Terraces of Las Colinas Holdings, LLC, Owner.

Ken Bloom, Urban Development Manager, presented the applicant's request.

- 32** Ordinance -- Zoning Case #ZC17-0077 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Business District" to "Neighborhood Commercial", and Granting S-P-2 (Generalized Site Plan) District for R-TH (Townhouse) and C-O (Commercial Office) Uses - Approximately 4.684 Acres Located at 3636 W Northgate Drive - JDJR Engineers & Consultants, Inc., Applicant - Signage Point Properties, Owner (Postponed from December 14, 2017)

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 #ZC17-0081 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Urban District" to "Transit Oriented Development", and Granting TOD (Transit Oriented Development) Uses - Approximately 7.125 Acres Located on the North Side of Promenade Parkway, Approximately 400 Feet East of Las Colinas Boulevard - Baldwin Associates, Applicant - Tract 10 Properties, LP, Owner.

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission subject to a note being added stating, "Final gate locations and entryway design shall be determined by and subject to the approval of the Traffic and Transportation Department of the City of Irving at time of final plat," and subject to corrections on notes as directed by staff.

- 34** Ordinance -- Zoning Case #ZC17-0082 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Business District" to "Residential Neighborhood," and Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) District Uses - Approximately 3.4 Acres Located at 610, 614 and 702 North Irving Heights Drive - JDJR Engineers and Consultants, Inc., Applicant - ZKB Properties, 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.

- 35** Ordinance -- Zoning Case #ZC17-0084 - Granting S-P-2 (Generalized Site Plan) for R-ZLa (Zero Lot Line) District Uses - Approximately 7.115 Acres Located on the South Side of West Sixth Street and the West Side of South Ohio Street - Hines Interest, L.P., Applicant - City of Irving, Owner

Staff recommends this ordinance be postponed to February 1, 2018.

Council recessed at approximately 3:30 p.m.

Council reconvened at approximately 3:45 p.m.

3 Review Proposed Amendments to Chapter 35A of the Zoning Ordinance Regarding Landscaping and Tree Mitigation

Ken Bloom, Urban Development Manager, presented the proposed amendments to Chapter 35A of the Zoning Ordinance Regarding Landscaping and Tree Mitigation. He noted that the goal of this ordinance is to encourage the protection of healthy trees.

Council and staff discussed the mitigation options and how this will effect future development.

Councilman Danish asked that staff contact developers and ask for their comments on the proposed ordinance changes.

4 **Infill Residential Development Discussion**

Steve Reed, Planning & Community Development Director, discussed what “infill Housing” actually is:

- The development of new housing on **vacant or underutilized land in previously developed areas**. The term encompasses everything from a single new dwelling in an established neighborhood to multifamily residences in strategic locations to an entirely new residential neighborhood on a remnant or previously developed parcel. (APA)
- Housing that is constructed on vacant lots between existing housing. These vacant lots usually contained houses at one time, but demolition of older housing stock has taken place. (City of Ft. Worth)
- Development of vacant parcels within previously built areas. **These areas are already served by public infrastructure, such as transportation, water, wastewater, and other utilities.** (Maryland Sustainable Growth Commission)

Council generally discussed the concept of Infill Housing and Mr. Reed fielded questions.

5 **Bid for Sale of Property at 215 E. Airport Freeway Update**

Doug Janeway, Chief Development Officer, described the bid review process used when the city is selling property. He noted that staff has been working with the bidder of 215 E. Airport Freeway to clarify the proposed development.

Council directed staff to bring this item back to reject the bid and allow time for Council to discuss specific uses allowed by the zoning.

Council recessed at approximately 5:15 p.m.

Council reconvened at approximately 5:20 p.m.

6 **Irving Music Factory Project Update, Including But Not Limited To:**

a. **Rideshare Sidewalk**

Staff has worked with ARK and a resolution has been reached.

b. **Outdoor Patios**

Staff has worked with ARK and a resolution has been reached.

c. **Coworking Space**

To be discussed in Executive Session.

d. Plaza Roof Structure

To be discussed in Executive Session.

e. Building D1 Storefront

To be discussed in Executive Session.

Mike Morrison, Deputy City Manager, generally and specifically detailed the progress of the Irving Music Factory construction. He also presented the developer's requested changes that will come back to Council at a future meeting as a zoning change.

Council and staff discussed the construction delays and how these delays affect the development agreements.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.087 of the Texas Local Government Code at approximately 2:43 p.m.

7 Economic Development Negotiations - Project Verizon - Open Meetings Act § 551.087

Council reconvened from executive session at approximately 3:17 p.m.

Council convened into executive session to discuss item 6 on the work session pursuant to Section 551.071, 551.072 and 551.087, and item 9 on the regular agenda pursuant to Section 551.071 of the Texas Local Government Code at approximately 5:45 p.m.

Council reconvened from executive session at approximately 7:00 p.m.

8 Personnel - City Manager - Open Meetings Act § 551.074

Council moved item 8 of the work session/executive session to the Feb. 1, 2018 meeting.

Council adjourned the work session at 7:00 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary