

MINUTES
Irving City Council Work Session
Wednesday, April 4, 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 April 4, 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

- Music Factory Grand Opening

Chris Hillman, City Manager, noted that the Grand Opening of the Music Factory will be April 13, 2018.

Councilman Danish recognized the churches that organized the Easter events at the Pavilion at the Music Factory.

2 Review of Regular Agenda

CONSENT AGENDA

- 5** Resolution -- Approving an Agreement Between the City of Irving and Half Associates, Inc., in the amount of \$245,000.00, for the Development of the Parks, Recreation and Open Space Master Plan

Casey Tate, Capital Improvement Program Director, outlined the plan to gather input from various segments of the population to assist in the development of the Parks, Recreation and Open Space Master Plan. He noted staff will provide council quarterly updates on the progress.

Council and staff discussed the need for a council liaison and clarification on the advisory committee make up. It was determined that Councilman Taylor will be designated as the Council liaison and the committee appointees will be discussed at the next Community Services Committee meeting.

Mayor Stopfer mentioned that expanding the Parks system will likely require a new bond election and suggested adding dollar amounts to bond documents so that the public is aware of the costs of these improvements.

- 15** Resolution -- Approving and Accepting the Bid of Dyna Pak Corporation in the Total Estimated Amount of \$131,215.11 for Polyethylene Refuse and Recycling Bags

Brenda Haney, Solid Waste Services Director, confirmed that bags are available for purchase at all the recreation centers and the customer service windows at City hall.

INDIVIDUAL CONSIDERATION

- 21** Resolution -- Making Findings Related to the Need to Use City-Owned Land Located Along Delaware Creek South of Sixth Street for the Construction of a Public Street

- 22** Resolution -- Approving Project Costs and Development Plan for the Delaware Creek at Heritage Crossing, Phase 2 Residential Project

Mike Morrison, Deputy City Manager, outlined the development plan for the Delaware Creek Residential Development Phase II Project related to items 21 and 22. He noted that the development plan is in align with the zoning approved by Council in February of 2018.

Council and staff discussed the lot sizes, cost per lot and landscaping needs near neighboring streets.

- 23** Ordinance -- Conduct a Public Hearing and Consider the Request of the Carrollton-Farmers Branch Independent School District for Fifth Amendment to the Project Plan and Financing Plan of Tax Increment Reinvestment Zone Number One

Brad Duff, Treasury Manager, described the TIF No. 1 plan changes requested by the Carrollton-Farmers Branch Independent School District.

ZONING CASES AND COMPANION ITEMS

- 26** Ordinance -- Amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas by Amending Section 52-55, Special Fence Project Plan, Related to Procedures and Limitations on City Council Authority

Ken Bloom, Urban Development Manager, described the proposed changes to the special fence plan procedures.

- 27** Ordinance -- Amending the Comprehensive Zoning Ordinance No. 1144 of the City of Irving, Texas by Amending Section 52-36, Off-Street Parking Requirements, to provide minimum garage dimensions.

Ken Bloom, Urban Development Manager, outlined the proposed changes to the garage dimension requirements noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 28** Ordinance -- Zoning Change #ZC17-0028 - Repealing Ordinance No. 4377 for PUD (Planned Unit Development) for 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 and Reinstating the Previous PUD (Planned Unit Development) for C-N (Neighborhood Commercial) District Uses - Approximately 3886 Sq. Ft. Located at 5463 North MacArthur Boulevard, Suite B - Tri Mesh Center, LLC, Applicant - NBA International Food, Owner.

Ken Bloom, Urban Development Manager, presented the applicant's request, noting the recommendation of the Planning and Zoning Commission is for denial since the applicant has not attended any Commission meeting in accordance with their bylaws. Staff recommends approval of this request.

- 29** Ordinance -- Zoning Change #ZC17-0086 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Compact Neighborhood" and "Neighborhood Commercial" to "Commercial Corridor," and Granting C-W (Commercial Warehouse) District Uses - Approximately 1.33 Acres Located at 1006 and 1012 East Pioneer Drive - R.K. Robinson, L.P., 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 #ZC18-0010 - 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) and Hotel Uses - Approximately 2.637 Acres Located at 455 E. John Carpenter Freeway - Eighty-Twenty Development I GP, LLC., Applicant - J.A. Green Development Corp., Owner (Postponed from March 22, 2018)

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

Councilman Webb asked for more details on the proposed room sizes.

- 31** Ordinance -- Zoning Change #ZC18-0020 - Granting S-P-1 (Detailed Site Plan) for PUD (Planned Unit Development) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 7,400 Sq. Ft. Located at 811 West Royal Lane, Suite 120 - Lynx Ventures, Applicant - CMGR LC Investments LP, DbA Wingstop, Owner.

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

Councilman Webb asked for more information on how the restaurant will ensure no one walks out with an alcoholic beverage.

- 32** Ordinance -- Zoning Case #ZC18-0021 - Granting C-N (Neighborhood Commercial) District Uses - Approximately 0.68 Acres Located at 2407 West Airport Freeway - Weitzman Group, Applicant - Metroplex Plaza 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.

Steve Reed, Planning & Community Development Director, described the landscape plan for the parking lot.

ADDENDUM

- 1** Resolution -- Approving a Revised Conceptual Site Plan for the Irving Music Factory Relating to Plaza Railing

This item was not discussed at this meeting.

3 Irving Convention and Visitors Bureau's DestinationNEXT Survey Briefing

Maura Gast, Executive Director of the ICVB, briefed the Council on the Irving Convention and Visitors Bureau's DestinationNEXT Survey that is live as of today to receive input from residents, businesses, and the industry. The survey will close May 1.

Council recessed at approximately 2:07 p.m.

Council reconvened at approximately 2:20 p.m.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071 of the Texas Local Government Code at approximately 2:20 p.m.

- 4 Legal Advice - ARK Group of Irving, Inc.
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 3:23 p.m.

Council adjourned the work session at 3:23 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary