

MINUTES
Irving City Council Work Session
Wednesday, February 13, 2019 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 February 13, 2019 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	
Al Zapanta	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

-Convention Center Hotel Update

Casey Tate, Capital Improvement Program Director, presented a time-lapse video showing the construction of the Convention Center Hotel.

2 Review of Regular Agenda

CONSENT AGENDA

- 8** Resolution -- Approval for the Cancellation of Employee Assistance Program Services with Deer Oaks

Jill McAdams, Human Resources Director, outlined the process to cancel the contract with Deer Oaks and rebid the services.

- 11** Resolution -- Approving Third Amendment to the Economic Development Incentive Agreement Between the City of Irving and Aviall Services, Inc., in an Amount Dependent Upon Annual Qualifications

Mayor Stopfer recognized the representatives from Boeing and Aviall in attendance at the meeting.

- 13** Resolution -- Approving an Extension of an Agreement with Superior, LLC, Formerly Known as AOT Public Safety Corporation, for a Period of Six-Months for the Continuation of Alarm Management Services

Jeff Spivey, Police Chief, confirmed that the monthly rate is a contracted rate and will be part of renegotiation later this year.

INDIVIDUAL CONSIDERATION

- 21** Ordinance -- Master Thoroughfare Plan Amendment ZC19-0004 - City of Irving, Applicant - Amending the City of Irving Comprehensive Plan and Master Thoroughfare Plan by Changing the Thoroughfare Plan Designation for a Portion of Green Park Drive from a Four-Lane Divided Roadway with a Median to a Three-Lane Undivided Roadway with a Two-Way Left Turn Lane in the Center

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

- 22** Ordinance -- Authorizing the Vacation, Abandonment, Closure, and Conveyance by Quitclaim of Certain Portions of the Street Right-Of-Way of Green Park Drive, Between Hidden Ridge and Cottonwood Creek Bridge, for the Verizon Realty Corporation Hidden Ridge Development

Ken Bloom, Urban Development Manager, outlined the requested right of way abandonment needed for the Hidden Ridge Development.

- 23** Resolution -- Approving Preliminary/Final Plat - PL18-0015 - Hidden Ridge Lifestyle Core Addition - Approximately 41.225 Acres. Located at 5301 Green Park Dr. and 400 W. John Carpenter Freeway - Verizon Realty Corp., Applicant/Owner

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

- 24** Resolution -- Public Hearing -- Cancelling the Certificate of Occupancy for Hops & Vines Located at 313 E. Las Colinas Boulevard for Failure to Meet the Ordinance Requirements Governing the Sale of Alcoholic Beverages by Restaurants for On-Premises Consumption in Accordance with Section 52-49 Ordinance No. 1144, as Amended

Janet Spugnardi, Deputy City Attorney, outlined the issues the property owners has had in meeting the ordinance requirements governing the sale of alcoholic beverages, noting staff recommends cancelling the Certificate of Occupancy.

Council and staff discussed the reporting process and the measures staff went to in assisting the restaurant owner to come into compliance.

ZONING CASES AND COMPANION ITEMS

- 25** Ordinance -- Zoning Case #ZC19-0002 - Repealing Ordinance No. 2017-9936 Which Granted S-P-1 (Detailed Site Plan) District for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses, and Reinstating S-P-2 (Generalized Site Plan) for FWY (Freeway) Uses - Approximately 1,502 Square Feet Located at 313 E. Las Colinas Blvd. - City of Irving, Applicant - Lake Carolyn REID LLC, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends the S-P-1 (R-AB) zoning be repealed if the City Council determines that the restaurant has violated Section 52-49 of the zoning ordinance and revokes its Certificate of Occupancy; otherwise, the S-P-1 (R-AB) should remain intact.

- 26** Resolution -- Approving Sign Variance Case #S1808-0026 to Allow an Archway Sign - Property Located at 501 West Las Colinas Boulevard - Texican Court Hotel, Applicant - Southern Star Las Colinas, L.P., Owner

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

Dell Toelkes, with Valencia, stood from the audience and offered to answer questions that council may have. Councilman Meagher asked if the arch of the building could be enhanced since it is the first thing you see as you walk out of the Irving Convention Center. The arch right now is a steel beam, untreated, and an aluminum metal. Councilman Danish requested a photo of the fountain.

- 27** Ordinance -- Zoning Case #ZC18-0086 - Granting S-P-1 (Detailed Site Plan) for ML-20 (Light Industrial) District Uses - Approximately 0.36 Acres Located at 1326 Ford Street - Estrada Concrete Co., 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. He noted that the opposition represents 25.94% of the land within 200 feet of the subject property. Since this is greater than 20%, per state law a ¾-vote is required for approval of this case.

- 28** Ordinance -- Zoning Case #ZC18-0091 - Granting S-P-2 (Generalized Site Plan) District for C-OU-2 (Commercial Outdoor) Uses - Approximately 8.35 Acres Located at 1000 and 1100 E. Airport Freeway - ClayMoore Engineering, Applicant - Cooley Family Trust, Owner

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

- 29** Resolution -- Appointment to the Dallas Area Rapid Transit Board of Directors to a Term Expiring July 2019

Mayor Stopfer confirmed that the City of Carrollton appointed Doug Hrbacek to the DART Board and that this position represents 80% Carrollton and 20% Irving.

- 3** **Request by ARK Group of Irving, Inc. to Amend Entertainment Center Zoning and Lease**

Phillip Sanders, Assistant City Manager, provided an update of the requested Amendment to allow for more office space.

- 4** **AT&T Stadium Lease (Requested by Mayor Stopfer)**

Mayor Stopfer provided some history on the AT&T Stadium Lease and explained its intended and utilized use. He asked if the council had any opinion in continuing to use it.

The majority of the council is not in favor of renewing the lease at a cost of \$3 million for 10 years. The decision was made to explore other options and not renew for 10 years.

- 5** **Hidden Ridge Development Update**

Kenneth Bloom, Urban Development Manager, presented the Hidden Ridge Development and indicated on the agenda today is the Master Thoroughfare Plan Amendment, the Right-of-Way Abandonment, and the Preliminary/Final Plat.

Leo Redgate with Hidden Ridge Development, LLC, thanked the city for working diligently on providing infrastructure for this development.

Council recessed at approximately 2:16 p.m.

Council reconvened at approximately 2:30 p.m.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071, Section 551.072, Section 551.074 and 551.087 of the Texas Local Government Code at approximately 2:30 pm.

- 6 Legal Advice and Real Estate Negotiations - Entertainment Center
Open Meetings Act § 551.071 and § 551.072
- 7 Economic Development Negotiations - Project Violet
Open Meetings Act § 551.087
- 8 Economic Development Negotiations - Project Enterprise
Open Meetings Act § 551.087
- 9 Personnel - City Attorney
Open Meetings Act § 551.074

Council reconvened from executive session at approximately 5:30 p.m.

Council adjourned the meeting at 5:30 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary