

MINUTES
Irving City Council Work Session
Wednesday, September 4, 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 September 4, 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	
J. Oscar Ward	Irving City Council	Councilman	Present	
Al Zapanta	Irving City Council	Councilman	Present	3:06 PM
Kyle Taylor	Irving City Council	Councilman	Present	1:22 PM
Wm David Palmer	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

1 City Operations Update

James Childers, Assistant City Manager, recognized the Code Enforcement Dept. for receiving the Service in Excellence Award and Teresa Adrian, Code Enforcement Director for receiving the Code Professional of Year Award by the Building Official Association of Texas.

2 Review of Regular Agenda

CONSENT AGENDA

10 Resolution -- Approving the Continued Receipt of the City of Irving's Share of Bingo Prize Fees Pursuant to House Bill 914

Bret Staff, Finance Director, described House Bill 914 related to bingo prize fees.

Council and staff discussed the option to return the funds to charities. Staff is seeking more information on where the city's portion of the fees would go if the city doesn't accept them.

11 Resolution -- Authorizing Reimbursement Payment in the Amount of \$7,895,000 to Water Street O'Connor LP, a Delaware Limited Partnership (Water Street) for Capital Infrastructure Improvements Within the Tax Increment Reinvestment Zone No. One

Brad Duff, Treasury Manager, confirmed this is the final payment for the Water Street infrastructure improvements and showed a video of the completed development.

- 16** Resolution -- Awarding a Contract to Tejas Commercial Construction, LLC, in the Amount of \$875,020.00 for the Lane Street Water and Wastewater Improvements Project

Wayne Lee, City Engineer, described the contractor selection process.

- 22** Resolution -- Selecting Black & Veatch Corporation as the Most Highly Qualified Provider for Engineering Services for Completion of the America's Water Infrastructure Act Risk & Resilience Assessment and Emergency Response Plan and Authorizing Staff to Negotiate an Agreement with Said Provider

Todd Reck, Water Utilities Director, outlined the assessment now required by the federal government.

- 25** Resolution -- Approving an Agreement Between the City of Irving and Housing Channel, Inc., to Acquire and Reconstruct or Rehabilitate One Single Family Home Located in Irving, Texas in the Amount of \$124,624.00

Steve Reed, Zoning and Community Development Director, described the agreement with Housing Channel, Inc., to acquire and reconstruct or rehabilitate one single family home.

- 40** Ordinance -- First Reading - Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, Regarding the Company's 2019 Rate Review Mechanism Filing

Jon Weist, Legislative Services Manager, provided an overview of the process used to reduce the rate increase requested by Atmos Energy. He noted that after negotiations, the increase is estimated to be \$2.05 for the average residential customer.

ZONING CASES AND COMPANION ITEMS

- 43** Resolution -- Temporary Use Permit G1906-0020 - Considering a Temporary Use Permit to Allow a Street Market Held at the Mandalay Canal with Retail, Food Vendors and Musicians Performance - Property Located at 101, 151 and 215 Mandalay Drive - Muhamad Abdeckader, Applicant

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval.

- 44** Resolution -- Approving Special Sign Permit Case #SV19-0001 to Allow an Existing Non-Conforming Multi-Tenant Sign to Expand in Area - Property Located at 2950 N. Belt Line Road - the Catch, Applicant - 2904 Beltline, LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval.

- 45** Ordinance -- Zoning Case #ZC19-0023 - Considering a Zoning Change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) Uses to 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 8,582 Sq. Ft. Located at 2708 West Irving Boulevard - Mariscos La Marea Restaurant, Applicant - GP/Jess Enterprises, LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 46** Ordinance -- Zoning Case #ZC19-0043 - Considering a Zoning Change from C-W (Commercial Warehouse) District to R-6 (Single Family) District - Approximately 0.215 Acres Located at 1825 Parkside Avenue - Frank and Maria Flores, Applicant/Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 47** Ordinance -- Zoning Case #ZC19-0045 - Considering a Zoning Change from ML-20 (Light Industrial) District to S-P-1 (Detailed Site Plan) District for ML-20 (Light Industrial) District Uses - Approximately 1.45 Acres Located at 3245 Royalty Row - Precision Formed Plastics, Applicant - J Jones 3205 Royalty Row, LLC, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 48** Ordinance -- Zoning Case #ZC19-0051 - Considering a Zoning Change from R-MH (Manufactured Home) District to R-6 (Single Family) District - Approximately 0.358 Acres Located at 1819 Etain Road - DH2 Homes, LLC, Applicant/Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 49** Ordinance -- Zoning Case #ZC19-0057 - Considering a Zoning Change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) District and Other Uses to 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), Movie Theater and Related Uses - Approximately 1.58 Acres Located at 8505 Walton Road - Takkar Developers, Applicant - PASMMA Theater, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 50** Ordinance -- Zoning Case #ZC19-0060 - Considering a Zoning Change from 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 to C-N (Neighborhood Commercial) District - Approximately 0.077 Acres Located at 508 N. O'Connor Road - Time Manner Construction, Applicant - Joe Inki Chung, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

3 FY 2019-20 Proposed Budget

- a. Irving Convention and Visitors Bureau (ICVB) Budget

Maura Gast, Executive Director of the Irving Convention and Visitors Bureau (ICVB), detailed the Bureau's proposed budget for the upcoming fiscal year.

- b. Irving Arts Center and Museums Budgets

Todd Hawkins, Executive Director of Arts & Culture, outlined the Irving Arts Center and various city museums' budgets for fiscal year 2019-20.

Jennifer Landry, Director of Museums, provided information on the slave dwelling project and preservation of Bear Creek.

- c. Budget Communications to Residents

Susan Rose, Communications Director, described the various ways the city is advertising and promoting the proposed FY19-20 budget.

- d. City Council Priorities

John Danish requested staff focus on Old Central Fire Station.

Kyle Taylor requested staff focus on Conflans Drainage Project.

Oscar Ward requested staff focus on Lakeside Landing and speeding on Rochelle up to O'Connor

Phil Riddle and Allan Meagher requested another Fire Inspector.

Council recessed at approximately 2:45 p.m.

Council reconvened at approximately 3:06 p.m.

4 Parks and Recreation Master Plan Review

This item was moved to the October 2, 2019 work session meeting.

5 Music Factory Annual Work Plan/Budget and Operations Update

Ken Forsythe, Owner of Sambuca, presented his vision for the restaurant/event center concept opening at the Music Factory and explained how his other locations functioned, and how this one will be completed.

Noah Lazes, President/COO of ARK Group of Irving, Inc., presented an update on the operations of the Music Factory. He also showed a video promoting the Toyota Music Factory.

Brad Kearney, Budget Manager, detailed the Music Factory annual work plan.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071, Section 551.072, and Section 551.087 of the Texas Local Government Code at approximately 4:37 p.m.

- 6** Legal Advice, Real Estate Negotiations, and Economic Development Negotiations - Entertainment Center
Open Meetings Act § 551.071, § 551.072, and § 551.087
- 7** Real Estate Negotiations and Economic Development Negotiations - 313 W. Irving Blvd
Open Meetings Act § 551.087 and § 551.072
- 8** Economic Development Negotiations - Williams Square
Open Meetings Act § 551.087

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