

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
June 25, 2014**

The Irving City Council met in work session June 25, 2014 at approximately 1:08 p.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Beth Van Duyne	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	
Joe Putnam	Irving City Council	Councilman	Present	
Oscar Ward	Irving City Council	Councilman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	
Gerald Farris	Irving City Council	Councilman	Present	
Thomas Spink	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

Mayor Van Duyne called the meeting to order at approximately 1:08 p.m.

The Mayor introduced Chris Hillman, the new City Manager, who officially begins employment with the City of Irving on August 4, 2014, and was here today to observe.

The work session was taken out of order so that many presenters could give their presentations and leave due to the length of the regular agenda. The following order was taken for the work session agenda items:

Item 2 - DART

Item 3 - Heritage Crossing

Item 7 TIF Update

Item 4 Twin Wells Golf Course Update

Item 6 Hispanic Chamber of Commerce Quarterly Update

1 Review of Regular Agenda

1 City Operations Update

On the Spot Awards were presented to Linda Velasquez and Kenneth Bloom in Planning and Zoning Department for their work in redesigning and getting bids for property signs that are required during the zoning change process.

Casey Tate, Capital Improvement Program Director, noted that all lanes on O'Connor are officially open, the South Library progress continues to move forward and the Grauwlyer Road Project is ahead of schedule.

CONSENT AGENDA

- 16** Resolution -- Awarding a Contract to North Rock Construction LLC, in the Amount of \$2,394,867.22 for the Lone Star Trail - Champion Trail Connection Project

Casey Tate, Capital Improvement Program Director, detailed the location of the trail connection and confirmed that the construction is funded through a county grant.

- 20** Resolution -- Approving Agreed Final Judgment - City of Irving V. Oak Villas Apartments, LLC

Janet Spugnardi, Senior Assistant City Attorney, detailed the lawsuit and the positive results and improvements made to the property.

- 24** Resolution -- Approving a First Amendment to the Memorandum of Understanding Between the City of Irving and OliverMcMillan for Development of the City-Owned Land Located at State Highway 114, Loop 12 and State Highway 183

Doug Janeway, Business Affairs Interim Director, discussed the time extension requested by OliverMcMillan and noted that Council has been provided with images of the proposed development, with or without a tennis facility.

Greg Watson, representative with OliverMcMillan, detailed the proposed amenities within the development and the steps needed to move forward.

Council and staff discussed options for extending the MOU and decided to make a recommendation tomorrow at the council meeting when they can take action.

- 25** Resolution -- Resolution Approving Supplemental Conceptual Site Plan for Irving Music Factory

Charles Anderson, City Attorney, advised Council that this item is recommended for discussion in executive session under Legal Advice - Texas Open Meetings Act § 551.071.

- 27** Resolution -- Authorizing the Agreement Between the City of Irving and SMG for Management and Food and Beverage Services for Up to Three, Five-Year Periods for the Irving Convention Center.

Maura Gast, Executive Director of the ICVB, noted that this agreement will not be in effect until October 2015 but event contracting is being planned for after October 2015.

INDIVIDUAL CONSIDERATION

- 35** Resolution -- Authorizing Reimbursement Agreement in an Amount Not to Exceed \$7,895,000 with LG Colinas, LP for Public Infrastructure Improvements Within the Tax Increment Reinvestment Zone No. One

Brad Duff, Treasury Manager, described the reimbursement requests from LG Colinas, LP.

Max Duplant, Chief Financial Officer, confirmed that the agreement clarifies that reimbursement will only be made if funds are available in the TIF No. 1 fund.

- 36** Resolution -- Approving an Economic Incentive Agreement with LG Colinas, LP in the Estimated Amount of \$660,000 Upon Qualification

Brad Duff, Treasury Manager, confirmed that the 380 incentive agreement is contingent on LG Colinas completing all agreed upon infrastructure improvements and taxable sales qualifications.

- 37** Resolution -- Approving a Settlement Agreement with Joe Mapes, Marvin Randle, and Oscar Ward

- 38** Resolution -- Approving a Memorandum of Understanding between the City of Irving and Joe Mapes, Marvin Randle and Oscar Ward Relative to the Development of a Farmers' Market and/or Food Truck Park

Janet Spugnardi, Senior Assistant City Attorney, stated that items 37 and 38 will be discussed in Executive Session.

It was noted that Councilman Oscar Ward abstained from discussion of items 37 and 38.

ZONING CASES AND COMPANION ITEMS

- 39** Resolution -- Approving Sign Variance Case #S1403-0030 to Allow an Additional Pole Sign and Additional Height, Size and Locations to Certain On-Site Directional Signs - Approximately 9.23 Acres Located at 1999 West Airport Freeway - Barnett Signs, Applicant - Toyota of Irving, Owner (Postponed from June 5, 2014)

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval of the variances for only the oversized directional signs, but not the second pole sign.

Several council members noted their support of the applicant's request for the second pole sign.

- 40** Ordinance -- Zoning Case ZC13-0056 - Granting S-P-1 (Detailed Site Plan) for C-C (Community Commercial) Uses with a Variance to the Distance Separation Requirements from a School for the Sale of Alcoholic Beverages for Off-Premises Consumption - Approximately 0.9114 Acres Located at 4125 West Airport Freeway - Hooda Corporation, Inc., Applicant/Owner (Postponed from June 5, 2014)

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends denial per the recommendation of the Planning and Zoning Commission. He also noted that opposition to this case represents 21.11% of the land within 200 feet of the subject property; therefore, a $\frac{3}{4}$ vote will be required to approve this case.

- 41** Ordinance -- Zoning Case #ZC14-0024 and Development Plan DVP14-0002 - Amending the Comprehensive Plan to Change the Recommended Land Use from "Office" to "Low Density Residential", Approving a Development Plan for R-ZLa (Zero Lot Line) Uses and Granting S-P-2 (Generalized Site Plan) for R-ZLa (Zero Lot Line) Uses - Approximately 18.817 Acres Located on Fuller Drive, North of Phelps Drive - Jacobs Engineering Group, Inc., Applicant - Hines Interests Limited Partnership, Owner

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

Council and staff discussed the applicant's request and the amenities that usually accompany a residential neighborhood, such as sidewalks and park land.

- 42** Ordinance -- Zoning Case #ZC14-0026 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 0.2 Acres Located at 2821 Alan-A-Dale - Susan Rogers Garden, 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.

- 43** Ordinance -- Zoning Case #ZC14-0035 - Granting S-P-1 (Detailed Site Plan) for C-C (Community Commercial) Uses Including Auto Sales and Display - Approximately 0.843 Acres Located at 2901 West Airport Freeway - Herring Investments, 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.

2 DART Update and Discussion

Gary Thomas, DART President, presented an update on the progress of the Orange Line and other DART initiatives throughout the metroplex.

3 Heritage Crossing Implementation Update

Scott Polikov, Gateway Planning Group President, updated the Council on the development implementation in the Heritage Crossing district.

Bill Hale, Texas Department of Transportation, discussed how the "Turn-Back" program works in order to turn the highways back over to their cities.

4 Twin Wells Golf Course Update

Chris Hooper, Community Resources Senior Director, introduced Richard Singer representing National Golf Foundation Consulting, Inc., who presented the Council with several options for consideration regarding the Twin Wells Golf Course.

Mr. Singer noted that they are not advocates for any position other than for the council to be able to make decisions based on observations from his and his company's market analysis. Positives of the analysis are location, view and golf layout. Negatives of the analysis are also location, landfill site, and physical condition such as infrastructure (irrigation, turf, paths, equipment, maintenance area, and club house). Various options for improvements to the facility were provided and Mr. Singer left those for council discussion.

Mayor Van Duyne requested this topic be brought back to the next work session for more discussion.

5 Heritage Museum Feasibility Study - Discussion

This item was not discussed; it will be brought forward to a future meeting.

6 Hispanic Chamber of Commerce Quarterly Update

Mary Ann Kellam, Irving Hispanic Chamber of Commerce President, presented the quarterly update on the activities and initiatives of the Hispanic Chamber of Commerce.

7 TIF Project Plan Update - CFBISD

Max Duplant, Chief Financial Officer, described the TIF project the Carrollton-Farmers Branch ISD is planning, utilizing available TIF funds.

Scott Layne, Carrollton-Farmers Branch ISD representative, detailed the various sites proposed for improvement.

EXECUTIVE SESSION

Council convened into executive session pursuant to Sections 551.071 and 551.072 of the Texas Local Government Code at approximately 4:40 p.m.

8 Legal Advice - City of Houston V. Carlson
Open Meetings Act § 551.071

9 Deliberations Related to Sale of Land Banked Property
Texas Open Meetings Act § 551.072

Resolution – Item 25, Resolution Approving Supplemental Conceptual Site Plan for Irving Music Factory
Open Meetings Act § 551.071

Resolution – Item 37, Approving a Settlement Agreement with Joe Mapes, Marvin Randle, and Oscar Ward
Open Meetings Act § 551.071

Resolution – Item 38, Approving a Memorandum of Understanding between the City of Irving and Joe Mapes, Marvin Randle and Oscar Ward Relative to the Development of a Farmers' Market and/or Food Truck Park
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 6:15 p.m.

Council adjourned the work session at 6:15 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary