

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
May 11, 2016**

The Irving City Council met in work session May 11, 2016 at approximately 1:00 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	
Phil Riddle	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	
Wm David Palmer	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

1 City Operations Update

A. Construction Update

Casey Tate, CIP Director, provided an update on the major construction projects throughout the city.

B. Irving Economic Development Partnership Marketing Video

This item will be presented at the Thursday night Council meeting.

2 Review of Regular Agenda

CONSENT AGENDA

- 6** Resolution -- Awarding a Contract to Austin Filter Systems, Inc., in the Amount of \$6,266,872.00 for the Brockbank Channel Improvements Phase 1 Project

Casey Tate, Capital Improvement Program Director, described the Brockbank Channel drainage improvements.

INDIVIDUAL CONSIDERATION

- 33** Resolution -- Adopting Guidelines and Criteria Governing Tax Abatement Agreements

Scott Connell, Economic Development Director, described the tax abatement guidelines, noting that the City has not updated the criteria since 2003.

- 34** Ordinance -- Public Hearing and Designating 36.826 acres of Land Located on Hidden Ridge Drive West of Green Park Drive as Commercial/Industrial Tax Abatement Reinvestment Zone No. 58

Karen Brophy, Senior City Attorney, detailed the requirements to designate the property for the Hidden Ridge Development project as a Tax Abatement Reinvestment Zone.

- 35** Resolution -- Approving a Tax Abatement Agreement Among the City of Irving, Verizon Realty Corp. And Pioneer Natural Resources USA, Inc., for the Hidden Ridge Development Project

Scott Connell, Economic Development Director, outlined the abatement qualifications for Verizon and Pioneer Natural Resources.

Karen Brophy, Senior City Attorney, confirmed that the tax abatement does not begin until all minimum qualifications have been satisfied with a deadline of 2022.

- 36** Resolution -- Approving an Economic Incentive Agreement Between the City of Irving and Pioneer Natural Resources USA, Inc., In An Amount Not to Exceed \$705,000.00 for the Hidden Ridge Development Project

Scott Connell, Economic Development Director, detailed the proposed incentive qualifications with Pioneer Natural Resources related to new and existing jobs and business personal property.

ZONING CASES AND COMPANION ITEMS

- 37** Ordinance -- Zoning Case #ZC15-0079 - Granting S-P-2 (Generalized Site Plan) for FWY (Freeway) and Hotel Uses - Approximately 4.31 Acres Located at 1701 Royal Lane - Mayhill Partners, LP, Applicant/Owner (Postponed from March 31, 2016)

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

Council and staff had a lengthy discussion of extended stay hotels in comparison to apartments, as well as hotel occupancy taxes.

William (Bill) S. Dahlstrom with Jackson Walker, LLP and Bill Chaffee, Vice President, WaterWalk Hotels spoke regarding this development. Mr. Chaffey indicated that their business model is geared toward a corporate traveler needing medium to long term stays. He also clarified that occupants do not sign leases, only screened occupancy agreements.

Leslie Steinert, Operational Manager, WaterWalk Hotels, confirmed that most of the clients come from the direct sales staff. She also described the semi-furnished room option.

- 38** Ordinance -- Zoning Case #ZC15-0096 - Amending the Comprehensive Plan to Change the Recommended Land Use from "Office" to "Medium Density Residential", and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) and R-TH (Townhouse) Uses - Approximately 13.19 Acres Located at 4951, 4961, and 4971 Courtside Drive - JDJR Engineers, Applicant - Max Larsen Revocable Trust, Owner

Ken Bloom, Urban Development Manager, noted that the applicant requested this item be postponed to June 9, 2016.

- 39** Ordinance -- Zoning Case #ZC16-0014 - Granting C-N (Neighborhood Commercial) District Uses - Approximately 0.05 Acres Located at 4070 N. Belt Line Road, Suite #156 - IND, LLC., Applicant - JAH Realty, 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.

- 40** Ordinance -- Zoning Case #ZC16-0015 - Granting S-P-2 (Generalized Site Plan) for C-OU-2 (Commercial Outdoor) Uses - Approximately 24.1 Acres Located at 1251 E Airport Freeway - ClayMoore Engineering, Applicant - Clay Cooley Real Estate Holdings 3, LLC., Owner

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

Council and staff discussed the allowable use of the vacated land.

- 41** Ordinance -- Zoning Case #ZC16-0017 - Granting S-P-1 (Detailed Site Plan) for C-O (Commercial Office) District Uses - Approximately 0.47 Acres at 320 N. O'Connor Road and 220 Virginia Street - JDJR Engineers & Consultants, Inc., Applicant - Easy Freedom Management, Inc., Owner (Postponed from April 14, 2016)

Ken Bloom, Urban Development Manager, noted that the applicant requested this item be postponed to June 9, 2016.

- 42** Ordinance -- Zoning Case #ZC16-0021 - Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) Uses - Approximately 2.22 Acres Located at 1940 Williams Road, and 303, 305 and 309 S. Wildwood Drive - JDJR Engineers, Applicant - Edgar Hubert Peek, 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

- 43** Resolution -- Appointing to the Hospital Authority Board to Fill Four Two-Year Term Expiring June 30, 2018

Shanae Jennings, City Secretary, indicated the request of the Hospital Authority Board to fill a vacant position to the board.

3 Georgia Farrow Recreation Center Renovation Update

Joe Moses, Assistant Director of Parks & Recreation, presented the proposed expansion plans for Georgia Farrow Recreation Center. This expansion includes a second gymnasium, locker rooms and restrooms as well as weight room renovations and accessibility improvements.

Vicki Ebner, Assistant Director of Community Development, described the proposed funding for this project; a Section 108 loan from HUD through the CDBG program the city participates in annually.

4 Long Term Financial Plan Update

Ryan Adams, Assistant to the City Manager, and Jeff Litchfield, Chief Financial Officer, presented the final Long Term Financial Plan report. The report includes findings related to demographics, expenditures, revenues, capital and debt. The presentation also outlined expected challenges through 2030 and recommendations that have been discussed in the Audit & Finance Committee meetings.

Council and staff had a lengthy discussion regarding staff's policy recommendations and future bond proceeds.

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 3:56 p.m.

- 5** Economic Development Negotiations - Verizon Communications, Inc.
Open Meetings Act § 551.087
- 6** Economic Development Negotiations, Real Estate, and Legal Advice – Convention Center Hotel
Open Meetings Act § 551.087, § 551.072, And § 551.071

Council reconvened from executive session at approximately 4:52 p.m.
Council adjourned the work session at 4:52 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary