

MINUTES
Irving City Council Work Session
Wednesday, June 5, 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 June 5, 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	1:09 PM
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	
Kyle Taylor	Irving City Council	Councilman	Present	
Wm David Palmer	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

1 City Operations Update

There was no city operations update at this meeting.

2 Review of Regular Agenda

CONSENT AGENDA

- 7** Ordinance -- Amending Ordinance No. 2018-10104 Providing Budget Adjustment #6 to the 2018-19 Fiscal Year Budget

Bret Starr, Finance Director, outlined the proposed budget amendments.

- 8** Resolution -- Denying Oncor Electric Delivery Company LLC's Application for Approval of a Distribution Cost Recovery Factor to Increase Distribution Rates

Jon Weist, Legislative Officer, described the process to deny Oncor's application for a rate increase.

- 13** Resolution -- Authorizing Preliminary Action for the City of Irving, Texas General Obligation Refunding and Improvement Bonds, Series 2019 and Tax Note, Series 2019 in the Estimated Amount of \$51,000,000 and \$1,600,000 Respectively

Jeff Litchfield, Chief Financial Officer, presented items 13-15 related to authorizing preliminary action for the 2019 bond sales.

- 14** Resolution -- Authorizing Preliminary Action for the City of Irving, Texas Waterworks and Sewer System New Lien Revenue Refunding and Improvement Bonds, Series 2019 in the Estimated Amount of \$26,100,000

- 15 Resolution -- Authorizing Preliminary Action for the City of Irving, Texas Hotel Occupancy Tax Revenue Refunding Bonds, Series 2019 in the Estimated Amount of \$38,000,000
- 53 Ordinance -- Authorizing the Dedication of a Lien on the Georgia Farrow Recreation Center to Secure the City's Repayment Obligations on Its Section 108 Loan Agreement with the U.S. Department of Housing and Urban Development; and Enacting Other Provisions Incident and Relating to the Subject.

Kuruvilla Oommen, City Attorney, clarified the lien process as part of the Georgia Farrow Recreation Center improvement project and the Section 108 loan agreement with the U.S. Department of Housing and Urban Development.

ZONING CASES AND COMPANION ITEMS

- 55 Ordinance -- Zoning Case #ZC18-0090 - Comprehensive Plan Amendment Changing the Recommended Land Use from "Business District" to "Commercial Corridor", and Granting C-OU-2 (Commercial Outdoor) District - Approximately 0.92 Acres Located at 2334 Penn Street - Yana Gladtskova, Applicant/Owner (Postponed from April 4, 2019)

Ken Bloom, Urban Development Manager, noted the applicant has requested this item by postponed to August 1, 2019.

- 56 Ordinance -- Zoning Case #ZC19-0012 - Granting 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 - Approximately 2.62 Acres Locate at 3215 Regent Boulevard - Cross Engineering Consultants, Applicant - Front Burner Restaurants, 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.

- 57 Ordinance -- Zoning Case #ZC19-0019 - Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 0.3 Acres Located at 2805 W. 18Th Street - JDJR Engineers and Consultants, Inc., Applicant - ZKB Properties, Owner

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

- 58 Ordinance -- Zoning Case #ZC19-0020 - Granting 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 - Approximately 0.0471 Acres Located at 3311 Regent Boulevard - Burgerim C/O Salvam Properties, Applicant - Mori's Engineering, Owner

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

- 59** Ordinance -- Zoning Case #ZC19-0022 - Granting S-P-2 (Generalized Site Plan) District for C-OU-2 (Commercial Outdoor) Uses - Approximately 2.14 Acres Located at 2200 Carl Road - Claymoore Engineering, Applicant - Clay E. Cooley, Owner

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

- 60** Ordinance -- Zoning Case #ZC19-0031 - Granting HCD-CMU (Heritage Crossing District - Corridor Mixed Use Subdistrict) Uses - Approximately 1.79 Acres Located at 300 S. O'Connor Road - Robert S. Romano, Applicant/Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval; the recommendation of the Planning and Zoning Commission. Staff has not received any responses in support and has received 12 responses in opposition to this request. The opposition represents 54.61% of the land within 200 feet of the subject property. Since this is more than 20%, a $\frac{3}{4}$ vote is required for approval.

- 61** Ordinance -- Zoning Case #ZC19-0033 - Granting 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), Theater and General Event Uses with a Variance to the Distance Separation Requirements from a Church - Approximately 0.3994 Located at 222 E. Irving Boulevard - Mainstage Irving, Applicant - City of Irving, Owner

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

3 Capital Improvement Program Five-Year Plan

Pat Lamers, Assistant Director of Capital Improvement Program, outlined the Capital Improvement Program Five-Year Plan.

4 Tax Increment Reinvestment Zone (TIF) No. 1 Project and Financing Plan

Jeff Litchfield, Chief Financial Officer, presented the Tax Increment Reinvestment Zone (TIF) No. 1 Project and Financing Plan.

5 Vehicle and Equipment Replacement Fund (VERF)

Jeff Litchfield, Chief Financial Officer, described the Vehicle and Equipment Replacement Fund (VERF) and how the city uses lease purchase agreements to stabilize the fund.

EXECUTIVE SESSION

Council recessed at approximately 1:55 p.m.

Council reconvened at approximately 2:04 p.m.

Council convened into executive session pursuant to Section 551.071 and Section 551.072 of the Texas Local Government Code at approximately 2:04 p.m.

- 6** Real Estate Negotiations - Entertainment Center
Open Meetings Act § 551.072
- 7** Legal Advice - City of Irving V. the Hanover Insurance Company, Et Al.
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 3:09 p.m.

Council adjourned the meeting at 3:10 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary