

IRVING CITY COUNCIL
SPECIAL MEETING
August 22, 2007

The Irving City Council met in special session August 22, 2007 at noon. The following members were present:

Council members

Thomas D. Spink
Allan E. Meagher
Lewis Patrick
Rose Cannaday
Rick Stopfer
Sam Smith

Councilwoman Van Duyne and Councilman Philipp were not in attendance.

Mayor Gears called the meeting to order at noon.

1 DISCUSSION: Presentation By Delbert McDougal On Development Plan for South Irving

Managing Director Leininger introduced Mr. McDougal and the development project.

Mr. McDougal presented a status report that consisted of a preliminary land use plan, development strategy and the phasing plan. He did note that this plan focuses mainly on commercial property with very little disturbance to the existing single-family areas.

Councilman Patrick noted that the proposed development could increase the population in the area and could impact the schools.

Mr. McDougal stated that contact with the superintendent of the school district has been made and meetings will come in the near future to discuss new school locations.

Councilman Smith questioned what the intended demographics are.

Mr. McDougal described the development encompassing a wide variety of people, including senior-citizen housing, upgraded single-family as well as multi-family housing geared toward the young professional or middle-aged, established group looking for a lifestyle, not just an "apartment".

Councilwoman Cannaday noted her interest in the architecture and design in the proposed plan and having an "old town" style as opposed to a modern look. She also stated her concern for the existing businesses, such as Joe's Coffee Shop, and if they were factored into the plan. She asked if new store fronts would be required.

Mr. McDougal stated that his plan is to stay with the "Heritage image". He recommended implementing design guidelines to control the development style. He also clarified that the stand-alone buildings in certain parts of the development area are not part of the initial phase.

Councilman Smith asked Mr. McDougal's specific plans for Main Street.

Mr. McDougal clarified that the proposed development would completely change Main Street, as the original buildings will be demolished.

2 DISCUSSION: Report on Status Of Brimer Election Currently Under Consideration By The City Council

Managing Director Leininger described the taxes authorized with the proposed "Brimer" Election. This would include a hotel occupancy tax, admissions tax and/or parking taxes to fund a performance venue, i.e. Convention Center Complex.

Councilman Smith asked what determines the optimum size of the venue.

Managing Director Leininger stated that the amount of outside developer participation is a determining factor in the venue size but seating for 2,000 to 2,500 is economically feasible at this time.

Mayor Gears clarified that a performance venue would be a compliment to the Convention Center and this tax would be used to support the tourism industry.

Managing Director Leininger noted a change in the size of the site area due to TxDOT and DART right-of-way requirements. The Convention Center would be moved to the north and parking on the western side.

EXECUTIVE SESSION

City Attorney Anderson read the Mayor and Council into Executive Session at 1:21p.m.

- 3 **DISCUSSION:** Section 551.071 Consultation With Attorney
- 4 **DISCUSSION:** Section 551.087 Deliberations Regarding Economic Development Negotiations
- 5 **DISCUSSION:** Section 551.072 Real Property

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 2:24 p.m.

OPEN SESSION

- 6 **Resolution No. 8-22-07-328 --** Consideration And Action To Adopt A Policy For Strategic Acquisition Of Properties In Targeted Areas

Mayor Gears read into record the resolution.

Councilman Smith moved to approve the resolution. Seconded by Councilman Patrick, the motion was approved by a vote of 7-0.

- 7 **DISCUSSION:** Consideration And Action On Other Items Arising Out Of The Matters Discussed In Executive Session

No action was taken

The meeting adjourned at 2:26 p.m.

Herbert A. Gears, Mayor

ATTEST:

Janice Carroll, TRMC
City Secretary