

MINUTES
Irving City Council Work Session
Thursday, September 17, 2020 at 1:00 PM
City Hall, First Floor, Council Conference Room
825 West Irving Boulevard, Irving, TX 75060

The Irving City Council met in work session on September 17, 2020 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	Absent	
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 Citizen Comments on Items Listed on the Agenda

No one signed up to speak at this meeting.

2 City Operations Update

- COVID-19 Update and City Response

Jason Carriere, Emergency Management Coordinator, presented an update on the COVID-19 pandemic and the City's response.

- Hurricane Laura Update and City Response

Jason Carriere, Emergency Management Coordinator, presented an update on Hurricane Laura and how the City assisted evacuees with temporary housing and other essential needs in Irving hotels.

- CARES Act Funding Update

Tony Cao, Assistant to the City Manager, described how the CARES Act funding has been used by the City to reimburse for COVID-related city expenses.

Imelda Speck, Economic Development Project Manager, confirmed that franchised small businesses were ineligible in the current program.

- 2020 Bond Sale

Marti Shew with Hilltop Securities, reviewed the results of the 2020 Bond Sale.

Council and Ms. Shew discussed the timing of bond sales and interest rates.

3 Legal Framework for Zoning Board of Adjustment

Janet Spugnardi, Deputy City Attorney, outlined the legal framework of the Zoning Board of Adjustment. The presentation included the differences between the Planning and Zoning Commission and the Board of Adjustment (BOA), the quasi-judicial nature of the BOA, the authority and powers of the BOA, and meeting and appellate procedures.

Council and staff discussed staff's recommendation to consider carports under the special exception provision and whether to move certain types of variances from City Council consideration to the Board of Adjustment.

It was noted that additional information can be provided in Executive Session.

4 Entertainment Center Operations Update

Noah Lazes, President of ARK Group of Irving, presented an update on the Entertainment Center operations and provided information on various restaurants on the property.

5 Review of Regular Agenda

2 Ordinance -- Adoption of the 2020-21 City of Irving Fiscal Year Budget

Council and staff discussed additional reductions in expenditures to lower the tax rate.

Councilmen Ward, Palmer, Riddle, and Danish noted their support of a lower tax rate.

Councilmen Zapanta, Taylor, and Meagher noted his support of keeping the current tax rate.

Mayor Stopfer stated the need to have continued discussions on the budget and personnel costs monthly.

Chris Hillman, City Manager, reviewed the various expenditure reduction options throughout the budget, program expansions, and noted his anticipation of lowered property values next year which would reduce City revenues.

3 Ordinance -- Setting the 2020 Tax Rate and Levying the Tax as Required by the State of Texas Property Tax Code

Council discussed reducing the proposed tax rate of \$0.5941 by a \$0.01 or \$0.005.

ZONING CASES AND COMPANION ITEMS

- 26** Ordinance -- Zoning Case ZC20-0038 - Considering a Proposed Zoning Change from R-MF-2 (Multi-Family) District to S-P-2 (Generalized Site Plan) District for R-3.5 (Two-Family) District Uses - Approximately 1.03 Acres Located at 1111 Hilltop Dr - Martin Doan, Applicant; Martin Doan and Binh Nguyen, Owners

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.

- 27** Ordinance -- Zoning Case ZC20-0042 - Considering a Proposed Zoning Change from C-W (Commercial Warehouse) Uses to S-P-1 (Detailed Site Plan) District for C-OU-2 (Commercial Outdoor) Uses - Approximately 0.42 Acres Located at 3411 Conflans Rd - DeVoe Land Consultants, Applicant; Bayshore Group, Inc, 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.

- 28** Ordinance -- Zoning Case ZC20-0043 - Considering a Proposed Zoning Change from S-P-1 (Detailed Site Plan) for C-C (Community Commercial) District Uses to S-P-1 (Detailed Site Plan) for C-C (Community Commercial) District Uses with a Variance to the 300-Foot Distance Requirement Required Between a School and an Establishment that Sells Alcohol for Off-Premises Consumption - Approximately 2.87 Acres Located at 5140 N. Belt Line Rd - Murphy Oil USA, Inc, Applicant; 5140 N. Belt Line LLC, Owner; Martin Frost & Hill, Agent (Postponed from August 20, 2020)

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

Steve Reed, Planning & Community Development Director, provided history on staff discussions with the applicant during development.

- 29** Ordinance -- Zoning Case ZC20-0046 - Considering a Proposed Zoning Change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) Uses to S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) Uses - Approximately 20.45 Acres Located at 1635 Market Place Blvd - Kimley-Horn, Applicant; Wal-Mart Real Estate Business Trust, Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, noted that the applicant has requested postponement to October 8, 2020.

- 30** Ordinance -- Zoning Case ZC20-0048 - Considering a Proposed Zoning Change from S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 6.2238 Acres Located at 1, 2, 3, 4, 6, 8, 11, 12 & 1525 Hardrock Rd and 1525 Wildbriar Rd - JDJR Engineers & Consultants, Inc., Applicant; Hamra Holdings, LLC, Thundil Ansari Faizal & Karim Suhana, Wildbriar Lakeside Homeowners, Iqbal & Safia Memon, Blake & Gayle Bloomfield, Owners

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.

EXECUTIVE SESSION

Council convened into executive session pursuant Section 551.087 and Section 551.071 of the Texas Local Government Code to discuss the below items, work session item 3, and item Nos. 2, 3, 4, and 28 on the regular agenda at approximately 4:07 p.m.

- 6** Economic Development Negotiations - Project Homecoming –
Open Meetings Act § 551.087
- 7** Economic Development Negotiations - Project Own the Home –
Open Meetings Act § 551.087

Council reconvened from executive session at approximately 5:27 p.m.

Council adjourned the meeting at 5:27 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary