

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
July 10, 2013**

The Irving City Council met in work session July 10, 2013 at approximately 1:05 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	
Rose Cannaday	Irving City Council	Councilwoman	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

1 Review of Regular Agenda

CONSENT AGENDA

13 Resolution -- Approving an Economic Incentive Agreement Between the City of Irving and Trader Joe's in the Estimated Amount of \$3,052,860 Upon Qualification

14 Resolution -- Approving an Economic Incentive Agreement Between the City of Irving, Texas and Trader Joe's on "Freeport" Eligible Property in the Estimated Amount of \$429,000 Upon Qualification

Jonathan Bazan, Business & Civic Affairs Director, described the incentive agreements for Trader Joe's to move their distribution center to Irving, noting there was a lot of competition from surrounding cities.

John Bonnot, Greater Irving-Las Colinas Chamber of Commerce Director, detailed the investment coming into the city with the warehouse occupancy.

16 Resolution -- Authorizing Reimbursement Payment in the Amount of \$6,229,027 to the City of Irving for Capital Infrastructure Improvements Within PDU 3 of the Tax Increment Reinvestment Zone No. One

Max Duplant, Chief Financial Officer, stated this reimbursement was approved by the TIF No. 1 board.

19 Resolution -- Approving Change Orders to Motorola Solutions, Inc., for the Citywide Communications Project

Shane Burton, Assistant Director of IT, described the various changes needed in the communications infrastructure project.

Council and staff discussed the improvements in wireless communication available during an emergency event.

- 25** Ordinance -- An Ordinance Authorizing the Issuance of City of Irving, Texas General Obligation Bonds, Series 2013, Levying a Tax in Payment Thereof; Awarding the Sale Thereof, Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance
- 26** Ordinance -- An Ordinance Authorizing the Issuance of City of Irving, Texas, Waterworks and Sewer System New Lien Revenue Improvement Bonds, Series 2013; Awarding the Sale Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance
- 27** Ordinance -- An Ordinance Authorizing the Issuance of City of Irving, Texas, Municipal Drainage Utility System Revenue Bonds, Series 2013, Providing for the Award of Sale Thereof; Providing for the Security and Payment of Said Bonds; Approving the Official Statement; Approving the Execution and Delivery of a Paying Agent/Registrar Agreement; and Enacting Other Provisions Relating Thereto

Max Duplant, Chief Financial Officer, listed the various projects that will be funded with these bonds. She noted that the bonds will be based on competitive sale and presented at the regular council meeting on Thursday.

ZONING CASES AND COMPANION ITEMS

- 28** Resolution -- Approving Final Plat - PL13-0025 - Hackberry Creek Estates Tract III, Phase II, Sector 20, 2nd Revision - Approximately 0.657 Acres Located at 7242 Native Oak Lane - TerraCorp Associates, Applicant - John Garner, Owner

Ken Bloom, Chief Planner, presented the applicant's request.

- 29** Ordinance -- Zoning Case #ZC12-0018 - Granting TOD (Transit Oriented Development) - Approximately 27.7 Acres Located at the Northeast and Southeast Corners of Lake Carolyn Parkway and West Las Colinas Boulevard - Tract 10 Properties LP & Fram Building Group, Applicant/Owner

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

Council and staff discussed the proposed retail plan and the use of the property adjacent to Lake Carolyn.

Dan Vedral, Traffic & Transportation, confirmed that shuttle service is already available around the Urban Center.

Council recessed at approximately 1:40 p.m.

Council reconvened at approximately 1:47 p.m. and convened into Executive Session. Staff will resume the work session at item number 30 after the executive session.

Councilman Meagher and Councilman Spink left after the Executive Session.

Staff resumed the work session at approximately 4:37 p.m.

- 30** Ordinance -- Zoning Case #ZC13-0011 - Amending the Comprehensive Plan to Change the Recommended Land Use to Low Density Residential, Amending the Master Thoroughfare Plan to Realign Cabell Drive and Remove Proposed Extensions of Commerce Drive and Campus Circle Drive West, and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 75.79 Acres Located on the Southeast Corner of State Highway 114 and Belt Line Road - Hines Interests Limited Partnership - Applicant/Owner

Danny Opitz, developer, presented the zoning request.

- 31** Ordinance -- Zoning Case #ZC13-0013 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) and Brewery Uses - Approximately 2.064 Acres Located at 1500 Market Place Blvd. - Front Burner Restaurants, LP, Applicant - BRE DDR Marketplace LLC, Owner

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

- 32** Ordinance -- Zoning Case #ZC13-0015 - Amending the Comprehensive Plan to Change the Recommended Land Use from Office and Retail to Mixed Uses - Approximately 65 Acres Located at State Highway 161, Las Colinas Boulevard and Fluor Drive - Hines Interests Limited Partnership, Applicant - Prudential II Las Colinas, LLC, Owner

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

- 33** Ordinance -- Zoning Case ZC13-0016 - Granting S-P-1 (Detailed Site Plan) for C-C (Community Commercial) Uses - Approximately 0.983 Acres Located at 609 West Airport Freeway - JDJR Engineers & Consultants, Inc., Applicant - Feizy Properties, Ltd., Owner

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

SUPPLEMENTAL AGENDA

- 35** Resolution -- Approving Settlement of a Lawsuit with Las Colinas Group, LP
- 36** Resolution -- Approving the Entertainment Center Development Agreement Between the City of Irving and Irving Music Factory, LLC
- 37** Resolution -- Amending the Tax Increment Reinvestment Zone No. 1 Property Owner/Company Reimbursement Policy

It was noted that these items will be postponed based on Executive Session discussion.

2 Council Rules of Procedure

Charles Anderson, City Attorney, noted that the Rules of Procedure was amended in January 2013 with the caveat to bring it before Council after 180 days for additional review.

Council requested to bring this item back to the next meeting instead of discussing it at this time.

3 High Speed Rail Update (Requested by Mayor Van Duyne)

This item was postponed.

4 Discussion--City Manager Search Process and Request for Proposals (Requested by Mayor Van Duyne)

Council requested RFQ's be brought back to the first meeting in August and that the council be provided the names of all the search firms who submitted RFQ's.

5 Personnel--Irving DART Board Representative (Requested by Mayor Van Duyne)

The existing DART Board Chairman, John Danish, is now serving on Council as the District 1, Single Member District Councilperson. State law allows for the Councilman to serve concurrently on DART and on Council so long as he is not receiving money for the DART meetings. Council will readdress this issue when his term as Chairman

expires, which is in October 2013. At that time they will discuss a replacement for Mr. Danish.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071 and Section 551.087 of the Texas Local Government Code at approximately 1:47 p.m.

- 6** Economic Development - Entertainment Venue Negotiations Update
Open Meetings Act §551.071 and §551.087

Council reconvened from executive session at approximately 4:20 p.m.

Council adjourned the work session at 5:13 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary