

**IRVING CITY COUNCIL**  
**WORK SESSION**  
**September 5, 2007**

The Irving City Council met in work session September 5, 2007. The following members were present:

**Council members**

Thomas D. Spink  
Beth Van Duyne  
Allan E. Meagher  
Lewis Patrick  
Rose Cannaday  
Rick Stopfer  
Sam Smith  
Joe Philipp

Mayor Gears called the meeting to order at 2:20 pm.

**1 DISCUSSION:** Regular Agenda

**8 City Manager's Report**

City Manager Gonzalez deferred the report to the regular meeting and yielded his time to the Chamber of Commerce.

Chamber of Commerce President Chris Wallace introduced the representative for Anjelou Economics. The representative gave a presentation regarding a return on investment analysis contracted by the Chamber of Commerce. This report included a target market analysis concerning the Irving Economic Development Partnership projects and the economic impacts involved.

Councilwoman Van Duyne requested a Chamber analysis report detailing the impact per year with background figures.

Councilman Philipp requested information on the current proposed Chamber budget for the Council.

City Manager Gonzalez stated the Chamber budget information will be available in writing today.

Councilman Philipp noted his concern with the sign ordinance as stated in the Manager's Report. He requested that the ordinance include the removal of vacant pole signs. He also noted his concern regarding carport issues and would like staff to address this in the near future.

City Manager Gonzalez stated the Inspections Department and the City Attorney's Office are working on an ordinance regarding dilapidated signage with a focus on major corridors such as Belt Line Rd and Loop 12.

He noted that the main focuses for staff include multi-family housing complexes, vacant buildings, and signage.

Councilwoman Van Duynes requested a discussion item concerning the color pallet issue.

City Manager Gonzalez noted that he will bring the issue back at a future worksession.

- 24** Resolution -- Ratifying The Emergency Award Of A Contract To Baird, Hampton & Brown, Inc. For Electrical Design Services For The Emergency Replacement Of The Electrical Distribution System And Uninterrupted Power System (UPS) At The Criminal Justice Center Computer Room

Managing Director Leininger noted that this resolution is the second of a two – step process, and the first step took place in the Special Meeting held earlier.

- 31** Resolution – Preliminary/Final Plat – Northgate Valley View 2nd Revision – A 41.948 Acre Tract Located On The Northeast Corner Of Northgate Drive And Valley View Lane – Wier & Associates, Applicant

Managing Director Paul Gooch described the City's property and described where the shelter and dog park will be located. He noted that the staff will bring to the Council schematic designs in the fall and draft points on the proposed agreement with the DFW Humane Society will be included at the next worksession.

- 32** Ordinance – Zoning Case #5637 – Granting S-P-1 (Detailed Site Plan) For A Wireless Telecommunications Tower And Related Uses – An Approximately 1.062 Acre Tract Located At 3207 West Pioneer Road – MetroPCS, Applicant

Senior Planner, Kenneth Bloom presented the case and noted that the proposed tower would co-locate with the IISD communication equipment and result in the removal of a taller tower on the property.

Councilwoman Van Duynes asked if staff would consider notifying residents outside the required 200 feet area that could still be affected by the structure.

- 33** Ordinance -- Zoning Case ZC07-0028 -- Granting S-P-2 (Generalized Site Plan) For R-6 (Single Family) District Uses -- An Approximately 0.18 Acre Tract Located At 1100 Garden Isle -- Kinh Duc Nguyen, Applicant **(Postponed From The August 16, 2007, City Council Meeting)**

Senior Planner, Kenneth Bloom presented the case and described the alternate parking compromise proposed.

Councilwoman Cannaday noted her concern regarding the vehicles backing-out and the design proposed creates the necessity of stacking the vehicles.

Councilman Meagher requested a stipulation to the ordinance limiting the driveway surface material to concrete to reduce erosion.

After lengthy discussion concerning the functionality of the proposed driveway, Councilman Smith noted the possible need for the City of Irving to require a paving permit for future cases.

Councilwoman Van Duyne suggested adding an entrance off MacArthur Blvd. to the rear of the property to maintain the landscaping in the front.

Manager of Urban Development, Steven Reed noted his concern with multiple driveways opening onto MacArthur Blvd. and the traffic issues it would create.

The Council agreed to discuss this more at the regular meeting.

- 35** Ordinance -- Zoning Case #ZC07-0035 -- Granting TOD (Transit Oriented Development) District Uses -- An Approximately 14.67 Acre Tract Located On The South Side Of North O'Connor Road, East Of East Las Colinas Boulevard -- Lions Gables Realty, LP And Dallas County Utility And Reclamation District, Applicants

Managing Director David Leininger noted that he will present a report on the finance package for this project on September 20, 2007 and stated that the ground breaking will occur in a few weeks.

Councilman Patrick noted his concern regarding "head-in" parking off of O'Connor Blvd. and the traffic concerns.

Managing Director Leininger said that the street design proposed accommodates the necessity that vehicles back out into the street.

Mayor Gears questioned the taxable value of the project.

Managing Director Leininger stated that the project would add \$300 million to the tax roll.

- 36** Resolution -- Approving An Amendment To The Agreement Between The City Of Irving And Comerica Bank In Regard To A Note Purchase And Indemnification Agreement Associated With A Line Of Credit Between Comerica Bank And The McDougal Companies

Managing Director Leininger described the increase in the note purchase, the terms of agreement, and the City's responsibility.

Councilman Spink noted is concern about the City losing money if a default occurs and his concern regarding a petition from residents that oppose this project.

Managing Director Leininger explained that the property owners are not obligated to sell and that the City of Irving will not use eminent domain to promote this development.

Councilman Philipp suggested that the development focus on the Transit Oriented Development area and noted that the City has the use of zoning restrictions to regulate the land uses.

Councilwoman Cannaday requested a visual presentation from the developer on the proposed architecture at a future meeting.

Councilwoman Van Duyne stated that a Communications Council Committee meeting should be held next week to give Delbert McDougal an opportunity to present his project ideas to the property owners as well as the general public.

Councilman Smith noted the need for an aggressive and clear plan to present to all interested parties.

Councilwoman Van Duyne stated that there will be a Communications Committee meeting on Tuesday at 11:30 am in the Council Chambers to further discuss this issue.

**2 DISCUSSION: Multi-Family Update**

Environmental Services Manager Teresa Adrian presented a status report on several apartment complexes and the progress Code Enforcement and the Building and Standards Commission have made. The presentation also included a map that identifies the multi-family complex locations and risk levels.

Councilman Philipp questioned the amount of civil penalties that have been imposed to date and suggested more aggressive penalties be imposed.

**3 DISCUSSION: Landfill Compliance Review Findings**

Solid Waster Services Manager Brenda Haney presented the review of the Hunter Ferrell Landfill's operation and compliance history.

Councilman Smith requested that the findings be included in the City Manager's report at the regular meeting.

Councilman Spink asked for a copy of the independent review to help inform the residents.

**4 DISCUSSION: Ambulance Fees**

Chief Mario Molina presented the Fire Departments EMS overview which included numbers of treated and transported citizens and the proposed changes to the rate structure.

Councilman Meagher asked if every call was to be charged for consumables.

Chief Molina stated that only transported citizens could be charged for consumables in the proposed plan.

Councilwoman Van Duyne noted her concern regarding the 51% collection rate and asked if he had figures on the subject of repeat callers.

Chief Mario Molina stated that the current tracking system does not give that data but the proposed plan will have that option.

**5 DISCUSSION:** Final Review - Beautification and Enhancements for MacArthur Corridor

Managing Director Paul Gooch presented, and the Council agreed with the proposed construction and implementation.

The meeting adjourned at 5:30 p.m.

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Herbert A. Gears, Mayor

ATTEST:

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Janice Carroll, TRMC  
City Secretary