

**IRVING CITY COUNCIL**  
**WORK SESSION**  
**November 14, 2007**

The Irving City Council met in work session November 14, 2007. The following members were present:

**Mayor**

Herbert A. Gears

**Council members**

Thomas D. Spink  
Rose Cannaday  
Allan Meagher  
Rick Stopfer

Councilman Joe Philipp, Councilman Lewis Patrick, Councilwoman Beth Van Duyne and Councilman Sam Smith were not in attendance.

Mayor Gears called the meeting to order 12:10 pm.

**1 DISCUSSION:** Regular Agenda

The Council reviewed the agenda and the following directions were noted.

**1** City Manager's Report

City Manager Gonzalez deferred the report to the regular meeting.

**8** Resolution – Awarding A Bid To Northstar Construction, Inc. In The Net Amount Of \$2,292,000.00 For The Construction Of The Sam Houston Trail Park, Phase I Development Project

Councilman Stopfer asked for a presentation on this item tomorrow evening as it is a significant park project.

Managing Director Paul Gooch agreed to do so.

**15** Resolution – Renewal Of Proposal And Approval Of Amendment No. 2 With TRISTAR Management For Claims Administration And Risk Management Services

Councilman Spink asked for a presentation on this item.

Human Resources Manager Ike Obi reviewed the renewal and amendment to this contract and noted that this amendment does not create additional costs but combines services under one contract.

Councilman Spink commended this action and noted that it will be beneficial next year.

- 20** Ordinance -- Zoning Case ZC07-0051 -- Granting S-P-1 (Detailed Site Plan) For R-AB (Restaurant With The Accessory Use Of The Sale of Alcoholic Beverages for On-Premise Consumption) Uses -- An Approximately 0.96 Acre Tract Located At 2849 West Airport Freeway -- Los Lupes Restaurant, Owner/Applicant

Senior Planner Kenneth Bloom presented the applicant's case.

Councilwoman Cannaday asked if the property owners were aware of the Highway 183 expansion plans.

Senior Planner Kenneth Bloom stated that the applicant was aware but would like to remodel to use area until relocation is needed.

- 21** Ordinance -- Zoning Case ZC07-0052 -- Granting S-P-2 (Generalized Site Plan) For C-O (Commercial Office), Assisted Living Facilities, Independent Living Facilities, Independent Living Facilities For Senior Citizens, And Other Similar Uses -- A 4.9391 Acre Tract Located On The North Side Of Kinwest Parkway At Parkridge Boulevard -- Kinwest Realty Management, Applicant

Senior Planner Kenneth Bloom state that a letter requesting postponement to the next meeting has been received from the applicant today.

- 22** Ordinance -- Amending The Comprehensive Plan To Change The Recommended Land Use From Single Family - Low Density Residential To Light Commercial And Granting C-OU-2 (Commercial Outdoor) District In Zoning Case ZC07-0054 -- An Approximately 0.44 Acre Tract Located At 1427 East Shady Grove Road -- Natanael And Milagro Trubio, Applicant

Senior Planner Kenneth Bloom presented the case, and advised that a three fourths vote of the entire Council is required.

Councilwoman Cannaday stated that she would not be in support of this request as it does not support the City's Comprehensive Plan.

Mayor Gears directed staff to advise the applicant that this request may not be approved by the Council.

- 23** Ordinance -- Amending The Comprehensive Plan To Change The Recommended Land Use From Retail To Light Commercial And Granting S-P-1 (Detailed Site Plan) For Automobile Sales And Display, New Or Used Cars And Trucks, In Zoning Case ZC07-0058 -- An Approximately 1.721 Acre Tract Located At 1313 West Airport Freeway -- Winstead PC, Applicant

Senior Planner Kenneth Bloom presented the applicant's case and noted that the State Highway 183 expansion will not impact the property.

Councilwoman Cannaday requested details on the plan for this corridor expansion.

Urban Development Manager Steven Reed stated that the current Comprehensive Plan recommends retail but a corridor plan will be created.

Managing Director David Leininger stated that the Council will be presented with an extensive Comprehensive Plan update recommendation in the spring.

Councilman Cannaday asked if the applicant agreed to all of staff stipulations would they have recommended approval of this use.

Mr. responded that staff would have still recommended denial.

- 25** Ordinance -- Canvassing The Returns And Declaring The Results Of The Special Election Authorizing Admissions, Parking, And Hotel Occupancy Taxes Pursuant To Chapter 334, Texas Local Government Code Held On Tuesday, November 6, 2007

City Secretary Janice Carroll noted that the canvassing document from Dallas County has just been completed and will be provided to the Council for canvassing tomorrow evening.

- 26** Resolution -- Authorizing The City Of Irving To File A Lawsuit To Remove Outside Storage At 2408 Brockbank Drive, Irving, Texas

Code Enforcement Director Teresa Adrian described the resolution and noted that photographs will be presented to the Council at the regular meeting.

- 28** Committee And Liaison Report/Meetings

City Manager Gonzalez noted that the Audit and Finance Committee will meet before the end of the year.

- 2** **DISCUSSION:** Eyes on Irving Customer Service Initiatives

Customer Service Director Pat Nicks presented the proposed initiative and described the policy as a way to streamline efforts by having an opportunity for employees in the field to call in non-emergency problems to a main number.

**3 DISCUSSION: Community Outreach Initiatives Update**

Community Outreach Manager Susan Rose described the inquiry process, health education programs, and the neighborhood associations and town hall meetings policy.

Councilwoman Cannaday commended the Corporate Communications Department for the efforts.

**4 DISCUSSION: Building and Standards Update**

Code Enforcement Director Teresa Adrian and Deputy City Attorney Brenda McDonald presented updates on several Building and Standards Commission cases which included Kings Manor, Spanish Trace, Airport Inn, Chivas Square Apartments and Villa Martinique.

**5 DISCUSSION: Quiet Zone Update**

Public Works Director Jim Cline presented this status report to the Council.

The Council commended the Public Works Department for their efforts and involvement in the federal legislative process which has allowed the City to take the lead in the installation of these quad gates thereby eliminating the need for trains to use their horns as a warning device within the City.

**EXECUTIVE SESSION**

City Attorney Charles Anderson read the Mayor and Council into Executive Session at 1:38 p.m.

**6** Texas Stadium

**7** Lawsuit – Benavides v. City of Irving

**8** Lawsuit – Texas Lunch Box v. City of Irving

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 2:47 p.m.

The meeting adjourned at 2:48 p.m.

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Herbert A. Gears, Mayor

ATTEST:

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Janice Carroll, TRMC

City Secretary