

**IRVING CITY COUNCIL  
WORK SESSION  
February 6, 2008**

The Irving City Council met in work session February 6, 2008. The following members were present:

**Mayor**

Herbert A. Gears

**Council members**

Thomas D. Spink

Rose Cannaday

Allan Meagher

Rick Stopfer

Joe Philipp

Lewis Patrick

Beth Van Duynes

Sam Smith

Mayor Herbert Gears called the meeting to order at 12:00 pm.

- 1 DISCUSSION:** Review Of Regular Agenda  
The Council reviewed the agenda and the following directions were noted.
- 1** City Manager's Report  
City Manager Gonzalez deferred the Manager's Report to the regular Council meeting.
- 8** Resolution -- Approving A Sales Contract For The Acquisition Of 5.411 Acres Of Land Located At The Southeast Corner Of Rochelle Boulevard And Northgate Drive -- Littlejohn Farina J. V., Property Owner  
Councilman Joe Philipp asked for a review of this contract.  
Managing Director Paul Gooch clarified the terms of the agreement between the City and the Las Colinas Association and noted that the Las Colinas Association will maintain the property.
- 11** Resolution -- Approving A Settlement Of A Lawsuit With Shin Ho "Sam" Kim D/B/A Texas Lunch Box  
Councilman Philipp requested a briefing.  
City Manager Tommy Gonzalez described the history of the code enforcement issues on the property and advised that this case will also be discussed in Executive Session.
- 17** Ordinance -- First Reading -- Approval Of Atmos Energy Corporation, Mid-Tex Division, System-Wide Rate Increase Request  
Senior Assistant Attorney Rodney Adams described the rate settlement, which included a reduction of the proposed rate increase by 80 percent.

Councilman Philipp noted that Atmos Energy approached all the municipalities with this increase and the Atmos Cities Steering Committee negotiated a lower rate to benefit all the cities in this coalition.

Senior Assistant Attorney Rodney Adams also stated that if the rate is lowered in subsequent cases, this coalition of cities would also benefit from the reduction.

- 21** Ordinance -- Zoning Case #5690 -- Granting S-P-2 (Generalized Site Plan) For C-W (Commercial Warehouse) Uses -- A 3.58 Acre Tract Located At 1635 East Irving Boulevard -- Sharon Barbosa-Crain, Applicant Senior Planner Kenneth Bloom and Urban Development Manager Steve Reed presented the case.

The Council discussed the proposed landscaping.

Councilwoman Rose Cannaday noted her concern with the neighboring residential areas affected by the noise.

The Council noted that little changes had been made on the site plan from the last Council meeting which was the reason for the postponement.

- 22** Ordinance -- Zoning Case ZC07-0064 -- Granting S-P-2 (Generalized Site Plan) For R-6 (Single Family) Uses -- An approximately 0.15 Acre Tract Located At 610 Pin Oak Drive -- Keith And Sharon Robinette, Owners/Applicants

Senior Planner Kenneth Bloom presented the case.

City Manager Gonzalez clarified staff's recommendation based on past cases and addressed the future plans for a change in the carport requirements.

Urban Development Manager Reed noted that the carport was constructed after April of 2007 but an exact date could not be determined. He also stated that the owner passed away in June of 2007.

- 23** Ordinance -- Zoning Case ZC07-0075 -- Granting P-O (Professional Office) Uses -- An Approximately 10.21 Acres Located On The East Side Of Riverside Drive North Of Spur 348 -- Masterplan, Applicant

Senior Planner Bloom presented the case.

Councilman Rick Stopfer noted his concern with the possibility of new power lines and poles on this and the adjacent property. He requested information on plans to add more.

- 28** Resolution -- Appointments To Boards, Commissions And Committees To Fill Two Year Terms Expiring November 2009, And To Various Unexpired Terms

Councilman Stopfer detailed the proposed Irving Convention and Visitors Bureau Board of Directors positions that will be added by the passage of this ordinance.

**6 DISCUSSION:** Heritage District Presentation - Delbert McDougal

Delbert McDougal presented a proposed site plan and images for the Heritage District. His presentation described a vision of Olde Town which included new residential town homes, apartments and a senior living facility.

Councilman Sam Smith questioned the expected demographics in the area.

Mr. McDougal stated that the development is expecting to appeal to a wide range of residents. He stated that the plans focus on senior citizens' needs but will also attract young professionals from the downtown Dallas area with the rail system. He also noted that a market study will be conducted on demographics of similar developments.

Councilman Philipp questioned the proposed boundary changes.

Mr. McDougal stated that he wanted to change the boundary from Pioneer to Rock Island and work with DART north of the rail line to improve the area they currently use as a storage yard.

Council agreed to keep northern boundary at Pioneer but extend the southern boundary to Fourth Street.

Deputy City Attorney Brenda McDonald clarified that the boundary resolution is an informal agreement to focus on specific areas and could be expanded at a later date if the Council wished.

Councilwoman Cannaday stated her wish for the "olde town" architecture around the rail and Main Street to be people friendly and noted her concern with depictions of high-rise buildings in that area.

Mr. McDougal stated that the proposed landscaping and pedestrian areas will achieve the "olde town" visual and that limiting the size of buildings to two-story would not be cost-efficient but that the images included are preliminary and the building structures in that area have not been finalized.

Councilwoman Cannaday suggested an architectural committee to review building materials and proposed site plans.

Councilman Philipp requested a projection of the residency types to include how many single family homes and multi-family housing will be available.

Councilman Smith requested the final population projections once the study is complete.

Councilman Philipp requested a concept plan, timeline and the proposed design standards to be available to the public.

Councilman Philipp asked for a briefing on the contract and the scope of services.

Deputy City Attorney McDonald clarified the agreement which included the market study and one time investments.

Councilman Philipp requested updates sent to the Council by email.

Councilwoman Beth Van Duyne announced that there would be an informational meeting concerning this project on February 8, 2008 at 9:00 a.m. at "Receptions on the Main" for the public to attend.

**2 DISCUSSION: Neighborhood Enhancement Program**

Police Chief Larry Boyd and Advanced Planning Manager Kevin Kass presented an update on the Austin Heights Neighborhood Enhancement Project.

Councilman Stopfer suggested the staff contact the residents and get their input on redevelopment. He also requested projections on funding spent in the neighborhood.

Councilman Smith requested a before and after presentation.

Councilwoman Van Duyne questioned the number of homes and the percentage of rented property.

Advanced Planning Manager Kass clarified that the total number of homes in the area was 100 and that one-third of the properties were occupied by renters.

Councilwoman Van Duyne requested feed back from the homeowners regarding redevelopment. She also asked for information on the impact of property values in the area.

Advanced Planning Manager Kass noted that a construction meeting will be held that will be open to the public.

City Manager Gonzalez noted that staff will also work with the Homeowners Association to communicate with the residents.

**3 DISCUSSION: Attached Accessory Buildings**

Urban Development Manager Steven Reed presented the proposed amendments involving accessory buildings.

After discussion, the Council agreed that the Planning and Development Committee should consider this item in more detail.

Mr. Reed noted that this must also be considered by the Planning and Zoning Commission prior to Council action.

**5 DISCUSSION: Discussion On Cell Phone Use In School Zones**

Police Chief Larry Boyd presented this item.

The Council agreed that an ordinance should be brought back to the February 21, 2008 Council meeting for consideration.

**EXECUTIVE SESSION**

City Attorney Charles Anderson read the Mayor and Council into Executive Session at 4:23 p.m.

- 7** Toyota Of Irving - Economic Development
- 8** Heritage District Redevelopment Opportunity - Economic Development
- 28** Resolution -- Appointments To Boards, Commissions And Committees To Fill Two Year Terms Expiring November 2009, And To Various Unexpired Terms

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 5:55 p.m.

The meeting adjourned at 5:56 p.m.

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Herbert A. Gears, Mayor

ATTEST:

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Janice Carroll, TRMC  
City Secretary