

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
DRAFT MEETING MINUTES
April, 30, 2008**

The Irving City Council met in work session April, 30, 2008. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Herbert Gears	Irving City Council	Mayor	Present	
Beth Van Duyne	Irving City Council	Councilwoman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Lewis Patrick	Irving City Council	Councilman	Absent	
Rick Stopfer	Irving City Council	Councilman	Present	
Sam Smith	Irving City Council	Councilman	Present	
Joe Philipp	Irving City Council	Councilman	Present	
Rose Cannaday	Irving City Council	Councilwoman	Present	
Thomas Spink	Irving City Council	Councilman	Present	

Mayor Herbert Gears called the meeting to order at 12:15 PM.

DISCUSSION TOPIC

Executive Luncheon (11:30 a. m. - 12:00 p. m.)

1 Review of Regular Agenda

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

1 City Manager's Report

Managing Director Paul Gooch presented an overview of the Animal Services enhancements which included the plans for the new facility, increasing the hours of operation at the shelter and the improved safety equipment used by the staff in the field.

Councilman Joe Philipp questioned how the staff was advertising the new pet registration plan.

Managing Director Gooch stated that Corporate Communications and Animal Services have heavily advertised and they will continue; he also noted his support of the initiative as the registration will lower the euthanization rate.

Councilman Philipp asked if staff plans to track the euthanization rate as it decreases.

City Manager Tommy Gonzalez confirmed that these rates were currently being tracked and will provide those statistics electronically to the Council.

Councilman Allan Meagher asked where the pets may be registered.

Managing Director Gooch stated that owners may register their pets at their local veterinarian, at the animal shelter and through PetData, Inc.

Councilman Philipp questioned the crossing guard issue at the North Hills School and noted the danger due to the heavy traffic on the street.

City Manager Gonzalez stated that Chief Larry Boyd is exploring the crossing guard request.

Councilman Rick Stopfer commended the City Manager on the information provided to them in their weekly reading file and suggested making the information public, such as, the DART and convention center updates, the south Irving businesses and the Dallas County Commissioners development presentation.

Councilman Philipp requested the City Manager's Report be emailed to the Council on Tuesdays if possible.

City Manager Gonzalez stated that staff wants the Council to have the most up-to-date information but will look at an earlier release.

- 5 Resolution -- Approving Addendum No. 3 To Chiang, Patel & Yerby, Inc. For Design And Construction Oversight Of A Slurry Wall And Levee For The Hunter Ferrell Landfill

Councilman Philipp requested a presentation.

Solid Waste Services Director Brenda Haney described the engineering services for the south area of the property for possible future development on the site.

- 14 Ordinance -- Amending The Comprehensive Plan To Change The Recommended Land Use From "Single Family Detached, Low Density Residential" To "Single Family Attached Medium Density Residential" Uses; Amending PUD No. 1 To Allow Additional Multifamily Acreage; And Approving Development Plan #48 - Four Seasons Residences - Requesting R-MF-1 (Multifamily) Uses And A Multifamily Concept Plan On A 7.73 Acre Tract Located On The South Side Of O'Connor Ridge Road, North Of Lena Lane -- Sharon Barbosa-Crain, Applicant (**Postponed At The April 17, 2008 City Council Meeting**)

City Manager Gonzalez stated that this item will be postponed to the May 22, 2008 meeting.

- 15 Resolution -- Approving A Memorandum Of Agreement For The Sale Of Property Located At 120 And 128 West Airport Freeway (Knights Inn And Airport Inn) To The Texas Department Of Transportation For The State Highway 183 Improvement Project

- 16 Resolution -- Approving Purchase Contract For The Acquisition Of 4.9767 Acres Of Land Located At 215 East Airport Freeway -- ALLIANCE REALESTATE EQUITY CORPORATION, Property Owner

Real Estate Services Manager Doug Janeway described the agreements with TxDOT for the purchase and demolition of the properties. He stated that they plan to close on the America's Best property in 60-90 days with expected demolition in September.

Councilman Philipp asked if staff had seen a decrease in crime in the area since the

properties have been vacated.

Chief Larry Boyd stated that the properties represented over .5% of the overall crime rate in 2007 and has already seen a decrease.

Mayor Herbert Gears noted that the crime rate has decreased 10% in the first quarter of 2008.

Councilwoman Rose Cannaday asked if TxDOT plans to use the properties for construction staging.

Manager Janeway confirmed that TxDOT will be using the south properties during the highway improvements.

- 17** Resolution -- Approving Purchase Contract For The Acquisition Of Lot 12, Block 1, Mammen Park Estates Located At 2901 Tudor Lane -- Countrywide Home Loans, Inc., Property Owner

Manager Janeway described the acquisition and demolition of the building on Tudor Lane.

Mayor Gears asked if there was more information regarding the halfway house in the area.

City Attorney Charles Anderson stated that staff is looking into the zoning issues.

- 18** Resolution -- Awarding Contract To Humphrey & Morton Construction Company, Inc. For The 2007 Alley Improvements Project

Public Works Director Jim Cline described the street and alley improvement project.

City Manager Gonzalez clarified that staff is looking to complete the paving improvement in one year and City Council has made him aware of the concerns of the Grauwlyer Heights Homeowners Association. This will be addressed in the 2008/09 Fiscal Year Budget.

- 22** Resolution -- Approving A Gas Well Permit To Dale Operating Company For Drilling, Operations, And Production Of Sadeghian 1H Well, Located At 1500 Valley View Lane

Planning and Inspections Director Gary Miller presented the item.

City Attorney Anderson clarified the applicant's requests.

Councilman Philipp questioned the insurance amount and if the amount was adequate.

City Attorney Anderson confirmed the applicant's compliance with the City ordinance and stated that the site line is adjacent to Valley View Road and does not cross the right-of-way as stated in the ordinance.

Councilman Philipp asked if the Dallas County Flood Control District had been contacted regarding this well and right-of-way acquisition for a gas line.

City Attorney Anderson confirmed that staff has tried to contact the District and will continue to do so.

- 24** Ordinance -- Zoning Case ZC07-0011 -- Granting S-P-2 (Generalized Site Plan) For C-O (Commercial Office), Assisted Living Facilities, Independent Living Facilities, And Related Uses -- An approximately 7.977 Acre Tract Located At 1101 Kinwest Parkway (Approximately 400 Feet South Of The Kinwest Boulevard And Bradford Pear Intersection) -- TCI Woodmont Group, Applicant **(Postponed At The March 13, 2008 And April 17, 2008 City Council Meetings)**

City Manager Gonzalez stated that this item will be postponed to the May 22, 2008 meeting.

- 27** Resolution -- Request For Certificate Of Occupancy By Rocco Sofio For 8600 North MacArthur Boulevard **(Postponed At The April 17, 2008 City Council Meeting)**

City Attorney Anderson clarified the applicants request and noted staff's recommendation for approval of a CO but without authorization of alcohol.

Councilman Philipp noted his concern with the applicant applying again for a RAB zoning.

Senior Planner Kenneth Bloom clarified that revoking the RAB would make a future RAB applicant go through the zoning process again.

Managing Director David Leininger suggested repealing the zoning at the same time as revoking the certificate of occupancy in future cases.

The Council agreed with this process.

- 28** Ordinance -- Amending The Comprehensive Zoning Ordinance No. 1144 Of The City Of Irving, Texas, By Establishing Regulations For Establishments Providing Drive-Through Sales Of Pre-Packaged Food And Beverages

Senior Planner Kenneth Bloom presented the item.

Councilman Philipp asked for more detail regarding the Planning and Zoning Commission discussion.

Managing Director Leininger clarified the definitions of package sales and noted that the first step was to limit drive through sales of beer and wine.

2 Presentation Of The Guide To Using Native Texas Plants - Irving's Top 50

This item was discussed after item # 3.

Parks and Recreation Director Chris Michalski presented the objectives of the Plant Guide and described the plant categories. He noted that the guides are available at all public libraries, recreation centers and City Hall. There is a garden display at the Jackie Townsell Park.

Councilman Philipp suggested having displays at other properties as well.

Managing Director Gooch confirmed that all parks and recreation centers will support the program going forward and there are plans for a garden at Fritz Park in the future.

Councilman Stopfer suggested a tour of the conservation and green initiatives existing in the City.

3 Lakeside Landing

Public Works Director Cline described the property history and the eminent concern of the owners that the retaining wall on the northwest side of the channel is collapsing. He noted that the amount of water flow has increased but the original design was planned for this increased flow. He stated that Terracon is assessing the area and a survey crew is analyzing the public safety. City staff is planning a neighborhood meeting with the engineer to get public input and inform the residents of the options.

Mayor Gears stated that he understood that this is a private lake, but the City must set a standard as public water flows into these lakes.

Director Cline stated that staff will bring back the analysis and options to the Council once completed.

Councilman Philipp requested a site specific geotech report that included the analysis of the impact of the upstream water.

Councilman Stopfer suggested working with the Homeowners Association on what they can afford to maintain.

Director Cline clarified that the study will include redirecting flows, velocity information and analysis of similar issues city wide.

EXECUTIVE SESSION

City Attorney Charles Anderson read the Mayor and Council into Executive Session at 2:28 PM.

4 Land Acquisition - Emergency Operations Center

5 Review of Regular Agenda (if required)

22 Resolution -- Approving A Gas Well Permit To Dale Operating Company For Drilling, Operations, And Production Of Sadeghian 1H Well, Located At 1500 Valley View Lane

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 3:03 PM.

The meeting was adjourned at 3:04 PM

Herbert A. Gears, Mayor

ATTEST:

Janice Carroll, TRMC
City Secretary