

AGENDA
Irving City Council Regular Meeting
Thursday, September 6, 2018 at 7:00 PM
City Hall, First Floor, Council Chambers
825 W. Irving Blvd., Irving, Texas 75060

Organizational Service Announcements

Invocation

Pastor Keith Luttrell, Christ Church

Pledge of Allegiance

Proclamations and Special Recognitions

Citizens' Forum

Citizens are invited to speak for three (3) minutes on matters relating to City government and on items not listed on the regular agenda.

Public Hearing: Items 1 through 58

CITY COUNCIL AGENDA

1 City Operations Update

2 Public Hearing - Public Hearing on the FY 2018-19 Proposed Tax Rate

Administrative Comments

1. This item is recommended by the Financial Services Department.
2. This public hearing gives Irving taxpayers an opportunity to comment on next year's proposed tax rate.
3. The Fiscal Year 2018-19 proposed tax rate is \$0.5941 per \$100 of value.
4. The notice of the Public Hearing has been published in the Dallas Morning News.
5. The Fiscal Year 2018-19 tax rate is scheduled to be adopted on September 20, 2018.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and section 551.087 of the Texas Government Code.

This facility is physically accessible and parking spaces for the disabled are available. Accommodations for people with disabilities are available upon request. Requests for accommodations must be made 48 hours prior to the meeting. Contact the City Secretary's Office at 972-721-2493 or Relay Texas at 7-1-1 or 1-800-735-2988.

Recommendation

Input be taken under advisement.

3 Public Hearing - Public Hearing on the 2018-19 City of Irving Fiscal Year Budget

Administrative Comments

1. This item is recommended by the Financial Services Department.
2. This public hearing gives the Irving taxpayers an opportunity to comment on next year's proposed budget.
3. The notice of public hearing has been published in the Dallas Morning News.
4. Previous public input opportunities on the FY 2018-19 proposed budget have included two public hearings in June 2018 and online input through the City's website.
5. The Fiscal Year 2018-19 budget is scheduled to be adopted on September 20, 2018.

Recommendation

Input be taken under advisement.

CONSENT AGENDA

4 Approving Budget Retreat Minutes for Wednesday, August 22, 2018

5 Resolution - Approving a Memorandum of Understanding Between Dallas County Community College District Police Department and the City of Irving to Delineate Police Responsibilities Between the Two Entities

Administrative Comments

1. This item is recommended by the Police Department. It supports Strategic Objective 4.1: Safeguard public safety, security and health.
2. **Impact:** This Memorandum of Understanding between the City of Irving and the Dallas County Community College District (DCCCD) will aid in the efficiency and effectiveness of the respective police departments by cooperating in the provision and performance of police services in the community.

3. No funding is required.

Recommendation

The resolution be approved.

6 Resolution - Approving an Interlocal Agreement Between the City of Irving and Dallas County, Acting through the Southwest Institute of Forensic Sciences (SWIFS), for Toxicological, Forensic, Environmental, and Physical Evidence Analysis for the Irving Police Department in the Total Estimated Amount of \$300,000 Annually

Administrative Comments

1. This item is recommended by the Police Department. It supports Strategic Objective 4.1: Safeguard public safety, security and health.
2. **Impact:** The Southwest Institute of Forensic Sciences (SWIFS) provides toxicological, physical evidence, and other similar forensic analytical services for the Irving Police Department to conduct sound investigations.
3. This three year interlocal agreement establishes an annual contract for the continuation of services that include analysis of various types of drugs/narcotics, weapons, trace evidence, tool marks, blood, body tissue, and DNA.
4. The interlocal agreement shall be effective October 1, 2018 through September 30, 2021, unless sooner terminated in accordance with the provisions of the agreement.
5. Funding in the amount of \$900,000.00 (\$300,000.00 annually) is available in the Police Department budget within the General Fund, subject to funds being appropriated in FY 2018-2019, FY 2019-2020, and FY2020-2021.

Recommendation

The resolution be approved.

7 Resolution - Approving a Texas Traffic Safety Program Grant Agreement Between the City of Irving and the State of Texas, Acting by and through the Texas Department of Transportation, for a Selective Traffic Enforcement Program (STEP) Grant for Fiscal Year 2018-2019

Administrative Comments

1. This item is recommended by the Police Department. It supports Strategic Objective No. 4.1: Safeguard public safety, security and health.
2. **Impact:** This grant provides overtime expenses to increase safety belt usage, increase driver compliance with posted speed limits, and decrease impaired driving and alcohol-related crashes.
3. The grant becomes effective October 1, 2018, and terminates on September 30, 2019, unless terminated or otherwise modified.
4. The STEP grant is reimbursable up to \$163,000.00 with the City's match being covered by a cash match of \$51,237.50 and "in kind" contributions of \$35,263.00.
5. Funding in the amount of \$51,237.50 is available in the Police budget within the General Fund

Recommendation

The resolution be approved.

8 Resolution - Selecting Freese & Nichols, Inc., as the Most Highly Qualified Provider of Professional Services for the Cottonwood & Hackberry Creek Wastewater Interceptor Improvements Project and Authorizing Staff to Negotiate an Agreement with the Provider

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This contract will provide professional services for the top two priority projects in the Water Utilities 2017 Wastewater Master Plan.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. Requests for qualifications were solicited for these services. Qualifications were received from nine firms, of which four were selected to be interviewed. Freese & Nichols, Inc., was determined to be the most highly qualified provider for the services solicited.

5. This contract will provide an alignment study for the replacement of 10,300 linear feet of 36-inch to 48-inch wastewater main from Riverside Drive and East Las Colinas Boulevard to Colwell Boulevard.
6. This contract will also provide services for professionally engineered construction drawings for the replacement of 4,800 linear feet of these wastewater mains from Riverside Drive and Las Colinas Boulevard to Northwest Highway.
7. The Capital Improvement Program Department recommends selecting Freese & Nichols, Inc., based on experience, submittal content and a face-to-face interview. This firm has an experienced base of professional engineering staff for this project.
8. Minority- and/or Women-owned Business (M/WBE) participation in the award is 30%.

Recommendation

The resolution be approved.

9 Resolution - Approving a Professional Services Agreement Between the City of Irving and Multatech Engineering, Inc., in the amount of \$272,174.00 for the Lindy Street Improvements - Balleywood Road to SH Loop 12 Project

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact: This project is part of the Road to the Future Program.** The project will upgrade a neighborhood street from a narrow asphalt road with bar ditches for drainage to a standard concrete curb and gutter residential street with sidewalks and improved drainage.
3. **This item was presented to the Transportation and Natural Resources Committee on July 18, 2018.**
4. This item will provide professional engineering services for replacement of the wastewater mains in Lindy Street.
5. Requests for qualifications were solicited for these services. Qualifications were received from 14 firms, of which, 5 were chosen to be interviewed. Multatech Engineering, Inc., was determined to be the most highly qualified provider for the services solicited.
6. This project will reconstruct Lindy Lane from Balleywood Road to Southbound Loop 12. It will also reconstruct the offset intersection at South Irving Heights Drive and Lindy Lane.

7. The Pavement Condition Index (PCI) score for Lindy Lane from Balleywood Road to South Irving Heights Drive is 40.19. The Pavement Condition Index (PCI) score for Lindy Lane from South Irving Heights Drive to Southbound Loop 12 is 33.39.
8. Invitation notices were sent to 390 contractors. Of those, 146 are M/WBE. Purchasing has assigned RFQ #092D-18F.
9. Minority-and/or Women-owned Business (M/WBE) participation in this award is 85.6%.
10. Estimated cost of construction is \$3,100,000.00.
11. Funding in the amount of \$272,174.00 is available within the Street Improvement Bond Fund.

Recommendation

The resolution be approved.

10 Resolution - Awarding a Contract to Flow-Line Construction, Inc., in the Amount of \$2,315,144.00 for the Hidalgo Alley and Las Colinas Country Club Wastewater Improvements Project

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department and Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This work is part of the priority replacements for the Water Utilities Department. This project will replace the wastewater mains along Hidalgo Alley and within the Las Colinas Country Club golf course.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. Bids were received from two bidders. Flow-Line Construction, Inc. submitted the lowest responsive responsible bid of \$2,315,144.00. This is \$315,144.00 (15.76%) above the funding allocated for this project.
5. Minority and/or Women-owned Business (M/WBE) participation in this award is 100%.
6. Funding in the amount of \$2,315,144.00 is available within the Sanitary Sewer Bond Fund.

Recommendation

The resolution be approved.

11 Resolution - Selecting Kimley-Horn and Associates, Inc., as the Most Highly Qualified Provider for Engineering Design Services for the Story Elevated Storage Tank Rehabilitation and Authorizing Staff to Negotiate an Agreement with Said Provider

Administrative Comments

1. This item is recommended by the Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This project will extend the life of the Story Elevated Storage Tank.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. An engineering and inspection evaluation of fourteen of the City of Irving's sixteen steel water tanks was completed in 2015 and a prioritized Water Storage Tank Rehabilitation Plan was developed.
5. The Story Elevated Tank is next on the prioritized list of the City of Irving's tanks in need of rehabilitation. This tank was built in 1964 and is one of the oldest tanks in the system. Corrosion of the interior roof structure and the condition of the interior coating are the primary drivers for this project.
6. This project will require expertise that the City of Irving does not have.
7. City staff administered a Request for Qualifications (RFQ) to select an engineering firm for these services. Four RFQ responses were received and evaluated by staff. Two firms were invited for interviews.
8. The RFQ Response submitted by Kimley-Horn and Associates, Inc., best meets the criteria established in the RFQ. The team put together by Kimley-Horn and Associates, Inc., has a great deal of experience executing projects similar to this one.
9. This is the first step of a two-step process to contract with Kimley-Horn and Associates, Inc. Upon approval of this resolution, staff will begin negotiations on an Engineering Design Services Agreement with Kimley-Horn and Associates, Inc., and will place the completed agreement on a future City Council agenda for consideration and approval.

Recommendation

The resolution be approved.

12 Resolution - Approving an Interlocal Agency Agreement Between the City of Irving and the Trinity River Authority (TRA) in the Estimated Annual Amount of \$90,000.00 to Provide Water and Stormwater Laboratory Analysis Services to Meet Federal and State Requirements for the City of Irving, Texas

Administrative Comments

1. This item is recommended by the Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This contract benefits the City of Irving residents by performing laboratory analysis of the City’s water and stormwater to verify that it meets and exceeds state and federal requirements.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. The City is required by federal and state law to routinely sample and perform laboratory analysis of the potable water and stormwater within the city. The Trinity River Authority (TRA) has one of the few laboratories in our area certified by the state to perform all of the required tests.
5. TRA has provided excellent service to Irving and many other cities for over twenty years. TRA is conveniently located in Grand Prairie, which minimizes our staff time required for daily deliveries. They also test and provide results quickly and will work weekends, as needed, to meet the City’s needs.
6. Funding in the amount of \$65,000.00 is available in the Water Utilities budget within the Water and Sewer System Fund and \$25,000.00 is available in the Municipal Drainage Utility Fund.

Recommendation

The resolution be approved.

13 Resolution - Renewing the Annual Contract with TTI Labs in the Total Estimated Amount of \$62,450.00 for Laboratory Testing Services

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** The analysis of industrial sewer discharge samples performed by an accredited laboratory is necessary for compliance monitoring of federal, state, and local regulations.

3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. The City is required by federal and state law to routinely sample and perform laboratory analysis of the wastewater generated within the city. TTI Labs has one of the few laboratories in our area certified by the state to perform all of the required tests. The current contract expires September 30, 2018. This is the second and final one-year renewal option.
5. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Water and Sewer System Fund.

Vendor	Contract Term	Total Est. Amount
TTI Labs	10/1/18 – 9/30/19	\$62,450.00

Recommendation

The resolution be approved.

14 Resolution - Renewing the Contract with Dataprose, LLC in an Annual Amount of \$255,432.00 for Utility Bill Printing, Mailing and Offset Printing Services through an Interlocal Purchasing Agreement with the City of Allen

Administrative Comments

1. This item is recommended by the Water Utilities Department. It supports Strategic Objective 1.1 – Contain costs and increase operational efficiency.
2. **Impact:** The contract between the City of Irving and DataProse, LLC for utilization of a City of Allen contract #2014-5-225 for utility bill printing, mailing, and offset printing services allows the city to procure these services under the best possible terms and conditions.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. Water Utilities has been very pleased with the services DataProse has provided. It is recommended that spending be renewed for a one-year term in the amount of \$255,432.00.
5. Services provided by Data Prose include monthly printing, folding, stuffing and sending approximately 48,000 bill statements to customers.
6. The contract period begins on October 1, 2018 and ends on September 30, 2019, subject to funding being appropriated in Fiscal Year 2018-19. This will be the third of four one-year renewals.

7. Funding is available in the Water Utilities Department budget within the Water and Sewer System Fund subject to budget appropriation for Fiscal Year 2018-19.

Recommendation

The resolution be approved.

15 Resolution - Approving Addendum No. 4 to the Engineering Services Agreement with Freese and Nichols, Inc., in the Amount of \$18,500.00 for Improvements to the Hackberry and Northgate Pump Stations

Administrative Comments

1. This item is recommended by the Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This addendum will provide design services needed to replace electrical lines and improve the reliability of the Northgate Pump Station.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. Soil movement at the Northgate Pump Station has increased the risk of failure for electrical conduits under the building. In order to prevent the loss of power to the facility, electrical supply lines will be relocated above ground.
5. Freese and Nichols, Inc., evaluated the issues created by the soil conditions at this facility under a previous phase of this project and recommended the relocations. They also prepared design and construction drawings to correct this issue.
6. The Northgate Pump Station Electrical Modifications Project was previously bid and awarded to RKM General Contractors, LLC. The contractor later advised the city that they would not enter the contract and the award was cancelled.
7. Additional engineering design services with Freese and Nichols, Inc., are required to update the plans and specifications and re-bid the project.
8. The cost of these additional services is \$18,500.00. This increases the total value of this agreement to \$395,813.00.
9. Funding in the amount of \$18,500.00 is available in the Water and Sewer System Non-Bond CIP Fund.

Recommendation

The resolution be approved.

16 Resolution - Amending the HOME Investment Partnerships Grant Agreement Between the City of Irving and Housing Channel, Inc.

Administrative Comments

1. This item is recommended by the Planning and Community Development Department.
2. **Impact:** This amendment would allow Housing Channel, Inc. to expand the search for potential properties.
3. The original agreement approved by City Council on June 8, 2018 (RES 2018-187) allowed for Housing Channel, Inc. to acquire and demolish three existing houses owned by the City in Heritage Crossing and redevelop the lots with new houses; and to acquire and rehabilitate three additional homes elsewhere in the city. The proposed amendment will allow Housing Channel to purchase vacant lots in order to build new affordable homes.
4. This amendment will not change the total number of affordable houses that will be offered to first time homebuyers.
5. No additional funds are being allocated with this amendment.

Recommendation

The resolution be approved.

17 Resolution - Approving the Innovation Grant Fund Guidelines for the Irving Arts Center's Financial Assistance Program

Administrative Comments

1. This item is recommended by the Department of Arts & Culture and Irving Arts Board
2. **Impact:** Innovation Grants are a new initiative within Irving Arts Center's Financial Assistance Program supporting artistic innovation by encouraging collaboration, bold thinking and diverse programs resulting in a community engagement activity, performance, or exhibition in Irving that is open to the public.
3. The funding recommended for eight innovation grant projects is \$67,000 and is included in the FY17-18 budget.

Recommendation

The resolution be approved.

**Bids & Purchasing Items
Items 18-43**

18 Resolution - Renewing the Annual Contracts with Bound Tree Medical, LLC, Henry Schein Inc., Midwest Medical Supply Co., LLC, Moore Medical LLC, Nashville Medical & EMS Products, Inc., and QuadMed, Inc., in an Amount Not to Exceed \$200,000.00 for Medical Supplies

Administrative Comments

1. This item is recommended by the Fire Department.
2. **Impact:** Firefighters and paramedics are able to provide the highest quality of treatment for residents by having these approved supplies available for use in emergency response vehicles.
3. This renewal establishes the continuation of an annual contract for purchasing medical supplies. This is the second and final one-year renewal option. The current contract expires September 30, 2018.
4. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Fire Department budget within the General Fund.

Vendor	Item(s)	Contract Term	Total Not to Exceed Amount
Bound Tree Medical, LLC	1-4,10, 27, 30, 32, and 37	10/1/18 – 9/30/19	\$200,000.00
Henry Schein Inc.	15,16, 35, and 36		
Midwest Medical Supply Co., LLC	9,17,18, 20, 21, 28, and Group B		
Moore Medical LLC	11, 29, 31, 33, & 34		
Nashville Medical & EMS Products, Inc.	22-24, and 26		
QuadMed, Inc.	5-8,12-14, and 19		

Recommendation

The resolution be approved.

19 Resolution - Renewing the Professional Services Agreement with Haston Associates, Inc., in the Total Estimated Amount of \$312,216.50 for Compliance Monitoring for the Hunter Ferrell Landfill

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** The work outlined in this contract is required to maintain the Hunter Ferrell Landfill in compliance with its municipal solid waste permit, air quality permit and site specific storm water permit as required by the Texas Commission on Environmental Quality (TCEQ).
3. **This item will be presented to the Transportation & Natural Resources Committee on September 5, 2018.**
4. Each year, a number of sampling, testing, and reporting services must be completed in order for the landfill operations to maintain compliance with the permit requirements as mandated by state and federal regulations. This contract also provides an electrical resistivity survey and remedial planning and testing of gas systems, if needed, as well as analysis of the landfill leachate.
5. This year’s scope of work includes the onsite air monitoring required to be completed during Fiscal Year 2018-19 as identified in the professional services agreement, resulting in an increase in contract value of \$25,662.50.
6. This renewal establishes the continuation of an annual contract to provide compliance monitoring services. The original contract was awarded as the result of a negotiated agreement with the vendor receiving the highest evaluation criteria score through a Request for Qualifications process. This is the third of five one-year renewal options. The current contract expires on September 30, 2018.
7. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Solid Waste Enterprise Fund.

Vendor	Contract Term	Total Estimated Amount
Haston Associates, Inc.	10/1/18 – 9/30/19	\$312,216.50
TOTAL NOT TO EXCEED AMOUNT		\$312,216.50

Recommendation

The resolution be approved.

20 Resolution - Ratifying an Additional Payment to Allied Waste Services of Fort Worth, LLC dba Republic Services in the Amount of \$102,008.62 and Approving Additional Expenditures in the Estimated Amount of \$140,000.00 for the Curbside Recycling Program

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** Processing and marketing of collected recyclables helps to increase the refuse diversion rate.
3. **This item was discussed during the Budget Retreat on August 22, 2018 and will be presented to the Transportation & Natural Resources Committee on September 5, 2018.**
4. On April 6, 2017, Council approved renewal of the contract with Republic Services for the Curbside Recycling Program in the estimated amount of \$36,000.00 per year for the period of June 1, 2017, through May 31, 2019 by Resolution No. 2017-140.
5. At the time of renewal, the commodity markets had declined and the potential for the city to have to pay for the processing and marketing of recyclables was imminent. The decline of these markets was impacted more dramatically than expected by the change in the world markets later that year, resulting in the city having to spend over \$11,000.00 per month for the processing and marketing of our curbside recycling stream. This resulted in payment obligations through July 2018 in excess of \$70,000.00 more than the \$36,000.00 originally projected.
6. Funding in the amount of \$102,008.62 was available in the Solid Waste Enterprise Fund.
7. Additional funding as noted in the following table is based on current market conditions but may be subject to change due to future fluctuations. The stated amount for Fiscal Year 2017-18 is available in the Solid Waste Enterprise Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.

Vendor	Spending Term	Estimated Expenditures	Fiscal Year(s)
Allied Waste Services of Fort Worth LLC dba Republic Services	9/7/18 – 5/31/19	\$ 44,000.00	2017-18
		\$ 96,000.00	2018-19
TOTAL		\$140,000.00	

Recommendation

The resolution be approved.

21 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement Between the City of Irving and Vermeer Equipment of Texas, Inc., through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard) to procure equipment

Administrative Comments

1. This item is recommended by the Solid Waste Services Department and the Financial Services Department – Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member contract between the City of Irving and Vermeer Equipment of Texas, Inc., for utilization of BuyBoard Contract No. 515-16 which expires November 30, 2019 will allow the city to procure equipment under the best possible terms and conditions for the city.
3. Approval of this contract supports the purchase of a Vermeer TG7000 tub grinder as presented in the following item on this agenda as well as any future purchases from this vendor through the designated BuyBoard Contract for the specified contract term.

Recommendation

The resolution be approved.

22 Resolution - Ratifying the Emergency Purchase from Vermeer Equipment of Texas, Inc., in the Total Amount of \$766,566.96 for a Vermeer TG7000 Tub Grinder through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** Failure to replace this unit in a timely manner presented health concerns due to the accumulation of unground brush onsite at the Hunter Ferrell Landfill. An emergency was declared by the Solid Waste Director, Brenda Haney, on August 7, 2018 due to these concerns. This equipment purchase replaces City Unit No. 06710 that was destroyed in a fire that occurred on July 19, 2018. This tub grinder is used to process all of the brush that is collected throughout the community into mulch.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. This purchase is supported by a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Vermeer Equipment of Texas, Inc., utilizing BuyBoard Contract No. 515-16 which expires on November 30, 2019 as presented in the previous item on this agenda. This item is presented to Council for ratification of the emergency purchase made on August 17,

2018.

5. Risk Management filed a claim with the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) for the unit lost and has received an insurance settlement in the amount of \$691,556.96 and will be contributing the deductible of \$75,000.00 from the Risk Fund for a total amount of \$766,566.96 (total replacement cost). Budget Adjustment No. 6 on this agenda includes a line item to reimburse this amount to the Solid Waste Enterprise fund.
6. Funding in the amount of \$766,566.96 was available in the Solid Waste Enterprise Fund.

Recommendation

The resolution be approved.

23 Resolution - Renewing the Annual Contract with Epicenter Productions, LLC, in an Amount Not to Exceed \$103,000.00 for Stage, Sound, Lighting, Video and Special Effects Production for City of Irving Special Events

Administrative Comments

1. This item is recommended by the Parks & Recreation Department.
2. **Impact:** Stage, sound, lighting, video and special effects production services are needed at citywide special events to provide music and visual entertainment.
3. This renewal establishes the continuation of an annual contract to provide special events production services. The original contract was awarded on the basis of competitive bids. This is the second and final of two one-year renewal options. The current contract expires on September 30, 2018.
4. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Parks & Recreation Department budget within the General and Miscellaneous Special Revenue funds.

Vendor	Contract Term	Total Estimated Amount
Epicenter Productions, LLC	10/1/18 – 9/30/19	\$ 93,000.00
		\$ 10,000.00
TOTAL AMOUNT NOT TO EXCEED		\$103,000.00

Recommendation

The resolution be approved.

24 Resolution - Approving Purchases from Musco Sports Lighting, LLC, in the Total Estimated Amount of \$66,030.00 for the Delaware Creek Trail Lighting Project through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by the Parks & Recreation and Traffic & Transportation Departments. It supports Strategic Objectives 4.1 – Safeguard public safety, security and health; and 4.5 – Implement enhancements to cultural and recreational facilities.
2. **Impact:** Installation of lighting along the Delaware Creek Trail will ensure that Parks & Recreation facilities are equipped with safe, essential and progressive lighting components for our customers.
3. **This item will be presented to the Transportation & Natural Resources Committee on September 5, 2018.**
4. This is a joint project between the Parks & Recreation and Traffic & Transportation Departments where solar light poles are being repurposed along the Delaware Creek Trail from Centennial Park through Senter Park. Higher usage of the trail is anticipated due to the development of two new housing additions in the area, and this project will increase visibility and safety by providing lighting where there currently is none.
5. This purchase is supported by a Vendor/Member contract between the City of Irving and Musco Sports Lighting, LLC utilizing BuyBoard Contract No. 512-16, which expires September 30, 2018. The contract was approved on October 25, 2017 by Resolution No. 2017-405.
6. Funding is available in the Parks & Recreation Department budget within the General Fund, and in the Street Improvement Bond Fund.

Vendor	Description	Estimated Expenditures	Funds
Musco Sports Lighting, LLC	Delaware Creek Trail Lighting Project	\$48,320.00	General
		\$17,710.00	Street Improvement Bond
TOTAL		\$66,030.00	

Recommendation

The resolution be approved.

25 Resolution - Renewing the Professional Services Agreement Between the City of Irving and Elite at Twin Wells Golf Course, LLC, in an Amount Not to Exceed \$500,000.00 for Twin Wells Golf Course Management Services During the Renovation Phase

Administrative Comments

1. This item is recommended by the Parks & Recreation Department. It supports Strategic Objective 4.5 – Implement enhancements to cultural and recreational facilities.
2. **Impact:** Professional golf course operations management is critical to the success of course renovations as well as preparations for reopening the course upon completion of planned renovations.
3. Elite at Twin Wells Golf Course, LLC was selected through a Request for Proposals (RFP) process as the respondent whose expertise, knowledge and abilities were best suited to maintain and improve Twin Wells Golf Course while the course is closed for renovations, as well as preparing the course for reopening upon grow-in of new golf course turf grass.
4. This renewal establishes the continuation of a contract to provide professional golf course operations management associated with the golf course renovation phase. The current contract expires on September 30, 2018. This is the first of two one-year renewal options; however, this one-year renewal will automatically terminate once the golf course is reopened for play.
5. A new management agreement for the long term operation and management of the golf course will be presented to City Council for approval in anticipation of the course reopening per the terms of the RFP and, upon approval, will be in place on the first day the golf course is open to the public, superseding this contract renewal.
6. Funding for Fiscal Year 2018-19 in the amount of \$500,000.00 will be available subject to budget appropriation in the Parks & Recreation Department budget within the General Fund.

Recommendation

The resolution be approved.

26 Resolution - Approving and Accepting the Bids of Clampitt Paper Company and Western BRW Paper Co., in the Total Estimated Amount of \$133,305.49 for an Annual Contract to Provide Office Paper

Administrative Comments

1. This item is recommended by the Communications Department.
2. **Impact:** This contract provides the majority of paper for the city. Copy paper, letterhead, and envelopes contain 100% recycled content and all other items contain up to 30% recycled content or are Forest Stewardship Council certified paper.
3. This award establishes an annual contract for the continuation of providing office paper. The award is for one year with two one-year renewal options.
4. Funding for Fiscal Year 2018-19 is subject to budget appropriation in various departmental budgets within various funds.

Vendor	Item(s)	Contract Term	Total Est. Exp.
Western BRW Paper Co.	2-12, 17-28, 30-34, 37-58	10/1/18 – 9/30/19	\$124,313.79
Clampitt Paper Company	14, 15, 29, 53 and 54		\$ 8,991.70
TOTAL			\$133,305.49

Recommendation

The resolution be approved.

27 Resolution - Renewing the Annual Contracts with Big City Crushed Concrete and Earth Haulers, Inc., in the Total Estimated Amount of \$198,200.00 to Provide Flex Base and Mudjack Materials

Administrative Comments

1. This item is recommended by the Traffic and Transportation – Streets Division and Solid Waste Services Departments.
2. **Impact: This contract supports the Road to the Future Program.** Flex base and mudjack materials are utilized by Street Operations to maintain and enhance the city’s transportation network for the safe and effective transit of motorists. Flex base is also used by Solid Waste at Hunter Ferrell Landfill.

3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. This renewal establishes the continuation of an annual contract to supply flex base and mudjack materials. The original contract was awarded on the basis of competitive bids. This is the first of two one-year renewal options. The current contract expires on September 30, 2018.
5. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Traffic and Transportation Department budget within the General Fund and the Solid Waste Enterprise Fund.

Vendor	Contract Term	Total Estimated Amount	Funds
Big City Crushed Concrete	10/1/18 – 9/30/19	\$ 28,000.00	Solid Waste Enterprise
		\$112,000.00	General
Earth Haulers, Inc.		\$ 58,200.00	
TOTAL		\$198,200.00	

Recommendation

The resolution be approved.

28 Resolution - Renewing the Annual Contract with Earth Haulers, Inc., in the Total Estimated Amount of \$287,850.00 for Road Maintenance Materials

Administrative Comments

1. This item is recommended by the Traffic & Transportation Department – Streets Division and the Water Utilities Department.
2. **Impact: This contract supports the Road to the Future Program.** These items are used by the Streets Division in order to perform street repairs, and by Water Utilities for pipeline backfill and embedment necessary when making water and sewer main repairs.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. This renewal establishes an annual contract for the continuation of providing the following road and pipeline maintenance materials on an as-needed basis. The original contract was awarded on the basis of competitive bids. This is the second and final of two one-year renewal options. The current contract expires September 30, 2018.

5. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Traffic & Transportation Department budget within the General Fund and the Water and Sewer System Fund.

Vendor	Contract Term	Total Estimated Amount	Funds
Earth Haulers, Inc.	10/1/18 – 9/30/19	\$ 54,750.00	General
		\$233,100.00	Water and Sewer System
TOTAL		\$287,850.00	

Recommendation

The resolution be approved.

29 Resolution - Approving and Accepting the Bid of HD Supply Construction and Industrial - White Cap in the Total Estimated Amount of \$89,838.05 for Portland Type I/II Cement & Materials

Administrative Comments

1. This item is recommended by the Traffic & Transportation Department – Streets Division.
2. **Impact: This contract supports the Road to the Future Program.** This contract will provide bag cement, tools, and materials necessary to finish concrete and maintain the safety of the transportation network within the City of Irving.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. This award establishes an annual contract for the continuation of Portland Type I/II Cement, and now also includes the addition of tools and materials necessary for concrete work. This contract is for one year with two one-year renewal options.
5. Funding for Fiscal Year 2017-18 is available in the Traffic & Transportation Department budget within the General Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
6. Because this annual contract runs from September 2018 through August 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year’s additional purchases and the total contract award

amount is not exceeded.

Vendor	Contract Term	Estimated Expenditure	Fiscal Year(s)
HD Supply Construction & Industrial – White Cap	9/7/18 – 8/31/19	\$ 7,487.00	2017-18
		\$82,351.05	2018-19
TOTAL		\$89,838.05	

Recommendation

The resolution be approved.

30 Resolution - Approving and Accepting the Bid of Artex Overhead Door in an Amount Not to Exceed \$75,000.00 for Overhead Door Repairs

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department - Facilities Maintenance Division and the Parks & Recreation Department.
2. **Impact:** This award provides for overhead door and gate repairs on an as-needed basis and will allow Facilities Maintenance and Parks & Recreation to respond to service requests for more than 200 overhead doors and more than 25 security gates in a timely and efficient manner.
3. This award establishes an annual contract to provide overhead door repair services.
4. Funding for Fiscal Year 2017-18 is available in various departmental budgets within various funds, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
5. Because this contract runs from September 2018 through August 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year’s additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Artex Overhead Door	9/7/18 - 8/31/19	\$10,000.00	2017-18
		\$65,000.00	2018-19
TOTAL		\$75,000.00	

Recommendation

The resolution be approved.

31 Resolution - Renewing the Contract with Fannin Tree Farm in an Amount Not to Exceed \$400,000.00 Annually for Tree Transplanting Services

Administrative Comments

1. This item is recommended by the Capital Improvements Program (CIP) and the Parks & Recreation departments.
2. **Impact:** This contract provides for removal, moving, and transplanting of city trees where these trees would otherwise be destroyed and removed from the urban forest landscape that the CIP and Parks & Recreation departments promote and protect within the City of Irving. This contract will also assist with the as-needed reforestation of trees in the park system from the tree farm.
3. **This item will be presented to the Transportation & Natural Resources Committee on September 5, 2018.**
4. This renewal establishes the continuation of a two-year contract to provide tree transplanting services on an as-needed basis. The original contract was awarded to the contractor scoring the highest points based upon established evaluation criteria in a request for proposals process. This is the second and final two-year renewal option. The current contract expires on September 30, 2018. Purchases during the current contract term have been \$43,815.00.
5. These services will be used as required on a per-project basis and expenditures will be from the specification project construction accounts.
6. Funding for Fiscal Years 2018-19 and 2019-20 will be available in various project funds and in various departmental budgets within various funds subject to budget appropriation.
7. Because this contract runs from October 2018 through September 2020, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Fannin Tree Farm	10/1/18 – 9/30/20	\$400,000.00	2018-19
		\$400,000.00	2019-20
TOTAL AMOUNT NOT TO EXCEED		\$800,000.00	

Recommendation

The resolution be approved.

32 Resolution - Approving Additional Funds for As-Needed Repairs from Air Conditioning Innovative Solutions (ACIS) in an Amount Not to Exceed \$155,000.00 for HVAC Solutions and Services through The Interlocal Purchasing System (TIPS) Program Administered by the Region VIII Education Service Center

Administrative Comments

1. This item is recommended by the Capital Improvement Program (CIP) Department – Facilities Maintenance Division.
2. **Impact:** This Vendor/Member contract provides for HVAC equipment, installation, repairs and parts on as-needed basis and will allow Facilities Maintenance to respond to the HVAC needs of more than 60 city facilities in a timely and efficient manner.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. A Vendor/Member contract between the City of Irving and ACIS was approved on May 31, 2018 by Administrative Award No. 5891. The contract supports utilization of TIPS Contract No. 180205 for Trades, Labor & Materials 2 (JOC), in an amount not to exceed \$45,000.00 for as-needed repairs. ACIS conducts the city’s chiller maintenance and is the primary vendor for HVAC service calls. Along with the upcoming HVAC replacement at Georgia Farrow Recreation Center in the amount of \$30,000.00 and the proposed 5 year plan for HVAC replacements in the Capital Budget, this increase is necessary.
5. Facilities Maintenance recommends adding \$155,000.00 to the value of the agreement for a total not to exceed amount of \$200,000.00. This will ensure timely response to HVAC repairs and provide contractual services for forecasted needs.
6. Funding for Fiscal Year 2017-18 is available in various departmental budgets within various funds, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
7. Because this contract runs from September 2018 through April 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year’s additional purchases and the total contract award amount is not exceeded.

Vendor	Spending Term	Total Estimated Amount	Fiscal Year(s)
Air Conditioning Innovative Solutions	9/7/18 – 4/22/19	\$ 40,000.00	2017-18
		\$115,000.00	2018-19
TOTAL AMOUNT NOT TO EXCEED		\$155,000.00	

Recommendation

The resolution be approved.

33 Resolution - Approving Additional Funds for As-Needed Repairs from Entech Sales & Service in an Amount Not to Exceed \$155,000.00 for HVAC and Plumbing Services through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by the Capital Improvement Program (CIP) Department – Facilities Maintenance Division and the Parks & Recreation department.
2. **Impact:** This Vendor/Member contract provides for trade services, including plumbing equipment, installation, repairs and parts on an as-needed basis and will allow Facilities Maintenance and Parks & Recreation to respond to the plumbing needs of more than 60 city facilities in a timely and efficient manner.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. A Vendor/Member contract between the City of Irving and Entech Sales & Service was approved on May 18, 2018 by Administrative Award No. 5864. The contract supports utilization of BuyBoard Contract No. 558-18 for Trade Services, in an amount not to exceed \$45,000.00 for as-needed repairs of HVAC systems. Plumbing services are also available under the same contract.
5. Facilities Maintenance and Parks & Recreation recommend adding \$155,000.00 to the value of the agreement for a total not to exceed amount of \$200,000.00, which will ensure timely response to both HVAC and plumbing repairs.
6. Funding for Fiscal Year 2017-18 is available in various departmental budgets within various funds, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
7. Because this contract runs from September 2018 through February 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year’s additional purchases and the total contract award amount is not exceeded.

Vendor	Spending Term	Total Estimated Amount	Fiscal Year(s)
Entech Sales & Service	9/7/18 – 2/28/19	\$ 40,000.00	2017-18
		\$115,000.00	2018-19
TOTAL AMOUNT TO EXCEED		\$155,000.00	

Recommendation

The resolution be approved.

34 Resolution - Approving and Accepting the Bid of C & C Directional Boring, LLC, in the Total Amount of \$60,890.00 for Conduit and Innerduct Installation

Administrative Comments

1. This item is recommended by the Information Technology Department.
2. **Impact:** Information Technology Department's 5-year strategic plan calls for the replacement of antiquated and insufficient leased data lines with modern, high-speed ethernet connections for remote city facilities.
3. Seven city facilities require installation of conduit and innerduct in order to provide a conduit pathway from the right-of-way into each respective building.
4. Funding is available in the Information Technology budget within the General Fund.

Recommendation

The resolution be approved.

35 Resolution - Approving and Accepting the Bid of cingl Telecommunications, L.L.C., in an Amount Not to Exceed \$350,000.00 for Network Cabling Services

Administrative Comments

1. This item is recommended by the Information Technology Department.
2. **Impact:** This contract includes network cabling and services necessary for new telephone, computer, printer, and security installations. This also includes cabling necessary for existing and new Capital Improvement Program (CIP) projects.
3. This award establishes the continuation of an annual contract to provide network cabling services. This contract is for one year with two, one-year renewal options.
4. Funding for Fiscal Year 2017-18 is available in various departmental budgets within various funds, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
5. Because this annual contract runs from September 2018 through August 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Expenditure	Fiscal Year(s)
cingl Telecommunications, L.L.C.	9/7/18 – 8/31/19	\$ 23,333.33	2017-18
		\$326,666.67	2018-19
TOTAL NOT TO EXCEED		\$350,000.00	

Recommendation

The resolution be approved.

36 Resolution - Rejecting All Bids for Printing of Resident Newsletter

Administrative Comments

1. This item is recommended by the Communications Department.
2. **Impact:** Printing and distribution of the City Spectrum ensures that city information and events are communicated to residents in a timely manner.
3. All bids received were non-responsive and staff recommends revising bid specifications and releasing a new solicitation.

Recommendation

The resolution be approved.

37 Resolution - Renewing the Annual Contract with HD Supply Waterworks, LTD., in the Total Estimated Amount of \$101,800.00 for Dechlorinating Tablets

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** Dechlorinating tablets are used during the flushing of fire hydrants and dead-end water mains and for flushing after water main repairs to ensure the chlorine is removed from the water as it is discharged from the system. This is required by TCEQ to prevent any harm to fish and other aquatic life if this water reaches a nearby stream or pond.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**

4. This renewal establishes the continuation of an annual contract to provide dechlorinating tablets. The current contract expires September 30, 2018. This is the second and final one-year renewal option.
5. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Water and Sewer System Fund.

Vendor	Contract Term	Total Est. Amount
HD Supply Waterworks, LTD.	10/1/18 – 9/30/19	\$101,800.00

Recommendation

The resolution be approved.

38 Resolution - Renewing the Annual Contract with K & L Supply, Inc., in the Total Estimated Amount of \$178,942.85 for Sewer Chemicals

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** Sewer chemicals are used in the wastewater collection system to help break up fats, oils, and grease and to dissolve plant roots preventing sewage backups and overflows.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 5, 2018.**
4. This renewal establishes the continuation of an annual contract for providing sewer chemicals. The current contract expires September 30, 2018. This is the second and final one-year renewal option.
5. Funding for Fiscal Year 2018-19 is subject to budget appropriation in the Water and Sewer System Fund.

Vendor	Contract Term	Total Est. Amount
K & L Supply, Inc.	10/1/18 – 9/30/19	\$178,942.85

Recommendation

The resolution be approved.

39 Resolution - Renewing the Contract with Bond Equipment Company Inc., in an Amount Not to Exceed \$60,000.00 Annually for Heavy Duty Truck Maintenance to Include Cummins Engines

Administrative Comments

1. This item is recommended by the Fleet Services Division.
2. **Impact:** The city’s public safety vehicles will continue to be repaired and maintained with minimum downtime, keeping service levels high.
3. This renewal establishes the continuation of an annual contract for providing service and related parts for heavy duty trucks (Class 6, 7, 8), while routine repairs and preventive maintenance continue to be performed by Fleet Services. The original contract was awarded on the basis of competitive bids. This is the first of two, two-year renewal options. The current contract expires on September 30, 2018.
4. Funding for Fiscal Years 2018-19 and 2019-20 is subject to budget appropriation in the Garage Fund.
5. Because this contract runs from October 2018 through September 2020, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year’s additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Bond Equipment Company Inc.	10/1/18 – 9/30/20	\$ 60,000.00	2018-19
		\$ 60,000.00	2019-20
TOTAL AMOUNT NOT TO EXCEED		\$ 120,000.00	

Recommendation

The resolution be approved.

40 Resolution - Renewing the Contract with Memo's Auto Body Shop in an Amount Not to Exceed \$150,000.00 Annually for Auto Body Repairs

Administrative Comments

1. This item is recommended by the Fleet Services Division.
2. **Impact:** City equipment will continue to be repaired and maintained with minimum downtime, keeping service levels high and enhancing Fleet Services Division.
3. This renewal establishes the continuation of providing automotive body repairs for all passenger vehicles and light trucks up to 3000 Gross Vehicle Weight (GVW) rating. The original contract was awarded on the basis of competitive bids. This is

the first of two, two-year renewal options. The current contract expires on September 30, 2018.

4. Funding for Fiscal Years 2018-19 and 2019-20 is subject to budget appropriation in the Garage Fund.
5. Because this contract runs from October 2018 through September 2020, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Memo's Auto Body Shop	10/1/18 – 9/30/20	\$ 150,000.00	2018-19
		\$ 150,000.00	2019-20
TOTAL AMOUNT NOT TO EXCEED		\$ 300,000.00	

Recommendation

The resolution be approved.

41 Resolution - Approving the Purchase from Sam Pack's Five Star Ford for a Ford 2019 F150 4x4 Crew Cab, Two 2018 Ford F350 Trucks, a 2018 Ford F150 Truck, a 2019 Ford F550 Truck with Dump Body, and a 2019 Ford F550 Hydro Valve Truck in the Total Amount of \$247,206.50 through the State of Texas Cooperative Purchasing Program

Administrative Comments

1. This item is recommended by the Water Utilities Department and approved by the Fleet Services Division.
2. **Impact:** Replacement of aging vehicles and equipment will reduce downtime and provide departments with critical resources to maintain optimum services for the Irving community.
3. The recommended vehicles will allow Water Utilities to perform preventive maintenance and repairs on residential and commercial water meters, support water and sewer line repairs, and clean up after repair work.
4. The 2019 Ford F150 4x4 Crew Cab is a budgeted new addition to the Water Utilities fleet for the Engineering Manager position.

Item Description	Qty	Extended Total
2019 Ford F150 4x4 Crew Cab	1	\$ 33,775.00

5. The remaining vehicles are budgeted replacements in accordance with the city's equipment replacement policy for city vehicles.

Item Description	Qty	Replaces City Tag #	Extended Total
2018 Ford F350 Truck	2	32201 (2008 Ford F350 Truck)	\$ 92,541.50
		32232 (2005 Ford F150 Truck)	
2018 Ford F150 Truck	1	32234 (2002 Ford F150 Truck)	\$ 24,823.00
2019 Ford F550 Truck with Dump Body	1	32183 (2007 Ford F550 Dump Body Truck)	\$ 48,666.00
2019 Ford F550 Hydro Valve Truck	1	32172 (2005 Ford F550 Utility Bed Truck)	\$ 47,401.00
TOTAL			\$247,206.50

6. The expenditure amounts shown in the tables above represent the base vehicles and published options available through the State of Texas Term Contract. Additional dealer options required to meet city specifications which are not available through this contract are presented in the following item on this agenda. The total price of each vehicle is shown on the attached quotes.
7. These purchases are supported by a Vendor/Member contract between the City of Irving and Sam Pack's Five Star Ford. The contract was approved by Council on February 15, 2018 by Resolution No. 2018-62 utilizing State of Texas Term Contract No. 072-A1 which expires on October 31, 2018.
8. Funding in the total amount of \$247,206.50 is available in the Water and Sewer System Fund.

Recommendation

The resolution be approved.

42 Resolution - Approving the Purchase from Sam Pack's Five Star Ford for Dealer Options for Various Vehicles in the Total Amount of \$131,732.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by the Water Utilities Department and approved by the Fleet Services Division.
2. **Impact:** Replacement of aging vehicles and equipment will reduce downtime and provide departments with critical resources to maintain optimum services for the Irving community.
3. The expenditure amounts shown in the table below represent additional dealer options required to meet city specifications that are not available through the State of Texas Term Contract through which the vehicles presented in the previous item on this agenda are being purchased. The total price of each vehicle is shown on the attached quotes.

Item Description	Qty	Replaces City Tag #	Extended Total
Additional Dealer Options for 2019 Ford F150 4x4 Crew Cab	1	N/A	\$ 745.00
Additional Dealer Options for 2018 Ford F350 Truck	2	32201 (2008 Ford F350 Truck)	\$ 7,090.00
		32232 (2005 Ford F150 Truck)	
Additional Dealer Options for 2018 Ford F150 Truck	1	32234 (2002 Ford F150 Truck)	\$ 4,663.00
Additional Dealer Options for 2019 Ford F550 Truck with Dump Body	1	32183 (2007 Ford F550 Dump Body Truck)	\$ 24,820.00
2019 Ford F550 Hydro Valve Truck	1	32172 (2005 Ford F550 Utility Bed Truck)	\$ 94,414.00
TOTAL			\$131,732.00

4. This purchase is supported by a Vendor/Member contract between the City of Irving and Sam Pack's Five Star Ford which was approved by Administrative Award No. 5792, utilizing BuyBoard Contract No. 521-16 which expires on November 30, 2018.

5. Funding in the total amount of \$131,732.00 is available in the Water and Sewer System Fund.

Recommendation

The resolution be approved.

43 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement Between the City of Irving and Voss Lighting in the Total Amount of \$60,978.21 for the Purchase and Installation of Underground Lighting Systems at the Irving Arts Center Sculpture Garden through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by the Irving Arts Center and the Financial Services Department – Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member contract between the City of Irving and Voss Lighting for the utilization of BuyBoard Contract No. 527-17 for Energy Saving Lighting Products which expires on March 31, 2019, will allow the Arts Center to purchase these items under the best possible terms and conditions for the city.
3. Approval of this contract supports the purchase and installation of underwater lighting systems for the Arts Center Sculpture Garden including the Geyser Area, Star Flower, and Columns through the designated BuyBoard contract. The replacement lighting will not only improve safety at night in the Sculpture Garden, but will also enhance the artistic beauty of the sculptures located within the gardens.
4. Funding in the amount of \$60,978.21 is available in the Irving Arts Center General Fund.

Recommendation

The resolution be approved.

End of Bids

44 **Ordinance - Budget Adjustment #6 to the 2017-18 Fiscal Year Budget**

Administrative Comments

1. This item has been recommended by the Financial Services Department.
2. Budget Adjustments are needed in the following funds: General Fund, Property and Casualty Self Insurance Fund, Garage Fund, Solid Waste Services Fund, General Non-Bond CIP Fund, Texas Highway Safety Grant Fund, Miscellaneous Grant Fund, Library Grant Fund and Miscellaneous Donations Fund.
3. Adjustments have been proposed by city staff, and have been reviewed and recommended by Budget Staff and Financial Services.

Recommendation

The ordinance be adopted.

45 **Ordinance - Amending Chapter 41, "Water and Sewer Systems" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas by Amending Section 41-7, "Sale of Water at City Equipment Yard" and Section 41-12, "Fees for Water and Sewer Taps"**

Administrative Comments

1. This item has been recommended by the Water Utilities Department.
2. **Impact:** These changes update the ordinance by eliminating a section no longer needed and amending a section to provide more accurate tap fees and provide more flexibility to allow contractors to complete taps.
3. **This item was presented to the Transportation and Natural Resources Committee on August 1, 2018.**
4. Section 41-7 provides a rate to purchase water at the city's Briery Yard on 132 North Briery Road. The facilities for the sale of water at this location no longer exist and this section of the ordinance is no longer needed.
5. Section 41-12 establishes rates for city installation of taps for water and sewer services. The proposed updates add flexibility to allow contractors to install water and sewer taps as approved by Water Utilities and allows city staff to focus on residential tap installation as workload allows.

Recommendation

The ordinance be adopted.

INDIVIDUAL CONSIDERATION

- 46 Resolution - Authorizing Reimbursement Payment in the Amount of \$44,000,000 to the ARK Group of Irving, Inc. for Capital Infrastructure Improvements Within the Tax Increment Reinvestment Zone No. One (Requested by Council Members Webb, Riddle and Danish)**

Administrative Comments

1. This item is requested by Council member Webb, Council member Riddle and Mayor pro tem Danish.
2. Funding in the amount of \$44,000,000 is available in the TIF District No. 1 Project Fund.

- 47 Ordinance - First Reading - Amending Chapter 52 Entitled "Water and Sewer Rates" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, Providing for New Monthly Water and Sewer Rates**

Administrative Comments

1. This item has been recommended by the Water Utilities Department.
2. **Impact:** A 2.5% increase to both water and sewer rates will help provide funding to cover increases to pass-through costs for wastewater treatment while also providing additional revenues to fund capital projects with cash to reduce the bond sale and future debt.
3. This item was presented at the City Council Budget Retreat on August 22, 2018.
4. The proposed 2.5% increase is less than half of the 5.3% increase projected in the five-year rate plan approved by the City Council on September 3, 2015. A multi-year rate plan was required to build the debt coverage ratio up to the level expected by bond rating agencies for a "AA" rating.
5. The need for the proposed rate increase is primarily driven by increasing pass-through cost for contracted services. Irving contracts with the Trinity River Authority (TRA) for sewage treatment and this pass-through cost is expected to increase \$3.0 million in FY 2018-19.
6. The proposed operating budget is \$108,517,915 and it includes a Capital Improvement Program (CIP) of \$30,760,000. The CIP is projected to be funded with \$12,965,000 in cash and \$17,795,000 in bonds.
7. The monthly bill for a residential customer with 5,000 gallons of water usage and 4,000 gallons of wastewater would increase \$0.88 under the proposed rates.

Recommendation

The ordinance be adopted.

ZONING CASES AND COMPANION ITEMS

48 Resolution - Temporary Use Permit G1808-0011 - to Allow a Temporary Parking Lot for TxDOT Projects - Property Located at 3123 Tom Braniff Drive - SouthGate Constructors, Applicant - 183 Land Corporation, Owner

Administrative Comments

1. The applicant is seeking approval of a Temporary Use Permit to allow a crushed concrete parking lot on undeveloped property.
2. SouthGate Construction is the principal contractor for the Midtown Express project, and is in need of temporary parking for employees working on the project. In July 2017, the City Council approved a six-month Temporary Use Permit for a parking lot on the east side of Tom Braniff Drive, across from the SouthGate Construction field office. The permit was granted for October 1, 2017 through March 31, 2018. In February, a second permit was granted from April 1, 2018 through September 30, 2018.
3. The applicant is seeking a third six-month Temporary Use Permit from October 1, 2018 through March 30, 2019.
4. This portion of the property was previously used as a parking lot for the former Texas Stadium. No trees are located within the area of the proposed parking lot. The temporary parking lot is constructed with a crushed concrete roadbase material. The crushed concrete will be completely removed within 30 days of the termination of the Temporary Use Permit.
5. The applicant has a Temporary Parking License Agreement with the property owner.
6. SouthGate understands that each Temporary Use Permit may be granted only for a maximum of 180 days.

Recommendation

The resolution be approved.

49 Resolution - Temporary Use Permit G1808-0012 - to Allow a Weekly Farmers Market on the Parking Lot of Lamberti's Ristorante - Property Located at 7701 N MacArthur Boulevard - Four Seasons Markets, Applicant/Owner

Administrative Comments

1. The applicant, Four Seasons Markets, is requesting approval to establish a weekly farmers market in the parking lot at *Lamberti's Ristorante & Wine Bar*, located at 7701 North MacArthur Boulevard. The farmers market would feature food and produce from local farmers as well as items from various artisans and craftsmen. The market would be open as early as 6:00 a.m. to 4:00 p.m. on Saturdays from September 6, 2018 through March 5, 2019.
2. Four Seasons Markets currently operates several similar "European-style" farmers markets in the Metroplex, including one at the Irving Arts Center on Saturdays. Information about Four Seasons Markets, a list of their vendors, and photos of their markets can be found on their website www.fourseasonsmarkets.com.
3. The market would exclude the sale of second-hand or used merchandise, furniture, appliances, spas, pools, storage buildings, or other similar items. It shall also exclude the operation of gaming and other amusements, such as a "Midway" or other carnival activities not specifically permitted.
4. The sale of alcoholic beverages for on-premises consumption shall be prohibited, in accordance with City of Irving ordinances.
5. The permit would be non-transferable and non-renewable.
6. The City's Technical Review Committee recommends approval.

Recommendation

The resolution be approved.

50 Resolution - Special Fence Project Plan #ZC18-0045 - Approving a Variance from Section 15-11 to Allow a Wrought-Iron Fence in the 30-Ft Required Front Setback of the Multifamily Development. Property Located at 3800 Portland Street - Legacy R.E.I Group, Applicant - Restructure Corp., Owner (Postponed from August 2, 2018)

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: July 16, 2018 – Postpone to August 6, 2018 7-0 (Commissioners Patel and Zeske, absent). August 6, 2018 – Favorable 7-0 (Commissioners Richards and Niemeier, absent).

2. The applicant is requesting to construct a six (6) foot tall wrought-iron fence in the required 30-foot front yard setback along Country Club Drive, Portland Street, and Northgate Drive. The fence is located ten (10) feet from the property line. The fence is proposed to provide protected open space for the residents of the apartments.
3. Sight visibility triangles are provided at the street corners, and the entrances and exits. New automatic entrance and exit gates will be installed along Portland Street and Northgate Drive for controlled access. The gates have been located to meet Traffic and Transportation Department and Fire Department standards. Eight (8) parking spaces will be removed for the gate operations, but the complex has an excess of parking.
4. The applicant failed to appear at the Planning and Zoning Commission meeting on July 16. In accordance with the Commission's adopted bylaws, the Commission voted to postpone the case until its next meeting on August 6, 2018. Accordingly, the City Council had to postpone this case until September 6, 2018.
5. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The resolution be approved in accordance with the Planning and Zoning Commission recommendation.

51 Resolution - Special Fence Project Plan #ZC18-0055 - Approving a Variance from Section 15-11 to Allow a 6-Foot Tall Solid Wood Screening Fence in the 20-Foot Required Side Setback. Property Located at 1401 Elms Road - Francisca Castillo, Applicant/Owner.

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: August 6, 2018 – Favorable 7-0 (Commissioners Richards and Niemeier, absent).
2. The applicant is requesting to maintain an existing six (6) foot tall board-on-board cedar fence in the required 20-foot side yard setback along Rogers Road. The fence is located six (6) feet from the property line. This is a re-built fence that the applicant constructed without a permit.
3. The fence replaces a six (6) foot tall wood fence in the same location. Approximately 38'10" of the fence will be in the setback along Rogers. A permit is still required if the Special Fence Project Plan is approved.
4. Since the new fence will not cause any sight visibility obstructions on any street frontage, and there is additional right-of-way to separate it from the street, staff has no objection to a fence in this location.

5. A total of 36 public notices were mailed. Staff has received one (1) response in support and one (1) response in opposition to this request. Since this is not a zoning case, opposition does not trigger a ¾-vote for approval.
6. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The resolution be approved per the recommendation of the Planning and Zoning Commission.

52 Ordinance - Zoning Case #ZC17-0076 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 4,321 Sq. Ft. Located at 2315 W. Airport Freeway, Suites 135-140 - Robert Sa, Applicant - Union Gospel Mission, Owner.

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: August 6, 2018 – Favorable 7-0 (Commissioners Richards and Niemeier, absent).
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Commercial Corridor District* uses for this property. This is an auto-oriented district for retail, office and commercial uses, with parking in front, low to mid-rise building set back from the street. The proposed zoning change is in conformance with the Comprehensive Plan.
3. The applicant, the existing *Vila Brazil* restaurant, has the attendant accessory use of the sale of alcoholic beverages for on-premises consumption and is requesting rezoning to expand into the adjacent suite for a total of 4,321 square feet with a total of 87 seats. As part of the request, the applicant is requesting a variance to allow the expanded restaurant to be 105 feet from the nearest door of an existing church, as determined by the Method of Measurement adopted by the Planning and Zoning Commission.
4. Section 52-49(a)(8) of the Zoning Ordinance prohibits the sale of alcoholic beverages within 300 feet of a church, measured from front door to front door. Section 54-49(a)(14) provides that the City Council may grant a variance to the separation requirements if it determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes a waste or inefficient use of land or other resources, creates an undue hardship on an applicant, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council determines is in the best interest of the community after consideration of the health, safety, and welfare of the public and

the equities of the situation.

5. The subject property is a lease space in a multi-tenant retail building. Parking is being provided within the surface parking throughout the site and is calculated at one space per 150 sq. ft. for restaurants per Sec. 52-64d, State Highway 183 Overlay District.
6. The proposed request meets all other requirements of the approved zoning and the R-AB zoning district requirements.
7. A total of 21 public notices were mailed. Staff received one (1) letter in support and no responses in opposition.
8. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The ordinance be adopted per the recommendation of the Planning and Zoning Commission.

53 Ordinance - Zoning Case #ZC17-0083 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Business District" to "Residential Neighborhood", and Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 14.549 Acres Located at 4951, 4961 and 4971 Courtside Drive - Harlan Properties, Applicant - Max Larsen Revocable Trust, Owner (Postponed from February 15, 2018, July 19, 2018 and August 2, 2018)

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: February 5, 2018 - Denial 4-3 (Commissioners Hoedebeck, Patrick, Taylor and McPhail, voting to deny the application; Commissioners Patel and Zeske, absent). June 18, 2018 - Approval 5-3 (Commissioners Taylor, Hoedebeck and Zeske, nay; Commissioner Patel, absent)
2. The applicant is proposing to develop the property with 87 single family lots and one common area lot.
3. The Imagine Irving Comprehensive Plan Future Land Use Map recommends *Business District* uses for this property. This land use is for the highest intensity areas of Irving containing a variety of uses in multi-story buildings, pedestrian-design streets and buildings, high quality design and materials, and reduced parking requirements. Net units per acre: 60 or more. The request is not in conformance with the Comprehensive Plan. The applicant is requesting a Comprehensive Plan amendment for *Residential Neighborhood* uses to allow low density residential uses, which are consistent with surrounding development.
4. The Comprehensive Plan includes seven criteria for transitioning from non-

residential to residential uses; the City should require the following:

- a. The area should be physically appropriate (i.e., size, shape, etc.) for residential use.
- b. The area is an extension of a residential neighborhood shown on the Generalized Future Land Use Map and is not separated from the neighborhood by a major thoroughfare (or larger).
- c. The rezoning will not create a situation where non-residential traffic will negatively impact established and proposed future neighborhoods.
- d. The rezoning would not result in a shortage of land designated for non-residential development.
- e. The proposed rezoning is not for traditional multi-family development. New multi-family development would be permitted only as outlined in the Mixed Use guidelines.
- f. The rezoning would not leave a residual tract of non-residentially zoned property which would not conform to the Generalized Future Land Use Map or which would negatively affect the proposed residential use.
- g. The rezoning would provide for an appropriate transition between residential and non-residential uses through separation by distance, screening, or land use (i.e., creek, four-lane roadway, etc.), if positive integration of residential and non-residential land use is not achievable.

Staff believes the proposal meets these requirements.

5. Additionally, the property is adjacent to Dallas/Fort Worth International Airport, and the Comprehensive Plan proposes the following strategies to protect land designated for commercial and industrial uses along major corridors, highways, or adjacent to the airport from residential encroachment.
 - a. Land Use Goal 7: Work with the Dallas Fort Worth International Airport to protect the interests and enhance the growth and economic success of both the airport and the city.
 - b. Land Use Strategy 7.1: Promote appropriate land uses adjacent to the airport to reduce conflicts with airport operations
 - c. Land Use Strategy 7.1.1: Restrict residential development in the flight path and high noise zones

Since this property is not in the direct flightpath of the airport, staff believes the development is consistent with these recommendations.

6. The applicant purchased the adjacent tract from the school district and revised the site plan to propose 87 single family lots on five internal streets with one cul-de-sac. Two entrances from Courtside Drive are provided. All streets comply with the City's standard street cross-sections.
7. The site plan proposes the following exceptions to the R-6 (Single Family) district:
 - a. Front Yard Setback Required: 25 ft.; Provided: 20 ft.
 - b. Rear Yard Setback Required: 20 ft.; Provided: 10 ft.
 - c. Minimum Lot Width Required: 50 ft.; Provided: 40 ft.

- d. Minimum Lot Size Required: 6,000 sq. ft.; Provided: 4,200 sq. ft.
- e. Maximum Lot Coverage by Principal Building Required: 40%; Provided: 80%

These development standards are consistent with other recently approved single family detached developments in the immediate area including the Dominion, Dominion Estates and Broadmoor Hills Ph. 4.

- 8. The garages will meet the new area and depth requirements, and the garage doors will be 25 feet from the street right-of-way.
- 9. Since the development is adjacent to Dallas/Fort Worth International Airport, the following requirements are listed on the site plan:
 - a. An Avigation Easement holding the City and DFW International Airport harmless for any airport-related impact shall be provided by plat on all lots within this development and will be tied to the deed of each lot to ensure disclosure to subsequent buyers
 - b. Developer shall provide full disclosure to all potential purchasers of housing units in this development regarding airport proximity, and that the property is subject to an Avigation Easement.
 - c. A sign shall be posted in a conspicuous location until all lots are sold to homeowners advising all buyers that the property is subject to an Avigation Easement as a result of Airport proximity.
 - d. Homes shall be constructed in a manner that complies with all City of Irving building codes (including local amendments) regarding noise attenuation.
- 10. The site plan also notes that the minimum air conditioned living area of each dwelling shall be 1,700 square feet, and the exterior wall surface must be 70% masonry.
- 11. Since the property has no frontage or direct access to either Valley View Lane or Carbon Road, commercial development is not likely on this site. It also is adjacent to property owned by DFW Airport, but not adjacent to the airport itself, and will not interfere with airport operations.
- 12. This request was postponed from July 19, 2018 as a result of staff being notified by DFW Airport that the Branchford Road stub-out that was proposed for the third point of access is not City right-of-way as indicated on both the City's maps and maps maintained by the Dallas Central Appraisal District. The airport claimed that the tract was acquired by the DFW Airport in 2000 when the City quitclaimed the tract to the airport. Staff researched this question and discovered that the tract was, in fact, quitclaimed to the airport. As a result, a third point of access to Dorris Road cannot be approved without the consent of DFW Airport.
- 13. A total of 30 public notices were mailed. Staff received one (1) response in support. Staff received six (6) responses, one (1) email and a petition with 67 signatures in opposition to this request. The opposition represents 13.35% of the land within 200 feet of the subject property. Since this is less than 20%, per State law a ¾-vote is not required for approval.
- 14. This item supports Strategic Objective 3.5 - Effectively plan and manage land use.

Recommendation

The ordinance be approved.

54 Ordinance - Zoning Case #ZC18-0046 - Granting R-ZLa (Zero Lot Line) District Uses - Approximately 2.97 Acres Located at 1501 S. Story Road - Planning Developing and Estimating Solutions, LLC, Applicant - Glacier Fund, Ltd., Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: August 6, 2018 – Favorable 5-2 (Commissioners Taylor and Hoedebeck, nay; Commissioners Richards and Niemeier, absent).
2. The applicant is requesting to rezone the property in order to build 16 new single family detached homes which will meet the R-ZLa (Zero Lot Line) district regulations, with no exceptions being requested. The street cross-section meets the City's design standards for residential streets. Each lot and house will comply with all required setbacks, area requirements and garage requirements.
3. The Comprehensive Plan recommends *Residential Neighborhood* uses for this property. The *Residential Neighborhood* land use category is described as being "Predominantly single family detached homes or duplexes with some mix of non-residential uses, particularly in-home businesses." The net units per acre is recommended to be between five (5) and twenty (20) units. The density of the proposed project is approximately six (6) units per acre. The request is in conformance with the Comprehensive Plan.
4. The Comprehensive Plan also includes recommendations regarding redevelopment of existing neighborhoods and infill housing such as: (1) the vision for Irving suggests that much of the new growth will occur in the form of infill development, which is the addition of new or rehabilitated buildings into existing urban areas; (2) increase the number of well-designed and affordable housing types that respond to residents' preferences and incomes. This should include smaller lot single-family homes such as cottage and courtyard homes; (3) provide for a variety of single family residential types and densities; and (4) create and adopt new zoning districts that permit cottage housing, townhomes, and other small lot (compact) housing types by right. This request is consistent with these recommendations.
5. A zoning case for this property was previously taken to the City Council on September 21, 2017. At that time the applicant was proposing 18 lots. The Council asked for an exhibit showing the lot layout due to questions of storm water detention and drainage. Since this required an engineer's analysis, the case was withdrawn after a second postponement. The engineer's report has been completed, and requires detention areas adjacent to Story Road. This allows for 16

lots on the proposed cul-de-sac. The lot layout is provided as an exhibit, but since the development does not require any variances, a site plan was not required. A Homeowner's Association will be required to maintain the detention area/open space lots. These areas must be shown as separate lots on the plat, and not incorporated into the adjacent residential lots.

6. Given the variety of lot sizes in the surrounding area, staff believes this location is appropriate for infill residential development and is in accordance with the Imagine Irving Comprehensive Plan.
7. A total of 49 public notices were mailed. Staff received no responses in support and five (5) responses in opposition. The opposition represents 15.21% of the land within 200 feet of the subject property. Since this is less than 20%, a ¾-vote is not required for approval.
8. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The ordinance be adopted per the recommendation of the Planning and Zoning Commission.

55 Ordinance - Zoning Case #ZC18-0051 - Granting TOD (Transit-Oriented Development) District Detail Plan - Approximately 11.06 Acres on the North Side of Promenade Parkway, Approximately 1,000 Feet East of West Las Colinas Boulevard - CSE Commercial Real Estate, Applicant - Mission Bay Properties, Owner.

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: August 6, 2018 – Favorable 7-0 (Commissioners Richards and Niemeier, absent) subject to deleting Note #5 from the site plan. The stipulation of the Planning and Zoning Commission has been met.
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Urban District* uses for this property. The *Urban District* category is for the highest intensity areas of Irving, containing a variety of uses in multi-story buildings. Pedestrian-design streets and buildings, high quality design and materials, and reduced parking requirements are encouraged. The proposed use is in conformance with the Comprehensive Plan.
3. This application is for approval of the TOD District Detail Plan on the 5.14 acre western tract for the “Jefferson at Promenade Parkway” Phase 2 development. The TOD General Plan for the western tract and the TOD Detail Plan for the eastern tract were approved by zoning case #ZC16-0036 on September 8, 2016.

4. The applicant is proposing to develop the property as a mixed-use, transit-oriented development that includes 428 multifamily units. The development also includes 3,315 square feet of leasable office space and 1,701 square feet of retail space located on Promenade Court. The general layout will be a five-story building organized around a parking garage that includes a roof level, two internal courtyards, and a “pocket park” entered from Promenade Court. The commercial spaces will provide a storefront look onto Promenade Court, and the other three sides of the building will be multifamily units.
5. The residential units will consist of 261 one-bedroom units, 142 two-bedroom units, and five (5) three-bedroom units, ranging in size from 800 to 1,404 square feet. Six ground-level “live work” studio units with a minimum area of 1,320 square feet are also proposed along Promenade Court.
6. Included in the one-bedroom unit count are 14 efficiency “micro-units”, with a minimum area of 338 square feet. These units are proposed to incorporate a murphy or trundle bed to convert living space to sleep space. The current minimum allowed unit size in the zoning ordinance is 450 square feet. Staff cannot support a reduction in the minimum unit size.
7. The multifamily parking requirement for residences is 683 spaces, and 20 parking spaces are required for the commercial uses, for a total of 703 parking spaces. The parking garage will provide 662 spaces including the sixth-level rooftop; 25 surface parallel spaces are provided along the eastern and northern building sides. Thirty (30) public parking spaces are also provided along Promenade Court, which can count towards the parking requirement. The total parking provided, then, is 717 spaces. No parking variance is required.
8. The property must comply with the TOD district requirements for landscaping. The applicant is currently indicating trees in the right-of-way to provide the parkway trees along Promenade Court. Staff will support trees in the right-of-way to comply with Sec. 52-32g for that frontage.
9. Architecturally, the development uses a variety of materials, vertical and horizontal articulation, angles, colors, shadows, and a canopy corner element to create an overall development that is unique and distinctive. The materials consist of stucco, a stone veneer base, prefinished cementitious siding, porcelain tile, and metal accents. The color is predominantly white and gray with earth tones.
10. The “pocket park” will be a minimum of 2,500 square feet, and will be privately owned and maintained. The notes indicate the “park” will be open to the public. Two courtyard areas will also provide additional open space for the development, including a pool.
11. This is a fully-integrated transit station mixed-use development, incorporating residential, retail, office, and open space uses into a single development that is directly linked to mass transit.
12. A total of 16 public notices were mailed. Staff received no responses in support or

in opposition to this request.

13. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The ordinance be adopted per the recommendation of the Planning and Zoning Commission, subject to changing the minimum square footage of efficiency and 1-bedroom units to 450 square feet.

56 Ordinance - Zoning Case #ZC18-0052 - Granting S-P-2 (Generalized Site Plan) District for R-10 (Single Family) Uses - Approximately 0.4821 Acres Located at 2517 Skyline Drive (North Side of Skyline Drive and West of Country Club Drive) - Spry Surveyors, Applicant - Daniel Hernandez, Owner.

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: August 6, 2018 – Denial 7-0 (Commissioners Richards and Niemeier, absent).
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Residential Neighborhood* uses for this property. The *Residential Neighborhood* land use category is described as “Predominantly single-family detached homes or duplexes with some mix of non-residential uses, particularly in-home businesses.” The proposed zoning change is in conformance with the Comprehensive Plan.
3. The applicant is requesting a zoning change to modify the required lot width in order to subdivide the property into two lots. The proposed lots are each 70 feet wide.
4. The R-10 (Single Family) zoning district requires a 75-foot lot width. However, the proposed lot widths do not meet the 80% requirement for the Neighborhood Protection Ordinance. The adjacent lots are between 125 and 140 feet wide. To meet the 80% lot width requirement, the lots would need to be a minimum of 107.21 feet wide.
5. While the proposed lot sizes meet the minimum lot size of the R-10 district, they do not meet the 80% requirement for the Neighborhood Protection Ordinance. The adjacent lots are between 18,750 and 21,000 square feet in size. To meet the 80% lot width requirement, the lots would need to be a minimum of 16,080 square feet. As proposed, the lots are 10,500 square feet.
6. All other requirements of the R-10 district regulations are being met.
7. A total of 346 public notices were mailed. Staff received one (1) response in support and two (2) responses in opposition to this request. The opposition represents 7.88% of the land within 200 feet of the subject property. Since this is less than 20%, per state law a ¾-vote is not required for approval.

8. Staff cannot support this request since the lots do not conform to the surrounding neighborhood.
9. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The ordinance be denied per the recommendation of the Planning and Zoning Commission.

57 Ordinance - Zoning Case #ZC18-0053 - Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 0.48 Acres Located at 2003 Royal Oaks Drive - Spry Surveyors, Applicant - DH2 Homes, LLC, Owner.

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: August 20, 2018 – Favorable 6-0 (Commissioners Richards, Niemeier and Patel, absent).
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Residential Neighborhood* uses for this property. The *Residential Neighborhood* land use category is described as “Predominantly single-family detached homes or duplexes with some mix of non-residential uses, particularly in-home businesses.” The proposed zoning change is in conformance with the Comprehensive Plan.
3. The applicant is requesting a zoning change to modify the required minimum lot size and lot depth in order to build a single family home on the site.
4. The R-6 (Single Family) zoning district requires a 6,000 square foot minimum lot size. However, the proposed lot is only 4,945 square feet. A zoning case is necessary in order for the property to be platted.
5. Additionally, the proposed lot depth does not meet the minimum of 100 feet required by the R-6 (Single Family) district. The proposed lot depth is 70.53 feet on one side and 70.72 feet on the other.
6. The applicant has provided deed information indicating the tract has been in its current configuration since prior to January 1980. Since the tract is not being subdivided, the Neighborhood Protection Ordinance does not apply.
7. All other requirements of the R-6 district regulations are being met.
8. A total of 34 public notices were mailed. Staff received no responses in support; staff received two responses and two emails in opposition. The opposition represents 8.02% of the land within 200 feet of the subject property. Since this is less than 20%, per state law a ¾-vote is not required for approval.

9. Since the lot has been in this configuration since prior to 1980, staff can support this request.
10. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The ordinance be adopted per the recommendation of the Planning and Zoning Commission.

APPOINTMENTS AND REPORTS

58 Mayor's Report

Adjournment