

**AGENDA**  
**Irving City Council Regular Meeting**  
**Thursday, September 20, 2018 at 7:00 PM**  
**City Hall, First Floor, Council Chambers**  
**825 W. Irving Blvd., Irving, Texas 75060**

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Organizational Service Announcements

Invocation

Reverend Deborah R. Jones, First Christian 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 39

**CITY COUNCIL AGENDA**

**1 City Operations Update**

**2 Ordinance - Adoption of the 2018-19 City of Irving Fiscal Year Budget**

**Administrative Comments**

1. This item has been recommended by the Financial Services Department.
2. **Impact:** The FY 2018-19 budget has been prepared pursuant to discussion with Council and submitted for adoption.
3. Public Hearings were held on June 7 and June 28, September 6, and September 13 to allow citizen input.

**Recommendation**

The ordinance be adopted.

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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.

**3 Ordinance - Ratifying the Fiscal Year 2018-19 Budget Which Increases Property Tax Revenues**

**Administrative Comments**

1. This item has been recommended by the Financial Services Department.
2. This item is included on the agenda as a placeholder to comply with State Law in the event there is an increase to the property tax revenues in the proposed budget as compared to the previous year.

**Recommendation**

The ordinance be adopted.

**4 Ordinance - Setting the 2018 Tax Rate and Levying the Tax as Required by the State of Texas Property Tax Code**

**Administrative Comments**

1. This item has been recommended by the Financial Services Department.
2. **Impact:** The adoption of this tax rate will assure that a high level of services are maintained.
3. The Texas Property Code requires adoption of the tax rate in its two components, operations and maintenance, and debt service. An ordinance has been prepared reflecting the following rates for adoption by City Council.

Operations & Maintenance	.4741
Debt Service	<u>.1200</u>
Total Tax Rate	\$.5941

4. This year's tax levy to fund operations and maintenance expenditures exceeds last year's operations and maintenance tax levy.
5. On August 22, 2018 at the Budget Retreat, Council passed a resolution to adopt a tax rate that does not exceed 0.5941, which is the tax rate for the current year.

**Recommendation**

The ordinance be adopted.

**5 Ordinance - Adopting the 2018 City of Irving Tax Roll as Required by the State of Texas Property Tax Code**

**Administrative Comments**

1. This item has been recommended by the Financial Services Department.
2. **Impact:** Adoption of the Appraisal Roll with the calculation of tax imposed on each property becomes the City's Tax Roll for collection of this year's taxes.
3. The Tax Assessor has calculated and determined the tax imposed on each piece of property included on the appraisal roll for the City of Irving pursuant to Section 26.09 of the Texas Property Code and has submitted it to the City Council for approval.

**Recommendation**

The ordinance be adopted.

**CONSENT AGENDA**

**6 Approving Work Session Minutes for Wednesday, September 05, 2018**

**7 Approving Regular Meeting Minutes for Thursday, September 06, 2018**

**8 Resolution - Approving a Funds Sharing and Fiscal Agency Agreement Between the County of Dallas and the Cities of Dallas, Balch Springs, Carrollton, DeSoto, Duncanville, Garland, Grand Prairie, Irving, Lancaster, Mesquite and Richardson, Authorizing the City of Dallas to Serve as the Fiscal Agent to Administer and Distribute FY2018 Justice Assistance Grant (JAG) Funds through the Edward Byrne Memorial Justice Assistance Grant Program**

**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:** The Justice Assistance Grant (JAG) program provides funding to support a broad range of activities for the prevention and control of crime based on local needs and conditions.
3. The FY2018 JAG award to the City is \$37,835.00, less the 30% disparity settlement to Dallas County of \$11,350.00, and a 7% administrative fee of \$1,853.92, bringing the total grant award to the City of Irving at \$24,630.59. No matching funds are required.

**Recommendation**

The resolution be approved.

**9 Resolution - Approving a Renewal of the Technical Service Support Agreement with Single Source Provider Physio Control, Inc., for the Service and Repair of LifePak Defibrillator Units in an Amount Not to Exceed \$65,170.80**

**Administrative Comments**

1. This item is recommended by the Fire Department. It supports Strategic Objective 4.1 – Safeguard public safety, security and health.
2. **Impact:** This service ensures that equipment is properly maintained, receives software updates, and is serviced by certified technicians so that we can provide outstanding emergency service for citizens.
3. Thirty-eight LifePak 15 units and ten AED 1000 units will be covered by the Service Plan providing inspections, preventative maintenance, updates, repairs, and supplies
4. Funding in the amount of \$65,170.80 is available in the FY 2018-19 Fire Department budget within the General Fund.

**Recommendation**

The resolution be approved.

**10 Resolution - Approving Amendment No. 1 to the Household Hazardous Waste Interlocal Agreement Between Dallas County and City of Irving to Provide a Program in Which Residents Can Properly Dispose of Household Chemicals, in the Amount Not to Exceed \$110,000.00**

**Administrative Comments**

1. This item is recommended by Solid Waste Services.
3. **Impact:** This contract provides an environmentally sound method to dispose of the household hazardous waste such as pesticides, fertilizers, etc., thus ensuring the proper disposition of these materials.
4. Agreement was originally executed on 09/21/17 with four one-year renewals. This is renewal number one.
5. This agreement will provide service from October 1, 2018 through September 30, 2019. Dates of the events are as follows: 10/27/18, 2/23/19, and 6/22/19.
6. Funding in the amount of \$110,000.00 is in FY 2018-19 and is available in the Municipal Drainage Utility Fund.

**Recommendation**

The resolution be approved.

**11 Resolution - Reimbursing the City of Irving for Capital Expenditures for Projects in Advance of the Fiscal Year 2018-19 General Obligation Bond Sale, Sale of Tax Notes, and Water and Sewer Revenue Bond Sale in an Amount Not to Exceed \$60,327,000**

**Administrative Comments**

1. This item is recommended by the Financial Services Department.
2. **Impact:** This resolution provides that any funds advanced for the projects listed in Attachment A will be reimbursed with proceeds from the FY 2018-19 General Obligation Bond Sale, sale of Tax Notes, and Water and Sewer Revenue Bond Sale.
3. The City wishes to begin capital projects in the 2018-19 Budget in effort to expedite the design and construction of projects.
4. The proposed reimbursement resolution allows the City to be reimbursed for eligible costs for the projects listed in Attachment A.
5. Any funds advanced for the General Obligation projects listed in Attachment A will be from currently available funds in the General Fund and those funds will be reimbursed in proceeds from the General Obligation Bonds issued in FY 2018-19.
6. Any funds advanced for the Tax Notes vehicle and equipment purchases listed in Attachment A will be from currently available funds in the Vehicle and Equipment Replacement Fund or the General Fund and those funds will be reimbursed with proceeds from the Tax Notes issued in FY 2018-19.
7. Any funds advanced for the Water and Sewer Revenue Bonds will be using currently available fund in the Water and Sewer Operating Fund and the Water and Sewer Non-Bond CIP Fund and reimbursing those funds once the Water and Sewer Revenue Bonds are issued in FY 2018-19.

**Recommendation**

The resolution be approved.

**12 Resolution - Approving an Interlocal Agreement with Dallas County Health and Human Services for Control of Communicable Disease Services in the Total Estimated Amount of \$81,906.00**

**Administrative Comments**

1. This item is recommended by the Code Enforcement Department. This item supports Strategic Objective 4.1: Safeguard public safety, security and health.
2. **Impact:** Providing preventative health services helps to promote a healthier lifestyle and improved quality of life for Irving residents.
3. This agreement establishes the continuation of an annual contract to provide control

of communicable disease services. This contract includes services for tuberculosis control, sexually transmitted diseases, laboratory tests, immunizations, and well-baby exams.

4. This contract cost is based on the prior year amount with no increase.
5. There are no changes to service levels or deliverables.
6. Funding in the amount of \$81,906.00 is available in the Code Enforcement budget with the Health Board Program Fund. Funding the Fiscal Year 2018-2019 is available and subject to approval of FY18-19 budget.

### **Recommendation**

The resolution be approved.

## **13 Resolution - Approving an Agreement for Services Between the City of Irving and Keep Irving Beautiful, Inc., for the Keep Irving Beautiful Program in the Amount of \$67,880.00**

### **Administrative Comments**

1. This item is recommended by the Code Enforcement Department. This item supports Strategic Objective 4.3: Improve community appearance and neighborhood integrity.
2. **Impact:** This allows for Keep Irving Beautiful, Inc., to continue educational programs with respect to recycling, community beautification and litter abatement initiatives that support the city's storm water permit.
3. This agreement was discussed at the November 15, 2017, KIB meeting. Board reviewed and recommended by vote to approve.
4. Funding in the amount of \$67,880.00 is available in the Capital Improvement Department within the Municipal Drainage Utility Fund. Funding for Fiscal Year 2018-19 is available and subject to approval of the FY18-19 budget.

### **Recommendation**

The resolution be approved.

**14 Resolution - Adopting a Work Plan and Setting the Consideration for Economic Development Services for FY2018-2019 in the Amount of \$2,454,605.00 for the Agreement Between the City of Irving and the Greater Irving-Las Colinas Chamber of Commerce**

**Administrative Comments**

1. This item is recommended by the Economic Development Department.
2. **Impact:** This resolution adopts the Annual Work Plan and sets the consideration for FY2018-19 for the Economic Development services agreement with the Greater Irving-Las Colinas Chamber of Commerce.
3. On September 9, 2017, Council adopted RES-2017-324 approving an agreement with the Chamber to provide economic development services from October 1, 2017 through September 30, 2022.
4. The five-year agreement provides that the Chamber will carry out a program for economic development services related to business recruitment, business retention and expansion, site selection, marketing and advertising and small business support services. The specific work plan and fees for services are determined annually.
5. In the event the City terminates the agreement after March 31 of any year, an additional \$100,000.00 is designated "Committed Fund Balance" for the term of the agreement to fund the payment, if any, of the termination fee.
6. The Chamber has submitted their Annual Work Plan with a scope of services for FY2018-19. Consideration for the performance of the services described in the work plan is in the amount of \$2,454,605.00 for fees and \$10,000.00 for annual print services.
7. Funding in the amounts of \$2,454,615.00 for the FY2018-19 scope of services and for the \$100,000.00 termination fee is available in the Economic Development budget within the Economic Development Fund.

**Recommendation**

The resolution be approved.

**15 Resolution - Adopting a Work Plan and Setting the Consideration for FY2018-2019 in the Amount of \$323,000.00 for the Agreement Between the City of Irving and the Greater Irving-Las Colinas Chamber of Commerce to Provide International Affairs/Sister Cities/Trade Center Services**

**Administrative Comments**

1. This item is recommended by the Economic Development Department.
2. **Impact:** This resolution adopts the Annual Work Plan and sets the consideration for FY2018-19 for the International Affairs-Sister Cities-Trade Center services agreement with the Greater Irving-Las Colinas Chamber of Commerce.
3. On September 9, 2017, Council adopted RES-2017-325 approving an agreement with the Chamber to provide International Affairs-Sister Cities-Trade Center services from October 1, 2017 through September 30, 2022.
4. The five-year agreement provides that the Chamber will carry out a program of exchanges between the City and its participating sister cities, which are focused on business, but may also be cultural, artistic, educational, economic, community, and/or other appropriate forms of exchanges, in keeping with the purpose of the worldwide sister cities program.
5. The Chamber has submitted their Annual Work Plan with a scope of services for FY2018-19. Consideration for the performance of the services described in the work plan is in the not to exceed amount of \$323,000.00.
6. Funding in the amount of \$323,000.00 for the FY2018-19 scope of services is available in the Economic Development Department budget within the Economic Development Fund.

**Recommendation**

The resolution be approved.

**16 Resolution - Approving an Interlocal Agency Agreement Between the City of Irving and the Trinity River Authority (TRA) in the Estimated Annual Amount of \$190,000.00 to Provide Water, Wastewater 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, wastewater 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 19, 2018.**
4. The City is required by federal and state law to routinely sample and perform laboratory analysis of the potable water, wastewater 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 requirements.
6. Funding in the amount of \$165,000.00 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.

## **Bids & Purchasing Items Items 17-20**

### **17 Resolution - Approving Additional Spending with Professional Service Industries, Inc., in the Total Estimated Amount of \$200,000.00 for the Annual Geotechnical Engineering and Construction Materials Testing & Inspections Contract**

#### **Administrative Comments**

1. This item is recommended by the Capital Improvement Program (CIP) Department.
2. **Impact: This contract supports the Road to the Future Program.** This annual contract provides facts regarding soil mechanics to determine depths of piers for a structure or recommendations for a roadway subgrade and paving section. It also provides for the testing of construction materials for strength and durability and to ensure all construction is structurally sound to assure public welfare. This testing applies to construction operations for installation of engineering facilities for new City of Irving subdivisions and capital improvement projects.
3. **This item will be presented to the Transportation and Natural Resources Committee on September 19, 2018.**
4. This contract was renewed in an amount not to exceed \$450,000.00 for the period of February 1, 2018, through January 31, 2019. There has been a marked increase in utilization of these services during the current contract term to support a record number of private development, water/wastewater, and Road to the Future

construction projects, resulting in expenditures of approximately \$418,000.00 to date. CIP recommends approval of additional spending in the total estimated amount of \$200,000.00.

5. Funding for Fiscal Year 2017-18 is available within various capital improvement project funds, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
6. Because this spending term runs from September 2018 through January 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 contract total amount is not exceeded.

<b>Vendor</b>	<b>Contract Term</b>	<b>Estimated Expenditures</b>	<b>Fiscal Year(s)</b>
Professional Service Industries, Inc.	9/21/18 – 1/31/19	\$ 30,000.00	2017-18
		\$170,000.00	2018-19
<b>TOTAL</b>		<b>\$200,000.00</b>	

**Recommendation**

The resolution be approved.

**18 Resolution - Approving Additional Funds for As-Needed Services from Mart, Inc., in the Total Estimated Amount of \$150,000.00 for Construction, Renovation and Repair Service through the Choice Partners Purchasing Cooperative, a Division of Harris County Department of Education**

**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 minor construction, repair, and renovation services on an as-needed basis and will allow Facilities Maintenance and Parks & Recreation to obtain these services in a timely and efficient manner under the best terms and conditions.
3. A Vendor/Member contract between the City of Irving and Mart, Inc. was approved on April 21, 2017 by RES-2017-173. The contract supports utilization of Choice Partners Contract No. 17/020CG-11 for JOC/CSP for IDIQ On-Call Trades, which expires on February 27, 2019.

4. Utilization of this contract was approved in the amount of \$740,000.00 for the period of April 21, 2017, through February 27, 2019. Spending to date is approximately \$660,000.00. Facilities Maintenance and Parks & Recreation recommend increasing the original amount by \$150,000.00 to ensure timely response to minor construction and repair services.
5. Funding for Fiscal Year 2018-19 is subject to budget appropriation in various departmental budgets within various funds.

Vendor	Spending Term	Total Estimated Amount	Fiscal Year(s)
Mart, Inc.	10/1/18 – 2/27/19	\$150,000.00	2018-19

**Recommendation**

The resolution be approved.

**19 Resolution - Approving As-Needed Purchases from Verizon Connect NWF Inc., (formerly Networkfleet, Inc.) in an Amount Not to Exceed \$118,750.00 for Vehicle Monitoring (Tracking) Systems and Monthly Monitoring through a Contract Administered by the General Services Administration (GSA)**

**Administrative Comments**

1. This item is recommended by the Fleet Services Division.
2. **Impact:** The city’s fleet will continue to be monitored to provide real time information which increases both fleet services and departmental efficiency and provides accountability with regard to vehicle safety, security, and utilization.
3. Approval of spending for monthly monitoring services and as-needed purchases of GPS tracking systems is supported by a Vendor/Member contract between the City of Irving and Verizon Connect NWF Inc., which was approved by Resolution No. 2015-184 on June 4, 2015 for utilization of GSA Schedule 84 Contract No. GS-07F-5559R which expires on December 31, 2019.
4. Funding for Fiscal Years 2018-19 and 2019-20 is subject to budget appropriation in various departmental budgets within various funds.
5. Because this contract runs from October 1, 2018, through December 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)
Verizon Connect NWF Inc.	10/1/18 – 9/30/19	\$ 95,000.00	2018-19
	10/1/19 – 12/31/19	\$ 23,750.00	2019-20
<b>TOTAL</b>		<b>\$118,750.00</b>	

**Recommendation**

The resolution be approved.

**End of Bids**

**20 Resolution - Approving and Accepting the Bid of Leepopo Corporation, Inc., in the Total Amount of \$59,608.17 for the Purchase of Audio-Video Equipment**

**Administrative Comments**

1. This item is recommended by the Irving Arts Center.
2. **Impact:** This purchase will allow the Arts Center to better serve clientele by providing an up-to-date audio and video monitoring system to both the Dupree Stage and Carpenter Stage as well as other areas of the facility.
3. This system also provides the advantage of being able to provide video and audio feeds to the meeting room areas, Suite 200, and the rehearsal hall when needed or requested.
4. Funding is available in the Irving Arts Center General Fund.

Vendor	Item Description	Total Amount
Leepopo Corporation, Inc.	Audio-Video Equipment	\$59,608.17

**Recommendation**

The resolution be approved.

## 21 Ordinance - Appointing Judges to the Irving Municipal Court

### Administrative Comments

1. This item is recommended by Municipal Court Services.
2. **Impact:** This ordinance appoints experienced and qualified attorneys who are City residents to preside over the Irving Municipal Court.
3. In accordance with Chapters 29 and 30 of the Texas Government Code, this ordinance updates the terms of all current judges including the alternates.

### Recommendation

The ordinance be adopted.

## 22 Ordinance - Amending Ordinance No. 2017-10000 by Approving a Schedule of Classified Personnel for the Police Department

### Administrative Comments

1. This item has been recommended by the Financial Services Department, Human Resources Department and Police Department.
2. **Impact:** This schedule of personnel change is necessary to establish 22 additional classified personnel positions for the Police Department.
3. City Council approval is required to establish the schedule of classified personnel for the Police Department. This amended ordinance would authorize the Police Department to make adjustments in classified personnel for the addition of 20 Police Officers and two Police Sergeants. These additions are part of a multi-year Police staffing plan to meet increases in service demand due to the growth of the city, including multiple new residential neighborhoods, multi-family complexes, and commercial properties.
4. This amendment will reflect an increase in the rank of Police Officer from 287 to 307 and an increase in the rank of Police Sergeant from 42 to 44. The funding for these additional positions was approved in the FY 2018-19 budget.

### Recommendation

The ordinance be adopted.

**23 Ordinance - Amending Ordinance No. 2017-10001 by Approving a Schedule of Classified Personnel for the Fire Department**

**Administrative Comments**

1. This item has been recommended by the Financial Services Department, Human Resources Department and the Fire Department.
2. **Impact:** This schedule of personnel change is part of staffing changes necessary to meet the fire inspection requirements of the city.
3. City council approval is required to establish the schedule of classified personnel for the civil service personnel in Fire and Police Departments. The amended ordinance would authorize the Fire Department to make adjustments in classified personnel to assure proper staffing to meet past and future commercial business growth.
4. This amendment will reflect an increase in the number of personnel in the rank of Fire Prevention Specialist from 11 to 13.
5. This schedule of classified personnel will increase the fire prevention classification personnel from 16 to 18 by adding a total of 2 new personnel. When added to the 345 positions in the emergency activities class, the total number of fire civil service personnel will increase from 361 to 363.
6. The funding for these additional positions is proposed in the FY 18-19 budget.

**Recommendation**

The ordinance be adopted.

**24 Ordinance - First Reading - Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, Regarding the Company's 2018 Rate Review Mechanism Filing**

**Administrative Comments**

1. This item has been recommended by the City Manager's Office.
2. **Impact:** The purpose of this ordinance is to approve the Settlement Agreement and the resulting rate change under the RRM tariff.
3. The City of Irving, along with other cities served by Atmos Energy Corp., Mid-Tex Division, is a member of the Atmos Cities Steering Committee ("ACSC"). The Rate Review Mechanism (RRM) Tariff was originally adopted by ACSC member cities in 2007 as an alternative to the Gas Reliability Infrastructure Program ("GRIP"), a statutory provision that allows Atmos to bypass the City's regulatory authority to increase its annual rates to recover capital investments. The RRM Tariff was last modified in 2013.

4. The 2018 RRM filing is the sixth RRM filing under the renewed RRM Tariff. On April 1, 2018, Atmos made a filing requesting \$42 million additional revenues on a system-wide basis. After applying existing standards in the overall tariff, the request was reduced to \$24.9 million.
5. If the Company had used the GRIP process rather than the RRM process, it would have received a \$46 million increase, or about \$21.1 million more than will be approved by the Ordinance. ACSC and the Company have reached an agreement, reflected in the Ordinance, to reduce the Company's request by \$17.1 million. The Ordinance approving the new rates reflects an increase of \$24.9 million on a system-wide basis, or \$17.8 million for Mid-Tex Cities, when the City of Dallas is excluded.
6. The monthly residential charge will be \$18.85 (current charge is \$18.35). The monthly bill impact for the typical residential customer consuming 45 Ccf (one hundred cubic feet) will be an increase of \$1.06, or about 1.94%. The typical commercial customer will see an increase of \$3.20, or 1.21%.
7. The ACSC Executive Committee and its designated legal counsel and consultants recommend that all Cities adopt the Ordinance with its attachments approving the negotiated rate settlement resolving the 2018 RRM filing, and implementing the rate change.

**Recommendation**

The Ordinance be approved.

**INDIVIDUAL CONSIDERATION**

**25 Ordinance - Second 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.

**26 Ordinance - Public Hearing and Ordinance Expanding the Boundaries of Tax Increment Reinvestment Zone Number Two, City of Irving, Texas, for Tax Increment Financing Purposes Pursuant to Chapter 311 of the Texas Tax Code; Containing Findings and Provisions Related to the Foregoing Subject; and Providing a Severability Clause.**

**Administrative Comments**

1. This item has been recommended by the Economic Development Department. It supports Strategic Objective 3.1-Promote revitalization of targeted areas.
2. **Impact:** The expansion of the TIF No. 2 boundaries will allow for the inclusion of city-owned property surrounding the downtown/Heritage District that was previously not included in the boundary area. The expansion of the TIF boundaries should also allow for increased revenue into the TIF over time, which will allow for increased public investment in the revitalization of the Irving Boulevard Corridor.
3. **This item was presented at the September 6, 2018, meeting of the Planning and Development Committee.**
4. On December 9, 2010, the Irving City Council authorized the creation of TIF No. 2 – Irving Boulevard for a 30-year term, ending December 31, 2040.
5. While preparing a final plan for adoption, staff realized that several city-owned residential properties surrounding the Heritage District were not included within the boundaries. Analysis showed that by including the property, projected TIF No. 2 revenue could increase by \$600,000. Staff determined it would be prudent to include these properties within the TIF No. 2 boundaries prior to the adoption of the final plan.

**Recommendation**

The ordinance be adopted.



**27 Ordinance - Public Hearing and Ordinance Approving the Project and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Irving, Texas, for Tax Increment Financing Purposes Pursuant to Chapter 311 of the Texas Tax Code; Containing Findings and Provisions Related to the Foregoing Subject; and Providing a Severability Clause.**

**Administrative Comments**

1. This item has been recommended by the Economic Development Department. It supports Strategic Objective 3.1-Promote revitalization of targeted areas.
2. **Impact:** Approval of the ordinance would allow for TIF No. 2 projects to be implemented and TIF revenue to be disbursed according to the approved TIF No. 2 Project and Financing Plan, initiating the redevelopment of Irving Boulevard.
3. **This item was presented at the September 6, 2018, meeting of the Planning and Development Committee.**
4. The City prepared a preliminary project and financing plan for the zone and provided a copy of that plan to the governing body of each taxing unit that levies taxes on real property in the zone.
5. On December 9, 2010, the Irving City Council authorized the creation of TIF No. 2 – Irving Boulevard for a 30-year term, ending December 31, 2040.
6. The creation of TIF No. 2 provides a mechanism to set aside ad valorem taxes received on the incremental value increase on property within the reinvestment zone to be used to fund public improvements and other qualifying expenditures that will enhance redevelopment.
7. On January 14, 2016, City Council amended the size of the TIF No. 2 Board of Directors to be comprised of the Mayor and members of the City Council. In addition, each TIF participating taxing unit, other than the City, may, but is not required to, appoint one member to the Board.
8. After the board has been established, a final Project and Financing Plan must be adopted prior to any fund disbursement for TIF projects. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them. The plan governs where and how tax increment revenue can be used to develop the TIF. The Project and Financing Plan describes along with other required components the boundaries of the proposed district, the term, projected overall TIF revenue and a listing of proposed projects to be funded.
9. The City of Irving will contribute 65% of its M&O tax rate during the 30-year term of the TIF. It is anticipated that Dallas County will participate in the reinvestment starting in 2020 and contribute 50% of its jurisdiction's tax rate.
10. Staff has prepared a final plan to be adopted that includes an expansion of the boundaries to include several city-owned properties within the Heritage District that were not previously included in TIF No. 2.

## **Recommendation**

The ordinance be adopted.

### **28 Resolution - Approving an Interlocal Agreement Between the City of Irving, Regional Transportation Commission, and North Central Texas Council of Governments for the Reconstruction of Portions of Irving Boulevard Located in Tax Increment Reinvestment Zone Number Two in the Amount of \$12,000,000.00**

#### **Administrative Comments**

1. This item is recommended by the Economic Development Department. It supports Strategic Objective 3.1-Promote revitalization of targeted areas.
2. **Impact:** Approving this resolution will provide the advance funding to start the Irving Boulevard Reconstruction Project between Sowers Road and Strickland Plaza, the primary public infrastructure improvement project of the TIF No. 2 Project and Financing Plan.
3. **This item was presented at the September 6, 2018, meeting of the Planning and Development Committee.**
4. In 2008, the City of Irving established the vision for redevelopment of Irving Boulevard from Loop 12 on the east to its terminus at State Highway 183 on the west from the Irving Boulevard Enhancement Study. Recommendations included a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improvement to the urban fabric and connections along the Irving Boulevard Corridor. The study identified needed infrastructure improvements, recommended streetscape enhancements and introduced both short- and long-range land parcel redevelopment strategies all geared toward stimulating and sustaining the revitalization effort.
5. On December 9, 2010, the Irving City Council designated Tax Increment Reinvestment Zone Number Two ("Irving Boulevard TIF" or "TIF No. 2"), by City Ordinance No. 2010-9229. TIF No. 2 was created to develop an attractive, sustainable urban core by generating cash to reimburse costs of public improvements and redevelopment of vacant or underutilized buildings along the Irving Boulevard Corridor. Creation of the Irving Boulevard TIF District helped to protect major investment in downtown and encourage redevelopment of the core's assets.
6. The City of Irving will utilize TIF No. 2 revenues to fund the long-term redevelopment initiative for the Irving Boulevard Corridor and to take full advantage of the undeveloped/underdeveloped land parcels near downtown Irving.

7. Most recently, the City and its consulting team worked with TxDOT and North Central Texas Council of Governments (NCTCOG) to remove a portion of Irving Boulevard off the state highway system to conceptually redesign this portion as a walkable thoroughfare with a bikeway to secure funding from the Regional Transportation Council (RTC) for its reconstruction under that walkable design.
8. NCTCOG and City staff have had on-going discussions about possible funding for the reconstruction of SH 356/Irving Boulevard from Sowers Road to Strickland Plaza (Project) in Irving to test an innovative funding mechanism through the use of TIF No. 2 and other funds to advance off-system transportation improvements and promote re-development within a local jurisdiction.
9. On March 8, 2018, the RTC approved funding to allocate \$12 million to the Project in Regional Toll Revenue (RTR) funds, and the City of Irving in return would contribute a like amount to the RTC through the use of TIF No. 2 revenues, if and when available, under the terms and conditions of an Agreement.
10. On May 24, 2018, the NCTCOG Executive Board authorized execution of an Interlocal Agreement between the City, RTC, and NCTCOG for NCTCOG to receive contributions from the City, as RTC's fiscal agent, for the Project.

### **Recommendation**

The resolution be approved.

## **29 Resolution - Approving the FY 2018-19 Entertainment Center Maintenance and Operations Annual Work Plan**

### **Administrative Comments**

1. This item is recommended by the Financial Services Department.
2. **Impact:** The Maintenance and Operations Annual Work Plan identifies the expenditures that may be reimbursed to the ARK Group of Irving, Inc. from Excess Brimer Hotel Occupancy Tax (HOT) revenue and Admissions Tax revenue.
3. The Second Amended and Restated Entertainment Center Lease Agreement (Lease) requires Ark to submit an annual maintenance and operations Work Plan.
4. Excess Brimer HOT revenue and Admission Tax revenue are restricted for use on the Entertainment Center project. The Bond Ordinance and Lease provide the order in which Excess Brimer HOT revenue and Admission Tax revenue may be expended.
5. Excess Brimer HOT revenue and Admission Tax revenue are used to reimburse ARK for eligible expenditures. ARK is only eligible for reimbursement based upon actual revenues received. ARK must provide invoices and proof of payment for all

reimbursements.

6. Funding in the amount of \$817,935 is available in the Excess Brimer HOT budget and \$2,250,000 is available in the Admissions Tax budget within the Entertainment Venue Fund.

**Recommendation**

The resolution be approved, if the Entertainment Venue Fund budget within the City's Annual Budget is approved.

## **ZONING CASES AND COMPANION ITEMS**

- 30 Ordinance - Amending Chapter 8 of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, Entitled "Irving Building and Property Maintenance Standards Code," to Enact a New Article, Article II, Entitled "Rubbish; High Weeds, Grass and Edging Requirements, and Dangerous Weeds," Deleting Other Provisions of the Code of Civil and Criminal Ordinances Governing High Weeds and Grass and Repealing Section 52-44(F) of the Land Development Code**

**Administrative Comments**

1. This item has been recommended by the Code Enforcement Department. This item supports Strategic Goal No. 4.3 – Improve community appearance and protect neighborhood integrity.
2. **Impact:** The adoption of edging requirements will assist with the enforcement of extreme non-compliant conditions relevant to health and safety.
3. This ordinance adopts new regulations concerning edging to require that ground covering, including grass and weeds, do not encroach over the edge of sidewalks; pedestrian ways; driveways; flatwork; curbs; and/or street pavement.
4. The requested amendment also moves the high grass and weed provisions from Chapter 33A to Chapter 8 of the Irving Building and Property Maintenance Code and repeals Section 52-44 (f) of the Land Development Code related to property maintenance items.
5. The repeal of 52-44(f) of the Land Development Code was considered by the Planning and Zoning Commission on September 17, 2018 (Recommendation – Pending).
6. On May 17, 2018, the Community Services Committee granted their support and recommended this item be sent to the Irving City Council for their final approval.

**Recommendation**

The ordinance be adopted.

**31 Resolution - Approving Final Plat - PL18-0033 - Legends Crossing - Approximately 36.59 Acres Located on the Northwest Corner of Valley Ranch Parkway East and Cowboys Parkway - MM Legends Crossing, LLC, Applicant/Owner.**

**Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: September 4, 2018 – Technical Denial.
2. The subject tract is platted as Dallas Cowboys' Headquarters Addition. The applicant is replatting the property to allow 165 single family lots and 86 townhouse lots. This property was rezoned per zoning case ZC18-0030.
3. Section 35-16(b) of the Subdivision Ordinance requires that all lots front onto a public street. This plat provides private streets and requires City Council approval.
4. The plat complies with all other requirements of the Subdivision Ordinance and the approved zoning.

**Recommendation**

The resolution be approved.

**32 Resolution - Special Fence Project Plan #ZC18-0050 - Approving a Variance from Section 52-64d.(e)(7) of the Comprehensive Zoning Ordinance No. 1144 to Allow a Seven Foot Tall Cedar Wood Fence on the West, South and East Sides of the Property. Property Located at 5100 W Airport Freeway - Danways Express, Applicant - Lockheed Martin, Owner.**

**Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: September 4, 2018 – Favorable 7-0 (Commissioners Richards and Niemeier, absent).
2. Zoning Case #97-4731 was approved on November 6, 1997 to allow ML-120 (Light Industrial) and Indoor Auto Auction uses, and a six (6) foot side yard setback along the west property line. The structure on the site has been removed, and the property is currently vacant.
3. The applicant is proposing to use the majority of the property for truck and trailer parking/storage. This use is allowed with the requirement that the 30 ft. landscape buffer required by the State Highway 183 Overlay be provided, and a minimum seven (7) foot tall masonry wall be constructed to screen all of the property used for parking/storage. This is approximately 2,978 linear feet of wall for the perimeter of the development.

4. The applicant is requesting a variance to the State Highway 183 Overlay District to construct a seven (7) foot tall cedar wood screening fence in lieu of the required masonry wall on the two sides and rear of the parking/storage paved area, with a gate at the southwest corner.
5. Since the property is surrounded by commercial development and undeveloped commercial areas, and does not create site visibility concerns, staff has no objection to the request.
6. A total of seven (7) public notices were mailed. Staff has not received any responses in support of or in opposition to this request.
7. 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.

## **33 Ordinance - Zoning Case #ZC18-0028 - Granting S-P-1 (Detailed Site Plan) District for ML-20 (Light Industrial) Uses - Approximately 0.71 Acres Located at 635 Robbie Drive - RJS Painting, Inc., Applicant - J.T. Eagle Construction Inc., Owner.**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: September 4, 2018 – Postpone to September 17, 2018, 7-0 (Commissioners Richards and Niemeier, absent). September 17, 2018 – Pending.
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Neighborhood Commercial* uses for this property. The *Neighborhood Commercial* land use category is described as “Mixed-use commercial areas along major corridors with opportunities for residential and commercial infill and reinvestment”. The proposed zoning change is in conformance with the Comprehensive Plan.
3. The applicant is requesting to rezone the property to allow an awning to be constructed within the side yard setback, to maintain an existing building within the front yard setback and to construct the awning with metal panels.
4. The ML-20 (Light Industrial) zoning district requires a 15-foot side yard setback and 30-foot front yard setback. The applicant wishes to construct the awning 6.8 feet from the south property line and to maintain an existing building 27-feet from the front property line.
5. The awning will be constructed from metal panels to match the existing building.

6. Since the existing building has been in this location for numerous years and does not cause any visual obstructions, and since the awning will meet the building code setback requirement, staff can support this request.
7. The applicant failed to properly post the rezoning sign by August 24, 2018 for an original September 4, 2018 public hearing date as required by the Zoning Ordinance. As a result, the Planning and Zoning Commission postponed the case to September 17. The applicant has since posted the sign.
8. A total of 14 public notices were mailed. Staff has received one (1) response in support and no responses in opposition to this request.
9. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

### **Recommendation**

The ordinance be adopted.

## **34 Ordinance - Zoning Case #ZC18-0036 - Comprehensive Plan Amendment Changing the Recommended Land Use from "Commercial Corridor" to "Compact Neighborhood", and Granting S-P-2 (Generalized Site Plan) District Use for R-TH (Townhouse) Uses - Approximately 16.60 Acres Located at the Southeast Corner of State Highway 161 and Conflans Road - Marvel Enterprise, LLC, Applicant - Codi Land & Cattle, LP, Owner.**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: September 4, 2018 – Favorable 7-0 (Commissioners Richards and Niemeier, absent).
2. The request is for an amendment to the Comprehensive Plan from Commercial Corridor to Compact Neighborhood uses and a zoning change to allow the property to be developed with 103 townhome lots.
3. The 2017 Imagine Irving Comprehensive Plan states that, should an applicant desire that an area designated for non-residential use transition to a residential use, the request should meet seven criteria. The seven criteria are listed below, along with the applicant's responses (in italics) suggesting that the proposed development meets these criteria:
  - a) **The area should be physically appropriate (i.e., size, shape, etc.) for residential use.**  
*Due to the site drainage and wetlands, residential zoning provides the most effective development plan without negatively impacting the existing environment. The site is adjacent to single family lots and townhomes to the north, apartment buildings to the*

*northeast and undeveloped land to the east that is adjacent to a lovely open space park.*

- 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.**

*This development will complement the single family/townhome subdivision that is currently under construction to the north despite the fact that it is separated by Conflans Road (Major Collector Road).*

- c) The rezoning will not create a situation where non-residential traffic will negatively impact established and proposed future neighborhoods.**

*The site challenges and the desire of the City to keep heavy truck traffic off Conflans Road east of SH 161 make commercial development extremely challenging and provide additional motivation to develop the tract in question as residential.*

- d) The rezoning would not result in a shortage of land designated for non-residential development.**

*Should the City decide that they wish to have commercial development adjacent to the aforementioned park, there is an abundance of land to accommodate that type of development.*

- e) The rezoning would not leave a residual tract of non-residentially zoned property which could negatively impact the proposed residential use.**

*The remaining undeveloped land east of the subject tract suffers from similar development challenges which may make commercial development challenging. It is highly likely that the site to the east of the subject tract will ultimately develop into residential that will connect to the existing single family homes east along Conflans Rd.*

- f) The rezoning would provide for an appropriate transition between residential and non-residential uses through separation by distance, screening, or land use.**

*SH 161 provides a barrier for the proposed residential development from the commercial/industrial product constructed on the west side of the highway. Assuming the rezoning is approved, all the property east of SH 161 along Hard Rock Road will all be residential from the Bear Creek levee on the south to the hotel properties located along the south frontage road of highway 183.*

4. The proposed development is for 103 townhome lots with 4 common area lots with the following modifications to the R-TH (Townhouse) district requirements:



	Required	Provided
Front Yard Setback	25 feet	20 feet
Side Yard Setback on Corner Lots	15 feet	10 feet
Minimum Rear Yard Setback	25 feet	10 feet
Maximum Building Height	30 feet	35 feet/3 stories

5. This property is within the adopted 70 LDN noise contour. In 2007, City Council adopted a policy that restrictions on residential development in areas subject to noise impacts of 65 LDN or greater from DFW Airport could be relaxed when a development application includes requirements for (1) noise attenuation construction techniques as established in the currently adopted Building Code, (2) dedication of avigation easements in favor of the City of Irving and DFW Airport, and (3) additional notification to purchasers of the property about the proximity of the property to DFW Airport and potential noise impacts resulting from such proximity. The requirements have been included on the site plan.
6. There is a significant amount of wetlands that affects the property. Several residential lots, as currently proposed, contain wetlands, which is not permitted. The applicant will be requesting approval from the U.S. Army Corps of Engineers to remove these areas of wetlands from any of the proposed residential lots. The CIP Department is aware of this and has required Notes 2, 23, and 24 to ensure that any residential lots will not contain wetlands and that the final layout may need to be modified to accommodate the final determination of the U.S. Army Corps of Engineers and any final hydraulic engineering design for the flow of storm water through the drainage area. The applicant will be required to have all these issues addressed prior to platting the property.
7. These exceptions are typical of several townhouse projects approved in recent years.
8. A total of eight (8) public notices were mailed. Staff has not received any responses in support of or in opposition to this request.
9. The site plan proposed by the applicant has significant Fire Code and other related issues. Staff is continuing to work through these issues with the applicant; however, since these issues are not yet resolved, staff recommends postponing this case to allow time for the applicant to work with staff to develop a viable plan.
10. This items supports Strategic Objective 3.5 – Effectively plan and manage land use.

**Recommendation**

Postpone to October 4, 2018.

**35 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 (Postponed from September 6, 2018).**

**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.

## **36 Ordinance - Zoning Case #ZC18-0058 - Granting S-P-2 (Generalized Site Plan) District Use for R-6 (Single Family) Uses - Approximately 0.21 Acres Located at 2812 Skylake Court - Mr. Quality Remodeling, Applicant - Trudy Jackson, Owner.**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: Favorable 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 to rezone the property to construct a carport within the front yard setback.
4. The applicant wishes to construct a 20-foot long by 20-foot wide carport that is ten (10) feet from the front property line.
5. The carport will be constructed from wood with shingle roofing and be designed to match the house. The carport will be framed into the house.
6. One other carport exists on this street and was approved by the City Council on December 8, 2016. It also encroaches into the front yard setback and is similar in design to the one proposed in this request. Accordingly, staff believes this carport is in character with the surrounding lots, and therefore can support this request.
7. A total of 27 notices were mailed. Staff has received three (3) notices in support and none in opposition to this request.
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.

## **37 Ordinance - Zoning Case #ZC18-0067 - Granting R-6 (Single Family) District Uses - Approximately 0.4431 Acres Located at 622 West Sixth Street - JDJR Engineers & Consultants, Inc., Applicant - Lawrence and Pamela Ralston, Owner**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: September 4, 2018 – Favorable 7-0 (Commissioners Richards and Niemeier, absent).
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Compact Neighborhood* uses for this property. The *Compact Neighborhood* land use category is described as “Predominantly single-family homes with a diverse mix of building types including small lot cottage homes, clustered courtyard homes, townhouses, and small-scale apartment buildings. Some mix of non-residential uses, especially at intersections and commercial corners.” The proposed zoning

change is in conformance with the Comprehensive Plan.

3. The applicant is requesting a zoning change in order to demolish the current single family home and build a new house on the site.
4. With the existing R-MF-2 (Multifamily) zoning, the current single family home is grandfathered as a preexisting use. However, once it is demolished, it may not be rebuilt since the R-MF-2 zoning does not allow single family homes. The applicant is seeking to build a new house on the property.
5. Despite the R-MF-2 (Multifamily) zoning on several of the adjacent lots, the character of the area has remained single family.
6. Since the surrounding area is actually developed with single family homes, staff can support this request.
7. A total of 51 public notices were mailed. Staff received three (3) responses in support and none in opposition to this request.
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.

## **38 Ordinance - Amending the City of Irving Comprehensive Plan and Master Thoroughfare Plan by the Deletion of Trail Ridge Drive from State Highway 161 Service Road to Meridian Drive, Stantec, Applicant**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: September 17, 2018 – Pending.
2. The applicant is requesting the elimination of Trail Ridge Drive and a realignment of Meridian Drive that is shown on the Master Thoroughfare Plan.
3. The proposed roadway section to be removed from the Master Thoroughfare Plan is currently classified as:
  - a. Trail Ridge Drive (2-Lane Undivided, 52 Feet ROW, No Medians)
4. The proposed roadway section to be realigned on the Master Thoroughfare Plan is currently classified as:
  - a. Meridian Drive (3-Lane Undivided, 58 – 64 feet ROW, No Medians)
5. Since the location of Trail Ridge Drive at the State Highway 161 Frontage Road

would not meet current TxDOT spacing requirements from an exit ramp, staff can support the request to remove Trail Ridge Drive from the Master Thoroughfare Plan. The remaining road connection will be sufficient to support the adjacent land uses.

6. A total of three (3) public notices were mailed. Staff has not received any responses in support of or in opposition to this request.

**Recommendation**

The ordinance be adopted.

## **APPOINTMENTS AND REPORTS**

### **39 Mayor's Report**

#### **Adjournment**