

AGENDA
Irving City Council Regular Meeting
Thursday, January 17, 2019 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 41

CITY COUNCIL AGENDA

1 City Operations Update

CONSENT AGENDA

2 Approving Work Session Minutes for Wednesday, December 12, 2018

3 Approving Regular Meeting Minutes for Thursday, December 13, 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.

4 Resolution - Supporting Proposed Legislation to Increase the Safety of Collectors of Solid Waste and Recycling Throughout the State of Texas by Requiring Motorists to "Slow Down to Get Around" Solid Waste and Recycling Vehicles.

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** The proposed legislation reform seeks to increase safety for collectors of solid waste and recyclables and is endorsed by the Texas Chapter of the Solid Waste Association of North America (TXSWANA). The reforms:
 - a. Amend existing Texas law requiring motorists to slow down if approaching flashing lights on certain stationary vehicles, for example emergency or construction vehicles, to include waste and recycling vehicles.
 - b. Specifically, amend Chapter 545 of the Texas Transportation Code to require motorists to slow down, safely change lanes if possible and operate with due caution around solid waste and recycling trucks when safety lights are flashing, similar to cautions motorists must now exercise when passing a stopped emergency vehicle, tow truck, or certain TXDOT vehicles.
3. No funding is associated with this Resolution.

Recommendation

The resolution be approved.

5 Resolution - Approving Interlocal Cooperative Agreement Between the University of Texas at Arlington and the City of Irving Solid Waste Services Department Allowing for Onsite Drilling and Investigation at the Hunter Ferrell Landfill in the amount of \$74,338.00

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** The Interlocal Cooperative Agreement provides the City of Irving a Feasibility Study on Landfill Mining. The scope of work includes an onsite geotechnical investigation that will analyze the existing waste in place for its potential for mining and recovery of various resources.
3. Funding in the amount of \$74,338.00 is available in the Solid Waste Services Department budget within the Enterprise Fund.

Recommendation

The resolution be approved.

6 Resolution - Approving a Memorandum of Understanding Between the City of Irving and Rubicon Global, LLC to Conduct a Joint Six-Month Waste Data Pilot Project to Test Rubicon's Technology to Improve the Efficiency of the Solid Waste and Recycling Services the City Provides

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** The City will be afforded an opportunity to implement and analyze Rubicon's software suite to monitor the City's waste collection operation.
3. There is no cost to the City for this pilot program as Rubicon Global, LLC is providing all software, hardware, and staff hours required to perform the pilot project.

Recommendation

The resolution be approved.

7 Resolution - Approving Change Order No. 1 for the Hunter Ferrell Landfill Middle Tract Liner Construction and Site Improvements Contract with LD Kemp Excavating, Inc., Providing an Extension to Contract Days, Funding Electrical Service Connection and Rental of Specialized Equipment in the Amount of \$10,384.54

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** This change order will provide an extension to the contract days to address weather related delays; provide for funding for a required electrical service connection; and funding for the rental of specialized equipment to complete the excavation.
3. This change order will allow the City Solid Waste Services staff to utilize the Contractor's soil compactor to complete the repair of an exterior slope slough.
4. Funding in the amount of \$10,384.54 is available in the Landfill Bond Fund.

Recommendation

The resolution be approved.

8 Resolution - Approving the Expenditure to Holt Texas, LTD for the Undercarriage Repair on Caterpillar D8T Track Dozer through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard) in the Amount of \$60,138.10

Administrative Comments

1. This item is recommended by the Solid Waste Services Department.
2. **Impact:** The repair of this undercarriage on the CAT D8T will ensure that Solid Waste Services is able to maintain a high level of customer service for Irving residents and ensure compliance with our MSW Permit with the TCEQ.
3. Repair of this equipment supported by a Vendor/Member contract between the City of Irving and Holt Texas, Ltd. The contract was approved by Resolution No. 2018-498 on December 13, 2018 utilizing BuyBoard Contract No. 515-16 for Construction Equipment, Road & Bridge Equipment, Ditching, Trenching, Utility and Other Equipment which expires on November 30, 2019.
4. Funding in the amount of \$60,138.10 is available in the Solid Waste Enterprise Fund.

Recommendation

The resolution be approved.

9 Resolution - Approving Special Events Permits for the 2019 City of Irving Citywide Special Events, to Include Frost Fest, Citywide Egg Hunt, Taste of Irving, Irving Concert Series and Irving Concert Series 4 Kids

Administrative Comments

1. This item is recommended by the Parks and Recreation Department.
2. **Impact:** Approval of the Special Events Permit Applications for 2019 citywide special events, to include Frost Fest, Citywide Egg Hunt, Taste of Irving, Irving Concert Series and Irving Concert Series 4 Kids, in compliance with the requirements as outlined in the Special Events Permit Application which requires City Council approval for all events with more than 2,500 participants and/or spectators and for time periods that exceed four and one-half hours any time between 7:00 am and 1:00 pm.
3. City Council has approved funding to support citywide special events.
4. If the estimated number of participants and spectators exceeds 2,500 during any day of the special event or any portion of the event is to take place on city property, the City of Irving Special Events Team will coordinate with Risk Management to procure and keep in full force and effect, for the duration of the event, insurance written by an insurance company approved by the State of Texas and acceptable to

the City and issued in the standard form approved by the Texas Department of Insurance.

5. To fulfill the safe execution of City of Irving special events, spearheaded by the Parks and Recreation Department, there is a logistical need for street closures and/or traffic management and security services by the Irving Police Department as it relates to the attached list of special events.

Recommendation

The resolution be approved.

10 Resolution - Establishing a Reallocation of Enterprise Funds Working Capital Balances Policy

Administrative Comments

1. This item is recommended by the Financial Services Department.
2. **Impact:** Enhances the financial strength of the City of Irving by establishing a policy to reallocate the working capital balance of enterprise funds when established thresholds are met.
3. Approval of this resolution will create a policy that provides guidance on calculations necessary to present annual budget amendments to reallocate working capital within the Enterprise Funds. The city's financial advisors and rating agencies have responded favorably to such a policy.
4. On January 17, 2018, the concept of reallocating working capital balances within the enterprise funds was discussed at a joint meeting of the Audit & Finance and Transportation and Natural Resources committees. On February 14, 2018, the reallocation calculation, based on the September 30, 2017 Comprehensive Annual Financial Report was discussed with the Audit & Finance committee. On March 22, 2018, a budget adjustment was approved by the City Council to reallocate the working capital balances based on the September 30, 2018 information.
5. The reallocation is a budget transaction that moves funds from the Operating Sub-Fund of the Enterprise Fund to the Non-Bond Capital Improvement Sub-Fund within the same Enterprise Fund. Since the reallocation is a movement between the Enterprise Sub-Funds, it does not change the information or numbers reported in the Comprehensive Annual Financial Report. The basic calculation will reallocate any working capital (current assets minus current liabilities) in excess of a stated threshold of number of days of operating expenditures, adjusted for depreciation. If the working capital does not exceed the stated threshold, no reallocation will be proposed.

6. The thresholds established are 120 days of operating expenses, adjusted for depreciation for the Water and Sanitary Sewer Fund and 90 days for the remaining enterprise funds. The Water and Sanitary Sewer Fund has a larger threshold because the seasonal nature of water billings creates a proportionally larger accounts receivable balance at September 30 of each fiscal year than the accounts receivable balance in the other enterprise funds.
7. The ability to reallocate working capital to provide cash-funded capital improvements is a positive benefit of obtaining debt service coverage targets in each of the enterprise funds.

Recommendation

The resolution be approved.

11 Resolution - Approving a Release and Settlement Agreement with Denise Rojas and Brian Mendivil, on Behalf of Themselves and And Their Minor Children, for Settlement of Motor-Vehicle Accident Claim.

Administrative Comments

1. This item is recommended by the by the City Attorney's Office, the City Manager's Office, and the Police Department.
2. **Impact:** The Settlement Agreement, if approved, would fully and finally resolve the claim against the City by Denise Rojas, Brian Mendivil and their minor children stemming from a motor-vehicle accident involving a City of Irving employee that occurred on June 8, 2018 (Claim No. 18725172).
3. The City Council was briefed on this item in Executive Session on December 12, 2018.
4. Funding in the amount of \$400,000.00 is available within the Self-Insurance Risk Liability Fund.

Recommendation

The resolution be approved.

12 Resolution - Approving a Sales Contract between the City of Irving and Entenza Corporation, in the Amount of \$19,000.00 for Acquisition of a Sanitary Sewer Easement located at 226 Steeplechase Drive, related to the Steeplechase Drive Water and Wastewater Improvements Project

Administrative Comments

1. This item is recommended by the Capital Improvement Program.
2. **Impact:** This agreement will provide the easement needed for the proposed wastewater main improvements.
3. **This will be discussed at the Transportation and Natural Resources Committee on January 16, 2019.**
4. This project will replace the water and wastewater mains along Steeplechase Drive from Fox Glen Drive (at the Guard House) to Fox Glen Drive (at Hole 15).
5. The existing wastewater main shares a drainage easement with a 24" storm pipe, but due to the main's poor condition, it cannot be replaced by trenchless methods in the same alignment.
6. A wastewater main easement is required since the replacement line cannot be installed in the same alignment by open cut trenching due to the line being very deep and too close to an existing home and other major property owner improvements.
7. Acquiring this easement from the neighboring property will allow construction with no affect to either home and will have minimal disturbance to other property owner improvements.
8. Dallas County Appraisal District land value for this property is nearly \$18 per square feet, and staff negotiated an easement price of approximately \$9 per square foot or 50% of the land value.
9. Funding in the amount of \$19,000.00 is available within the Water and Sewer System Non-Bond CIP Fund.

Recommendation

The resolution be approved.

13 Resolution - Authorizing an Award to Garland/DBS, Inc., in the Amount of \$441,675.00 for the Roof Replacement Project at Valley View Municipal Center, Building A and B

Administrative Comments

1. This item is recommended by the Capital Improvement Program. It supports Strategic Goal 2.5 – Support strategic investments in city facilities.
2. **Impact:** This project replaces the roofing system that has reached the end of its useful life. Replacing the roof will prevent water damage and avoid costly structure damage and unsafe conditions.
3. **This item will be discussed at the Transportation and Natural Resources Committee meeting on January 16, 2019.**
4. This project utilizes U.S. Communities Government Purchasing Alliance Contract #14-5903 which expires on December 31, 2019.
5. Garland/DBS, Inc. will oversee and monitor the roofing installation for quality assurance and control. Garland/DBS, Inc. administered a competitive bid process for selecting a subcontractor for the roofing installation.
6. Funding in the amount of \$441,675.00 is available within the Water and Sewer System Non-Bond CIP Fund.

Recommendation

The resolution be approved.

14 Resolution - Approving Addendum No. 6 to the Engineering Services Agreement Between the City of Irving and Freese and Nichols, Inc., in the Amount of \$32,800.00 for Additional Engineering Services for the Delaware Creek Channel Improvements 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 addendum provides funding for additional design services to the contract's existing scope, for storm drainage associated with the SH183 Reconstruction, requested of the Engineer.
3. **This item will be presented to the City Council Work Session on January 16, 2019.**

4. At a public project meeting, a resident requested the proposed channel alignment be modified to prevent further surface encroachment of the drainage channel into their property. This can be accomplished by shifting the channel towards a city owned lot with negligible rise in the proposed 100 year flood elevation.
5. The Engineer will need to redesign 250 linear feet of the channel including one bridge and an access ramp.
6. This addendum also increases and decreases task items previously agreed to by letter between the CIP Department and the Engineer as a zero dollar contract adjustment.
7. Most of the additional engineering costs incurred for this addendum will be recuperated by a reduction in the need for special shoring costs during construction.
8. Staff has negotiated a fair and reasonable addendum agreement with Freese and Nichols, Inc., for these services and recommends approval.
9. Funding in the amount of \$32,800.00 is available within the Storm Sewer Bond Fund.

Recommendation

The resolution be approved.

15 Resolution - Approving Addendum #1 to the Agreement with Taylor Collective Solutions in the Amount of \$110,000.00 for Meeting & Event Planning Services for the City's 2019 Transportation Investment Summit

Administrative Comments

1. This item is recommended by the Traffic and Transportation Department.
2. **Impact:** Meeting and event planning services for the city's 2019 Transportation Investment Summit will allow the city to coordinate, plan and manage the event which focuses on transportation, water, infrastructure and economic development topics among other legislative priorities.
3. **This item was presented to the Transportation and Natural Resources Committee on November 14, 2018.**
4. Staff recommends exercising the second of two one-year renewal options provided for in the city's agreement with Taylor Collective Solutions.
5. If this addendum is approved, an additional item will be forthcoming to enter into a contract with the venues for the 2019 Transportation Investment Summit.

6. Funding in the amount of \$110,000.00 is available in the Traffic and Transportation Department budget within the General Fund.

Recommendation

The resolution be approved.

16 Resolution - Approving an Interlocal Cooperative Agreement Between the City of Dallas and the City of Irving Relating to Irving's Participation in a Raw Water Conveyance Alternatives Study in an Amount Not-To-Exceed of \$250,000.00

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:** Approval of this agreement will identify alternatives available to Irving for the transmission, treatment and use of Irving's Reuse Water.
3. **This item was presented to the Transportation and Natural Resources Committee Meeting on December 12, 2018.**
4. Irving has a permit from the Texas Commission on Environmental Quality (TCEQ) to reuse up to 31,600 acre-feet per year of the return flows from the Chapman Lake water supply. To solidify this permit, Irving has contracted with the Trinity River Authority (TRA) for the use of up to 25 million gallons per day (MGD) of treated return flows discharged from the Central Regional Wastewater Treatment Plant.
5. Irving completed a Long Range Water Supply Plan in 2015. To meet future water supply needs, the plan identified the need to develop an additional 25,000 acre-feet per year (22.3 MGD) supply. Numerous alternatives were evaluated, but the highest ranked alternatives all included making use of the reuse water already available.
6. Dallas has partnered with the Tarrant Regional Water District (TRWD) to design and construct an integrated raw water transmission pipeline system to meet future water needs in North Texas. The Integrated Pipeline (IPL) will convey raw water supply from various reservoirs south and east of the Metroplex to Dallas and TRWD.
7. Dallas has an engineering study underway to identify options for transportation of the IPL raw water to the Bachman Water Treatment Plant. As part of the on-going study, Irving would like to evaluate alternatives that also include transportation of Irving's reuse water to the Bachman Water Treatment Plant.

8. Irving's cost share to participate in the engineering study shall not exceed \$250,000.00. It is anticipated that Dallas will approve this agreement at their February 13, 2019 City Council Meeting.
9. Funding in the amount of \$250,000.00 is available in the Water Resources Development Fund.

Recommendation

The resolution be approved.

17 Resolution - Approving a Home Investment Partnership Grant (HOME) Loan Agreement with Canova Palms, LLC to Construct Affordable Senior Housing

Administrative Comments

1. This item is recommended by the Planning and Community Development Department.
2. **Impact:** Approval of this agreement will provide funding in the form of a \$1,000,000.00 loan from the Home Investment Partnership Grant (HOME) to be used to supplement the construction costs to assist Canova Palms, LLC to construct affordable senior housing.
3. Saigebrook Development, LCC, the developer for Canova Palms, LLC, has been awarded 9% Low Income Housing Tax Credits from the State of Texas.
4. Saigebrook Development, LCC, submitted a loan application on behalf of Canova Palms, LLC to the Planning and Community Development Department on May 31, 2018.
5. The project will be a 58-unit development targeted for seniors located at 1717 W. Irving Blvd.
6. The Housing and Human Services Board approved the allocation at its June 20, 2018 meeting.
7. The zoning for the property was approved at the June 28, 2018 City Council meeting.
8. On August 2, 2018, the City Council authorized staff to negotiate an agreement with Canova Palms, LLC. (RES 2018-284).
9. Funding in the amount of \$1,000,000.00 is available in the Planning and Community Development budget within the Home Investment Partnership Fund.

Recommendation

The resolution be approved.

- 18 Resolution - Approving the Agreement with the Dallas Morning News for Annual Print and Digital Advertising for the Irving Arts Center from February 1, 2019 to January 31, 2020 in the Total Estimated Amount of \$70,000.00.**

Administrative Comments

1. This item is recommended by the Irving Arts Center.
2. **Impact:** This approval will promote the arts and improve the cultural and educational awareness of residents and visitors of the City and the Irving Arts Center.
3. Funding in the amount of \$70,000.00 is available in the IAC budget within the General Fund.

Recommendation

The resolution be approved.

**Bids & Purchasing Items
Items 19-29**

- 19 Resolution - Ratification of Payments Made to Blackmon Mooring in the Total Amount of \$336,690.03 for Emergency Fire and Water Damage Remediation and Restoration at the Irving Community Television Network (ICTN) Facility**

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department.
2. **Impact:** A fire in a broadcast booth in the ICTN facility on August 20, 2018 resulted in fire and water damage that required immediate attention to ensure continuing ICTN operations and subsequent television services to Irving residents. An emergency was declared by Casey Tate, Capital Improvements Program Department Director on that date in order to begin remediation and restoration as quickly as possible.
3. **This item will be presented to the Transportation & Natural Resources Committee on January 16, 2019.**
4. Blackmon Mooring was able to mobilize immediately to begin the facility remediation and restoration process which included clean up, facility repair, and electronics restoration.
5. Funding in the amount of \$336,690.03 was available in the Self Insurance Fund.

Recommendation

The resolution be approved.

20 Resolution - Approving the Single-Source Purchase from Cinesys Inc., in the Total Amount of \$40,134.93 for an Archival/Backup System and Additional As-Needed Expenditures in an Amount Not to Exceed \$35,000.00 in Support of the Storage Area Network (SAN) Management and Control Systems for Irving Community Television Network (ICTN)

Administrative Comments

1. This item is recommended by the Communications Department.
2. **Impact:** The addition of an archive/backup system to the ICTN SAN system as well as system maintenance, updates, and repairs are required to ensure that ICTN video production infrastructure remains at optimum performance levels to offer the best possible programming experience for Irving residents.
3. Implementation of archival and backup capabilities will provide archival and backup for all production media. This item also addresses as-needed purchases which include the city's annual maintenance agreement with Cinesys Inc., and any minor upgrades or repairs that may be required during the fiscal year.
4. All equipment, maintenance, repairs, additions, or changes to the SAN systems must be purchased from or performed by Cinesys Inc., or the warranty and obligations set by Cinesys Inc. for the entire SAN systems and video editing stations will be void.
5. Funding in the amount of \$75,134.93 is available in the PEG Fees Fund and in the Communications Department budget within the General Fund.

Recommendation

The resolution be approved.

21 Resolution - Rejecting All Proposals for the Briery Fleet Fuel Storage Tank Replacement Project

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department.
2. **Impact:** Fuel storage tanks are provided for fleet and equipment refueling needs and/or emergency generator use. The existing underground storage tanks are at their functional age limits creating environmental liability exposures, and also have regulatory annual testing requirements as well as other registration and compliance needs. Replacing the underground storage tanks with aboveground tanks mitigates the city's environmental liability and also eliminates current regulatory and registration needs.
3. **This item will be presented to the Transportation & Natural Resources Committee on January 16, 2019.**

4. One proposal was received in response to this Request for Proposals.
5. Staff recommends rejecting the proposal due to the response exceeding the project's budget

Recommendation

The resolution be approved.

22 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Taurus Technologies, Inc., and Authorizing Expenditures in an Amount Not to Exceed \$300,000.00 for Monitoring Equipment and Controls for the Traffic Operations Center through The Interlocal Purchasing System (TIPS) Program Administered by the Region VIII Education Service Center

Administrative Comments

1. This item is recommended by the Traffic & Transportation Department.
2. **Impact:** Establishment of a Vendor/Member Contract between the City of Irving and Taurus Technologies, Inc., for utilization of TIPS Contract No. 161101 for interactive presentation equipment, which expires on February 21, 2019, will allow the city to procure state of the art monitoring equipment and controls to outfit the city's Traffic Operations Center under the best possible terms and conditions for the city.
3. **This item will be presented to the Transportation & Natural Resources Committee on January 16, 2019. This item was previously presented to the Transportation & Natural Resources Committee on January 17, 2018, March 31, 2018, April 4, 2018, July 18, 2018 and December 12, 2018.**
4. Funding for Fiscal Year 2018-19 is available in the Non-Bond CIP Fund.

Vendor	Contract Term	Not to Exceed Amount	Fiscal Year(s)
Taurus Technologies, Inc.	1/18/19 – 2/21/19	\$300,000.00	2018-19

Recommendation

The resolution be approved.

23 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement Between the City of Irving and ITS Plus, Inc., and Authorizing As-Needed Expenditures in an Amount Not to Exceed \$300,000.00 for the purchase of Video Vehicle Detection Systems through the Texas Multiple Award Schedule (TXMAS) Local Government Statewide Cooperative Purchasing Program

Administrative Comments

1. This item is recommended by the Traffic & Transportation Department.
2. **Impact:** Establishment of a Vendor/Member Contract between the City of Irving and ITS Plus, Inc., for utilization of TXMAS-18-8403, which expires on April 8, 2019, will allow the city to procure video vehicle detection systems under the best possible terms and conditions for the city.
3. **This item will be presented to the Transportation & Natural Resources Committee on January 16, 2019.**
4. Funding is available in the Non-Bond CIP Fund.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
ITS Plus, Inc.	1/18/19 – 4/8/19	\$300,000.00	2018-19

Recommendation

The resolution be approved.

24 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement Between the City of Irving and Glass Doctor of North Texas and Authorizing As-Needed Expenditures in an Amount Not to Exceed \$175,000.00 for Glass Replacement 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, the Parks & Recreation Department, and the Financial Services Department - Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member Contract between the City of Irving and Glass Doctor of North Texas for utilization of BuyBoard Contract No. 577-18, which expires on November 30, 2019, will allow the city to procure window and glass replacement services under the best possible terms and conditions for the city.

3. Approval of this contract supports as-needed glass replacement services through the designated BuyBoard contract for the specified contract term. This will allow the city to respond to glass breakage quickly and efficiently in order to maintain the security and safety of city facilities.
4. Funding for Fiscal Year 2018-19 is available in various departmental budgets within various funds, while funding for Fiscal Year 2019-20 is subject to budget appropriation.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Glass Doctor of North Texas	1/18/19 – 11/30/19	\$ 155,000.00	2018-19
		\$ 20,000.00	2019-20
TOTAL		\$ 175,000.00	

Recommendation

The resolution be approved.

25 Resolution - Renewing the Annual Contracts with Aqua-Metric Sales Company and Mueller Systems, LLC, in the Total Estimated Amount of \$67,480.17 for Large Water Meter Parts and Accessories

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** This contract provides the parts and accessories for large water meters which are used by high-volume customers. Normally these meters are tested and repaired for accuracy at least every three years to reduce the potential loss of revenue to the city and facilitate accurate billing.
3. **This item will be presented to the Transportation and Natural Resources Committee Meeting on January 16, 2019.**
4. This renewal establishes the continuation of an annual contract to provide large water meter parts and accessories. This is the second and final of two one-year renewal options. The current contract expires January 31, 2019.
5. Funding for Fiscal Year 2018-19 is available in the Water and Sewer System Fund while funding for Fiscal Year 2019-20 is subject to budget appropriation.
6. Because this annual contract runs from February 2019 through January 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	Group(s)	Contract Term	Total Est. Expenditure FY 2018-19	Total Est. Expenditure FY 2019-20	Total Estimated Amount
Aqua-Metric Sales Company	1	2/1/19 – 1/31/20	\$ 4,471.31	\$ 2,235.66	\$ 6,706.97
Mueller Systems, LLC	2		\$40,515.47	\$20,257.73	\$60,773.20
TOTAL			\$44,986.78	\$22,493.39	\$67,480.17

Recommendation

The resolution be approved.

26 Resolution - Approving the Purchase from Caldwell Country Chevrolet of Various Vehicles in the Total Amount of \$1,098,730.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by various departments and approved by the Fleet Services Division.
2. **Impact:** Purchase of the vehicles shown below will allow for replacement of older vehicles in order to reduce vehicle downtime as well as adding supplemental vehicles to increase effectiveness and better support the needs of City departments and the residents of Irving.
3. These purchases are supported by a Vendor/Member contract between the City of Irving and Caldwell Country Chevrolet. The contract was approved by Administrative Award No. 6057 on September 25, 2018 utilizing BuyBoard 521-16 which was renewed on December 1, 2018 and expires on November 30, 2019.
4. There will be a \$400.00 BuyBoard fee added to each department's purchase order. Total fees for these purchases are \$3,600.00.
5. Budgeted replacements are as follows:

Department	Item Description	Qty	Replaces City Tag #	Total Expenditure	Fund
Capital Improvement Program	2019 Chevrolet 1500 Silverado Extended Cab, Short Bed	1	19055	\$27,275.00	Equipment Replacement
	2019 Chevrolet Equinox	1	19061	\$27,975.00	
	2019 Chevrolet 1500 Silverado Extended Cab, Short Bed	1	19037	\$26,885.00	
	2019 Chevrolet 1500 Silverado Extended Cab, Short Bed	1	19054	\$26,975.00	
Code Enforcement	2019 Chevrolet Equinox	1	28010	\$24,845.00	
Communications	2019 Chevrolet Equinox	1	24008	\$23,625.00	
Fire	2019 Chevrolet Tahoe PPV	1	05139	\$32,385.00	
Inspections	2019 Chevrolet Equinox	3	11105, 11108, 11107	\$73,860.00	
	2019 Chevrolet 1500 Silverado Extended Cab, Short Bed	2	11102, 11109	\$55,090.00	

Department	Item Description	Qty	Replaces City Tag #	Total Expenditure	Fund
Parks	2019 Chevrolet 3500HD Silverado w/Service Body	1	07111	\$58,775.00	Equipment Replacement
	2019 Chevrolet 2500HD Silverado w/Lift Gate	1	07126	\$33,740.00	
	2019 Chevrolet 3500HD Silverado Flatbed w/Lift Gate	1	07131	\$72,345.00	
	2019 Chevrolet 3500HD Silverado w/Service Body & Lift Gate	1	07154	\$49,285.00	
	2019 Chevrolet 2500HD Silverado Regular Cab	2	07133 07147	\$70,070.00	
Streets	2019 Chevrolet 3500HD Silverado 4-door Crew Cab with Utility Body	1	18084	\$59,970.00	
	2019 Chevrolet 3500HD Silverado	1	18103	\$69,870.00	
	2019 Chevrolet 2500HD Silverado w/Long Bed	1	18119	\$31,325.00	
Water Utilities	2019 Chevrolet 1500 Chevrolet Extended Cab, Short Bed	1	32162	\$26,355.00	Water & Sewer System
TOTAL				\$790,650.00	

6. Supplemental vehicle purchases are as follows:

Department	Item Description	Qty	Total Expenditure	Fund
Capital Improvements Program	2019 Chevrolet Equinox	1	\$27,975.00	General
Code Enforcement	2018 Chevrolet 1500 Silverado	1	\$27,545.00	
Fire	2019 Chevrolet Tahoe PPV	1	\$32,385.00	
	2019 Chevrolet Equinox	2	\$54,540.00	
Information Technology	2019 Chevrolet Equinox	1	\$23,225.00	
Inspections	2019 Chevrolet 1500 Silverado Extended Cab, Short Bed	2	\$55,090.00	Equipment Replacement
Parks & Recreation	2019 Chevrolet 2500HD Silverado Regular Cab	1	\$34,835.00	General
	2019 Chevrolet 3500HD Silverado w/Service Body & Lift Gate	1	\$48,885.00	
TOTAL			\$305,680.00	

7. Funding is available in the Equipment Replacement and Water & Sewer System funds, and in various departmental budgets within the General Fund.

Recommendation

The resolution be approved.

27 Resolution - Approving and Accepting the Bids of Altec Industries in the Amount of \$226,976.00 and MHC Kenworth in the Amount of \$668,628.32 for Vehicles for the City of Irving

Administrative Comments

1. This item is recommended by the Fleet Services Division.
2. **Impact:** Replacement of identified vehicles in accordance with the city’s equipment replacement policy will ensure that the Traffic & Transportation and Water Utilities departments maintain adequate fleet to provide exceptional services in performance of their duties by reducing downtime and repair costs.
3. Due to high mileage and ongoing maintenance issues, vehicles as shown below and noted in detail on the attached bid tabulation were identified and approved for replacement in the Fiscal Year 2018-19 budget in accordance with the city’s equipment replacement policy. All of the vehicles being replaced will be retired.
4. Bids were received from four bidders, one of which was non-responsive. Due to the non-responsive bid, line items 1-39, 42-44, 51-52, and 55 will be sourced through cooperative agreements. No bids were received for line items 45-46, 49-50, 54, and 56-57, and these will also be sourced cooperatively.
5. Funding is available in the Equipment Replacement and Water & Sewer System funds.
6. The following vehicles will be purchased from Altec Industries, Inc.:

Department	Line Item #	Item Description	Replaces City Tag #	Total Expenditure	Fund
Traffic & Transportation	47	(2) 2019 Ford F-550 Extended Cab w/Utility Body Bucket Trucks	21069 21072	\$226,976.00	Equipment Replacement

7. The following vehicles will be purchased from MHC Kenworth:

Department	Line Item #	Item Description	Replaces City Tag #	Total Expenditure	Fund
Traffic & Transportation	48	(1) 2018 Kenworth T370 Flatbed Dump Truck	18098	\$ 90,900.92	Equipment Replacement
	40	(3) 2018 Kenworth 5-6 yd. Dump Trucks	18062 18073 18075	\$275,826.96	
	41	(1) 2018 Kenworth 10-12 yd. Dump Truck	18095	\$108,724.32	

Department	Line Item #	Item Description	Replaces City Tag #	Total Expenditure	Fund
Water Utilities	53	(1) 2019 Kenworth 4-door Crew Cab w/Utility Crane Body	32139	\$193,176.12	Water & Sewer System
TOTAL				\$668,628.32	

Recommendation

The resolution be approved.

28 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement Between the City of Irving and Mac Haik Dodge Chrysler Jeep through the Houston-Galveston Area Council of Governments (H-GAC) Interlocal Cooperative Purchasing Program

Administrative Comments

1. This item is recommended by the by the Fleet Services Division and the Financial Services Department – Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member contract between the City of Irving and Mac Haik Dodge Chrysler Jeep for utilization of H-GAC Contract No. AM10-18, which expires September 30, 2020, will allow the city to procure ambulances, EMS & other special service vehicles under the best possible terms and conditions for the city.
3. Approval of this contract supports the purchase of an ambulance as presented in the following item on this agenda as well as any future purchases from this vendor through the designated H-GAC contract for the specified contract term.

Recommendation

The resolution be approved.

29 Resolution - Approving the Purchase from Mac Haik Dodge Chrysler Jeep for a Frazer, Ltd., Type I 14' Ambulance Mounted on a 2019 Dodge RAM 4500 Diesel Chassis in the Total Amount of \$279,120.50 through the Houston-Galveston Area Council of Governments (H-GAC) Interlocal Cooperative Purchasing Program

Administrative Comments

1. This item is recommended by the Fire Department and approved by the Fleet Services Division.
2. **Impact:** Purchase of a Frazer, Ltd., ambulance will maintain uniformity in our ambulance fleet which ensures familiarity for Fire Department members regardless of which ambulance they are responding on or with, ensuring that they are better able to serve Irving residents by the most effective and efficient means possible.
3. This purchase is a budgeted replacement in accordance with the city's equipment replacement policy for the City Vehicle Tag No. 05171 (Medic 3), a 2006 Ford with Frazer body. Once the new ambulance is received this unit will be moved into reserve status and one reserve ambulance will be retired.
4. This purchase is supported by a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Mac Haik Dodge Chrysler Jeep utilizing H-GAC Contract No. AM10-18 which expires on September 30, 2020, as presented in the previous item on this agenda.
5. Funding in the amount of \$279,120.50 is available in the Equipment Replacement Fund.

Recommendation

The resolution be approved.

End of Bids

30 Ordinance - Calling a Regular Municipal Election to be Held on Saturday, May 4, 2019, for the Purpose of Electing City Council Places One (1), Two (2) and Seven (7), and Calling a Subsequent Run-Off Election, If Necessary

Administrative Comments

1. This item has been recommended by the City Secretary's Office.
2. **Impact:** The City holds the General Election for Mayor and Council places every year in May to assure that the residents of Irving have a choice in regard to their representation at the municipal level.
3. Candidate packet information for Places 1, 2 and 7 is available in the City Secretary's Office.

4. Dates to file as a candidate run from Wednesday, January 16, 2019 through Friday, February 15, 2019.
5. The run-off date, if necessary, has been established by Dallas County to be June 8, 2019.

Recommendation

The ordinance be adopted.

31 Ordinance - Amending Ordinance 7394 Regarding Number of Members of Tax Increment Reinvestment Zone Number 1 Board of Directors

Administrative Comments

1. **Impact:** Approval of this Ordinance will determine the number of TIF 1 Board members.
2. Currently the board has nine members. Seven are appointed by the City Council and one each by Irving Independent School District and Carrollton-Farmers Branch Independent School District.
3. The Irving Independent School District and Carrollton-Farmers Branch Independent School District have participated in TIF 1 since inception, and have each appointed a member of the TIF Board of Directors. The School Districts' participation ends December 31, 2018.
4. This item was discussed at the December 12, 2018 work session. At that time, the consensus direction was to amend the number of members from 9 to 7.
5. The draft ordinance is provided without the number of members inserted pending a final determination from Council.

Recommendation

The draft ordinance is provided and will be completed per Council direction.

32 Ordinance - Third and Final Reading -- Granting a Franchise to Custom Recycling Solutions LLC for Solid Waste Collection Services Pursuant to Chapter 33 of the Code of Civil and Criminal Ordinances of the City of Irving, Texas

Administrative Comments

1. This item has been recommended by Solid Waste Services.
2. **Impact:** This franchise will authorize Custom Recycling Solutions LLC to provide waste hauling services to various businesses throughout the City of Irving.
3. This franchise agreement establishes operational guidelines for dumpster cleanliness, litter control, limits service times near residential areas, requests coordination of collection times in school zones and, in general, sets in place some common industry practices.
4. Franchise Agreement is for 3 years.
5. The franchise fee to be assessed is 5% of gross revenues for business generated in servicing dumpsters, roll-off containers, compactor containers, or collecting and hauling in open top trucks on waste collected within the City of Irving.

Recommendation

The ordinance be adopted.

INDIVIDUAL CONSIDERATION

33 Resolution - Approving and Accepting the Proposal of TDA Consulting Inc., in the Estimated Amount of \$75,814.63 for Professional Services for the Five Year Consolidated Plan, Analysis of Impediments for Fair Housing Choice, and Fiscal Year 2019-20 Action Plan

Administrative Comments

1. This item is recommended by the Planning and Community Development Department. It supports Strategic Objective 5.2 - Ensure transparent and inclusive government.
2. **Impact:** These services are necessary to ensure that the City of Irving complies with U.S. Department of Housing and Urban Development requirements. Failure to submit a Consolidated Plan can result in the City of Irving losing future federal funding.
3. The Planning and Community Development Department is responsible to administer the Community Development Block Grant, Home Investment Partnerships Grant, and Emergency Solutions Grant funds from the U.S.

Department of Housing and Urban Development (HUD). As part of this requirement, the City of Irving must submit a Consolidated Plan every five years to HUD. This plan outlines housing, community and economic development needs, priorities, strategies, and projects that will be undertaken with these federal funds.

4. The city invited 289 firms to respond to this Request for Proposals (RFP) and received three responses. TDA Consulting Inc., scored the highest points based on evaluation criteria established in the RFP and is recommended for award.
5. Minority- and/or Women-Owned Business Enterprise participation in this award is 100%.
6. Funding in the amount of \$75,814.63 is available in the Community Development Block Grant Fund.

Recommendation

The resolution be approved.

ZONING CASES AND COMPANION ITEMS

- 34 Ordinance - Zoning Case #ZC18-0038 - Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 9,973 Square Feet Located at 3945 Carver Place - Spry Surveyors, Applicant - Daniel Hernandez, Owner**

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: January 7, 2019 – Postpone to January 21, 2019, 6-0 (Commissioners Burns, Richards and Zeske, 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 in order to subdivide the property to build two single family homes on the site.
4. The R-6 (Single Family) zoning district requires a 6,000 square foot minimum lot size. However, the proposed lots will only contain 4,994 square feet and 4,980 square feet. Therefore, a minimum lot size of 4,900 square feet is proposed.

Additionally, the lot depth for the southernmost proposed lot will not meet the minimum of 100 feet required by the R-6 (Single Family) district. The proposed lot depth is 99 feet.

5. All other requirements of the R-6 district regulations are being met.
6. A total of 38 public notices were mailed. Staff has not received any responses in support of or in opposition to this request.
7. On January 7, staff discovered that the applicant had not properly posted the required zoning change signs on the property. Therefore, the case was postponed by the Planning and Zoning Commission until their next meeting on January 21.
8. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

Postpone to January 31, 2019.

35 Ordinance - Zoning Case #ZC18-0057 - Granting S-P-2 (Generalized Site Plan) District for R-ZLa (Zero Lot Line) Uses - Approximately 4,200 Sq. Ft. Located at 2421 Markland Street - Armindo Lopez. Applicant/Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: December 3, 2018 – Favorable 8-0 (Commissioner Richards, absent).
2. The 2017 Imagine Irving Comprehensive Plan recommends *Residential Neighborhood* uses for the subject 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 request is in conformance with the Comprehensive Plan.
3. The subject property is a zero lot line residence. The driveway is 1.5 feet from the property line. The applicant has built a 19-foot wide by 20-foot long carport at the rear of the house, in front of the garage and over the driveway connecting to the rear alley, and 1.5 feet from the east property line.
4. The carport is a timber structure with an open frame and a peaked, shingled roof. The height to the top of peak is 12 feet.
5. Since the structure is within 3 feet of the property line, fire code requires a solid wall with a sufficient fire rating to be constructed. The applicant is proposing a brick wall to align with the house, with a gray color brick to match the house, and will be 7.5 feet tall to the roof joist to enclose the carport side. This design has been approved by the Fire Marshal.
6. Should this case be approved, all required building permits must still be obtained.
7. A total of 28 public notices were mailed. Staff has not received any responses in support and has received one (1) response in opposition to this request. The

opposition is not within 200 feet of the subject property.

8. Since the carport is framed into the house, has a pitched roof, is at the rear of the property and will meet all required building codes, Staff can support this request.
9. This item supports Strategic Objective 3.2 – Effectively plan and manage land use.

Recommendation

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

36 Ordinance - Zoning Case #ZC18-0059 - Granting S-P-1 (Detailed Site Plan) District for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 2,581 Sq. Ft. Located at 3631 N. Belt Line Road - Himalayan Aroma Restaurant, Applicant - Towne North S/C Partners LTD, Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: December 3, 2018 – Favorable 8-0 (Commissioner Richards, absent).
2. The 2017 Imagine Irving Comprehensive Plan recommends *Neighborhood Commercial* uses for the subject property. This land use is for mixed-use commercial areas along major corridors, with opportunities for residential and commercial infill and reinvestment. The proposed use is in conformance with the Comprehensive Plan.
3. The subject property is a 2,885 sq. ft. restaurant lease space in a multi-tenant retail center. The applicant is proposing rezoning to allow the Himalayan Aroma restaurant to sell alcoholic beverages for on-premises consumption.
4. The restaurant has 68 seats, with 44 interior seats and 24 outside dining seats. A total of 20 parking spaces are required at one space for each 2.5 seats. Parking is provided within the shopping center parking lot.
5. The R-AB ordinance requires that the distance from the front door of a restaurant applying for R-AB zoning to the front door of a residence in an ‘R’ district to be at least 300 feet.
6. In October 2004, the Planning and Zoning Commission adopted the “Method of Measurement for Determining the Distance between a Restaurant Selling Alcoholic Beverages and a Church, Public Hospital, School or Residence.” The policy established the method of measuring from the front door of a restaurant to a residence in an “R” district be the shortest route to a door in the building, and through a fence if present. It also established that any public door is a “front door”,

including doors at the rear of a residential structure.

7. The apartment complex to the north does have units with patio doors facing Northgate Blvd. The distance from the front door of the restaurant to the closest door of the multifamily units on the north side of Northgate Drive is approximately 222 feet, or 78 feet less than required.
8. Although the distance from the front door of the restaurant to the closest back door of the multifamily is significantly less than 300 feet, the two are on opposite sides of a minor arterial roadway, with 100 feet of right-of-way. Two other restaurants in the same shopping center may sell alcoholic beverages for on-premises consumption.
9. Section 52-49(a)(14) of the Zoning Ordinance provides that the City Council may grant a variance to the separation requirements if it determines 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.
10. As required by ordinance, all property owners within 500 feet were notified of the requested variance instead of the normal 200 feet. The request complies with all other requirements of the S-P-1 for R-AB ordinance.
11. A total of 13 public notices were mailed. Staff received no responses in support and one (1) response in opposition to this request. The opposition represents 6.25% of the land within 200 feet of the subject property. Since this is less than 20%, a $\frac{3}{4}$ vote is not required for approval.
12. 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 #ZC18-0072 - Granting S-P-2 (Generalized Site Plan) District for C-OU-2 (Commercial Outdoor) Uses - Approximately 10.95 Acres Located at 2815 E Grauwlyer Road - Xtra Lease, LLC, Applicant - Roger Stebbins, Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: January 7, 2019 – Favorable 6-0 (Commissioners Burns, Richards and Zeske, absent), subject to notes being added to the site plan as follows: 1) All gates will comply with the City of Irving Traffic and Transportation Department requirements;

- 2) Building materials shall meet all requirements of the zoning ordinance; and 3) Landscaping shall be as shown on the site plan. The stipulations of the Planning and Zoning Commission have not been met.
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Industrial* uses for this property. The *Industrial* land use category is described as “Light to heavy industrial and manufacturing”. The proposed zoning change is in conformance with the Comprehensive Plan.
 3. The applicant is requesting to rezone the property to allow commercial outdoor uses for sales and leasing of truck and trailer vehicles.
 4. The applicant is not requesting any variances to the zoning requirements of the C-OU-2 district, and will meet all other requirements of the Zoning Ordinance for building materials and landscaping, except that no landscaping will be required in the interior of the lot.
 5. A total of ten (10) public notices were mailed. Staff has received three (3) responses in support and none in opposition to this request.
 6. Staff can support the request since the proposed use would be compatible with the industrial type uses on the surrounding properties.
 7. 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 - Zoning Case #ZC18-0080 - Granting S-P-1 (Detailed Site Plan) District for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 3,053 Square Feet Located at 3275 Regent Boulevard, Suite 100 - TNT Burrito 2, LLC DBA Pancheros Mexican Grill, Applicant - Stampede Crossing, LTD, Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: January 7, 2019 – Favorable 6-0 (Commissioners Burns, Richards and Zeske, absent).
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Business Corridor District* uses for this property. The *Business Corridor District* is a flexible use district for retail, office and commercial uses. It includes predominantly mid-rise buildings with a mix of surface and structured parking. The proposed zoning change is in conformance with the Comprehensive Plan.

3. The applicant is requesting rezoning to allow a new Pancheros Mexican Grill restaurant the attendant accessory use of the sale of alcoholic beverages for on-premises consumption.
4. The subject property is a lease space in a multi-tenant retail building. The restaurant is 3,053 square feet in area, including the patio, with a total of 100 seats. Parking is being provided within the surface parking lot and is calculated at 1 space per 2.5 seats.
5. The proposed request meets all the requirements of the R-AB zoning regulations.
6. A total of 12 public notices were mailed. Staff has received one (1) response in support and none in opposition to this request.
7. 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.

39 Ordinance - Zoning Case #ZC18-0084 - Granting S-P-1 (Detailed Site Plan) District for C-C (Community Commercial) and Car Wash Uses - Approximately 1.08 Acres Located at 1650 Market Place Boulevard - SG3 Properties, Applicant/Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: December 3, 2018 – Favorable 8-0 (Commissioner Richards, absent).
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Business District* uses for this property. The *Business District* land use category is described as a flexible use district for retail. It is predominantly mid-rise with a mix of surface and structured parking. The proposed zoning change is in conformance with the Comprehensive Plan.
3. On May 26, 2005, the City Council approved Ordinance No. 8485 for S-P-1 (Detailed Site Plan) District for Full Service Car Wash and Detail Bay uses to develop a full service car wash with an enclosed detail bay.
4. In 2014, the “detail bay” was converted to be used for state inspections. The use is not permitted under the current zoning site plan.
5. In October 2018, the applicant submitted a permit application to the Inspections Department to be able to use the bay for oil changes as well as state inspections. Upon further research, staff determined that neither use was currently permitted.

6. The owner subsequently submitted an application for a zoning change. The proposed site plan zoning would allow both the oil change and the state inspection uses, along with the full service car wash. No exterior modifications to the building are being made.
7. A total of 11 public notices were mailed. Staff received one (1) response in support and none in opposition to this request.
8. Since no exterior changes are proposed, and since the state inspection use has not led to any code enforcement activity, staff can support this request.
9. 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.

40 Ordinance - Zoning Case #ZC18-0093 - Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 0.17 Acres Located at 724 E Grauwylor Road - DHR Engineering, Inc. - Juan Ruvalcaba, Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: January 7, 2019 – Favorable 6-0 (Commissioners Burns, Richards and Zeske, absent).
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 a zoning change to modify the required lot depth in order to plat and build a new single family home.
4. In 1947, this property was part of Lot 1, Block B of the Northwood Addition. Apparently sometime shortly thereafter, the lot was illegally subdivided and both portions have been subsequently sold numerous times to various property owners. The lot has been in the current configuration since before 1980.
5. In 2016, the owners requested to plat the property into a single family lot and was informed by staff that the lot did not meet the 100-ft. lot depth requirement and that zoning would be required for an exception to the lot depth.
6. The R-6 (Single Family) zoning district requires a 100-ft. lot depth. The applicant is

proposing a 93-ft. lot depth to create a lot to construct a single family home. The proposed lot is 7,440 sq. ft., which exceeds the 6,000 sq. ft. minimum for the R-6 zoning district.

7. All other requirements of the R-6 district regulations are being met.
8. A total of 18 public notices were mailed. Staff has not received any responses in support of or in opposition to this request.
9. Staff can support this request since the current owners did not create the illegal subdivision of the property and are attempting to plat the property to construct a home.
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

41 Mayor's Report

Adjournment