

AGENDA
Irving City Council Regular Meeting
Thursday, December 12, 2019 at 7:00 PM
City Hall, First Floor, Council Chambers
825 W. Irving Blvd., Irving, Texas 75060

Organizational Service Announcements

Invocation:

Reverend Victoria Heard, Episcopal Church of the Redeemer

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 51

CITY COUNCIL AGENDA

1 City Operations Update

CONSENT AGENDA

2 Approving Work Session Minutes for Wednesday, November 13, 2019

3 Approving Regular Meeting Minutes for Thursday, November 14, 2019

4 Resolution - Approving a Professional Services Consulting Agreement with Wamberg Genomic Advisors in the Estimated Annual Amount of \$355,000.00 to Provide Hereditary Cancer Screenings for a One-Year Period

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.

A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the presiding officer or the consent of the Council.

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.

Administrative Comments

1. This item is recommended by the Human Resources Department.
2. **Impact:** More than 1.7 million new cancer cases are expected to be diagnosed in 2019. Cancer is second only to heart disease in leading causes of death in the U.S.
3. Wamberg Genomic Advisors offers a unique program by the name of Cancer Guardian, which empowers employees to identify their genetic risk for cancer and address the challenges presented when dealing with cancer.
4. The Cancer Guardian program consist of a hereditary genetic screening test, which provides insight into an individual's cancer risk.
5. Cancer Guardian provides resources to individuals who are diagnosed with cancer, in the form of a dedicated Cancer Support Specialist and access to advanced DNA testing.
6. The Cancer Guardian program is HIPAA and GINA compliant and no individual information is shared with the City or the city's healthcare administrator.
7. Access to Cancer Guardian services will be made available to all benefit eligible employees, with an option for their spouses to participate on an employee funded basis.
8. Funding in the amount of \$355,000.00 is available in the Outside Services budget within the Health Self-Insurance Fund.

Vendor	Contract Term	FY 2019-20 Est. Amt.	FY 2020-21 Est. Amt.	Total Estimated Amount
Wamberg Genomic Advisors	1/1/2020 -12/31/2020	\$266,400	\$88,600	\$355,000

Recommendation

The resolution be approved.

5 Resolution - Approving an Agreement with Single Source Provider Stryker Corporation in the Amount of \$68,004.00 and Authorizing Expenditures in a Total Amount Not to Exceed \$220,000 for the Purchase, Service and Repair of LifePak Defibrillator Units and Associated Components for Fiscal Year 2019-2020.

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 fourteen AED 1000 units will be covered by the Service Plan providing inspections, preventative maintenance, updates, repairs, and supplies.
4. Stryker acquired Physio Control Inc., and as of May 13, 2019 all services that were previously associated with Physio Control Inc. will be supplied by Stryker. This item includes the \$68,004.00 for the Service Plan in addition to the Stryker related maintenance, purchases, and associated services with a total amount not to exceed \$220,000.00.
5. Funding in the amount of \$220,000.00 is available in the FY 2019-20 Fire Department budget within the General Fund.

Recommendation

The resolution be approved.

6 Resolution - Approving an Interlocal Agreement Between the City of Irving and the City of Farmers Branch for a Trail Connection with Champion Trails from Farmers Branch to Valley View Lane at No Cost to the City

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department. This item supports Objective 4.5: Implement Enhancements to Cultural and Recreational Facilities.
2. **Impact:** This Agreement will provide a connection with Champion Trails from Farmers Branch Westside Art Trail at Valley View Lane. Farmers Branch will hire a consultant to design and a contractor to install the trail connection on City of Irving property.

3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019.**
4. At the intersection of Luna Road and Valley View Lane in Farmers Branch, a new residential development is under construction. This development will extend Farmers Branch's trail system to Valley View Lane.
5. With this agreement, the City of Farmers Branch and the City of Irving will enhance the quality of life for their respective residents by connecting this new trail to the existing Campion Trail.
6. With this interlocal agreement, Farmers Branch will build the connecting trail on City of Irving property with no cost to Irving using City of Irving trail specifications.
7. The project will be built in 2022.

Recommendation

The resolution be approved.

7 Resolution - Authorizing a License Agreement with Water Street O'Connor LP to Install a Monument Sign in City of Irving Right-Of-Way Located at or Near 5200 N. O'Connor Blvd.

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department. It supports Strategic Objective 3.3 - Develop a comprehensive economic development strategy and funding model.
2. **Impact:** The proposed license agreement would allow the requestor to construct and install (1) one double faced, 67.24 square foot monument sign in a designated public utility easement owned and operated by the City. The requestor shall pay to the City a fee of \$4,790. The CIP Department in conjunction with the Inspection Department, acknowledges the proposed request will not interfere with the use or rights of the easement.
3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019 committee meeting.**
4. No funding required.

Recommendation

The resolution be approved.

8 Resolution - Establishing a 5-Year Municipal Drainage Utility (MDU) Rate Plan for Proposed MDU Rates for Fiscal Years 2019-20 through 2023-2024

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:** Multi-year plan of MDU rate increases will maintain sufficient revenues to cover expected annual increases of pass-through costs, capital improvement costs and other expenses.
3. This item was presented to the Transportation and Natural Resources Committee on November 13, 2019.
4. This resolution lays out a plan based on future projections and does not set new rates. Any changes to rates will need to be approved by Council.

	Current	FY19-20	FY20-21	FY21-22	FY22-23	FY23-24
Proposed MDU Rate Percentage Increase from previous year (Proportionally similar increases for all residential and commercial categories)		50.00%	25.00%	20.00%	16.67%	14.29%
Proposed Residential Drainage fee Increase for 5000 square foot and greater lot		\$2.00	\$1.50	\$1.50	\$1.50	\$1.50
Proposed Residential Drainage fee for 5000 square foot and greater lot	\$4.00	\$6.00	\$7.50	\$9.00	\$10.50	\$12.00

Recommendation

The resolution be approved.

9 Resolution - Approving the Acquisition of a Public Utility Easement on Parcel 115-9, Located at 1300 Darr Street in the Amount of \$50,000

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department and Water Utilities Department. It supports Strategic Objective 2.4 - Maintain and extend water, wastewater and storm water systems.
2. **Impact:** In order to accommodate the Texas Department of Transportation's (TxDOT) Diamond Interchange Expansion Project, the City of Irving will need to relinquish existing utility easements that will conflict with the Diamond Interchange project design. Therefore, the City must acquire several new easements on adjacent privately owned lands. The purpose of this agenda item is for acquisition of a 0.084 acres utility easement, across Parcel 115-9 situated at 1300 Darr Street and owned by 1300 Darr, LLC.
3. **This item will be presented to the Transportation and Natural Resource Committee on December 11, 2019.**
4. Funding in the amount of \$50,000 is available within the Water and Sewer System Non-Bond CIP Fund.

Recommendation

The resolution be approved.

10 Resolution - Approving the Acquisition of a Vacant Lot on Parcel 115-17, Located at 1920 E. Grauwlyer Road in the Amount of \$337,386

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department and Water Utilities Department. It supports Strategic Objective 2.4 - Maintain and extend water, wastewater and storm water systems.
2. **Impact:** In order to accommodate the Texas Department of Transportation's (TxDOT) Diamond Interchange Expansion Project, the City of Irving will need to relinquish existing utility easements that will conflict with the Diamond Interchange project design. Therefore, the City must acquire several new easements on adjacent privately owned lands. The purpose of this agenda item is for acquisition of a 0.534 acre parcel of land, situated at 1920 E. Grauwlyer Road and owned by Irving USA Investment Corp.
3. **This item will be presented to the Transportation and Natural Resource Committee on December 11, 2019.**
4. Funding in the amount of \$337,386 is available within the Water and Sewer System

Non-Bond CIP Fund.

Recommendation

The resolution be approved.

11 Resolution - Approving Change Order No. 2 for the Convention Center Hotel Design-Build Contract with Austin Commercial LP and Garfield Public/Private LLC, reducing the Final Guaranteed Maximum Price in the Amount of \$507,983.00

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department. It supports Strategic Objective 3.4 – Complete “signature projects”.
2. **Impact:** This proposed change in contract price will reflect a savings in actual construction costs of the connector road that was approved with Change Order 1 and will accept a reduction in the overall contract amount due to the assessment of Liquidated Damages as the Hotel was not completed by the contracted date.
3. Approving this change order will allow for the agreed upon final contract cost for the contract and will allow for final payment of the corrected amount, once all completion conditions have been met.
4. The proposed cost savings of Change Order No. 2 will be: \$57,983.00 savings on the connector road and \$450,000.00 in Liquidated Damages for a total net reduction of the contract price of \$507,983.00.

Recommendation

The resolution be approved.

12 Resolution - Approving a License Agreement Between the City of Irving and Dallas Fort Worth International Airport Board for the City to Expand and Improve West Rochelle Road East of the Intersection at Valley View Lane Across Airport Board Property

Administrative Comments

1. This item is recommended by the Traffic and Transportation Department.
2. **Impact:** This agreement will allow for the full construction of the westbound approach of the intersection of Rochelle Road at Valley View Lane.
3. **This item was presented at the Transportation and Natural Resources Committee on December 11, 2019.**
4. No funding is required for this item.

Recommendation

The resolution be approved.

13 Resolution - Approving the Season Seat Agreement Between the City of Irving on Behalf of the Irving Convention and Visitors Bureau and Live Nation Marketing, Inc. for the Purchase of Seats at the Pavilion at the Toyota Music Factory

Administrative Comments

1. This item is recommended by the Irving Convention and Visitors Bureau. It supports Strategic Objectives 3.1: Promote revitalization of targeted areas.
2. **Impact:** Approval of this season seat agreement will provide seats for the Irving Convention & Visitors Bureau to utilize to capitalize on marketing and promotional opportunities, as well as customer networking throughout the year.
3. The Pavilion at the Toyota Music Factory is Irving's primary entertainment venue for events and use of the venue to entertain clients is an opportunity for the ICVB to capitalize on this distinct attraction to continue to tell the Irving story.
4. The agreement provides for eight premium seats, and two parking passes at each concert promoted and produced by Live Nation, plus a "ticket bank" which allows for purchase of additional tickets as needed for client entertainment throughout the season, in the amount of \$54,240.00 plus \$20,000 for the ticket bank.
5. This is a 12-month agreement for the event season from January 1, 2020 to December 31, 2020.
6. The ICVB will adhere to the policy established by the ICVB Board regarding use of

the box seats. The seats will be used with local clients, familiarization tours, media tours, industry partners, etc.

7. Funding in the amount of \$74,240.00 is available in the ICVB general fund for FY19/20.

Recommendation

The resolution be approved.

14 Resolution - Approving an Amendment to Professional Services Agreement Between the City of Irving and SWA Group in the Amount of \$671,000.00 for Full Design Services for the Williams Square Renovation Project

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department and Economic Development. It supports Strategic Objective 2.5 – Support strategic investments in City facilities and Objective 3.1 – Promote revitalization of targeted areas.
2. **Impact:** This amendment will provide for full design services for the re-design of the Williams Square plaza. The project includes the design and engineering for the renovation of the plaza including hardscape, finish grading, pedestrian pathways and planting areas, fountain system engineering, exterior lighting design for landscape and central tower, planting and irrigation design, and information technology engineering design. The purpose of the project is to re-energize, enhance, and activate the use of this iconic public gathering space.
3. On September 19, 2017, staff briefed the Tax Increment Reinvestment Zone No. 1 (TIF #1) Board on the Williams Square plaza conceptual redesign project. On October 17, 2017, the TIF #1 Board approved a resolution recommending \$400,000 in funding for the conceptual redesign of Williams Square plaza.
4. On December 14, 2017, City Council approved an Interlocal Cooperation Agreement with Dallas County Utility Reclamation District (DCURD) to assess the current conditions of Williams Square plaza and coordinate master planning for future enhancements, renovations, and maintenance of the plaza. The Interlocal Agreement established a committee comprised of representatives from the City, DCURD, Las Colinas Association (LCA), and ownership of the Towers of Williams Square to recommend a design firm through a Request for Qualifications (RFQ) process.

5. On December 14, 2017, City Council also approved FY 2017-18 Budget Adjustment #1, allocating \$400,000 in the TIF #1 Project Fund for the conceptual redesign of Williams Square plaza and legal costs for the potential transfer of ownership of Williams Square plaza from DCURD to the City.
6. The committee (representatives from the City, DCURD, LCA, and ownership of the Towers) identified SWA Group as the highest qualified respondent to the Request for Qualifications (RFQ). On August 2, 2018, City Council approved RES-2018-285, approving a Professional Services Agreement with the SWA Group for conceptual design.
7. During August and December of 2018, SWA met with the stakeholder group and engaged the public to develop a design for the Plaza by hosting five (5) public meetings. SWA developed numerous concepts and refined the design based on feedback from public stakeholders.
8. January 2019, SWA presented the preferred design to the TIF #1 Board and City Council and received feedback. In March 2019, SWA presented the proposed design and cost estimate to Council and received feedback to provide design options at various cost levels.
9. Design options at various cost levels were presented June 19, 2019 and October 2, 2019. Council selected the preferred design with the cost estimate of \$9,666,380.
10. The base fee for full design services is \$653,000 with reimbursable expenses not to exceed \$18,000. Services include the design development, creation of construction documents, assistance in evaluating bids for construction, and administration of construction contract in the standard agreement between the City and Contractor.
11. Minority- and/or Women-Owned Business Enterprise participation in this contract is 8%.
12. SWA will complete design development by August 3, 2020.
13. Funding in the amount of \$671,000 is available in the Non-Bond CIP Fund from the TIF #1 transfer.
14. The City will work with DCURD on determining the ownership of the plaza prior to construction.
15. **This item will be presented at the Transportation and Natural Resources Committee on December 11, 2019.**

Recommendation

The resolution be approved.

15 Resolution - Approving a First Amendment to the Second Amended and Restated Entertainment Center Lease Agreement with ARK Group of Irving, Inc.

Administrative Comments

1. This item supports Strategic Goal No. 3: Economic Development.
2. This item is presented at the direction of City Council.
3. **Impact:** This resolution approves the First Amendment to the Second Amended and Restated Entertainment Center Lease Agreement on terms acceptable to the City and as accepted by ARK Group of Irving, Inc. (“ARK”).
4. The Council approved the Entertainment Center Lease Agreement on September 5, 2013. The First Amended and Restated Entertainment Center Lease Agreement was approved on December 12, 2013, and the Second Amended and Restated Entertainment Center Lease Agreement was approved on October 22, 2015.
5. ARK Group of Irving, Inc., requested that the City make additional amendments to the Entertainment Center Lease Agreement and the Economic Development Incentive Agreement for the Entertainment Center project to increase the square footage allowed for office use.
6. On September 19, 2019, the Council approved making a formal offer to ARK Group of Irving, Inc., regarding proposed amendments to the Entertainment Center Lease Agreement and the Entertainment Center Economic Development Incentive Agreement under certain terms acceptable to the City.
7. ARK has accepted the terms and consideration offered regarding the proposed amendments.
8. This is a companion item to the proposed First Amendment to the Amended and Restated Entertainment Center Economic Development Incentive Agreement with ARK also scheduled for consideration on this agenda.

Recommendation

This resolution be approved.

16 Resolution - Approving a First Amendment to the Amended and Restated Entertainment Center Economic Development Incentive Agreement with ARK Group of Irving, Inc.

Administrative Comments

1. This item supports Strategic Goal No. 3: Economic Development.
2. This item is presented at the direction of City Council.
3. **Impact:** This resolution approves the First Amendment to the Amended and Restated Entertainment Center Economic Development Incentive Agreement, on terms acceptable to the City and as accepted by ARK Group of Irving, Inc. ("ARK"), which reduces the City/Sales/Beverage Tax Grant from 75% to 50%.
4. The Council approved an Economic Development Incentive Agreement on September 5, 2013. A revised Economic Development Incentive Agreement was approved on December 12, 2013, and the Amended and Restated Economic Development Incentive Agreement was approved on October 22, 2015.
5. ARK Group of Irving, Inc., requested that the City make additional amendments to the Entertainment Center Lease Agreement and the Economic Development Incentive Agreement for the Entertainment Center project to increase the square footage allowed for office use.
6. On September 19, 2019, the Council approved making a formal offer to ARK Group of Irving, Inc., regarding proposed amendments to the Entertainment Center Lease Agreement and the Entertainment Center Economic Development Incentive Agreement under certain terms acceptable to the City.
7. ARK has accepted the terms and consideration offered regarding the proposed amendments.
8. The amended EDIA reduces the City Sales/Beverage Tax Grant from 75% to 50%.
9. This is a companion item to the proposed First Amendment to the Second Amended and Restated Entertainment Center Lease Agreement with ARK also scheduled for consideration on this agenda.

Recommendation

This resolution be approved.

17 Resolution - Approving an Interlocal Agreement Between the City of Irving and Irving Flood Control District No. 1 to Participate in Tax Increment Reinvestment Zone Number Six

Administrative Comments

1. This item is recommended by the Office of Economic Development. It supports Strategic Objective 3.1 – Promote revitalization of targeted areas.
2. **Impact:** Approving this resolution will provide additional tax increment revenue from Irving Flood Control District No. 1 into the TIF fund for the TIF No. 6. This will assist the City to fund various drainage and flood control projects to be included in the not yet adopted final TIF 6 Project and Financing Plan.
3. 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.
4. On September 27, 2016, the City adopted a preliminary project and financing plan for TIF No. 6.
5. On November 10, 2016, the Irving City Council designated a contiguous geographic area with the City of Irving as Tax Increment Reinvestment Zone Number Six, City of Irving, Texas and created a board of directors for the Zone.
6. On November 12, 2019, the Irving Flood Control District No. 1 Board of Directors approved a participation agreement in TIF No. 6 beginning with the 2020 tax year and ending December 31, 2041. The Irving Flood Control District No. 1 will contribute 50% of its M&O tax rate during the term of the TIF.
7. The creation of TIF No. 6 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.
8. Irving Flood Control District No. 1 will participate in the reinvestment zone starting in 2020 and contribute 50% of its jurisdiction's M&O tax rate based on the 2019 total appraised value of all real property taxable by the Irving Flood Control District No. 1 and located in the Zone. Irving Flood Control District No. 1 will participate for the remaining term of the Zone. Any funds from Irving Flood Control District No. 1 will be limited to drainage and flood control projects within the Irving Flood Control District No. 1 boundaries.
9. Pursuant to Section 311.009 of the Texas Tax Code the Irving Flood Control District No. 1 may appoint one member to the Tax Increment Reinvestment Zone Number Six Board because they are participating in the zone.

Recommendation

The resolution be approved.

18 Resolution - Approving an Interlocal Agreement with North Central Texas Council of Governments (NCTCOG) in the Amount of \$28,400.40 for 2020 Planimetrics Data

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 item supports the city’s Investing in our Future initiative.** Purchasing the 2020 planimetrics will replace outdated 2018 information used extensively by several city departments. Updated planimetrics are essential to show the latest development on the ground to generate maps used for engineering design, field operations, economic development, investigations, researching, and information purposes.
3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019.**
4. These planimetrics are heavily used in the CIP planning and design process for water, sewer drainage and street projects. It provides information related to features such as sidewalks, buildings, parking lots, driveways, fences, lakes, streams, and tree canopy that are factored into the engineering decisions.
5. These planimetrics also provide field employees a better spatial reference when trying to locate city assets that may be difficult to see or find.
6. The total cost for the 2020 planimetrics data is \$28,400.40 and the breakdown is as follows.
 - Water and Sewer System Fund: \$14,200.20 (50%)
 - Municipal Drainage Utility Fund: \$14,200.20 (50%)
7. Funding in the amount of \$28,400.40 is available within the Water and Sewer System Fund and the Municipal Drainage Utility Fund.

Recommendation

The resolution be approved.

19 Resolution - Approving an Agreement with Sole Source Provider Siemens Industry, Inc., in an Amount Not to Exceed \$619,334.76 for the Replacement and Upgrade of Existing Siemens Equipment at the Hackberry and Lake Chapman Booster Pump Stations

Administrative Comments

1. This item is recommended by the Water Utilities Department. It supports Strategic objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact: This item supports the city's Investing in our Future initiative.** This purchase will allow staff to replace and upgrade the existing Siemens equipment used to transport water from Chapman Lake to Lewisville Lake and additionally from the Hackberry Pump Station.
3. **This item was presented to the Transportation and Natural Resources Committee on September 4, 2019.**
4. Pumps at both the Lake Chapman Booster Pump Station in Princeton and the Hackberry Pump Station have motors that utilize Siemens variable frequency drives (VFDs). These VFDs allow the operators to optimize the volume of water pumped out of any individual pump by adjusting the speed of the motor.
5. This agreement includes replacement of a 200 HP low voltage VFD at the Lake Chapman Booster Pump Station in Princeton. The existing VFD for Pump No. 1 failed and cannot be repaired due to the damage to the drive. This VFD needs to be replaced in order to get Pump No. 1 operational again.
6. The remaining VFDs at the Lake Chapman Booster Pump Station also require upgrades to their control systems due to their age and lack of repair parts. This agreement includes the upgrade of the control systems for two VFDs at this pump station.
7. Additionally, this agreement includes replacement of a 600 HP medium voltage VFD at the Hackberry Pump Station. The current drive is ready for replacement due to age, lack of repair parts and inability to perform preventative maintenance. This is the third VFD of three at this pump station that requires replacement.
8. Funding in the amount of \$619,334.76 is available in the Water Utilities budget within the Water and Sewer System Fund and the Water and Sewer System Non-Bond CIP Fund.

Recommendation

The resolution be approved.

20 Resolution - Approving a Purchase Agreement with Sole Source Provider Xylem Water Solutions USA, Inc., in an Amount Not to Exceed \$130,000.00 for Flygt Equipment to Operate and Maintain Wastewater Pumps and Equipment

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 item supports the city's Investing in our Future initiative.** This purchase will allow staff to purchase equipment and materials to keep wastewater facilities operational and prevent sanitary sewer overflows.
3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019.**
4. The city operates and maintains nine wastewater pump stations.
5. Flygt pumps and communication devices are used at all of these facilities. Staff has to purchase replacement parts and equipment periodically to keep all of the facilities operational. Several significant equipment purchases for the Freeport 1 Lift Station are currently needed to maintain reliability of this facility.
6. Funding in the amount of \$130,000.00 is available in the Water Utilities budget within the Water and Sewer System Fund.

Recommendation

The resolution be approved.

21 Resolution - Approving an Agreement with Sole Source Provider Innovyze, Inc., in the Amount of \$99,500.00 to Provide InfoAsset Planner Asset Management Software, Implementation and Training Services

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 item supports the city's Investing in our Future initiative.** This purchase of InfoAsset Planner will allow staff to make data driven decisions regarding asset replacement by integrating work order data and GIS to create models based on consequence of failure and risk of failure to Water Utilities assets.
3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019.**
4. The initial water model for the software was developed by Freese and Nichols, Inc.,

as part of the Water Master Plan. This software will allow us to maintain the model and run it internally for future capital improvement project planning and budgeting.

5. The implementation will include assistance with setup and configuration of a new sanitary sewer model.
6. Funding in the amount of \$99,500.00 is available in the Water Utilities budget within the Water and Sewer System Fund.

Recommendation

The resolution be approved.

22 Resolution - Approving a Funding Agreement Between the City of Irving and the Sulphur River Basin Authority (SRBA) in the Estimated Annual Amount of \$50,000.00 of Each Year of Participation for the Operation of the Sulphur River Basin

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 item supports the city's Investing in our Future initiative.** This agreement will potentially provide Irving the ability to acquire approximately 25,000 acre-feet per year (22.3 MGD) of future water developed in the Sulphur River Basin to meet Irving's ultimate water needs.
3. **This item will be presented to the Transportation and Natural Resource Committee on December 11, 2019.**
4. The Metroplex has been partnering with the Sulphur River Basin Authority (SRBA) since 2002 and has been the lead sponsor for water development within the Sulphur River Basin. The Metroplex group includes Dallas, Irving, the North Texas Municipal Water District (NTMWD), the Tarrant Regional Water District (TRWD), and the Upper Trinity Regional Water District (UTRWD).
5. The agreement includes a commitment by all parties to continue to engage in regional and state water planning in the Sulphur River Basin and in the development of water supply strategies.
6. The Metroplex group has funded SRBA's budget for administrative purposes and project development through multiple funding agreements since 2002. This agreement will provide \$200,000.00 of funding to SRBA through August 31, 2020. Each member of the Metroplex group will provide up to \$50,000.00 for the first term,

based on the total number of parties electing to participate in the agreement.

7. The agreement will automatically be extended for additional successive one-year periods unless the City provides written notice to SRBA and every other member of the Metroplex group of the intent not to extend the agreement.
8. SRBA approved the Funding Agreement at their November 19, 2019 Board Meeting.
9. Funding in the amount of \$50,000.00 is available in the Water Utilities budget within the Water Resources Development Fund.

Recommendation

The resolution be approved.

23 Resolution - Approving an Agreement Between the City of Irving and the North Texas Municipal Water District (NTMWD) in the Amount of \$449,935.00 to Participate in the Chapman Raw Water Transmission Pipeline Channel Stabilization at the South Sulphur River Crossing, Phase 2

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 item supports the city's Investing in our Future Initiative.** Approval of this agreement will preserve the integrity of the Lake Chapman 84-inch transmission main where it crosses the South Sulphur River.
3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019.**
4. Irving and the North Texas Municipal Water District (NTMWD) share an 84-inch transmission pipeline. NTMWD is responsible for operation and maintenance of the pipeline.
5. In June 2015, City staff completed an aerial survey of the Lake Chapman Raw Water System and discovered that the 84-inch transmission main was exposed where it crosses the South Sulphur River in Hunt County. Under a NTMWD emergency contract with Garney Companies, Inc., the river channel was stabilized by driving sheet piles on both sides of the pipeline where it crosses the river, the embedment under the pipeline was restored, and a concrete cap was placed on top of the pipeline. Rock-rip-rap was also installed on the river bank to prevent future

erosion. This work was completed in July 2017.

6. During design of the emergency repairs, staff observed other low water crossing areas, tributaries of the South Sulphur River, which showed some signs of erosion. At the time, this erosion did not require additional action, but heavy rains and the resulting runoff in 2018 have caused further erosion at both the main river crossing and these low water crossings of the tributaries. Further protective measures are required.
7. Design for the repairs at the tributary crossings began in early 2019. The work includes maintenance of the access road along the existing easement, construction of steel sheet piling parallel to the pipeline at one of the low water crossings, installation of articulating concrete mats across the low water crossing, and placement of 18-inch to 36-inch rock-rip-rap.
8. NTMWD received two bids for this work on October 31, 2019. Garney Companies, Inc., provided the low bid of \$889,870.00.
9. Portions of the areas at tributaries needing stabilization and protective measures require additional easements beyond the existing 80-foot wide pipeline easement. Approximately 0.28 acres of permanent easement and 0.70 acres of temporary construction easement are required to complete the work. The budget for acquisition of these additional easements is \$10,000.00 which will be shared equally between NTMWD and Irving.
10. NTMWD awarded the construction project to Garney Companies, Inc., and approved acquisition of the easements required at their November 21, 2019 Board Meeting.
11. The total combined cost of the construction project and easement acquisition is \$899,870.00 and the breakdown is as follows.

NTMWD:	\$449,935.00 (50%)
City of Irving:	\$449,935.00 (50%)
12. Funding in the amount of \$449,935.00 is available in the Water and Sewer Non-Bond CIP Fund.

Recommendation

The resolution be approved.

24 Resolution - Approving Change Order No. 3 in the Not to Exceed Amount of \$197,956.00 to Crescent Constructors, Inc., for the Urban Center Lift Station

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 item supports the city’s Investing in our Future initiative.** This change order provides for additional required work at the Urban Center Lift Station.
3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019.**
4. This change order includes an item for an alternative bypass pumping plan. The existing 24-inch sewer line on the east side of the river failed and was repaired with Change Order No. 1. To prevent a similar failure, an alternative bypass pumping plan was developed. The alternative plan reduces the potential for sanitary sewer overflows caused by flooding or damage to existing infrastructure and is needed for the installation of new 54-inch and 60-inch diameter pipes.
5. The total amount of the change order is \$197,956.00. This will increase the total contract amount to \$11,670,842.00
6. An additional 44 calendar days was added to bring the final completion date to April 14, 2020 to account for the additional work
7. Funding in the amount of \$197,956.00 is available in the Water Utilities budget within the Sanitary Sewer Bond Fund

Recommendation

The resolution be approved.

25 Resolution - Approving the Single Source Renewal from Infor Public Sector, Inc., in the Total Amount of \$61,184.84 for Enroute Computer Aided Dispatching (CAD) Software Maintenance and Support

Administrative Comments

1. This item is recommended by the Information Technology Department and Fire Department.
2. **Impact:** Renewal of this support agreement is imperative to the daily operations of

the city's Fire Department. First responders rely on this software to provide accurate information from Dispatch to arrive fully equipped to assist all residents and businesses in the City of Irving.

3. This maintenance provides support to the Information Technology Department in order to keep all software updated, and fully functional for the Fire Department's use.
4. The expenditure amount for this support agreement has increased by 3.5% over last year's renewal amount.
5. Funding is available in the Information Technology Internal Service Fund.

Recommendation

The resolution be approved.

26 Resolution - Approving an Agreement Between the City of Irving and Norstan Communications, Inc. Dba Black Box Network Services in the Total Amount of \$167,388.01 for the Avaya Phone System Upgrade and Equipment Migration

Administrative Comments

1. This item is recommended by the Information Technology Department and Water Utilities Department.
2. **Impact:** This upgrade is necessary to implement a screen pop capability that will be utilized by Water Utilities Customer Service agents which is critical to the completion of the Utility Billing Project.
3. This upgrade has two components: 1) Migration of an Avaya Contract Center Server (AACC), and 2) development of an AACC Account Lookup and Screen-Pop application.
4. Black Box Network Solutions is our current phone system support provider as the city is under a Master Services Agreement with them which was approved by Council on August 8, 2013.
5. Funding in the amount of \$167,388.01 is available in the Water and Sewer System Fund.

Recommendation

The resolution be approved.

27 Resolution - Approving the Sole Source Renewal from Tiburon, Inc. a CentralSquare Technologies Company, in the Total Amount of \$131,520.00 for the Annual Renewal of Tiburon Public Safety System Software Maintenance

Administrative Comments

1. This item is recommended by the Information Technology Department and the Police Department.
2. **Impact:** This support renewal keeps the Police Department's Tiburon records management system (RMS) and jail management software operating efficiently and legally licensed.
3. This software facilitates rapid, accurate communication from the field and promotes safety of personnel, as well as, enabling communication with other agencies in a crisis situation. Tiburon RMS and Jail are designed as an integrated, modular solution, providing the foundation to fully automate law enforcement operations from incident tracking to crime analysis and case management to state reporting. The system supports record processing from the entry of an event from dispatch through closing and assignment of a final disposition.
4. Funding is available in the Information Technology Internal Service Fund.

Recommendation

The resolution be approved.

Bids & Purchasing Items

Items 28 – 42

28 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Lone Star Auctioneers, Inc., for Online Auto Pound, Surplus City Vehicle & Equipment, and Police Property Room Auctions through The Interlocal Purchasing System (TIPS) Program Administered by the Region VIII Education Service Center

Administrative Comments

1. This item is recommended by the Financial Services Department – Purchasing Division, the Fleet Services Division, and the Police and Parks & Recreation departments.
2. **Impact:** Establishment of a Vendor/Member Contract between the City of Irving and

Lone Star Auctioneers, Inc., for utilization of TIPS Contract No. 190801 for auctioneer services which will expire on October 31, 2022, allows the city to procure these services under the best possible terms and conditions.

3. The city currently secures revenue through monthly online auctions of unclaimed, impounded vehicles as well as through periodic online auctions of various surplus city vehicles and equipment, with no commission fees withheld. A buyer's premium of 12% of their bid is charged to buyers, added to invoices and retained by the auctioneer to offset selling costs.
4. Abandoned/seized Police Property Room items will also be auctioned utilizing services provided by this contract. Due to the additional services required for these auctions, a commission fee of 8% of auction proceeds will be charged to the city. The buyer's premium of 12% as noted above will also apply.
5. Minority- and/or Woman-Owned Business Enterprise participation in this contract is 100%.
6. Revenue received as a result of this contract for auctioneer services will be deposited in the General Fund, Vehicle & Equipment Replacement Fund, Water & Sanitary Sewer Fund, or Solid Waste Enterprise Fund as may be appropriate. Net revenue from auction sales for Fiscal Year 2018-19 is show below.

AUCTION TYPE	NET REVENUE
Auto Pound	\$ 549,220.00
Fleet	\$ 120,775.00
Tires	\$ 1,380.00
Warehouse	\$ 10,825.00
Property Room	\$ 12,108.00

Recommendation

The resolution be approved.

29 Resolution - Approving Expenditures for As-Needed Purchases from Home Depot U.S.A., Inc., in the Total Estimated Amount of \$235,000.00 for Maintenance and Hardware Supplies through the U.S. Communities Government Purchasing Alliance

Administrative Comments

1. This item is recommended by the Financial Services Department – Purchasing Division.

2. **Impact:** Use of this contract will allow the city to purchase maintenance and hardware supplies under the best possible terms and conditions for the city.
3. These purchases are supported by a Vendor/Member contract between the City of Irving and Home Depot U.S.A., Inc., which was approved by RES-2017-261 on July 7, 2017. This contract supports utilization of U. S. Communities Contract No. 16154 Maintenance, Repair, Operating Supplies, Industrial Supplies and Related Products and Services which expires December 31, 2021.
4. The requested funding will be utilized for as-needed purchases of miscellaneous tools, maintenance supplies, hardware items, etc., from local stores or by purchase order for various departments.
5. Per the terms of this contract, the city will leverage its buying power to earn a minimum of a 2% rebate on total annual purchases used in providing ongoing services to the residents, visitors, and businesses in Irving. On February 15, 2019, the city received a rebate check in the amount of \$7,102.13 for the previous twelve month period.
6. Funding for Fiscal Year 2019-20 is available in various departmental budgets within various funds, while funding for Fiscal Year 2020-21 is subject to budget appropriation.

Vendor	Spending Term	Total Estimated Amount	Fiscal Year(s)
Home Depot U.S.A., Inc.	1/1/20 – 12/31/20	\$176,250.00	2019-20
		\$ 58,750.00	2020-21
TOTAL		\$235,000.00	

Recommendation

The resolution be approved.

30 Resolution - Approving the Second Annual Renewal of the Consulting Agreement with Holmes, Murphy & Associates, LLC, in the Total Estimated Amount of \$96,000.00 for Employee Healthcare Consultant Services

Administrative Comments

1. This item is recommended by the Human Resources Department.
2. **Impact:** Employee healthcare consultant services will assist the city by identifying creative long-term strategies and short-term tactics that will improve plan performance and maintain a sustainable health and wellness program. Additionally, the consultant will bring to the table innovative, integrated solutions for city consideration that may influence or impact projected healthcare costs and trends in areas such as wellness, disease management, and overall health plan

management.

3. Services provided under this contract include, but are not limited to, actuarial analysis, drafting of Request for Proposal (RFP) specifications, negotiation of contract terms, and monitoring benefit and wellness programs for effectiveness and cost efficiency.
4. A few of the recent successes experienced with Holmes Murphy are as follows:
 - Identification of a new benefit enrollment platform for employees and assistance with its implementation when the city's previous benefit enrollment platform provider made the decision to discontinue their product offering.
 - Development of RFP specifications and facilitation of finalist interviews for a new employee assistance program based upon internal survey results indicating city employees' desire for new options under this program.
 - Facilitation of discussions with the city's Fire and Police departments in order to identify and engage Responder Health as a comprehensive 24-hour crisis referral services for public safety employees.
5. This renewal establishes the continuation of an annual contract for providing employee healthcare consultant services. The original contract was awarded to the firm scoring the highest points based on evaluation criteria established through a Request for Proposals process. This is the second of five one-year renewal options. The current contract expires December 31, 2019.
6. Funding for Fiscal Year 2019-20 is available in the Health Self-Insurance Fund, while funding for Fiscal Year 2020-21 is subject to budget appropriation.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Holmes, Murphy & Associates, LLC	1/1/20 – 12/31/20	\$72,000.00	2019-20
		\$24,000.00	2020-21
TOTAL		\$96,000.00	

Recommendation

The resolution be approved.

31 Resolution - Approving and Accepting the Proposal of stHealth Benefit Solutions, LLC dba Stealth Partner Group in the Total Estimated Amount of \$1,974,103.00 for Stop Loss Insurance

Administrative Comments

1. This item is recommended by the Human Resources Department.
2. **Impact:** Individual stop loss insurance reimburses the city for individual medical claims in excess of a set deductible amount of \$275,000.00. Premiums for this insurance are primarily based on claim experience.
3. Due to recent claim experience, the city’s incumbent provided had proposed a unique individual deductible for an identified claim, better known as a “laser”, in the amount of \$1,275.000 along with a 12% premium increase, resulting in the city issuing a Request for Proposals for these services to test the market.
4. The proposal submitted by Stealth Partner Group ensures that the city’s current deductible amount of \$275,000 remains intact in addition to not being subject to any lasers for either the 2020 plan year or the 2021 plan year in the event the city elects to renew. stHealth Benefit Solutions was also able to provide a rate increase cap for the 2021 plan year, guaranteeing rates will not increase above 50% regardless of claims experience. Future years, however, will be subject to claims experience as is standard in this industry.
5. The coverage features noted above will result in a 0.51% premium increase over the 2019 plan year rates versus the 12% increase that was requested by the incumbent. Stop loss cost is based on \$92.11 per enrollee per month for 1,786 enrollees for the 2020 plan year.
6. This award establishes an annual contract for the continuation of providing stop loss insurance coverage. Stealth Partner Group is recommended for award as the firm scoring the highest points based on evaluation criteria established through a Request for Proposals process. The current contract expires December 31, 2019.
7. Funding for Fiscal Year 2019-20 is available in the Health Self-Insurance Fund, while funding for Fiscal Year 2020-21 is subject to budget appropriation.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
stHealth Benefit Solutions, LLC dba Stealth Partner Group	1/1/20 – 12/31/20	\$1,480,577.00	2019-20
		\$ 493,526.00	2020-21
TOTAL		\$1,974,103.00	

Recommendation

The resolution be approved.

32 Resolution - Renewing the Annual Contract with Casco Industries, Municipal Emergency Services, Inc., and North America Fire Equipment Co. (NAFECO), Inc., in an Amount Not to Exceed \$300,000.00 to Provide Bunker Clothing

Administrative Comments

1. This item is recommended by the Fire Department.
2. **Impact:** Firefighters are able to provide the highest quality emergency response in environments that are otherwise dangerous to their health and safety due to the protection factor provided by the bunker clothing items purchased through this contract.
3. The purchase of bunker clothing will ensure the Fire Department’s continued compliance with National Fire Protection Standard 1971.
4. This renewal establishes the continuation of an annual contract to supply bunker clothing. This is the first of two one-year renewal options. The current contract expires December 31, 2019.
5. Funding for Fiscal Year 2019-20 is available in the Fire Department budget within the General Fund, while funding for Fiscal Year 2020-21 is subject to budget appropriation.
6. Because this annual contract runs from January 2020 through December 2020, it is possible that more than the estimated amounts shown in the chart below may be expended 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	Items(s)	Contract Term	2019-20 Estimated Expenditure	2020-21 Estimated Expenditure	Total Amt. Not to Exceed
Casco Industries	3	1/1/20 - 12/31/20	\$200,000.00	\$100,000.00	\$300,000.00
NAFECO	1, 2, & 5				
Municipal Emergency Services Inc.	4 & 6				

Recommendation

The resolution be approved.

33 Resolution - Approving Additional Expenditures with Lantek Audio Video Communications, LLC, in the Total Estimated Amount of \$130,000.00 for Audio Visual Equipment Supplies and Services through The Interlocal Purchasing System (TIPS) Program Administered by the Region VIII Education Service Center

Administrative Comments

1. This item is recommended by the Financial Services Department – Purchasing Division and various other city departments.
2. **Impact:** This item provides for audio visual equipment, supplies and services on an as-needed basis and will allow various city departments to repair, replace, and service their audio visual equipment.
3. A Vendor/Member contract between the City of Irving and Lantek Audio Video Communications, LLC, which expires on December 18, 2020, was approved on June 14, 2019 by AA No. 6406. This contract supports utilization of TIPS Contract No. 171001 for audio visual equipment, supplies and services, in a total estimated amount of \$47,297.49 for as-needed audio visual equipment, supplies and services.
4. To date, approximately \$38,440.92 of the \$47,297.49 has been expended. An additional estimated amount of \$130,000.00 is requested to address the audio visual equipment and service needs of the Water Sewer Department and various other city departments.
5. Funding for Fiscal Year 2019-20 is available in various departmental budgets within various funds, while funding for Fiscal Year 2020-21 is subject to budget appropriations.

Vendor	Spending Term	Total Estimated Amount	Fiscal Year(s)
Lantek Audio Video Communications	12/12/19 – 12/18/20	\$82,500.00	FY 2019-20
		\$47,500.00	FY 2020-21
TOTAL ESTIMATED AMOUNT		\$130,000.00	

Recommendation

The resolution be approved.

34 Resolution - Approving Additional Expenditures for As-Needed Repairs from Siemens Industry, Inc., in an Amount Not to Exceed \$105,000.00 for Maintenance, Repair, and Installation of HVAC and Energy Management Related Equipment, through the TXMAS Program

Administrative Comments

1. This item is recommended by the Capital Improvement Program (CIP) Department – Facilities Maintenance Division.
2. **Impact:** Approval of this item will allow the CIP Department - Facilities Maintenance Division to respond to HVAC needs at various city facilities in a timely and efficient manner.
3. A Vendor/Member contract between the City of Irving and Siemens Industry, Inc. was approved on March 6, 2019 by Administrative Award #6252, in an estimated amount of \$45,000.00 for as-needed purchases and repairs. The contract supports utilization of TXMAS Contract No. 17-8401 for Facilities Maintenance, which expires on August 31, 2020.
4. Extensive energy management upgrades recently completed at City Hall and other locations in the city depleted the majority of the funds provided under this contract. The CIP Department recommends increasing the spending allowance by an additional estimated amount of \$105,000.00 for the remainder of the contract term, in order to accommodate additional as-needed installation, maintenance and repairs of HVAC and energy management related equipment systems, due to the city’s aging infrastructure.
5. Funding is available in various departmental budgets within various funds.

Vendor	Spending Term	Total Estimated Amount
Siemens Industry, Inc.	12/13/19 – 8/31/20	\$105,000.00
TOTAL ESTIMATED AMOUNT		\$105,000.00

Recommendation

The resolution be approved.

35 Resolution - Approving and Accepting the Bid from Fannin Tree Farm Sales, LLC in the Total Estimated Amount of \$102,112.00 for the Tree Mitigation Program

Administrative Comments

1. This item is recommended by the Capital Improvements Program Department.
2. **Impact:** This contract provides for installation of new 3 to 4-inch caliper trees removed associated with capital improvement projects in accordance with the City of Irving’s Tree Mitigation Policy. The CIP Department estimates that approximately 200 vouchers will be issued to residents annually due to the increase in road and drainage projects underway.
3. Tree voucher value is calculated based upon the average price of tree species identified as Tier 1 trees within the bid specifications and has been determined to be \$510.56 per tree.
4. This award establishes an annual contract for the continuation of providing tree vouchers to residents under the guidelines of the city’s tree mitigation program. This award is for one year with two, two-year renewal options.
5. Funding for Fiscal Year 2019-20 is available in various project budgets within various funds, while funding for Fiscal Year 2020-21 is subject to budget appropriation.

Vendor	Contract Term	Total Est. Amount	Fiscal Year
Fannin Tree Farm Sales, LLC	1/1/2020 – 12/31/2020	\$ 76,584.00	2019-20
		\$ 25,528.00	2020-21
TOTAL		\$102,112.00	

Recommendation

The resolution be approved.

36 Resolution - Approving Additional Expenditures with Halff Associates, Inc., in the Total Estimated Amount of \$200,000.00 for the Annual Right-Of-Way Acquisition Services 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, Drainage Solutions for a Better Tomorrow, and CIP Bond programs.** Right-of-way acquisition services are related to the purchase of various real property interests to accommodate multiple currently pending and future as-needed CIP projects. These acquisitions primarily involve securing easements and other real property interests including, but not limited to, sewer, water, drainage, and other rights-of-way from commercial and

residential property owners in Irving.

3. **This item will be presented to the Transportation and Natural Resources Committee on December 11, 2019.**
4. Right-of-way acquisitions must be made (i) in accordance with the City’s Charter, which requires the Mayor to sign all conveyances made or entered into by the city, (ii) on a form approved by the City Attorney’s office, and (iii) in accordance with Section 16-27 of the City’s Code of Ordinances.
5. This contract was awarded in an amount not to exceed \$300,000.00 for the period of March 23, 2019, through March 22, 2020. The requested increase in the total estimated amount of \$200,000.00 will allow for the acquisition of 26 easements for the Embassy Channel drainage and Lindy Lane road projects in order to keep these projects moving forward, bringing the contract total to \$500,000.00.
6. Funding is available within various capital improvement project funds.

Vendor	Spending Term	Total Add’l. Est. Expenditures
Half Associates, Inc.	12/13/19 – 3/22/20	\$200,000.00

Recommendation

The resolution be approved.

37 Resolution - Renewing the Annual Contract with Pavement Restoration, Inc., in an Amount Not to Exceed \$200,000.00 for Asphalt Restoration

Administrative Comments

1. This item is recommended by the Traffic & Transportation Department.
2. **Impact:** This contract provides the necessary resources to expedite repair of damaged existing roadways.
3. This renewal establishes the continuation of an annual contract to provide asphalt restoration services. This is the final of two, one-year renewal options. The current contract expires December 31, 2019.
4. **The item will be presented to Transportation and Natural Resources Committee on December 11, 2019.**
5. Funding for Fiscal Year 2019-20 is available in the Traffic & Transportation Department budget within the General Fund, while funding for Fiscal Year 2020-21 is subject to budget appropriation.

Vendor	Contract Term	Estimated Expenditure	Fiscal Year(s)
Pavement Restoration, Inc.	1/1/20 – 12/31/20	\$166,000.00	2019-20
		\$ 34,000.00	2020-21
TOTAL		\$200,000.00	

Recommendation

The resolution be approved.

38 Resolution - Approving and Accepting the Bids from Badger Meter, Inc. and Core & Main LP, in the Total Estimated Amount of \$141,002.82 for Water Meters

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** This award allows Water Utilities to replace aging and malfunctioning water meters and maintain accurate billing.
3. Staff recommends award of Groups 1 and 2 as shown below. Both vendors were the lowest responsive, responsible bidder for the specific meter types.
4. This award establishes an annual contract for the continuation of providing water meters. The current contract expires December 31, 2019. This award is for one year with two, one-year renewal options.
5. Funding for Fiscal Year 2019-20 is available in the Water & Sewer System Fund, while funding for Fiscal Year 2020-21 is subject to budget appropriations.

Vendor	Group	Contract Term	FY 2019-20 Est. Expenditure	FY 2020-21 Est. Expenditure	Total Est. Annual Exp.
Badger Meter, Inc.	1	01/01/2020 – 12/31/2020	\$42,814.85	\$8,562.97	\$51,377.82
Core & Main LP	2		\$74,687.50	\$14,937.50	\$89,625.00
TOTAL			\$117,502.35	\$23,500.47	\$141,002.82

Recommendation

The resolution be approved.

39 Resolution - Approving and Accepting the Bid from Badger Meter, Inc. in the Total Estimated Amount of \$838,760.00 for Positive Displacement Water Meters

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** This award allows Water Utilities to replace aging and malfunctioning water meters to support continuation of the Advanced Meter Infrastructure Project.
3. This award establishes an annual contract for the continuation of providing positive displacement water meters. The current contract expires December 31, 2019. This award is for one year with two, one-year renewal options.
4. Funding for Fiscal Year 2019-20 is available in the Water and Sewer System Fund and Non-Bond CIP Fund, while funding for Fiscal Year 2020-21 is subject to budget appropriation.

Vendor	Contract Term	Total Est. Expenditure	Fiscal Year(s)
Badger Meter, Inc.	1/01/2020 – 12/31/2020	\$698,967.00	2019-20
		\$139,793.00	2020-21
TOTAL		\$838,760.00	

Recommendation

The resolution be approved.

40 Resolution - Renewing the Annual Contract with George-McKenna Electrical, Inc., in the Total Estimated Amount of \$100,000.00 for Electrical Services for the Water Utilities Department

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** This contract provides for electrical maintenance, service upgrades, and additional services for the Water Utilities Department, including the Lake Chapman pumping facility.
3. This renewal establishes the continuation of an annual contract to provide electrical services for the Water Utilities Department. This is the first of two, one-year renewal options. The current contract expires on December 31, 2019.

4. Funding for Fiscal Year 2019-20 is available in the Water and Sewer System Fund while funding for Fiscal Year 2020-21 is subject to budget appropriation.

Vendor	Contract Term	Total Est. Expenditure	Fiscal Year(s)
George-McKenna Electrical, Inc.	1/1/20 – 12/31/20	\$ 80,000.00	2019-20
		\$ 20,000.00	2020-21
TOTAL		\$100,000.00	

Recommendation

The resolution be approved.

41 Resolution - Approving Additional Expenditures with Longhorn, Inc., for Irrigation Supplies, Lawn Maintenance Equipment, and Parts in the Total Estimated Amount of \$180,000.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by Parks & Recreation and Fire departments
2. **Impact:** Purchase of irrigation supplies, lawn maintenance equipment and parts will allow the Parks & Recreation and Fire departments to repair sprinkler systems and purchase and maintain lawn equipment in a timely, cost effective, and efficient manner.
3. These purchases are supported by a Vendor/Member contract between the City of Irving and Longhorn, Inc., which was approved by Administrative Award No. 6501 on August 23, 2019 utilizing BuyBoard Contract No. 529-17 in the total estimated amount of \$49,999.00. The contract expires on May 31, 2020.
4. The Parks & Recreation Department anticipates additional spending in the estimated amount of \$130,000.00 for irrigation parts and supplies, and lawn maintenance equipment parts. Additionally, the Parks & Recreation Department will purchase approved lawn maintenance equipment through the Vehicle and Equipment Replacement Fund (VERF) in an estimated amount of \$30,000.00. The Fire Department is also declaring spending for future lawn maintenance equipment purchases in the estimated amount of \$20,000.00.
5. Funding is available in the General and Vehicle Equipment Replacement funds.

Vendor	Contract Term	Estimated Amount	Funds
Longhorn, Inc.	12/13/19 – 05/31/20	\$150,000.00	General
		\$ 30,000.00	VERF
TOTAL		\$180,000.00	

Recommendation

The resolution be approved.

42 Resolution - Renewing the Annual Contract with Logical Solutions, Inc., in an Amount Not To Exceed \$350,000.00 for Access Control & Video Surveillance Hardware & Service

Administrative Comments

1. This item is recommended by the Information Technology Department.
2. **Impact:** The city will maintain a high level of security through this contract for services, upgrades, and parts for the city’s security system that provide access control and video surveillance for various city facilities and infrastructure.
3. This item establishes the continuation of annual contract for providing hardware, support, and consulting services for the city’s LENEL security systems as well as ONSSI and TruVision video surveillance systems. This is the second and final of two, one-year renewal options. The current contract expires on December 31, 2019.
4. Funding for Fiscal Year 2019-20 is available in various departmental budgets within various funds, while funding for Fiscal Year 2020-21 is subject to budget appropriation.
5. Because this annual contract runs from January 2020 through December 2020, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year’s additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Logical Solutions, Inc.	1/1/2020 – 12/31/2020	\$262,500.00	2019-20
		\$ 87,500.00	2020-21
TOTAL NOT TO EXCEED AMOUNT		\$350,000.00	

Recommendation

The resolution be approved.

End of Bids

43 Ordinance - Ratifying Revisions to Ordinance No. 2019-10190, as Requested by the Texas Attorney General, Relating to the Dedication of a Lien on the Georgia Farrow Recreation Center to Secure the City’s Repayment Obligations on Its Section 108 Loan Contract with the U.S. Department of Housing and Urban Development

Administrative Comments

1. This item has been recommended by the Planning and Community Development Department.
2. **Impact:** Approval of this item ratifies non-substantive revisions to Ordinance No. 2019-10190 as requested by the Texas Attorney General for its approval of the Section 108 Loan Contract for repairs and expansion to the Georgia Farrow Recreation.
3. City Council previously approved Resolutions RES-2018-42, RES-2018-188, and RES-2019-39, and Ordinances ORD-2019-10173 and ORD 2019-10190, in support of the City pursuing the Section 108 Guarantee Loan from the U.S. Department of Housing and Urban Development (HUD).
4. Upon submission of this matter to the Texas Attorney General for approval, they requested additional revisions to the previously approved ORD 2019-10190, mainly to remove mention of the Resolution RES-2019-39, along with a few minor edits.

Recommendation

The ordinance be adopted.

INDIVIDUAL CONSIDERATION

- 44 Ordinance - Public Hearing and First Reading – an Ordinance Amending Sections 41-56 and 41-57 of Article IX Entitled “Municipal Drainage Utility System” of Chapter 41 Entitled “Water and Sewer Systems” of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, Setting a New Schedule of Drainage Fees; Providing for Penalty; Providing a Severability Clause; and Providing an Effective Date**

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department. This item supports Objective 2.4: Maintain and extend water, wastewater and storm water systems.
2. **Impact:** The Municipal Drainage Utility (MDU) fees provides a funding source for growing regulatory requirements and the demand for continued improvements to the drainage system within Irving.
3. **This item was presented at the Transportation and Natural Resources Committee on November 13, 2019.**
4. These fees were last increased on October 16, 2008.
5. The proposed schedule of storm water drainage fees includes the following:

Residential

under 5,000 SF lot	\$4.50
over / = 5,000 SF lot	\$6.00

Multi-Family

triplex / fourplex (per plex per month)	\$15.72
condominiums (impermeable land per SF per mo)	\$0.0015
apartments (impermeable land per SF per mo)	\$0.0015

Commercial

under 10,000 SF parcel	\$13.50
10,001 - 20,000 SF parcel	\$27.00
20,001 - 45,000 SF parcel	\$54.00
over 45,000 SF parcel (impermeable land per SF per mo)	\$0.0015

6. This is the first reading of two readings of this ordinance.

Recommendation

The ordinance be adopted.

ZONING CASES AND COMPANION ITEMS

- 45 **Ordinance - Zoning Case #ZC19-0010 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Business District" to "Neighborhood Commercial", and Considering a Zoning Change from S-P-1 (Detailed Site Plan) District for Single Family and Nursery Greenhouse Uses to S-P-1 (Detailed Site Plan) District for C-O (Commercial Office) and Senior Independent Living Facility Uses - Approximately 1.511 Acres Located at 4216 S. Greenview Drive - JDJR Engineers and Consultants, Inc., Applicant - Segu D. Jameel, Owner (Postponed from October 24 and November 14, 2019)**

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: September 16, 2019 – Postpone to October 7, 2019, 9-0. October 7, 2019 – Favorable subject to providing additional sound attenuation from the freeway, 4-3 (Commissioners Taylor, Cronenwett, Zeske, nay; Commissioners Patel and Richards, absent).
2. The applicant is requesting to amend the 2017 Imagine Irving Comprehensive Plan Future Land Use Map from *Business District* to *Neighborhood Commercial* and rezone the property from S-P-1 (Detailed Site Plan) for Single Family and Nursery Greenhouse and R-6 (Single Family) District to S-P-1 (Detailed Site Plan) for C-O (Commercial Office) and Senior Independent Living Facility allow a 50-unit senior independent living facility.

Comprehensive Plan Change

3. The Comprehensive Plan recommends Business District uses for this property since it is adjacent to SH 161 and was part of the airport mitigation program for the former Greenwood Hills and Highlands neighborhoods. The applicant is requesting the Neighborhood Commercial land use category which is for mixed-use commercial areas along major corridors. This provides opportunities for residential and commercial infill and reinvestment with a net residential units per acre of 10-150.
4. The applicant has provided a letter requesting to amend the Comprehensive Plan. The letter provided that the approval of residential by the Council in the past near the Airport that included noise attenuation at the time of construction, the possibility of a new city park nearby, and the lack of commercial development in the area since the surrounding property was bought by DFW Airport justified the change in future land use and the requested use.
5. **The property is well within the adopted 70 DNL noise contour line and is approximately 9,600 feet from the end of runway 17L/35R, and approximately 11,200 feet from runway 18C/35C.** For a frame of reference, this is less than the length of the main runways (such as 17C/35C), which are 13,400 feet long.

Additionally, **the property is adjacent to State Highway 161**, and is subject to the noise created by the roadway as well.

6. **The subject property is adjacent to and surrounded on three sides by property owned by DFW Airport.** While this area is zoned “R-6”, most of the property is owned by DFW Airport and **can never be redeveloped for any residential uses.** In the 1990’s, the construction of a new runway on the eastern side of the airport caused the areas near the ends of the runways to be affected by aircraft noise and placed in the noise contour. As a result, the majority of homes in two fully built out single family residential subdivisions, Greenwood Hills and Highlands, were purchased by the airport using funding from the FAA. The purchased homes were removed, leaving vacant land and streets. Regulations for use of the federal funding for the purchase do not allow future residential use of this property. The owners of the subject property at the time chose not to participate in the buy out.
7. City staff has begun discussions with DFW Airport staff to consider future appropriate uses for the former subdivisions. These uses could include commercial, light industrial and open space. There will be no residential uses of any type.
8. While the applicant’s letter discusses the possibility of a future park in the area, no such plans have been finalized, and the area is just as likely to redevelop with commercial or industrial uses. **Based on these issues and that senior independent living functions as a full time, higher density residential use, staff cannot support an amendment to the Future Land Use Map that would allow residential uses at this location.**

Zoning Change

9. The property is currently zoned S-P-1 (Detailed Site Plan) for Single Family and Nursery Greenhouse and still has existing residential and commercial buildings.
10. **The applicant requests to redevelop the property with a 4-story, 50-unit senior independent living facility. The facility will include 20 one-bedroom units and 30 two-bedroom units.**
11. The applicant has provided on the site plan that the proposed senior independent living facility will be “a facility that provides services to elderly residents. These services include planned activities, exercise, eating, and other incidental activities. These services are performed in a residential environment 24 hours per day. Although residents may have health care problems, the senior living facility is not considered or licensed to be a skilled nursing facility or similar licensed facility including without limitation a licensed personal care facility, save and except any such license may be required by government regulators to operate an “independent living” retirement residence.” This is generally consistent with the State Highway 161 Overlay District, which states that such a facility is “A development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals,

housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.”

12. The applicant’s site plan states that “At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older. The age restriction shall be enforced by onsite management of the facility.”

13. According to the National Council for Aging Care, typical services and amenities for independent living facilities include:

- a. Payment of all electric, gas and water bills;
- b. Housekeeping services;
- c. Laundry services;
- d. Transportation, in addition to residents’ own cars;
- e. Organized social activities and special events;
- f. Security and property surveillance;
- g. Extra storage spaces on site;

Additionally, some facilities offer restaurants/dining, gyms, pools, spas, and salons. Not all of these services may be included in the standard rates, but independent living facilities generally have a majority of these services available.

14. The following amenities and services are stipulated on the site plan:

- a. A multi-purpose room that accommodates communal dining and special events, along with “interior common areas...to support resident activities and programs”;
- b. Qualified and reputable transportation providers shall be made available to residents;
- c. Limited and controlled access, including security gates;
- d. Grab bars and easy access handles in common areas;
- e. Passive and active exterior spaces; and
- f. Emergency call systems with alarms in bedrooms and bathrooms; with “response services by an independent specialty senior medical home alert service provider.”

15. While the proposed facility does not appear to provide all of the typical services of an independent living facility as defined by the National Council on Aging Care, the site plan does define the facility as one whose services “include planned activities, exercise, eating, and other incidental activities.” Since this is a stipulation on the site plan, **staff believes it meets the minimum requirements of an “independent living facility” as defined by the State Highway 161 Overlay District.**

16. Section 33A-3 of the Land Use Development Code requires all buildings, structures

and fences to be set back 40 feet from the State Highway 161 right-of-way. **The applicant is proposing a 30-foot building setback, and a 6-ft tall wrought iron fence along the property line within the setback.** In addition, the applicant is proposing that the landscape setback also be used as “outdoor activity space” for the residents. **Staff does not believe that it is appropriate to put “outdoor activity space” adjacent to the highway right-of-way.** Furthermore, the site plan does not specifically state that all other landscaping requirements will be met.

17. The stipulation of the Commission has been met.
18. A total of five (5) public notices were mailed. Staff received no responses in support and one (1) response in opposition to this request. **The opposition represents 55.26% of the land within 200 feet of the subject property. Since this is greater than 20%, a ¾-vote is required for approval.**
19. While staff acknowledges the need for senior independent living facilities in Irving, the proposed project is in an area influenced by DFW Airport where residential uses are considered incompatible, and no additional residential use will ever be built on the surrounding properties, leaving this completely isolated from any other residential use or other supportive services. Additionally, the outdoor activity space is not in a usable area, with no noise barrier between it and the highway. Therefore, staff cannot support this request.
20. Staff recommends denial based on noncompliance with the land use recommendations of the Comprehensive Plan, proximity to the airport runway, location in the 70 DNL noise contour (not 65 DNL which is the threshold for limiting residential uses), and the location adjacent to DFW Airport-owned property purchased to minimize residential development in the noise area.
21. The case was postponed from the November 14, 2019 hearing on request of the applicant to provide time for communication with the DFW Airport. Meetings and discussions were held and the applicant indicated that notes on the site plan concerning sound mitigation installation and aviation easements will be detailed. (The city’s building code currently requires noise reduction of 25 decibels for all residential properties within the 65-70 DNL Noise Zones of DFW Airport.) The Airport has not indicated if there is a change in their opposition for this case.
22. The consideration of this item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

The ordinance be denied.

46 Ordinance - Zoning Case #ZC19-0076 - Considering a Zoning Change from HCD-TMU (Heritage Crossing District - Transit Mixed Use Subdistrict) to S-P-2 (Generalized Site Plan) District for HCD-TMU (Heritage Crossing District - Transit Mixed Used Subdistrict) Uses - Approximately 1.03 Acres Located at 303 and 305 Ada Street - Jesse Lowe, Applicant/Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: December 2, 2019 – Favorable for a six-foot open wrought iron fence in the front setback, 9-0.
2. The 2017 Imagine Irving Comprehensive Plan recommends Urban District uses for the subject property, which is for the highest intensity areas of Irving containing a variety of uses in multi-story buildings. This classification includes pedestrian-design streets and buildings, high quality design and materials, and reduced parking requirements. While the existing single family use is not a preferred new use in the Urban District area where more intensive uses are desired, this S-P was submitted to request exceptions to standards for a single family home existing before the HCD zoning was established the request is not for a change in land use. The single family use is a legal non-conforming use in the HCD/TMU district.
3. The applicant originally proposed a eight (8) foot tall wrought iron fence with solid screening privacy panels on the front property line within the front setback on 303 and 305 Ada Street in order to secure the property. A four (4) foot open fence is allowed by right in the front setback.
4. The properties are at the end of the street. The pavement on the street and the right of way was not designed to accommodate a cul-de-sac for turnaround as is now typical in street design. Traffic and Fire staff have approved the site plan since it is the existing condition.
5. A total of 22 public notices were mailed. Staff has received three (3) responses in support and none in opposition to this request.
6. Staff cannot support a six-foot tall wrought iron fence as shown on the site plan.
7. **The Planning and Zoning Commission recommended an exception for a six (6) foot open wrought iron fence in the front yard setbacks of 303 and 305 Ada Street.**
8. On December 4, the applicant requested this item be postponed to the January 30, 2020 hearing.
9. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

Postpone to January 30, 2020.

47 Ordinance - Zoning Case #ZC19-0077 - Considering a Zoning Change from R-6 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 0.12 Acres Located at 315 Collins Drive - Ruben Rodriguez, Applicant/Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: December 2, 2019 – Favorable 9-0.
2. The 2017 Imagine Irving Comprehensive Plan recommends *Residential Neighborhood* uses for the subject property, which allows predominantly single-family detached homes or duplexes with some mix of non-residential uses, particularly in-home businesses. The proposed use is in conformance with the Comprehensive Plan.
3. The owner is requesting a zoning change to allow a new 624 square foot covered patio, connecting the existing house to an existing 718 square foot detached garage, creating one 3,197 square foot primary structure.
4. **An exception is being requested for the lot coverage by principal building in the R-6 (Single Family) zoning district, from the maximum 40% of total lot area. The applicant has a 6,750 square foot lot and is requesting 47% primary structure lot coverage. An additional exception is also requested to reduce the rear yard setback to five (5) feet.**
5. The subject property is an older home. Like many homes on this street, it had a one car garage that was previously converted to living space. The applicant has a two car front driveway, and an existing detached garage that is five (5) feet from the rear property line and is accessed from the rear by an unpaved alley. A detached garage may have a five foot rear yard setback, but an attached garage must meet the same 20 foot rear yard setback as the house. The applicant’s proposed patio cover will be constructed to attach the house to the detached garage, creating a single primary structure. As a result, the applicant is requesting the following exceptions to the R-6 (Single Family) standards.

	Required in R-6	Proposed
Lot Coverage	Principal building: 40 percent of total lot area	47%
Rear Yard Setback	20 feet	5 feet

6. The elevations show a wooden patio cover with a pitched roof.
7. A total of 40 public notices were mailed. Staff has received one (1) response in support and none in opposition to this request.

8. Staff has no opposition to the increase in lot coverage for new improvements to the property. Since the existing detached garage is already five feet from the rear property line, and similar detached structures are also located five feet from the rear property line on lots adjacent to this alley, including the lots to the north and west, 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.

48 Ordinance - Zoning Case #ZC19-0078 - Considering a Zoning Change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) and Other Uses to S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) - Approximately 0.717 Acres Located at 2000 Market Place Boulevard - B2T2 Family Entertainment, LLC, Applicant - Best Space Realty Corp., Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: November 18, 2019 – Favorable 8-0 (Commissioner Kliner, absent).
2. The 2017 Imagine Irving Comprehensive Plan recommends *Commercial Corridor* uses for the subject property, which is an auto-oriented district for retail, office and commercial uses with parking in front with buildings set back from the street. The proposed use is in conformance with the Comprehensive Plan.
3. The subject property is a 31,220 square foot Big Air entertainment center in a multi-tenant retail center. The multi-tenant building is part of a 9.5-acre retail center with shared parking.
4. **The applicant is proposing rezoning to allow the entertainment center to sell alcoholic beverages for on-premises consumption** in the restaurant and mezzanine areas of the facility. The entertainment center is allowed by right in the C-C Community Commercial district. The zoning case is necessary to permit the sale of alcohol as an accessory use for on-premises consumption.
5. The lease space includes a 15,614 square foot indoor “trampoline park”, four party rooms, a board room and a restaurant.

6. Additionally, the mezzanine contains a “parents’ lounge” of approximately 1,800 square feet and will have approximately 50 seats. The restaurant on the main floor will have approximately 100 seats. A total of 60 parking spaces are required at one space for each 2.5 seats for the restaurant/lounge space.
7. This facility requires 216 parking spaces for the trampoline park and the restaurant/lounge uses. These spaces are provided in the shopping center.
8. A total of 24 public notices were mailed. Staff has not received any responses in support of or in opposition to this request.
9. The request complies with all requirements of the S-P-1 for R-AB ordinance.
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.

- 49 Ordinance - Zoning Case #ZC19-0079 - Considering a Zoning Change from FWY (Freeway) District Uses to 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) and Hotel and Related Uses - Approximately 2.19 Acres Located at 311 E. John Carpenter Freeway - Jackson Walker, LLP, Applicant - CGH Las Colinas, LLC, Owner**

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: November 18, 2019 – Favorable 8-0 (Commissioner Kliner, absent).
2. **The applicant is seeking approval to develop the property with a 7-story, 138 room hotel with a full-service restaurant.** The site is a currently vacant 2.19 acre tract on State Highway 114, and surrounded by the Urban Center canals.
3. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Urban District* uses for this property. This land use is to encourage the highest intensity development containing a variety of uses in multi-story buildings. It includes pedestrian-design streets and buildings, high quality design and materials, and reduced parking requirements.

4. The applicant proposes a new “lifestyle brand” Hilton hotel for this site. This is a new brand whose name has not yet been announced by Hilton; the applicant explains it will be one of the first in the nation. The proposed new hotel provides a total of 138 rooms and 140 surface parking spaces in a seven-story building. The hotel will have approximately 1,486 square feet of lobby/lounge/check-in area, approximately 1,351 square feet of restaurant and bar area with 50 seats, a 532 square foot café area, a 1,001 square foot fitness center, and a 2,555 square foot ballroom. An outdoor lounging patio and pre-function space is also provided. All guest rooms will exceed the minimum required 300 sq. ft. room size.
5. Alcoholic beverage service will be provided throughout the building, and the development will meet all requirements of the R-AB ordinance.
6. A total of 168 parking spaces are required. The applicant is providing 140 spaces. This is a 17% reduction in parking. The site plan includes a note stating that shuttle service to the airport will be provided.
7. Comments made by CIP, Traffic and Transportation, TxDOT, Fire, and Water Department staff cannot be waived through the site plan approval process. Approval of the zoning site plan does not constitute the acceptance of conditions and may need to be amended to match applicable code and engineering standards.
8. The applicant is requesting the following exceptions to the hotel development standards, noted in *italics*:

	Required	Provided
Guest Rooms	200 Minimum	138 (Exception Requested)
Minimum Room Size	300 sq ft	Provided
Full Service Restaurant	Shall Provide	Provided
Lobby Space	5 sq ft/guest room (690 sq ft required)	1,486 sq ft provided (Lobby, Lounge and Front Desk area)
Lounge Space	5 sq ft/guest room (690 sq ft required)	
Meeting Space	Combined minimum area of five thousand (5,000) sq. ft.	2,555 sq. ft. (Exception Requested for 2,445 sq. ft.)
Swimming Pool/Recreation Facilities	1,000 sq ft combined	1,001 sq ft fitness area provided
Daily Housekeeping	Shall Provide	Provided
24-hr Staff	Shall Provide	Provided
Landscaping	Various	Meets requirements
Parking	169 spaces 1 space/138 rooms = 138 spaces 1 space for each 125 sq. ft. for meeting room = 21 spaces 1 space for each 5 restaurant or lounge seats= 10 spaces	140 spaces - 17% reduction Shuttle bus will be provided (Exception Requested)

9. The site plan places the hotel in the center of the property surrounded by parking lots. Since the development is surrounded on three sides by the canals constructed in the Urban Center, staff discussed with the applicant the possibility of shifting the hotel to the south or rotating the building on the eastern edge. This would focus the development on the canals as a feature of interest and emphasize the pedestrian connections along the canal, to make this development complimentary to the Urban Center. (The hotel to the north has parking and a dumpster on the southern boundary. The property to the south was rezoned in September, 2019 to allow

development of a dual-flagged hotel project with a 13-story, 150 room Indigo Hotel and an 8-story, 143 room Cambria Hotel.) The applicant explained the intent of the site design and wishes to move forward with the current proposal.

10. While not a component of the zoning case, the applicant has noted on the site plan an intent to work with DCURD to provide pedestrian amenities on the DCURD property on the rear of the property. This might include a pedestrian bridge and terraced seating area. While these amenities are desirable, they are not on property owned by the applicant and cannot be a stipulation for approval of the zoning case. As such, the status of these conversations is not known.
11. Existing pedestrian bridges over the canals on the north and south sides connect this property to the adjacent properties. The applicant indicated that sidewalks would be constructed to these bridges to encourage pedestrian activity within the Urban Center.
12. While the applicant is requesting to provide roughly half of the meeting space required by the hotel development standards, the meeting space appears to be highly functional and appropriate for this location. In particular, the hotel will have a dedicated banquet kitchen separate from the restaurant, the ballroom ceilings are taller than standard rooms, and there is a 1,366 square foot pre-function space outside the ballroom. If the pre-function space were included with the ballroom, the applicant would be providing 3,921 square feet of combined meeting and pre-function space. In addition, the proposed hotel is approximately one mile south of the Irving Convention Center. The closest APT station is the Bell Tower station approximately ¼ mile to the north; however, it does not connect to the Convention Center.
13. A total of ten (10) public notices were mailed. Staff has received one (1) response in support and none in opposition to this request.
14. Staff would generally prefer a hotel product with a higher room count and a hotel that was better sited on the property and canals. However, this has been a difficult site to develop due to the canals on three sides, the adjacent APT line, and being limited to one non-emergency point of access off of the service road, and the applicant is providing a new hotel brand to Irving while meeting the majority of the hotel design standards. Due to these facts and that the City Council has approved similar variances for other hotel cases, staff can support this request.
15. 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.

50 Ordinance - Zoning Case #ZC19-0080 - Considering a Zoning Change from HCD-CMU (Heritage Crossing District - Corridor Mixed Use Subdistrict) Uses to S-P-1 (Detailed Site Plan) for HCD-CMU (Heritage Crossing District - Corridor Mixed Use Subdistrict) Uses - Approximately 0.457 Acres Located at 313 W. Irving Boulevard - Vaquero Venture, Applicant - City of Irving, Owner

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: December 2, 2019 – Favorable 9-0.
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Main Street* uses for this property. The *Main Street* land use category is described as “Mixed-use walking district with single and multi-story buildings, continuous street wall, on-street parking, pedestrian-design streets and buildings.” The proposed zoning change is in conformance with the Comprehensive Plan.
3. The property is currently vacant. The applicant is proposing to install a 2,100 square foot Starbucks Coffee shop with a drive-through lane and 20 parking spaces.
4. The property lies within the Heritage Crossing District - Corridor Mixed Use Subdistrict in downtown Irving. The HCD district was established to encourage the redevelopment of downtown. The regulations require buildings and entrances to be oriented onto the street in order to provide for a safe, walkable environment. The district also requires that parking be placed behind the building in order to reduce the potential conflict between cars and pedestrians and to minimize the visibility of the parking lot. The site plan provides for a front outdoor patio area with a sidewalk connecting the business to the street, crossing the drive through lane. The parking is in front of the building but is screened by landscaping from the street. The exceptions to these design elements are requested below.
5. The applicant is requesting exceptions to the Heritage Crossing District - Corridor Mixed Use Subdistrict as follows:

Design Element	Required	Provided
Building Placement	25 feet maximum	45 feet <i>Exception Requested</i>
Parking & Service Access	Parking shall be behind principal building and 3-ft. behind building façade line	Parking to side of building and in front of building/patio <i>Exception Requested</i>
Design of Automobile Related Building & Site Elements	Drive-through lanes shall not be located along Main St., Irving Blvd. and 2 nd St.	Drive-through located along Irving Blvd. <i>Exception Requested</i>
Design of Automobile Related Building & Site Elements	No more than 60% of a lot's frontage along a street may be dedicated to drive-thru lanes	Drive-through lane is at or above 60% of frontage along 3 street frontages <i>Exception Requested</i>
Primary Entrance	Primary entrance shall be located on the street along which the building is oriented. Oriented to public sidewalk for ease of pedestrian access.	Primary entrance faces parking lot <i>Exception Requested</i>
Street Screening	Any lot frontage along Main St., Irving Blvd. and 2 nd St. with surface parking shall be defined by a street screen. Drive-through lanes may be permitted along all other streets or alleys. Drive-through lanes shall be hidden behind a 3 feet high street screen along all streets.	30-inch tall evergreen shrub screening along Rock Island and Irving Blvd. No screening provided between the drive-through lane and N. O'Connor Road. <i>If this is not provided, then an exception would be necessary</i>

6. This is the first significant commercial development in Downtown Irving since the adoption of the Heritage Crossing District.
7. A total of 15 public notices were mailed. Staff received one (1) response in support and none in opposition to this request.
8. Since it conforms to the Comprehensive Plan Future Land Use Map which supports a mix of uses, especially non-residential uses at intersections and commercial corners, 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.

APPOINTMENTS AND REPORTS

51 Mayor's Report

Adjournment