

**AGENDA**  
**Irving City Council Regular Meeting**  
**Thursday, January 18, 2018 at 7:00 PM**  
**City Hall, First Floor, Council Chambers**  
**825 W. Irving Blvd., Irving, Texas 75060**

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Organizational Service Announcements

Invocation

Rabbi Frank Joseph, Congregation Irving Havurah

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 38

**CITY COUNCIL AGENDA**

**1 City Operations Update**

Recognition of Irving Police Athletic League (PAL) Boxers

**CONSENT AGENDA**

**2 Approving Work Session Agenda for Wednesday, December 13, 2017**

**3 Approving Regular Meeting Minutes for Thursday, December 14, 2017**

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

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

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

**4 Resolution - Approving the Single Source Purchase from AXON Enterprise, Inc., in an Amount Not to Exceed \$148,000.00 for Tasers and Related Equipment.**

**Administrative Comments**

1. This item is recommended by the Police Department. It supports Strategic Goal No. 4.1: Safeguard public safety, security and health.
2. **Impact:** Tasers provide police officers with the necessary equipment to safely and effectively perform their job duties. Tasers have been proven to be essential for reducing officer injury and physical assaults.
3. The manufacturer recommends replacement of tasers that exceed five years in service, and they will no longer repair devices which exceed the five year mark. This purchase is for the fourth year in a planned five-year replacement cycle for all departmental tasers.
4. The attached quote is for the purchase of 60 tasers for the total amount of \$117,070.00. Additional funds will be used for the as-needed purchase of related accessories such as batteries and chargers.
5. Funding in an amount not to exceed \$148,000.00 is available in the Police Department budget within the General Fund.

**Recommendation**

The resolution be approved.

**5 Resolution - Awarding a Contract to Garland/DBS, Inc., in the Amount of \$178,966.00 for Roof Replacement Over the Senter Park Recreation Center Gymnasium and Roof Replacement and Gutter Renovation Over the Senter Park Pool House**

**Administrative Comments**

1. This item is recommended by the Parks and Recreation Department.
2. **Impact:** Replacement of the Senter Park Recreation Center gymnasium roof and the Senter Park Pool House roof will ensure the safety of our customers as well as internal infrastructure items such as walls, gym floor, furniture, etc.
3. The roof replacement at the Senter Recreation Center Gymnasium area will be an installation of a new flat seam metal roofing system with new framing and insulation over the existing metal roof. This roofing system is Energy-Star rated, provides a 30-year NDL (No-Dollar Limit) warranty. The new roofing system is installing an insulation barrier to raise the dew point contacting the current roof. This will prevent all future condensation problems while having a weather-tight solution. This will protect the wooden gym floor from water damage, dripping from the roof.

4. The roof replacement at the Senter Park Pool House building will consist of the demo of the existing roof and a new 30 year laminated shingle roof. This roof is over 20 years old and is in poor condition. This will include any wood deck and trim board replacement that is needed once the old roof shingles have been removed.
5. The contract allows 90 days for completion.
6. This project utilizes a Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, Georgia and the U.S. Communities Government Purchasing Alliance, Contract MICPA #14-5903.
7. Funding in the amount of \$178,966.00 is available in the Community Development Block Grant (CDBG) Fund.

### **Recommendation**

The resolution be approved.

## **6 Resolution - Awarding a Contract to A & M Construction and Utilities, Inc., in the Amount of \$3,380,929.00, for the Hidalgo, La Vida, Rosita & Vera Cruz Water and Wastewater Improvements Project**

### **Administrative Comments**

1. This item is recommended by the Capital Improvement Program Department and Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This work is part of the priority replacements for the Water Utilities Department. This project impacts 68 residential and 4 commercial properties and will improve the water and wastewater systems.
3. **This item was presented to the Transportation and Natural Resources Committee on November 8, 2017 and an update will be presented to the Transportation and Natural Resources Committee on January 17, 2018.**
4. This project will replace the water and/or wastewater mains along Hidalgo Street, La Vida Court, Rosita Street and Vera Cruz Street. This project will also replace wastewater mains located in easements within the following commercial properties: 2390 & 2400 W. Northgate Drive and 3602 Country Club Road.
5. During the bid process, the “W. Northgate Drive Wastewater Improvements” was added to the scope of work by Addendum #1. The W. Northgate Drive Wastewater Improvements project included an accelerated in-house design of proposed wastewater main improvements that needed to be constructed in advance of a proposed commercial development located on 2390 W. Northgate Drive.

6. Bids were received from four bidders. A & M Construction and Utilities, Inc., submitted the lowest responsive responsible bid of \$3,380,929.00. This is \$485,118.00 (14.35%) below the funding allocated for this project.
7. Minority and/or Women-owned Business (M/WBE) participation in this award is 100%.
8. Funding in the amount of \$1,614,740.50 is available within the Water Improvement Bond Fund and Funding in the amount of \$1,766,188.50 is available within the Sanitary Sewer Bond Fund.

**Recommendation**

The resolution be approved.

**7 Resolution - Awarding a Contract to Trinity Miller Utility & Construction LLC, in the Amount of \$293,559.60, for the Belt Line Road - Walnut Hill Lane Groundwater Mitigation Project**

**Administrative Comments**

1. This item is recommended by the Capital Improvement Program Department and Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This project will install underground drain pipes below the pavement to eliminate groundwater seepage within the roadway at the Walnut Hill Lane and Belt Line Road intersection.
3. **This item will be presented to the Transportation and Natural Resources Committee on January 17, 2018.**
4. At the northwest corner of the Belt Line and Walnut Hill intersection, groundwater has been detected seeping to the roadway surface from underneath the pavement impacting traffic for extended periods. The water on the roadway surface causes wet pavement and affects pedestrians crossing the street.
5. Bids were received from 3 bidders. Trinity Miller Utility Construction LLC, submitted the lowest responsive responsible bid of \$293,559.60. This is \$2,726.60, less than 1% (0.94%), above the project estimate.
6. Minority- and/or Women-owned Business (M/WBE) participation in this award is 100%.
7. Funding in the amount of \$293,559.60 is available within the MDU Non-Bond CIP Fund.

**Recommendation**

The resolution be approved.

**8 Resolution - Approving a Purchase and Sale Agreement in the Approximate Amount of \$5,467,342 Plus Transaction Costs Not to Exceed \$25,000 for the Acquisition of 6.7845 Acres Located Within the Tax Increment Reinvestment Zone Number One - Cape Carolyn, LLC, Property Owner**

**Administrative Comments**

1. This item is recommended by the Economic Development Department.
2. **Impact:** Acquisition of the property will allow for the preservation of open space and provide a public gathering area in the Urban Center pursuant to the recommendations of the Sasaki Plan.
3. **This purchase was discussed at the September 6, 2017, and October 25, 2017, Executive Sessions of the Irving City Council Work Session.**
4. This 6.7845 acres of land is located at 501 E. Las Colinas Boulevard and has historically been used by the city to host its annual fireworks display.
5. The TIF Board recommended approval of the purchase of this property at their November 14, 2017, board meeting.
6. The owner, Cape Carolyn, LLC, has agreed to sell the property for a total purchase price of \$5,467,342.00 (\$18.50/sf). Up to an additional \$10,000.00 will be required for due diligence and closing costs, plus up to an additional \$15,000.00 will be required for legal review fees.
7. As a part of the consideration for purchasing the property, the city will name the property in honor of the Levy family, specifically to the memory of BerthaRose and Lester Levy, Sr.
8. Funding in the amount of \$5,492,342.00 is available in the TIF #1 Fund.

**Recommendation**

The resolution be approved.

**9 Resolution - Accepting Dedication of Land for Recreational and Open Space Uses Relating to Development Plan #12, Las Colinas PUD #4 – Escena Development**

**Administrative Comments**

1. This item is recommended by the Economic Development and Parks and Recreation Departments.
2. **Impact:** Acceptance of this land for recreational and open space uses will increase the recreational opportunities for Irving residents.

3. In December 2006, City Council approved Development Plan #12, Las Colinas PUD #4 as per City Council Ordinance 2006-8738. The approved plan calls for the dedication of two open space sites in the development to the city. The first site was dedicated pursuant to Resolution 2012-148 and is located across the round-about intersection from the current property under consideration.
4. On December 14, 2009, the Planning and Zoning Commission approved Development Plan #12, 2<sup>nd</sup> Revision, that revised the site plan into its current configuration that includes an approximate 1/2 acre open space tract.
5. The AMLI at Riverside is a 323-unit multi-family development at the northwest quadrant of Royal Lane and Riverside Drive located on 9.53 acres of land. The developer has constructed a fenced playground on the 0.476 acre tract at the northwest corner of the site. The property is accessible by the public through two openings in the wrought iron fence surrounding the playground.
6. The Las Colinas Association will maintain the landscaping, which consists of trees, shrubs and irrigated turf. The City will be responsible for maintenance of the hardscape items to include the playground equipment, benches, trash receptacles, and sidewalks.
7. The City has inspected the property and determined that the improvements were installed as planned and met city requirements for acceptance. A letter of acceptance was issued on November 16, 2016.
8. The site plan, elements and dedication of the park were discussed at the April 14, 2014 meeting of the Parks and Recreation Board.

**Recommendation**

The resolution be approved.

**10 Resolution - Approving an Economic Development Incentive Agreement with Surti Leuva Patidar Samaj of DFW, Inc., in an Amount Not to Exceed \$50,000.00 through the Corridor Enhancement Incentive Program for the Property Located at 1910 N. Britain Road**

**Administrative Comments**

1. This item is recommended by the Economic Development Department. This item supports Strategic Objective 3.1-Promote revitalization of target areas.
2. **Impact:** Approval of this agreement will provide a corridor enhancement incentive for the completion of qualifying improvements to the SLPS Community Center located at 1910 N. Britain Road.

3. **The Planning and Development Committee received an update on the Enhancement Incentive Programs on April 6, 2017.**
4. The Corridor Enhancement Incentive Program was put into effect in December 2009 to encourage private investment in the renovation and rehabilitation of existing building sites along the City's corridors. The program provides financial assistance in the form of a grant to non-residential property owners for improving the street-side appearance of their existing buildings and site features to enhance corridor appearance, attract new business activity and foster new employment opportunities. Overall program funding for FY2017-18 is \$150,000.00.
5. Per the attached 380 agreement, the work includes construction of a new entrance canopy with accent lighting along with accompanying concrete drive improvements and landscape installation. The estimated cost of the above qualifying improvements is \$300,000. The applicant was previously awarded a Corridor Enhancement Incentive Program grant in March 2014 in the amount of \$49,995.00 for work associated with exterior improvements to the original building.
6. The zoning case ZC13-0007, allowing construction of the canopy, was approved by City Council Ordinance 2013-9452 on April 4, 2013. Code Enforcement has verified that there are no outstanding issues related to this address. The applicant currently has the building canopy permit ready for issuance by Building Inspections, but will begin no work pending grant award by City Council.
7. The facility is owned and operated on a nonprofit status and is primarily rented out for private and community events. By adding the canopy, the building will now have an enhanced street-side appearance and improve inclement weather safety, improvements that the applicant feels will increase their ability to market additional business activity such as corporate outings, fundraisers, galas and charity events. This in turn will allow it to increase its skilled staffing needs to handle such events.
8. The final payment amount will be determined after staff review and verification of invoices and/or proof of payment by the owner to all contractors, material suppliers and vendors for eligible work performed and/or material and services rendered in accordance with the provisions of the agreement. No reimbursement will be made unless all terms of the agreement are satisfied.
9. Funding in the amount of \$50,000.00 is available in the Economic Development budget within the Economic Development Fund.

**Recommendation**

The resolution be approved.

**11 Resolution - Approving an Event Support Agreement in the Amount of \$59,124 with ITC Group, LLC for the 2018 ATP Irving Tennis Classic to be Held at the Four Seasons Resort and Club on March 12-18, 2018**

**Administrative Comments**

1. This item is recommended by the Economic Development Department.
2. **Impact:** The Irving Tennis Classic is an ATP Challenger Tour event that promotes the City of Irving and provides the economic benefit of hosting a major sporting event at the Four Seasons Resort and Club on March 12-18, 2018. Approval of this agreement will satisfy the requirements for the reimbursement from the State of Texas Events Trust Fund.
3. **This item was presented to the Planning and Development Committee on November 9, 2017.**
4. The ATP Challenger Tour will host a sanctioned event at the Four Seasons Resort and Club on March 12-18, 2018. The ATP is the principal organizer of the men's professional tennis tour.
5. The tournament has been approved by the State of Texas as eligible for reimbursement of \$59,124.00 under the Events Trust Fund. This is made up of two components based on projected sales tax generated by the event: \$50,969.00 from state sales tax and \$8,155.00 from local sales tax.
6. The City serves as the conduit between the Events Trust Fund and the event organizer. Once funds are received from the state, the City forwards those funds to the event organizer.
7. Funding in the amount of \$59,124.00 is available within the Economic Development Budget within the Economic Development Fund.

**Recommendation**

The resolution be approved.

**12 Resolution - Approving a Sponsorship Agreement in an Amount Not to Exceed \$100,000 with ITC Group, LLC for the 2018 ATP Irving Tennis Classic to be Held at Four Seasons Resort on March 12-18, 2018**

**Administrative Comments**

1. This item is recommended by the Economic Development Department.
2. **Impact:** The Irving Tennis Classic is an ATP Challenger Tour event that promotes the City of Irving and provides the economic benefit of hosting a major sporting



event at the Four Seasons Resort and Club on March 12-18, 2018. The agreement also provides for reimbursement under the State of Texas Events Trust Fund.

3. **This item was presented to the Planning and Development Committee on November 9, 2017.**
4. The estimated attendance for the 2018 tournament is projected at 8,000, and has a projected economic impact of over \$767,557.00.
5. ITC Group, LLC will promote Irving as the host city of the tournament and provide marketing and media services to include the city's name and logo at a cost of \$91,845.00.
6. The City of Irving will contribute the required local match of \$8,155.00 to the State Events Trust Fund within 90 days after the event, which is the estimate of the incremental increase of local taxes generated from the event by out of state visitors. The State estimates that \$50,969.00 in new state taxes are generated by the event.
7. When the State's \$50,969.00 contribution from the Events Trust Fund is combined with the \$100,000.00 funding from the City of Irving, the combined event support will total \$150,969.00.
8. Funding in the amount of \$100,000.00 is available in the Economic Development Budget within the Economic Development Fund.

### **Recommendation**

The resolution be approved.

## **13 Resolution - Approving and Accepting the Bid of Crescent Constructors, Inc., in the Amount of \$11,265,000.00 for the Urban Center Lift Station Project**

### **Administrative Comments**

1. This item is recommended by the Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems.
2. **Impact:** This project will protect Irving's wastewater collection system within the Urban Center when flooding occurs on the Elm Fork Trinity River and when the Trinity River Authority's (TRA) Central Regional Wastewater System backs up into Irving's system.
3. **This item was presented to the Transportation and Natural Resources Committee on July 15, 2015, August 5, 2015 and December 9, 2015. It will be presented again on January 17, 2018.**

4. Flooding events along the Elm Fork Trinity River and backups from TRA's wastewater collection system have damaged Irving's wastewater collection system in the Urban Center and continue to cause concern for future operations. The floodwaters and backups over pressurize Irving's pipes and manholes causing infrastructure failures.
5. It was determined that a new lift station is required to protect Irving's wastewater collection system. Irving's wastewater collection system will continue to gravity flow into TRA's system under normal operations, but during flood events, the new Urban Center Lift Station will prevent TRA's system from backing up into Irving's system.
6. This project will consist of installing a 45 million gallons per day lift station, 510 linear feet of 60-inch wastewater pipe, 1,000 linear feet of 54-inch wastewater pipe, and 470 linear feet of 24-inch wastewater pipe. The project also includes rehabilitation of a three-barrel siphon that crosses underneath the Elm Fork Trinity River and the installation of the wholesale wastewater meter for TRA. The contractor is to complete this work in 540 calendar days.
7. TRA desires to have a new wholesale wastewater meter designed and constructed as part of the Urban Center Lift Station Project to measure wastewater flow entering TRA's system. Once constructed, the new wholesale wastewater meter will be owned, operated and maintained by TRA. An interlocal cooperative agreement between Irving and TRA (RES 2017-293) was approved August 10, 2017. Under this agreement TRA provided Irving \$625,000.00 for the design and construction of a wholesale wastewater meter as part of the Urban Center Lift Station Project.
8. Bids were received from five bidders. Crescent Constructors, Inc., submitted the lowest responsive, responsible bid of \$10,679,600.00. Crescent Constructors, Inc., submitted an alternate items total bid of \$585,400.00 to install the wholesale wastewater meter for TRA. The total bid plus all the alternate items is \$11,265,000.00. This is \$1,972,733.00 (14.9%) below the engineer's estimate of \$13,237,733.00 for this project.
9. Minority- and/or Women Business (M/WBE) participation in this award is 7.9%.
10. Funding in the amount of \$11,265,000.00 is available in the Water Utilities budget within the Sanitary Sewer Bond Fund.

### **Recommendation**

The resolution be approved.

**14 Resolution - Approving Addendum No. 3 to the Engineering Design Services Agreement with Alan Plummer Associates, Inc., in the Amount of \$224,640.00 for the Design of 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 project will protect the wastewater collection system within the Urban Center when flooding occurs on the Elm Fork Trinity River and when the Trinity River Authority's (TRA) Central Regional Wastewater System backs up into Irving's System.
3. **This item was presented to the Transportation and Natural Resources Committee on July 15, 2015, August 5, 2015 and December 9, 2015. It will be presented again on January 17, 2018.**
4. Construction of the Urban Center Lift Station is anticipated to last 18 months. Water Utilities does not have sufficient staff within the department to provide inspection services to make sure a project of this complexity is completed as designed.
5. Alan Plummer Associates, Inc., (APAI) has a construction inspector available that has about 30 years of experience with much of it providing inspection services for lift station and other water utility projects. The scope of Addendum No. 3 includes inspection services during construction of the Urban Center Lift Station.
6. This addendum provides up to \$224,640.00 that can be used as needed for construction inspection services. This increases the total value of this agreement to \$1,861,909.00.
7. Funding in the amount of \$224,640.00 is available in the Water and Sewer Non-Bond CIP Fund.

**Recommendation**

The resolution be approved.

**15 Resolution - Approving an Agreement Between the City of Irving and the North Texas Municipal Water District (NTMWD) in the Amount of \$195,631.50 to Participate in Lake Chapman 84-Inch Raw Water Pipeline Easements Clearing and Maintenance Project**

**Administrative Comments**

1. This item is recommended by the Water Utilities Department. It supports Strategic Objective 2.4 – Maintain and extend water, wastewater and storm water systems
2. **Impact:** Approval of this agreement will allow for better maintenance of the shared Lake Chapman Pipeline.
3. **This item will be presented to the Transportation and Natural Resources Committee on January 17, 2018.**
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. The agreement provides mowing and tree and brush clearing of 41 miles of 80 foot wide pipeline easements. This allows for Operations and Maintenance staff to perform scheduled pipeline inspection, valve operations and other maintenance activities to ensure continued reliable performance of the pipeline system. Additional fence gates will also be added to improve access.
6. NTMWD advertised and ultimately opened bids for this project on October 12, 2017. Four bids were received with the low bidder being Boeuf Built, LLC, (Boeuf Built) in the amount of \$391,263.00. NTMWD awarded this contract to Boeuf Built on October 28, 2017.
7. The total funding required to complete this project is \$391,263.00 and the breakdown is as follows.

NTMWD:	\$195,631.50 (50%)
City of Irving:	\$195,631.50 (50%)
8. Funding in the amount of \$195,631.50 is available in the Water Improvement Bond Fund.

**Recommendation**

The resolution be approved.

- 16 Resolution - Approving the Agreement with the Dallas Morning News for Annual Print and Digital Advertising for the Irving Arts Center from February 2, 2018 to January 31, 2019 in the Total Estimated Amount of \$70,000.**

**Administrative Comments**

1. This item is recommended by the Irving Arts Center.
2. **Impact:** This approval will promote the arts and improve the cultural and educational awareness of residents and visitors of the City and the Irving Arts Center.
3. Funding in the amount of \$70,000 is available in the IAC budget within the General Fund.

**Recommendation**

The resolution be approved.

**Bids & Purchasing Items**

**Items 17 - 29**

- 17 Resolution - Renewing the Annual Contract with Life-Assist, Inc., in an Amount Not To Exceed of \$100,000.00 for Emergency On-Board Medications**

**Administrative Comments**

1. This item is recommended by the Fire Department.
2. **Impact:** Firefighters and paramedics are able to provide the highest quality of treatment for residents by having these approved medications available for use in emergency response vehicles.
3. This renewal establishes the continuation of an annual contract for the purchase of emergency on-board medications. This is the first of two one-year renewal options. The current contract expires January 30, 2018.
4. Per the terms of the contract, a documented increase was granted for seven items in the total estimated amount of \$7,371.85 or approximately 7%. The total amount of the increase will not materially affect the annual expenditure and no increase in total contract value is needed.
5. Funding for Fiscal Year 2017-18 is available in the Fire Department budget within the General Fund while funding for 2018-19 is subject to budget appropriation.
6. Because this annual contract runs from February 2018 through January 2019, it is

possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Est. Expenditure	Fiscal Year(s)
Life-Assist, Inc.	2/1/18 – 1/31/19	\$58,333.33	2017-18
		\$41,666.67	2018-19
<b>TOTAL NOT-TO EXCEED AMOUNT</b>		\$100,00.00	

**Recommendation**

The resolution be approved.

**18 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Lion Totalcare, Inc., in an Amount Not to Exceed \$60,000.00 for Cleaning and Inspection of Firefighting Protective Gear utilizing the City of Mesquite Interlocal Cooperative Purchasing Agreement**

**Administrative Comments**

1. This item is recommended by the Fire Department and the Financial Services Department – Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member contract between the City of Irving and Lion Totalcare, Inc., for utilization of City of Mesquite Contract No. I105-2015, Annual Inspection & Cleaning of Firefighting Protective Gear which expires on July 31, 2018, will allow the city to obtain cleaning and inspections services for firefighting protective gear under the best possible terms and conditions for the city.
3. This award ensures that firefighting protective gear has been cleaned of carcinogens annually and that it has passed an inspection for compliance with NFPA 1971 and 1851 Standards.
4. Funding is available in the in the Fire Department budget within the General Fund.

Vendor	Description	Total Estimated Expenditure
Lion Totalcare, Inc.	Cleaning and Inspection of Firefighting Protective Gear	\$60,000.00

**Recommendation**

The resolution be approved.

**19 Resolution - Renewing the Annual Contracts with Leslie's Poolmart, Inc., Aqua-Rec, Inc., and DCC, Inc., in the Total Estimated Amount of \$77,024.50 for Swimming Pool Chemicals**

**Administrative Comments**

1. This item is recommended by the Parks and Recreation Department.
2. **Impact:** Swimming pool chemicals are required to ensure the safety and sanitation of swimming pools, aquatic centers water parks, spray parks, and fountains for our customers.
3. This renewal establishes the continuation of an annual contract for providing swimming pool chemicals. This is the first of two one-year renewal options. The current contract expires January 31, 2018.
4. The only respondent for Item No. 3 did not offer competitive pricing and this item was not awarded.
5. Funding for Fiscal Year 2017-18 is available in the Parks & Receptions Department budget within the General Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
6. Because this annual contract runs from February 2018 through January 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

<b>Vendor</b>	<b>Item(s)</b>	<b>Contract Term</b>	<b>Est. Exp. FY 2017-18</b>	<b>Est. Exp. FY 2018-19</b>	<b>Total Est. Expenditure</b>
Leslie's Poolmart, Inc.	1	2/1/18 – 1/31/19	\$14,712.50	\$1,375.00	\$16,087.50
Aqua-Rec, Inc.	2		\$28,077.00	\$1,953.00	\$30,030.00
DCC, Inc.	4 and 5		\$22,907.00	\$8,000.00	\$30,907.00
<b>TOTAL</b>			<b>\$65,696.50</b>	<b>\$11,328.00</b>	<b>\$77,024.50</b>

**Recommendation**

The resolution be approved.

**20 Resolution - Approving and Accepting the Proposal of 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 – Streets Division.
2. **Impact: This service contract is utilized as part of the Road to the Future Program.** Asphalt Restoration is utilized by the Streets Division to maintain and enhance mobility for the safe and effective transit of motorists and pedestrians throughout The City of Irving. This contract will provide the necessary resources to expedite repair of damaged existing roadways.
3. **This item will be presented to the Transportation and Natural Resources Committee on January 17, 2018.**
4. The initial contract is for one year with two one-year renewal options.
5. Funding for Fiscal Year 2017-18 is available in the Traffic & Transportation Department budget within the General Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
6. Because this annual contract runs from January 2018 through December 2018, 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.

<b>Vendor</b>	<b>Contract Term</b>	<b>Total Amount Not to Exceed</b>	<b>Fiscal Year(s)</b>
Pavement Restoration, Inc.	1/19/18 – 12/31/18	\$166,000.00	2017-18
		\$ 34,000.00	2018-19
<b>TOTAL NOT TO EXCEED AMOUNT</b>		<b>\$200,000.00</b>	

**Recommendation**

The resolution be approved.



**21 Resolution - Approving the Purchase from Texas Highway Products, LTD for the Purchase of Maxview Traffic Signal Central System Software, Integration, and Warranty in the Total Amount of \$358,983.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program Administered by the Texas Association of School Boards (BuyBoard)**

**Administrative Comments**

1. This item is recommended by the Traffic & Transportation Department – Traffic Division.
2. **Impact:** This item allows for the purchase of Maxview Traffic Signal Central System Software, Integration, and Warranty for the city’s traffic signal system.
3. **This item was presented to the Transportation and Natural Resources Committee on December 14, 2017 and will be presented again on January 17, 2018.**
4. These purchases are supported by a Vendor/Member contract between the City of Irving and Texas Highway Products, LTD which was approved by Council on December 14, 2017 by Resolution No. 2017-458.
5. Funding is available in the Non-Bond CIP fund.

<b>Vendor</b>	<b>Item Description</b>	<b>Total Amount</b>
Texas Highway Products	Maxview Traffic Signal Central System Software, Integration, and Warranty	\$358,983.00

**Recommendation**

The resolution be approved.

**22 Resolution - Renewing the Annual Contract with Professional Service Industries, Inc., in an Amount Not to Exceed \$450,000.00 for the Annual Geotechnical Engineering and Construction Materials Testing & Inspections Contract**

**Administrative Comments**

1. This item is recommended by the Capital Improvement Program Department.
2. **Impact:** This annual contract provides facts regarding soil mechanics to determine depths of piers for a structure or recommendations for a roadway subgrade and paving section. It also provides for the testing of construction materials for strength

and durability and to ensure all construction is structurally sound to assure public welfare. This testing applies to construction operations for installation of engineering facilities for new City of Irving subdivisions and capital improvement projects.

3. **This item will be presented to the Transportation and Natural Resources Committee on January 17, 2018.**
4. Utilization of these services has ranged from \$163,667.60 to \$326,717.59 annually over the past three fiscal years. Staff anticipates that usage will increase during this next renewal period in order to support Road to the Future construction projects.
5. This renewal establishes the continuation of an annual contract to provide geotechnical engineering and construction materials testing and inspection services. The original contract was awarded as the result of a negotiated agreement with the respondent receiving the highest evaluation criteria score through a Request for Qualifications process. This is the first one-year renewal of this contract, which expires January 31, 2018.
6. Funding for Fiscal Year 2017-18 is available within various Capital Improvement project funds, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
7. Because this contract runs from February 2018 through January 2019 it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the contract total amount is not exceeded.

<b>Vendor</b>	<b>Contract Term</b>	<b>Estimated Expenditures</b>	<b>Fiscal Year(s)</b>
Professional Service Industries, Inc.	2/1/18 – 1/31/19	\$300,000.00	2017-18
		\$150,000.00	2018-19
<b>TOTAL NOT TO EXCEED AMOUNT</b>		<b>\$450,000.00</b>	

**Recommendation**

The resolution be approved.

**23 Resolution - Cancellation of Award to B & H Foto & Electronics Corp., in the Amount of \$20,690.00 for Audio-Video Equipment**

**Administrative Comments**

1. This item is recommended by the Communications Department.
2. **Impact:** Replacing aging equipment will enhance programming operations and provide high definition capabilities currently not available.
3. The award to B & H Foto & Electronics Corp., in the amount of \$20,690.00 for Item 3, a Fujinon Zoom Lens and Control Kit, is being cancelled.
4. The bid response submitted by this vendor and other vendors did not clearly include the Control Kit which was specified for that line item. As such they were not able to complete the order at the price bid.
5. Staff will proceed with an informal bid for Item 3, a Fujinon Zoom Lens and Control Kit and clearly identify the Control Kit in the line items.
6. Funding is available in the Public, Educational, and Governmental (PEG) Fees Fund.

**Recommendation**

The resolution be approved.

**24 Resolution - Renewing the Annual Contracts with Fortiline, Inc., and ACT Pipe and Supply, Inc., in the Total Estimated Amount of \$119,146.28 for Iron Fittings**

**Administrative Comments**

1. This item is recommended by the Water Utilities Department.
2. **Impact:** Iron fittings are required so that city crews can make needed repairs in the city's water distribution and wastewater.
3. This renewal establishes the continuation of an annual contract for providing iron fittings. This is the first of two one-year renewals. The current contract expires January 31, 2018.
4. Funding for Fiscal Year 2017-18 is available within the Water and Sewer System Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
5. Because this annual contract runs from February 2018 through January 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available

to accommodate that year's additional purchases and the total contract award amount is not exceeded.

<b>Vendor</b>	<b>Groups</b>	<b>Contract Term</b>	<b>Total Est. Expenditure</b>	<b>Fiscal Year(s)</b>
Fortiline, Inc.	1, 4-9	2/1/2018 – 1/31/2019	\$ 69,501.99	2017-18
ACT Pipe & Supply, Inc.	2,3		\$ 49,644.29	2018-19
<b>TOTAL</b>			<b>\$119,146.28</b>	

**Recommendation**

The resolution be approved.

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

**Administrative Comments**

1. This item is recommended by the Water Utilities Department.
2. **Impact:** This contract provides the parts and accessories for large water meters which are used by high-volume customers. Normally these meters are tested and repaired for accuracy at least every three years to reduce the potential loss of revenue to the city and facilitate accurate billing.
3. This renewal establishes the continuation of an annual contract to provide large water meter parts and accessories. This is the first of two one-year renewal options. The current contract expires January 31, 2018.
4. Funding for Fiscal Year 2017-18 is available in the Water and Sewer System Fund while funding for Fiscal Year 2018-19 is subject to budget appropriation.
5. Because this annual contract runs from February 2018 through January 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Group(s)	Contract Term	Total Est. Expenditure FY 2017-18	Total Est. Expenditure FY 2018-19	Total Estimated Amount
Aqua-Metric Sales Company	1	2/1/18 – 1/31/19	\$ 4,471.31	\$ 2,235.66	\$ 6,706.97
Mueller Systems, LLC	2		\$40,515.47	\$20,257.73	\$60,773.20
<b>TOTAL</b>			\$44,986.78	\$22,493.39	\$67,480.17

**Recommendation**

The resolution be approved.

**26 Resolution - Rejecting All Bids for Fire Hydrant Parts**

**Administrative Comments**

1. This item is recommended by the Water Utilities Department.
2. **Impact:** Fire hydrant parts are necessary to perform repairs and preventive maintenance on approximately 8,000 fire hydrants throughout the city.
3. Staff recommends rejecting all bids since responses were over budget. Bid quantities and line items had been increased from previous bids to replenish warehouse supplies. Before rebidding, part quantities will be reduced and bid formatting will be simplified to make it easier to submit bids.

**Recommendation**

The resolution be approved.

**27 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement between the City of Irving and Texas First Rentals, LLC, for As-Needed Equipment Rental in an Amount Not To Exceed \$50,000.00 through the State of Texas Local Government Statewide Purchasing Cooperative Agreement (BuyBoard)**

**Administrative Comments**

1. This item is recommended by the Solid Waste Services Department and the Financial Services Department – Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member contract between the City of Irving and

Texas First Rentals, LLC, for the utilization of BuyBoard Contract No. 515-16 which expires on November 30, 2018, will allow the city to rent additional equipment under the best possible terms and conditions for the city.

3. Approval of this contract supports as-needed rental of equipment through the designated BuyBoard contract for the specified contract term. This will allow Solid Waste Services to meet all TCEQ requirements and will help staff complete various projects onsite to facilitate making additional operational spaces available.
4. Funding for Fiscal Year 2017-18 is available in the Solid Waste Enterprise Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
5. Because this contract runs from January 2018 through November 2018 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)
Texas First Rentals, LLC	1/19/18-11/30/18	\$41,665.00	2017-18
		\$ 8,335.00	2018-19
<b>TOTAL</b>		<b>\$50,000.00</b>	

**Recommendation**

The resolution be approved.

**28 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperative Purchasing Agreement Between the City of Irving and Siddons-Martin Emergency Group, LLC, through the Houston-Galveston Area Council of Governments (H-GAC) Interlocal Cooperative Purchasing Program**

**Administrative Comments**

1. This item is recommended by the Fire Department, the Building & Equipment Services Department – Fleet Services Division, and the Financial Services Department – Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member contract between the City of Irving and Siddons-Martin Emergency Group, LLC for utilization of H-GAC Contract FS12-17, which expires November 30, 2019, will allow the city to procure fire apparatus under the best possible terms and conditions for the city.

3. Approval of this contract supports the fire apparatus purchase as presented in the following item on this agenda as well as any future purchases from this vendor through the designated H-GAC Contract for the specified contract term.

**Recommendation**

The resolution be approved.

**29 Resolution - Approving the Purchase from Siddons-Martin Emergency Group, LLC, for a 2018 Pierce 100-Foot Aerial Platform Ladder Truck in the Total Amount of \$1,238,151.00 through the Houston-Galveston Area Council of Governments (H-GAC) Interlocal Cooperative Purchasing Program**

**Administrative Comments**

1. This item is recommended by the Fire Department and Building Equipment Services Department – Fleet Services Division.
2. **Impact:** Purchase of this 2018 Pierce 100-Foot Aerial Platform Ladder Truck from Siddons-Martin Emergency Group, LLC, will allow the Fire Department to maintain uniformity with most of their front-line equipment which ensures familiarity for our members and shop personnel required to service the apparatus.
3. This platform ladder truck will replace aging fire apparatus and will allow the fire department to retire reserve apparatus that is costly to maintain while ensuring our emergency response fleet is capable of providing service without interruptions. This platform truck will replace City Tag #05130, 2006 Pierce 100-Foot Aerial. Once purchased, City Tag #05076, 1997 Pierce 100-Foot Aerial, will be retired from service.
4. The budgeted amount for this platform truck is \$1,421,884.00. This amount includes required firefighting equipment assigned to the ladder truck that will be purchased when the new truck is delivered. Siddons-Martin Emergency Group, LLC, is applying a pre-payment discount of \$50,096.00.
5. This purchase is supported by a Vendor/Member Contract pursuant to a Cooperative Purchasing Agreement between the City of Irving and Siddons-Martin Emergency Group LLC, utilizing H-GAC Contract No. FS12-17 which expires on November 30, 2019 presented as the previous item on this agenda.
6. Funding in the amount of \$1,238,151.00 is available in the Equipment Replacement Fund.

Vendor	Item Description	Qty	Total Expenditure
Siddons-Martin Emergency Group LLC	2018 Pierce 100-Foot Aerial Platform Ladder Truck	1	\$1,238,151.00

**Recommendation**

The resolution be approved.

**End of Bids**

**30 Ordinance - Calling a Regular Municipal Election to be Held on Saturday, May 5, 2018, for the Purpose of Electing City Council Places Four (4), Six (6) and Eight (8), and Calling a Subsequent Run-Off Election, If Necessary**

**Administrative Comments**

1. This item has been recommended by the City Secretary's Office.
2. **Impact:** The City holds the General Election for Mayor and Council places every year in May to assure that the residents of Irving have a choice in regard to their representation at the municipal level.
3. Candidate packet information for Places 4, 6 and 8 is available in the City Secretary's Office.
4. Dates to file as a candidate run from Wednesday, January 17, 2018 through Friday, February 16, 2018.
5. The run-off date, if necessary, has been established by Dallas County to be June 16, 2018.

**Recommendation**

The ordinance be adopted.



## ZONING CASES AND COMPANION ITEMS

- 31 Resolution - Approving Preliminary/Final Plat - PL17-0026 - Terraces at Las Colinas Residential, Phase I and II - Approximately 34.28 Acres Located on the Southwest Corner of State Highway 161 and Las Colinas Boulevard - Jacobs Engineering, Applicant - Terraces of Las Colinas Holdings, LLC, Owner.**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: January 2, 2018 – Technical Denial 9-0.
2. The property is the residential portion of The Terraces of Las Colinas mixed-use development (Development Plan #19, PUD #4). The applicant is platting 127 lots for R-6 (Single Family) and R-ZLa (Zero Lot Line) uses, and 79 lots for R-TH (Townhouse) uses. Nine (9) open space lots are provided, including the eight-acre wooded open space and drainage easement on the west side of the tract.
3. The plat dedicates private streets for the R-TH portion of the development. Private streets require that the plat be approved by the City Council.
4. The plat complies with all other requirements of the approved Development Plan and the Subdivision Ordinance.
5. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

### **Recommendation**

The resolution be approved.

- 32 Ordinance - Zoning Case #ZC17-0077 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Business District" to "Neighborhood Commercial", and Granting S-P-2 (Generalized Site Plan) District for R-TH (Townhouse) and C-O (Commercial Office) Uses - Approximately 4.684 Acres Located at 3636 W Northgate Drive - JDJR Engineers & Consultants, Inc., Applicant - Signage Point Properties, Owner (Postponed from December 14, 2017)**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: December 4, 2017 – Favorable 9-0, subject to noting that the commercial property will be responsible for the maintenance of the screening fence. The stipulation of the Planning and Zoning Commission has been met.

2. The 2017 Comprehensive Plan Future Land Use Map recommends *Business District* uses for this property. This land use category is described as a flexible use district for retail, office, and commercial uses, and predominantly mid-rise buildings with a mix of surface and structured parking. The zoning request is not in conformance with the 2017 Comprehensive Plan Future Land Use Map.
3. The applicant requests an amendment of the Future Land Use Map to *Neighborhood Commercial* uses. The *Neighborhood Commercial* designation allows mixed-use commercial areas along major corridors with opportunities for residential and commercial infill and reinvestment.
4. The applicant has provided a letter justifying the change to the Future Land Use Map, stating:
  - a.) The proposed zoning change request and development scheme proposes to keep the existing commercial building and develop the majority of the undeveloped property as a single family attached residential townhome development.
  - b.) Since the property to the north and the south of this tract is currently developed as residential communities, the most compatible use for these existing communities is residential.
  - c.) Many of the allowable uses within the exiting C-C zoning district (restaurant, automobile repair garage, food market, gasoline service station, retail store, Motion Picture Theater, and taxi dispatch office) would not be compatible with the adjacent land uses.
5. When transitioning from a non-residential future land use to a residential land use, the *Imagine Irving 2017 Comprehensive Plan* includes the following criteria:
  - a.) The area is physically appropriate for residential use;
  - b.) The area is an extension of a residential neighborhood;
  - c.) The rezoning will not cause non-residential traffic to negatively impact existing and proposed residential neighborhoods;
  - d.) The rezoning will not cause a shortage of non-residential land;
  - e.) The rezoning is not for traditional multifamily development;
  - f.) The rezoning does not leave a residual non-residential tract which would negatively impact the proposed residential use; and
  - g.) The rezoning provides an appropriate transition between residential and non-residential uses through separation by distance, screening, or land use.Staff believes the proposed development meets all these criteria.
6. The proposed development includes a new street that connects West Northgate Drive to Cardinal Lane. The *Imagine Irving 2017 Comprehensive Plan* includes goals to improve the walkable pedestrian environment across the city, especially in

neighborhood centers along corridors to better connect those areas with surrounding neighborhoods. The new street connection improves the walkability of the existing neighborhood.

7. Additionally, the proposed street will provide an alternative route to Northgate Drive for the existing neighborhood. The existing neighborhood must drive west to either Missoula or Cheyenne Street to reach West Northgate Drive. Providing a closer residential access point is not only a benefit to the neighborhood to the south, but is a benefit to the neighborhood to the west by reducing the amount of traffic that will access Missoula Street.
8. The applicant is proposing C-O (Commercial Office) zoning for a 2.01-acre tract of land to retain the existing office uses. The applicant requests the following exceptions:

	Required by C-O district	Proposed
Front yard setback – Northgate	25 feet	23.5 feet (due to right-of-way dedication that will be required with replat).
Front yard setback – Street A	25 feet	10 feet

9. The applicant will provide a six-foot (6-ft.) tall board-on-board stained cedar fence to screen the existing office use from the residential use. The fence is along the “Street A” property line; however, a corner clip for the fence near the residential lot is provided. The Traffic and Transportation Department can support the fence location.
10. The applicant proposes R-TH (Townhouse) uses for a 2.64-acre tract of land. The proposed townhouse development will have a total of 30 lots. The applicant has requested the following exceptions:

	Required by R-TH district	Proposed
Front yard setback	25 feet	15 feet
Rear yard setback	25 feet	15 feet
Distance between buildings	12 feet	10 feet
Maximum Lot coverage by buildings	70%	80%
Minimum width of corner lots	75 feet	45 feet

Garage doors will have a 25-foot setback from the right-of-way. The City has approved similar standards on other recent townhouse developments.

11. A total of 24 public notices were mailed. Staff has not received any responses in support and has received one (1) response in opposition to this request. The opposition represents 2.17% of the land within 200 feet of the subject property. Since this is less than 20%, a ¾-vote is not required for approval.
12. Since the proposed development meets the criteria for appropriate infill residential

development, staff can support this request.

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

### **Recommendation**

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

**33 Ordinance - Zoning Case #ZC17-0081 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Urban District" to "Transit Oriented Development", and Granting TOD (Transit Oriented Development) Uses - Approximately 7.125 Acres Located on the North Side of Promenade Parkway, Approximately 400 Feet East of Las Colinas Boulevard - Baldwin Associates, Applicant - Tract 10 Properties, LP, Owner.**

### **Administrative Comments**

1. The Planning and Zoning Commissioner Hearing Date and Recommendation: January 15, 2018 – Pending. The Planning and Zoning Commission recommendation will be provided at the Work Session.
2. The Comprehensive Plan Future Land Use Map recommends *Urban District* uses for this property. This land use is for the highest intensity areas of Irving containing a variety of uses in multi-story buildings, pedestrian-design streets and buildings, high quality design and materials, and reduced parking requirements. Net units per acre: 60 or more. The request is not in conformance with the Comprehensive Plan. The applicant is requesting a Comprehensive Plan amendment for *Transit Oriented Development* to additionally allow lower density residential uses. Lower density residential uses are consistent with surrounding development.
3. A TOD General Plan was previously approved for this property (Pod 1A) and the property adjacent to the west (Pod 1C) for multifamily uses. This application is for a TOD General Plan for Pod 1A and Pod 1C, and for a TOD Detailed Plan for Pod 1A. A new TOD Detailed Plan will be required for Pod 1C in the future.
4. Pod 1A is a combined TOD General Plan and TOD Detailed Plan which proposes 60 new townhouse lots with four- and five-unit buildings. Minimum lot size is 1,200 sq. ft., with 70% building coverage. Buildings will be sprinklered in accordance with applicable building and fire codes.
5. Pod 1A will include private 31-ft wide streets in 41-ft wide access and private utility easements. The private streets will be striped as fire lanes.

6. Gated auto access on Promenade Parkway is proposed as well as pedestrian gates for connectivity to the future “kiss and ride” transit development. Garage doors will be approximately 7 feet from the private street paving sections. Buildings will be at least 20 feet from Promenade Parkway, 10 feet from the western property line, 25 feet from the DART rail line to the north, and 5 feet from the future “kiss and ride”. Buildings will have an 11-ft wide side setback from each other.
7. A small guest parking area with five (5) spaces is included at the southeast corner of the property, five (5) spaces in the southwest corner of the property, and 10 spaces for along the northern property line.
8. All buildings in Pod 1A will “front” onto a common greenspace or “mews”.
9. Pod 1C will provide up to 200,000 sq. ft. of commercial, retail, and office uses.
10. Dedication of Right-of-way for a portion of the “kiss and ride” lane for the transit station will be provided at time of platting.
11. A total of nine (9) public notices were mailed. Staff has not received any responses in support or in opposition to this request.
12. The City Council has expressed a policy preference to add single family ownership products to the Urban Center, and has previously approved two similar developments. Based on this policy direction, staff recommends approval.
13. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

**Recommendation**

The ordinance be adopted subject to a note being added stating, “Final gate locations and entryway design shall be determined by and subject to the approval of the Traffic and Transportation Department of the City of Irving at time of final plat,” and subject to corrections on notes as directed by staff.

- 34 Ordinance - Zoning Case #ZC17-0082 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Business District" to "Residential Neighborhood," and Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) District Uses - Approximately 3.4 Acres Located at 610, 614 and 702 North Irving Heights Drive - JDJR Engineers and Consultants, Inc., Applicant - ZKB Properties, LTD, Owner**

**Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation:

January 2, 2018 – Favorable 9-0, subject to adding a note to the site plan stating that Lot 4 shall be a minimum of 70,000 square feet. The stipulation of the Planning and Zoning Commission has not been met; however, the applicant has verbally stated to staff that he has no objection to the request.

2. The 2017 Comprehensive Plan recommends *Business District* uses for the subject property. This is a flexible district including retail, office, and commercial uses. The proposed use is not in conformance with the Comprehensive Plan. The applicant is requesting to amend the Comprehensive Plan to recommend *Residential Neighborhood* uses for these properties.
3. The Comprehensive Plan includes seven criteria for transitioning from non-residential to residential uses; the City should require the following:
  - The area should be physically appropriate (i.e., size, shape, etc.) for residential use.
  - The area is an extension of a residential neighborhood shown on the Generalized Future Land Use Map and is not separated from the neighborhood by a major thoroughfare (or larger).
  - The rezoning will not create a situation where non-residential traffic will negatively impact established and proposed future neighborhoods.
  - The rezoning would not result in a shortage of land designated for non-residential development.
  - The proposed rezoning is not for traditional multi-family development. New multi-family development would be permitted only as outlined in the Mixed Use guidelines.
  - The rezoning would not leave a residual tract of non-residentially zoned property which would not conform to the Generalized Future Land Use Map or which would negatively affect the proposed residential use.
  - The rezoning would provide for an appropriate transition between residential and non-residential uses through separation by distance, screening, or land use (i.e., creek, four-lane roadway, etc.), if positive integration of residential and non-residential land use is not achievable.

Staff believes the requested Comprehensive Plan Amendment meets these criteria.

4. The property includes three existing homes and additional undeveloped acreage. The property has never been platted, and is proposed to be divided into eight lots. The applicant is rezoning the property to allow three of the new R-7.5 lots to have a minimum lot width reduced from 60 feet to 50 feet, located on the north side of the property and fronting to N. Irving Heights. Reducing the lot width to 50' allows for three lots on the north end of the tract while maintaining a minimum 7,500 sq. ft. lot area.
5. Lot 4 provides the minimum 60' at the street frontage, and 150' remains between

Lot 4 and the north property line.

6. A total of 28 public notices were mailed. Staff received no responses in support and one (1) response in opposition. The opposition represents 4.4% of the land within 200 feet of the subject property. Since this is less than 20%, a  $\frac{3}{4}$ -vote is not required for approval.
7. This item supports Strategic Objective 3.5 – Effectively and manage land use.

### **Recommendation**

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

## **35 Ordinance - Zoning Case #ZC17-0084 - Granting S-P-2 (Generalized Site Plan) for R-ZLa (Zero Lot Line) District Uses - Approximately 7.115 Acres Located on the South Side of West Sixth Street and the West Side of South Ohio Street - Hines Interest, L.P., Applicant - City of Irving, Owner**

### **Administrative Comments**

1. The Planning and Zoning Commission Hearing Date and Recommendation: January 2, 2018 – Favorable 5-4 (Commissioners Hoedebeck, McPhail, Taylor and Spurlock, nay), subject to providing corrections and additional notes as directed by staff.
2. The applicant is requesting to rezone the property to develop new single family homes. This property is owned by the City having been acquired through the Heritage Crossing land banking initiative. The previous apartment development was demolished several years ago. The City requested bids from developers to develop the property in 2013, and began working with the successful bidder, Hines, to design a unique infill single family development that would stimulate additional development in the Heritage Crossing area.
3. The applicant is requesting to develop the property with approximately 50 single family homes and three (3) open space lots with the following modifications to the R-ZLa district requirements:

	Required	Provided
Front Yard Setback	15 feet	3 feet
Side Yard Setback	8 inches on one side, 10 feet on opposite side	0 ft. on one side, 10-ft. on opposite side
Minimum Rear Yard Setback	10-feet – 1-story 15-feet - 2-story	3-feet
Minimum Lot Depth	90 feet	50 feet
Land Area Per Dwelling Unit	4,000 square feet	2,500 square feet
Garage Door Setback	25 feet	8 feet
Maximum Lot Coverage By Principal Building	60 percent	70 percent

These are unique standards designed specifically to maximize the development opportunity of this site.

- The following notes have been added to the site plan in addition to the City's standard notes:

Under *Allowed Uses Notes*:

- A 3' access/maintenance/aerial overhang easement adjacent to zero lot property line will be granted and dedicated to the zero lot property owner for the purposes of construction, reconstructing and perpetually maintaining zero lot line structure. Said property owner shall have the full right of ingress/egress by procuring permission from the HOA under normal circumstances.
- If the zero lot side of a building is adjacent to open space, right of way, or public access area of adjoining property, then windows shall be allowed. If a lot is adjacent to a waterway or public open space, then a covered patio shall be allowed.
- No dwelling unit shall be closer than ten (10) feet between the face of exterior wall of neighboring dwelling units in an "R-ZLa" District, and no closer than three (3) feet to the boundary of any other zoning district or classification.

- Under *General Notes*:

- Lots may be allowed to front open space, fire lane and access easement and not required to front a public right-of-way as shown on the current plan.
- Garages may not be converted into living spaces.



- 6) All manicured turf areas shall be irrigated with a fully automated sprinkler system.
- 7) Each dwelling unit shall have a minimum 2-car garage.
- 8) All paved surfaces are mutual ingress/egress access easements except for driveways within private lots.
- 10) All areas outside individual lots are mutual access/common areas owned and maintained by the Home Owners Association.
- 11) There is no minimum size for open space areas.
- 12) Fire lanes shall be a minimum of 24 feet in width.
- 13) A minimum of 14 feet of clear height shall be available for all fire lanes.
- 14) Fire lanes shall be constructed of an all-weather driving surface having the capacity to support an 80,000 pound vehicle.
- 15) All gas meters adjacent to pavement shall be protected by the installation of bollards per City of Irving Fire Code.
- 16) This plan will conform to the City of Irving landscape requirements to be determined at time of final platting.
- 17) No corner clip or additional visibility sight easements will be required.
- 18) A fence may be permitted within the front setback no closer than three (3) feet to the street right-of-way.
- 19) A pergola, patio cover, arbor, and awning will be allowed on every lot within the 10-ft. side yard and may encroach up to 7-ft. into the side yard setback. These exterior structures may be of any material as long as the structure is at least 5-ft. from any adjoining structure or residence. The structure may encroach up to 7-ft. as long as it is constructed with fire rated materials such as 30 year composition shingles, Hardie-board soffit, fascia and brick columns.
- 20) A turn-around feature right-of-way dedication at the west end of existing W. 7th Street shall not be required.

6. Additionally, notes have been added stating:

- a. That parking spaces encroaching into the right-of-way are the responsibility of the Homeowners' Association;
- b. No building permits shall be issued until "No Parking" signs are posted along the east side of the proposed Street A;
- c. Sidewalks a minimum of three feet in width shall be provided from the public street through the mews areas with a direct connection to each residential lot;
- d. Sidewalks a minimum of 3 ft. in width shall be provided from the fire lanes to the mews within an access area at least 10 ft. wide between lots 10 and 11,

11 and 12, 21 and 22, 30 and 31, 39 and 40, and 43 and 50. Said sidewalks shall connect to the sidewalks within the respective mews; and

- e. Address numbers meeting the requirements of Section 8-14(c), 8-15 and 8-16 of the Code of Ordinances shall be provided on both the front and rear of each home, and be visible from the street or alley the respective façade faces.
7. The stipulations of the Planning and Zoning Commission have been met. Platting will be required prior to development.
8. Staff believes this to be an appropriate use for this property and can support this request
9. A total of 33 public notices were mailed. Staff received no responses in support and one (1) response in opposition. The opposition represents 2.47% of the land within 200 feet of the subject property. Since this is less than 20%, a 3/4-vote is not required.
10. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

### **Recommendation**

The ordinance be postponed to February 1, 2018.

## **APPOINTMENTS AND REPORTS**

### **36 Resolution - Appointments to the Irving Flood Control District Section I and Irving Flood Control District Section III for Two-Year Terms and the Arts Board to Fill an Unexpired Term**

#### **Administrative Comments**

1. This item is recommended by the City Secretary's Office.
2. **Impact:** Appointment of Irving residents or qualified members to boards and commissions assures that our residents have a voice in city government.
3. The positions under consideration include one appointment on the Arts Board for a Non-voting Hotelier, one appointment and two reappointments to Irving Flood Control District, Section I and two reappointments to Irving Flood Control District, Section III.

#### **Recommendation**

The resolution be approved.

**37 Resolution - Appointing a Board Chair to the Tax Increment Reinvestment Zone No. 1 Board with a Term Expiring January 2019**

**Administrative Comments**

1. This item is recommended by the City Secretary's Office.
2. **Impact:** In accordance with the City of Irving ordinance, the City Council must annually appoint the Chair of the Tax Increment Reinvestment Zone No. 1 board.

**Recommendation**

The resolution be approved.

**38 Mayor's Report**

**Adjournment**