

AGENDA
Irving City Council Regular Meeting
Thursday, June 28, 2018 at 7:00 PM
City Hall, First Floor, Council Chambers
825 W. Irving Blvd., Irving, Texas 75060

Organizational Service Announcements

Invocation

Wayne Watkins, Executive Pastor, First Baptist Church of Irving

Pledge of Allegiance

Proclamations and Special Recognitions

Administer Oath of Office and Statement of Elected Official to Council Members Place 4, Place 6, and Place 8

Reception for Elected Officials

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 40

CITY COUNCIL AGENDA

- 1 City Operations Update**
- 2 Public Hearing - Public Hearing on the 2018-19 City of Irving Fiscal Year Budget**

Administrative Comments

1. This item is recommended by Financial Services Department.
2. In accordance with Fiscal Year 2018-19 Budget Calendar, public hearings have been scheduled for June 7, 2018 and June 28, 2018 City Council meetings.
3. Notice of the public hearings have been published in the City Spectrum and on the

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.

City's website.

4. Public comments can also be submitted through the city website

Recommendation

Input be taken under advisement.

CONSENT AGENDA

3 Approving Special Meeting Minutes for Wednesday, May 16, 2018

4 Approving Work Session Minutes for Wednesday, June 06, 2018

5 Approving Regular Meeting Minutes for Thursday, June 07, 2018

6 Resolution - Authorizing Reimbursement Payment in the Amount of \$240,382 to PPF AMLI 777 Lake Carolyn Parkway, LLC (AMLI) for Capital Infrastructure Improvements Within the Tax Increment Reinvestment Zone No. One

Administrative Comments

1. This item is recommended by the Financial Services Department.
2. **Impact:** Approval of this resolution will reimburse AMLI, from the TIF #1 fund, for public open space and street enhancement improvements at the AMLI Campion Trails multi-family development. AMLI Campion Trails has a current taxable value of approximately \$48.5 million.
3. This agreement was approved in 2015. The maximum amount of reimbursement is \$240,382. AMLI has completed the open space and street enhancements along Lake Carolyn Parkway related to the AMLI Campion Trails multi-family development.
4. AMLI will convey a public access easement for the open space area, and maintain the open space to LCA standards. AMLI retains the right to terminate the public access easement. In such an event, AMLI would repay the City \$155,500, which is the portion of the reimbursement associated with the open space.
5. The TIF Board recommended approval of the reimbursement at their June 19, 2018 meeting.
6. Funding in the amount of \$240,382 is available in the TIF District No. 1 Operating Fund.

Recommendation

The resolution be approved.

7 Resolution - Authorizing Reimbursement Payment in the Amount of \$1,900,000 to the Irving Independent School District (IISD) for Capital Infrastructure Improvements Within the Tax Increment Reinvestment Zone No. One

Administrative Comments

1. This item is recommended by Financial Services.
2. **Impact:** Approval of this agreement will provide reimbursement to the IISD for the construction of the Elise Walker Outdoor Learning Center (OLC) with pedestrian nature trails that will connect Northlake College and the Singley Academy. The OLC opened in October 2016.
3. The developed property is the 35.29-acre tract of open space, owned by the Dallas County Community College District (DCCCD), at the Southeast corner of MacArthur Blvd., North of the Singley Academy.
4. The completed public improvements include an approximately 4,050 square foot outdoor learning center, crushed gravel nature trails, sidewalks between the two campuses, shade structures and a bridge across Cottonwood Creek and existing wetland areas.
5. The maximum amount of the reimbursement is \$1,900,000
6. The project was included in the TIF Project Plan approved in 1999.
7. The TIF Board recommended approval of the reimbursement at their June 19, 2018 meeting.
8. Funding is available in the TIF District No. 1 Fund.

Recommendation

The resolution be approved.

8 Resolution - Approving Change Order 1 for the Professional Services Agreement with Parkhill Smith & Cooper (PSC, Inc.), in the Amount of \$65,570.00 for Additional Construction Oversight and Construction Quality Control Testing for the Composite Liner System as Required by the Texas Commission on Environmental Quality (TCEQ).

Administrative Comments

1. This item is recommended by Solid Waste Services.
2. **Impact:** This change order will provide additional Construction Oversight and Construction Quality Control Testing for the Composite Liner System as required by the Texas Commission on Environmental Quality (TCEQ).

3. Scope of work includes additional testing during construction consisting of soil liner and geosynthetic liner evaluation reporting, geotechnical testing and observation, and optional Boutwell testing (if required).
4. This additional testing was required by TCEQ for approval of our permit modification.
5. Funding in the amount of \$65,570.00 is available in the Landfill Bond Fund.

Recommendation

The resolution be approved.

9 Resolution - Authorizing the City of Irving to Join Other Cities in Negotiation with and Possible Litigation Against Charter Communications VI, LLC, D/B/A Spectrum Cable, Regarding the Underpayment of Cable Services Franchise Fees

Administrative Comments

1. This item is recommended by the City Manager's Office, Financial Services Department, and the City Attorney's Office.
2. **Impact:** This action will seek to recover past underpayment of cable services franchise fees by Spectrum Cable ("Spectrum") and establish the proper method of accounting for such fees in the future.
3. The resolution authorizes the City of Irving to join other cities in pursuing negotiations with and possible litigation against Spectrum for underpayment of cable services franchise fees. Any suit will be filed by all of the cities collectively, in a single case, against Spectrum.
4. Staff anticipates engaging Lloyd Gosselink Rochelle & Townsend, P.C., for legal work associated with this matter. The legal fees will be paid on a pro-rata basis. Also, cities will be seeking recovery of legal and consulting fees in any suit. The agreement for legal services will be processed by Administrative Award.

Recommendation

The resolution be approved.

10 Resolution - Approving an Interlocal Agreement Between the City of Irving and the City of Dallas for the Connection of the Dallas Skyline Trail to the Campion Trail System at Trinity View Park

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department. It supports Strategic Objective 4.5 – Implement enhancements to cultural and recreational facilities.
2. **Impact:** This Interlocal Agreement will provide a trail connection with Campion Trails at Trinity View Park from the City of Dallas. This project will enhance the quality of life for Irving residents by allowing access to the Dallas trail system and downtown Dallas.
3. **This item was presented at the Transportation and Natural Resource Committee on June 6, 2018.**
4. The City of Dallas has received a TxDOT grant to build 5 miles of trail from the Sylvan Drive bridge which will tie into the existing 5 miles of Skyline trail.
5. This agreement will allow the City of Dallas to build a bridge over the Trinity River and provide a connecting trail on City of Irving property, using City of Irving trail specifications, with no cost to Irving.
6. The project will be completed by the fall of 2019.

Recommendation

The resolution be approved.

11 Resolution - Awarding a Contract to SYB Construction Company, Inc., in the Amount of \$4,483,420.45 for the Rochelle, Brockbank, Vassar, Scotland, Scotland-Holland Alley, Scotland-Ireland Alley and Newton Circle Alley Water & 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 approximately 132 residential properties and one commercial property (Rochelle Place Apartments) and will improve water and wastewater systems.

3. **This item was presented at the Transportation and Natural Resources Committee on June 6, 2018.**
4. This project will replace the wastewater mains along Rochelle Road, Brockbank Channel, Brockbank Drive, Vassar Drive, Scotland Drive, Scotland-Holland Alley, Scotland-Ireland Alley and Newton Circle Alley. This project will also replace the water mains along Brockbank Drive and Vassar Drive.
5. Bids were received from three (3) bidders and a fourth bidder was declared non-responsive for not using the City Bid Bond Form. SYB Construction Company, Inc. submitted the lowest responsive responsible bid of \$4,483,420.45. This is \$398,288.55 (8.16%) below the funding allocated for this project.
6. Minority and/or Women-owned Business (M/WBE) participation in this award is 100%.
7. Funding in the amount of \$4,008,024.36 is available within the Sanitary Sewer Bond Fund and funding in the amount of \$475,396.09 is available within the Water Improvement Bond Fund.

Recommendation

The resolution be approved.

12 Resolution - Approving an Agreement for Construction, Maintenance, and Operation of Continuous Highway Lighting Systems within a Municipality Between the City of Irving and the Texas Department of Transportation (TxDOT) for Freeway Lighting along SH 114

Administrative Comments

1. This item is recommended by the Traffic and Transportation Department.
2. **Impact:** This agreement provides for the installation of continuous lighting along SH 114 as installed by the Midtown Express project with maintenance and operation of the lighting system being the responsibility of the City of Irving.
3. Maintenance services for this agreement are handled within the Standard Utility Construction, Inc. freeway and street lighting maintenance agreement approved by City Council on March 1, 2018, RES-2018-80.

Recommendation

The resolution be approved.

13 Resolution - Approving a Discretionary Service Agreement Between the City of Irving and Oncor Electric Delivery Company, LLC, in the Estimated Amount of \$2,939,172.51 for the Facilities Relocation Crossing Proposed Alignment of Conflans Road Extension

Administrative Comments

1. This item is recommended by the Traffic and Transportation Department. This item supports Strategic Goal No. 2.3: Expand, extend and maintain the major thoroughfare network.
2. **Impact:** This agreement provides for the adjustment of Oncor owned utility towers and electric lines that are in conflict with the construction of the Conflans Road Extension Project.
3. **This item was presented to the Audit and Finance Committee on April 18, 2018 and to the Transportation and Natural Resources Committee on May 2 and June 6, 2018. Bond sales for this project went to City Council on May 3, 2018 for Preliminary Action for sale of General Obligation Improvement Bonds, Series 2018.**
4. This will extend or replace four existing steel towers and raises the high-voltage electric lines attached to those towers.
5. Oncor provided an estimate of \$2,449,310.42 for relocation and a 20% contingency of \$489,862.09 for a total amount of \$2,939,172.51.
6. Funding in the amount of \$2,939,172.51 is available in the Street Improvement Bond Fund.

Recommendation

The resolution be approved.

14 Resolution - Terminating the 2008 Water Purchase and Sale Agreement Between Hugo Municipal Authority, the City of Hugo, Oklahoma, and the City of Irving; Authorizing the City Manager to Provide Notice of the Termination

Administrative Comments

1. This item is recommended by the City Manager's Office, Water Utilities Department and the City Attorney's Office.
2. **Impact:** This item authorizes termination of the existing Water Purchase and Sale Agreement ("Agreement") between Hugo Municipal Authority and the City of Hugo, Oklahoma (collectively referred to as "Hugo") and the City of Irving ("Irving"), without payment of a termination fee, because under current Oklahoma law Hugo has not been able to deliver the required satisfactory legal opinion that Hugo has complete legal authority to sell the Initial Water Supply to Irving for use in Texas, as set out in

the Agreement.

3. Phase 1 of the existing Water Purchase and Sale Agreement is set to expire on August 6, 2018. After that date, Phase 2 (project design phase) begins under the Agreement and triggers various required actions by Irving and substantially higher annual payment obligations by Irving to Hugo.
4. Irving may terminate the Agreement, by timely written notice, without payment of a termination fee if:
 - Irving is not able to obtain legal and regulatory authorization in Texas or Oklahoma to transport, deliver, treat and use the Initial Water Supply purchased under the Agreement; or
 - Irving concludes due to significant legal obstacles, including Hugo's inability to obtain legal authority to sell the Initial Water Supply to Irving, that the Project is no longer feasible.
5. This resolution is a companion to the Memorandum of Understanding between Hugo and Irving relating to water development.

Recommendation

The resolution be approved.

15 Resolution - Authorizing Staff to Negotiate a Memorandum of Understanding with the Hugo Municipal Authority and the City of Hugo, Oklahoma, Relating to Development of Water from Southeast Oklahoma to be Transported for Use in Irving's Service Area

Administrative Comments

1. This item is recommended by the City Manager's Office, Water Utilities Department and the City Attorney's Office.
2. **Impact:** Approval of this item will allow staff to negotiate a memorandum of understanding ("MOU") between the Hugo Municipal Authority and the City of Hugo, Oklahoma (collectively referred to as "Hugo") and the City of Irving ("Irving") to reaffirm their commitment to work together on water development efforts, including the potential diversion, transport, and use of water from Hugo Lake and the Kiamichi River Basin.
3. The MOU would establish a framework for Hugo and Irving to work together to develop a new agreement relating to such water development.
4. Staff anticipates bringing the MOU forward for consideration at the next Council meeting.

5. This resolution is a companion to the termination of the 2008 Water Purchase and Sale Agreement between Hugo and Irving.

Recommendation

The resolution be approved.

16 Resolution - Ratifying Single Source Purchases and Approving Additional As-Needed Purchases in Fiscal Year 2017-2018 in an Amount Not to Exceed \$100,000.00 with Hach Company for Water Testing Equipment and Chemicals and Preventative Maintenance Services

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** This item will provide the flexibility to purchase specific items from this single source vendor in order to monitor water quality as mandated by the Texas Commission on Environmental Quality.
3. Water Utilities purchases equipment and chemicals from Hach Company in order to check the water quality in the field and monitor the quality of water treated and purchased from Dallas Water Utilities. In addition, the city contracts with this company for maintenance of the equipment responsible for monitoring water quality through a preventative maintenance agreement.
4. The department has purchased approximately \$88,000.00 this fiscal year and anticipates to spend an additional \$12,000.00 for a total of \$100,000.00.
5. Funding is available in the Water Utilities Department budget within the Water and Sewer System Fund.

Recommendation

The resolution be approved.

17 Resolution - Approving a One-Year Renewal of the Continuum of Care Grant from the United States Department of Housing and Urban Development through the Dallas Area/Irving Continuum of Care in the Amount of \$106,204.00

Administrative Comments

1. This item is recommended by the Planning and Community Development Department.
2. **Impact:** This grant resource allows the City of Irving to assist Irving residents through the provision of housing and counseling.
3. In 2007, the City of Irving was awarded \$415,540.00 over a five-year period through the Dallas Area/Irving Continuum of Care to house chronically homeless, mentally disabled individuals and homeless families with disabled family members.
4. The United States Department of Housing and Urban Development (HUD) requires an annual competitive renewal of the application following the initial five-year period. This is Irving's seventh renewal.
5. The renewal period is from October 1, 2018 to September 30, 2019.
6. **The Housing and Human Services Board approved the budget for this award at its June 20, 2018 meeting.**
7. The Dallas Area/Irving Continuum of Care applied to HUD for renewal on the City of Irving's behalf, and this is considered a competitive grant. The City of Irving was awarded \$106,204.00 for this purpose. Community social services aid in providing matching funds and services, and a Community Development Block Grant-funded agency will be chosen through the Annual Action Plan process to provide the intensive case management services for this endeavor.
8. Funding in the amount of \$106,204.00 is available in the Planning and Community Development Department budget within the Continuum of Care Grant Fund.

Recommendation

The resolution be approved.

18 Resolution - Approval of Spending in a Total Amount of \$52,721.22 for the Purchase of Advertisements to Run in Various Tourism Publications Facilitated by the AJR Media Group

Administrative Comments

1. This item is recommended by the Irving Arts Center.
2. **Impact:** This approval will allow for the purchase of an advertising product selected to reach a specific customer profile based on demographic and readership, their geographic coverage and current Arts Center Marketing goals in support of tourism

and event promotion.

3. For the advertising year running August 1, 2018, through August 31, 2019, the Irving Arts Center plans to purchase ads in the amount of \$52,721.22 to run in various tourism products (Texas State Travel Guide, Texas State Event Calendar and Texas Highways Magazine; AAA Texas Journey; and TourTexas.com and the Native Texas Campaign).
4. Three of these media outlets are official publications for attractions in the State of Texas and are distributed through the Texas Travel and Tourism Department with TxDOT as the vendor. AAA Texas Journey is published by AAA Texas, and TexasTour.com and the Native Texan Campaign are provided by AJR Media Group.
5. Funding for Fiscal Year 2017-18 is available in the Irving Arts Center General Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.

Vendor	Publication(s)	Estimated Expenditures FY 2017-18	Estimated Expenditures FY 2018-19	Total Estimated Expenditure
TxDOT	Texas State Travel Guide Texas Highways Magazine Texas Events Calendar	\$11,888.10	\$25,450.12	\$37,338.22
AAA Texas	AAA Texas Journey	\$ 4,552.00	\$ 4,552.00	\$ 9,104.00
AJR Media Group	TourTexas.com AJR Digital	\$ 6,279.00	\$ 0.00	\$ 6,279.00
TOTAL		\$22,719.10	\$30,002.12	\$52,721.22

Recommendation

The resolution be approved.

**Bids & Purchasing Items
Items 19-31**

19 Resolution - Selecting SWA Group as the Most Highly Qualified Provider for Professional Services for Conceptual Design for Williams Square Plaza and Authorizing Staff to Negotiate an Agreement with the Provider

Administrative Comments

1. This item is recommended by the City Manager’s Office.
2. **Impact:** Approval of this item will provide staff the authority to negotiate a professional services agreement for conceptual design services for the redesign of Williams Square plaza with SWA Group.

3. The conceptual design project for Williams Square plaza was presented to the Tax Increment Reinvestment Zone (TIF) #1 Board on September 19, 2017, and the Board recommended TIF #1 funding on October 17, 2017. The project was presented to the Planning and Development Committee on October 12, 2017.
4. On December 14, 2017, City Council approved an Inter-Local Agreement (ILA) with Dallas County Utility Reclamation District (DCURD), creating a framework for the city and DCURD to assess the current conditions of Williams Square and coordinate master planning for future enhancements, renovations, and maintenance of the Square. The ILA established a committee comprised of the city, DCURD, the Las Colinas Association (LCA), and the owners of the Towers of Williams Square that will evaluate and recommend a design/engineering consultant to the City Council to evaluate the Square and develop a conceptual design for enhancements.
5. Requests for qualifications were solicited for a conceptual design of Williams Square plaza. Six (6) firms submitted qualifications for the project. The committee (city, DCURD, the LCA, and a representative of the owners of the Towers of Williams Square) reviewed all submittals and selected three (3) firms to be interviewed. The committee identified SWA Group to be the most highly qualified provider for the services solicited.
6. The committee recommends selecting SWA Group for the services required based on their experience with designing/redesigning similar public spaces, project understanding, work plan for community stakeholder engagement, ability/capacity, and reputation. The SWA Group is the original designer of the plaza. The committee believes that their experience in the original project, understanding of the need to redesign the plaza, and their approach to design make them the most qualified firm.

Recommendation

The resolution be approved.

20 Resolution - Approving and Accepting the Proposal from the Bancorp for Lease Purchase Financing of Two Fire Pumper Trucks in the Annual Amount of \$281,988.24

Administrative Comments

1. This item is recommended by the Financial Services Department.
2. **Impact:** The lease/purchase financing structure will allow the city to purchase high dollar value equipment necessary to the health, safety and welfare of the residents. This structure will help maintain an acceptable fund balance in the Vehicle and Equipment Replacement Fund sufficient for emergencies or unforeseen circumstances. The terms of the lease provide a mechanism to pay for the equipment within its useful life while at the same time deferring a portion of this cost

to future years.

3. The city received eleven responses to a request for proposals for the lease/purchase financing of two fire pumper trucks over a five year period. The proposal submitted by the Bancorp provides the lowest and most favorable financing terms for this equipment, with interest rates of 2.4% for the five year period resulting in \$88,826.00 in total interest payments on a principal amount of \$1,321,116.00.
4. Funding will begin in Fiscal Year 2018-19, and is subject to budget appropriation for Fiscal Years 2018-19 through 2022-23 in the Vehicle & Equipment Replacement Fund.

Vendor	Description	Annual Expenditure	Fiscal Year(s)
the Bancorp	Lease Purchase Financing 5 Year Amortization (2 Fire Pumper Trucks)	\$ 281,988.24	2018-19
		\$ 281,988.24	2019-20
		\$ 281,988.24	2020-21
		\$ 281,988.24	2021-22
		\$ 281,988.24	2022-23
TOTAL ESTIMATED AMOUNT		\$1,409,941.20	

Recommendation

The resolution be approved.

21 Resolution - Approving a Vendor/Member Contract Pursuant to a Cooperating Purchasing Agreement between the City of Irving and 4imprint, Inc., for As-Needed Purchases for Promotional, Advertising, and Specialty Items in an Amount Not To Exceed \$70,000.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by the Financial Services Department – Purchasing Division.
2. **Impact:** Establishment of a Vendor/Member contract between the City of Irving and 4imprint, Inc., for utilization of BuyBoard Contract No. 508-16 which expires on June 30, 2019, will allow for as-needed purchases of promotional, advertising, and specialty items under the best possible terms and conditions for the city.
3. Approval of this contract supports as-needed purchases of promotional, advertising, and specialty items which are used to promote the city through outreach programs and events through the designated BuyBoard contract for the specified contract

term. This contract will allow for the continued consolidation of purchases of these items from a single vendor through a cooperative competitive bid.

4. Funding for Fiscal Year 2017-18 is available in various departmental budgets within various funds, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
5. Because this contract runs from July 2018 through June 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
4imprint, Inc.	7/1/18 – 6/30/19	\$ 17,500.00	2017-18
		\$ 52,500.00	2018-19
TOTAL AMOUNT NOT TO EXCEED		\$ 70,000.00	

Recommendation

The resolution be approved.

22 Resolution - Renewing the Agreement with Morris & McDaniel, Inc., in an Amount Not to Exceed \$64,500.00 for Police & Fire Promotional Examinations

Administrative Comments

1. This item is recommended by the Human Resources, Police, and Fire departments.
2. **Impact:** The examinations provided through this contract are required for compliance with Local Government Code, Chapter 143, and help to ensure that short- and long-term succession needs for Police and Fire civil service ranks are appropriately met through promotional examinations in order to be conducive with customer needs.
3. The scope of services includes the following: job analysis/update of classifications to be filled through competitive examination; test construction; development of statistical reports, handling of test challenges; and litigation/expert witness testimony when needed.
4. This renewal establishes the continuation of an annual contract to provide Police and Fire promotional examinations on an as-needed basis. The original contract was awarded to the firm scoring the highest points based on evaluation criteria

established through a request for proposals process. The current contract expires July 31, 2018. This is the second of five one-year renewal options.

5. Funding for Fiscal Year 2017-18 is available in the Human Resources Department budget within the General Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
6. Because the contract runs from August 2018 through July 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Expenditure	Fiscal Year(s)
Morris & McDaniel, Inc.	8/1/18 – 7/31/19	\$ 10,750.00	2017-18
		\$ 53,750.00	2018-19
TOTAL NOT TO EXCEED AMOUNT		\$ 64,500.00	

Recommendation

The resolution be approved.

23 Resolution - Renewing the Annual Contract with Dealers Electrical Supply, Inc., in an Amount Not to Exceed \$75,000.00 for Lighting Supplies

Administrative Comments

1. This item is recommended by the Building & Equipment Services and the Parks & Recreation departments.
2. **Impact:** Proper lighting of city facilities and park areas helps to enhance and promote operational efficiency and provide safe and inviting parks, playgrounds and athletic fields for residents.
3. This renewal establishes the continuation of an annual contract to provide lighting supplies. The original contract was awarded on the basis of competitive bids. This is the second and final one-year renewal options. The current contract expires on July 31, 2018.
4. Funding for Fiscal Year 2017-18 is available in Building & Equipment Services and Parks & Recreation departmental budgets within the General Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.

- Because this contract runs from August 2018 through July 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Dealers Electrical Supply, Inc.	8/1/18 – 7/31/19	\$12,500.00	2017-18
		\$62,500.00	2018-19
TOTAL NOT TO EXCEED AMOUNT		\$75,000.00	

Recommendation

The resolution be approved.

24 Resolution - Renewing the Annual Contract with Global Building Maintenance, Inc., in the Total Estimated Amount of \$77,701.72 for Custodial Maintenance Services for the Irving Arts Center

Administrative Comments

- This item is recommended by the Irving Arts Center.
- Impact:** Custodial maintenance services allow the overall cleanliness of the Irving Arts Center to remain high, and proper maintenance of the floors improves their appearance and increases longevity. In addition, the Center has improved efficiency by providing more hours of coverage and a more flexible schedule, thereby insuring that facilities are clean and ready for the various events held on a daily basis.
- This renewal establishes the continuation of an annual contract to provide custodial maintenance services for the Irving Arts Center. The original contract was awarded on the basis of competitive bids. The current contract expires July 31, 2018. This is the second and final one-year renewal option.
- Funding for Fiscal Year 2017-18 is available in the Irving Arts Center General Fund, while funding for Fiscal Year 2018-19 is subject to budget appropriation.
- Because this annual contract runs from August 2018 through July 2019, it is possible that more than the estimated amounts shown in the chart below may be spent in one operating year or the other as long as there are budget funds available to accommodate that year's additional purchases and the total contract award

amount is not exceeded.

Vendor	Contract Term	Total Estimated Amount	Fiscal Year(s)
Global Building Maintenance, Inc.	8/1/18 – 7/31/19	\$12,950.29	2017-18
		\$64,751.43	2018-19
TOTAL AMOUNT		\$77,701.72	

Recommendation

The resolution be approved.

25 Resolution - Approving and Accepting the Proposal of Tyler Technologies, Inc., in the Estimated Amount of \$2,859,807.00 for Implementation, Licensing and Third Party Hardware, Software and Services for Software and Implementation Services for an Enterprise Resource Planning (ERP) System

Administrative Comments

1. This item is recommended by the Information Technology Department, Financial Services Department and the Human Resources Department. It supports Strategic Objective 4.2: Leverage information technology to drive efficient and responsive service delivery.
2. **Impact:** Implementation of a new ERP system will greatly enhance City operations, effectiveness and productivity by providing productive and modern software that will directly enhance the city’s ability to: make timely decisions; automate many manual processes; consolidate several disparate record keeping methods; integrate with other critical software applications; and share accurate information internally and with outside entities that can be tracked, aggregated and analyzed under one platform with less effort and time.
3. This purchase represents fulfillment of a major Information Technology Strategic Plan initiative to modernize software as originally recommended from the 2016 Technology Assessment.
4. The city received six responses to Request for Proposals (RFP) No. 224D-17F which closed on September 26, 2017. An update on the selection process for the RFP was provided to the Irving City Council on February 28, 2018 by Berry Dunn McNeil & Parker (BerryDunn) and city staff involved with the project. BerryDunn was the consultant engaged by the city to assist with this procurement and subsequent implementation. Their update covered the steps taken during the four-

month evaluation process subsequent to the receipt of responses.

5. Upon completion of the evaluation process, Tyler Technologies, Inc., was selected as the provider receiving the highest score based on evaluation criteria as established in the RFP, and contract negotiations began in March, 2018. The resulting contract includes Munis ERP software implementation services, licensing, and year one maintenance and support.
6. The amount shown in the table below includes one-time costs for software implementation and licensing, and annual fees for source code escrow, Tyler System Management and Disaster Recovery services, and an amount not to exceed \$100,000.00 for the purchase of required hardware to support the new system.
7. The negotiated maintenance and support agreement, which has an initial one year term and may be renewed annually by mutual written consent of both parties, has been negotiated with a 0% increase for years two through five. A guarantee of no more than a 5% increase for year six, no more than a 6% increase for years seven through nine, and no more than an 8% increase for year ten is also included in the agreement. Should covered services be added or deleted, maintenance and support costs will be adjusted accordingly.
8. A thorough ten-year cost analysis was performed to determine the best value to the city for implementing either a vendor-hosted platform or an on-premise platform hosted at city data centers. The analysis indicated that the on-premise platform will result in an estimated savings of \$207,669.00 to the city over the ten-year period and is therefore the better option.
9. Funding is available in the Infrastructure Fund.

Vendor	Services Provided	Estimated Expenditure
Tyler Technologies, Inc.	Software Implementation, Licensing, and Third Party Hardware, Software and Services	\$2,859,807.00
	Maintenance & Support (Year 1)	waived
TOTAL		\$2,859,807.00

Recommendation

The resolution be approved.

26 Resolution - Approving Spending for the Final Year of a Six-Year Agreement with Black Box Network Services in the Total Estimated Amount of \$178,932.96 for Phone System Maintenance and On-Site Technician

Administrative Comments

1. This item has been recommended by the Information Technology Department.
2. **Impact:** This maintenance agreement and on-site technician are necessary to maintain manufacturer support for the citywide telecommunication system.
3. This contract was approved by City Council on August 8, 2013 by RES-2013-253 at which time spending for a five-year term was approved and this item presents the sixth and final year of the initial contract term. The current contract expires July 31, 2019.
4. Funding for Fiscal Year 2017-18 in the amount of \$84,392.96 is available in the Information Technology budget within the General Fund, while funding for Fiscal Year 2018-19 in the amount of \$94,540.00 is subject to budget appropriation.

Recommendation

The resolution be approved.

27 Resolution - Approving and Accepting the Bid of Texas Municipal Equipment, LLC, in the Total Amount of \$64,147.00 for the Purchase of Sewer Hose and Rods

Administrative Comments

1. This item is recommended by the Water Utilities Department.
2. **Impact:** This purchase provides the equipment needed to effectively clean wastewater mains, which increases the life of the mains and reduces the possibility of sanitary sewer overflows.
3. Funding in the amount of \$64,147.00 is available in the Water and Sewer System Fund.

Vendor	Item Description	Total Amount
Texas Municipal Equipment, LLC	Sewer Hose and Rods	\$64,147.00

Recommendation

The resolution be approved.

28 Resolution - Approving the Purchase from Lake Country Chevrolet, Inc., for Two 2018 Chevrolet Silverado 1500 Crew Cab in the Total Amount of \$60,614.00 through an Interlocal Agreement with Tarrant County

Administrative Comments

1. This item is recommended by the Capital Improvement Program Department and approved by the Building and Equipment Services – Fleet Operations Division.
2. **Impact:** Replacement of aging vehicles and equipment and augmentation of departmental fleets through the purchase of additional vehicles will reduce downtime and provide departments with critical resources to maintain optimum services for the Irving community.
3. The purchase of this equipment will ensure that the Capital Improvement Program maintains adequate and reliable fleet for staff to provide exceptional services to city drainage, construction and private development projects.
4. One purchase is a budgeted replacement in accordance with the city’s equipment replacement policy for City Vehicle Tag No. 19051, a 2004 Ford F150. The second vehicle represents an addition to the departmental fleet.
5. The purchases are supported by a Vendor/Member contract between the City of Irving and Lake Country Chevrolet, Inc., utilizing Tarrant County Contract No. RFB 2018-022 for Purchase of Pickups, Vans and Utility Vehicles which was approved by Administrative Award No. 5876 on May 8, 2018. The contract will expire on December 11, 2018.
6. Funding is available in the Capital Improvement Program budget within the General Fund and in the Equipment Replacement Fund.

Department	Item Description	Quantity	Replaces City Tag #	Total Expenditure	Fund(s)
Capital Improvement Program	2018 Chevrolet Silverado 1500 Crew Cab	1	19051	\$ 30,307.00	Equipment Replacement
	2018 Chevrolet Silverado 1500 Crew Cab	1	N/A (Addition to Fleet)	\$ 30,307.00	General
TOTAL				\$ 60,614.00	

Recommendation

The resolution be approved.

29 **Resolution - Approving the Purchase from Sam Pack's Five Star Ford for Three 2018 Ford Escape Sport Utility Vehicles (SUV), a 2018 Ford F150 Truck, and a Ford Transit 150 Cargo Van in the Total Amount of \$105,154.00 through the State of Texas Cooperative Purchasing Program**

Administrative Comments

1. This item is recommended by the Capital Improvement Program (CIP), Communications, Information Technology and Code Enforcement Departments and approved by the Building & Equipment Services Department – Fleet Operations Division.
2. **Impact:** Replacement of aging vehicles and equipment and augmentation of departmental fleets through the purchase of additional vehicles will reduce downtime and provide departments with critical resources to maintain optimum services for the Irving community.
3. The vehicles shown in the table below are budgeted replacements in accordance with the city's equipment replacement policy for City Vehicle Tags No. 23015, a 2008 Chevrolet Suburban, No. 28031, a 2003 Ford Crown Victoria, No. 28008, a 2004 Ford F150 Truck, and No. 24006, a 2000 Ford Winstar Van.

Department	Item Description	Qty	Replaces City Tag #	Total Expenditure	Fund(s)
Information Technology	2018 Ford Escape SUV	1	23015	\$ 19,038.00	Equipment Replacement
Code Enforcement	2018 Ford Escape SUV	1	28031	\$ 19,038.00	
	2018 Ford F150 Truck	1	28008	\$ 21,451.00	
Communications	2018 Ford Transit 150 Cargo Van	1	24006	\$ 23,184.00	
			TOTAL	\$ 82,711.00	

4. The purchase of a 2018 Ford Escape SUV for CIP is an addition to the fleet in order to provide adequate reliable support of city drainage, construction and private development projects.

Department	Item Description	Qty	Total Expenditure	Fund(s)
Capital Improvement Program	2018 Ford Escape SUV	1	\$ 22,443.00	Municipal Drainage Utility

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

Recommendation

The resolution be approved.

30 Resolution - Approving the Purchase from Sam Pack's Five Star Ford for a 2018 Ford Expedition and Additional Dealer Options for Various Vehicles in the Total Amount of \$53,637.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Administrative Comments

1. This item is recommended by the Capital Improvement Program, Communications, Information Technology and Code Enforcement Departments and approved by the Building & Equipment Services Department – Fleet Operations Division.
2. **Impact:** Replacement of aging vehicles and equipment and augmentation of departmental fleets through the purchase of additional vehicles will reduce downtime and provide departments with critical resources to maintain optimum services for the Irving community.
3. The 2018 Ford Expedition is a budgeted replacement in accordance with the city's equipment replacement policy for City Vehicle Tag No. 19062, a 2010 Chevrolet Tahoe.

Department	Item Description	Qty	Replaces City Tag #	Total Expenditure	Fund(s)
Capital Improvement Program	2018 Ford Expedition	1	19062	\$ 38,980.00	Equipment Replacement

4. The expenditure amounts shown in the table below represent additional dealer options required to meet city specifications that are not available through the State of Texas Term Contract through which the vehicles presented in the previous item on this agenda are being purchased. The total price of each vehicle is shown on the attached quotes.

Department	Item Description	Qty	Replaces City Tag #	Total Expenditure	Fund(s)
Capital Improvement Program	Additional Dealer Options for 2018 Ford Escape SUV	1	N/A (Addition to Fleet)	\$ 2,655.00	Municipal Drainage Utility
Information Technology	Additional Dealer Options for 2018 Ford Escape SUV	1	23015	\$ 450.00	Equipment Replacement
Code Enforcement	Additional Dealer Options for 2018 Ford Escape SUV	1	28031	\$ 3,748.00	
	Additional Dealer Options for 2018 Ford F-150 Truck	1	28008	\$ 5,973.00	
Communications	Additional Dealer Options for 2018 Ford Transit 150 Cargo Van	1	24006	\$ 1,831.00	
TOTAL				\$ 14,657.00	

5. This purchase is supported by a Vendor/Member contract between the City of Irving and Sam Pack's Five Star Ford which was approved by Administrative Award No. 5792, utilizing BuyBoard Contract No. 521-16 which expires on November 30, 2018.
6. Funding is available in the Municipal Drainage Utility and Equipment Replacement funds.

Recommendation

The resolution be approved.

31 Resolution - Approving and Accepting the Bid of Full Compass Systems Ltd., in the Total Amount of \$76,986.00 for the Purchase of a Wireless Microphone Package

Administrative Comments

1. This item is recommended by the Irving Arts Center.
2. **Impact:** This system will enable staff to meet the needs and requirements of the Art Center's clients, both internal and external, by providing vocal reinforcement for events ranging from meetings to musicals to concerts.
3. This purchase will bring the Arts Center in line with current industry standards, allow greater frequency agility to better serve clients, and meet the new FCC guidelines well ahead of any deadline.

4. This package contains 32 wireless microphones with digital technology allowing for easier expansion of the system if needed.
5. Funding is available in the Irving Arts Center General Fund.

Vendor	Item Description	Total Amount
Full Compass Systems Ltd.	Wireless Microphone Package	\$76,986.00

Recommendation

The resolution be approved.

End of Bids

32 Ordinance - Budget Adjustment #5 to the 2017-18 Fiscal Year Budget

Administrative Comments

1. This item has been recommended by the Financial Services Department.
2. A Budget Adjustment if needed in following funds: General Fund, Entertainment Venue Post Development Agreement Fund, Entertainment Venue Administrative Expenditure Fund, Entertainment Venue Excess Brimer (ARK) Fund, Entertainment Venue Admissions tax Fund, Economic Development Fund, General Non-Bond CIP Fund, City Buildings Bond Fund, Criminal Justice Grant Fund, and Emergency Management Grant Fund.
3. Adjustments have been proposed by city staff, and have been reviewed and recommended by Budget staff and Financial Services.

Recommendation

The ordinance be adopted.

ZONING CASES AND COMPANION ITEMS

33 Resolution - Temporary Use Permit G1806-0025 - to Allow the Temporary Use of Outdoor Auto Repair (Dent Repair) on Property Located at 3880 Irving Mall - Dent King, Applicant - Washington Prime Group, Owner

Administrative Comments

1. The applicant is seeking approval of a Temporary Use Permit to operate a dent repair business at the northwest corner of State Highway 183 and North Belt Line Road.
2. The property is zoned C-C (Community Commercial) District, which does not allow outdoor sales or service, including outdoor auto repair. The use can be approved by the City Council on a temporary basis.
3. The applicant intends to operate the business under a 30' x 50' (1,500 square foot) tent.
4. No painting or chemicals will be used on site.
5. The applicant's agreement with Irving Mall ends August 20, 2018. Accordingly, should the Council approve this request, the temporary use permit would also expire August 20, 2018.
6. The applicant's proposal is to locate the use at the intersection of State Highway 183 and N. Belt Line Road. While staff understands the need for this temporary use in light of recent weather events, staff does not believe this is an appropriate location for this use.
7. Staff can support the placement of this temporary use elsewhere within the general Irving Mall site. Specifically, staff can support the use either west of or immediately north of the existing Firestone Auto Repair building, or north of the existing Sears, or west of the existing Dillard's. Since these other locations are under separate ownership, permission from the respective property owner would need to be obtained to locate on another property.

Recommendation

The resolution be denied.

- 34 Ordinance - Zoning Change #ZC17-0072 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 0.06 Acres at 1625 North Story Road, Suite 136 - El Cangrejo Loco, Applicant - SEJ, Properties, LP, Owner.**

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: June 4, 2018 – Favorable 8-0 (Commissioner Patel, absent).
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Neighborhood Commercial* uses for the subject property. This category is for a mix of commercial and residential uses, with opportunities for commercial infill and redevelopment. The proposed use is in conformance with the Comprehensive Plan.
3. The subject property is a 2,584 sq. ft. *El Cangrejo Loco* restaurant in a multi-tenant retail center. The applicant is proposing this rezoning request to allow the service of alcohol as an accessory use for on-premises consumption.
4. A total of 94 seats are provided in the dining and bar areas. A total of 38 parking spaces are required and provided on site.
5. The request complies with all requirements of the S-P-1 for R-AB ordinance.
6. A total of three (3) public notices were mailed. Staff has not received any responses in support of or in opposition to this request.
7. The 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.

- 35 Ordinance - Zoning Case #ZC18-0008 - Granting S-P-1 (Detailed Site Plan) for C-O (Commercial Office) Including Senior Independent Living Facility Uses - Approximately 1.53 Acres Located at 1717 W. Irving Boulevard - Canova Palms, LLC, Applicant - II CB, L.P., Owner.**

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: June 18, 2018 – Favorable 8-0 (Commissioner Patel, absent), subject to adding five (5) onsite parking spaces and placing a wood board-on-board fence at the rear (east side) of the property. While the applicant verbally agreed to the stipulations at the Planning and Zoning Commission meeting, the revised site plan does not include the five (5) additional parking spaces. Therefore, the stipulations of the Planning and Zoning Commission have not been met.

2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends Neighborhood Commercial uses for this property. This land use category allows for “opportunities for residential and commercial infill and redevelopment.” The proposed use is in conformance with the Comprehensive Plan.
3. In addition, the Imagine Irving Plan includes the following goals and objectives:
 - Provide a variety of housing types to accommodate the diversity of Irving’s residents and neighborhoods;
 - Enable access to housing for vulnerable populations;
 - Promote affordable housing with a balance of housing types;
 - Expand housing for seniors;
 - Ensure that senior housing is developed in walkable areas with easy access to services, shopping and clinics;
 - Plan neighborhoods where commercial, medical, social and other services used by the elderly are easily accessible, and where road and sidewalk design, signage, and lighting integrate senior transportation safety needs and considerations; and
 - Where possible, use HOME funds for development of senior housing

This proposed development provides an opportunity to make progress toward achieving these goals.

4. The applicant is seeking rezoning to allow the development of a senior independent living facility.
5. On April 23, 2009, the City Council approved zoning case ZC08-0042 to allow an assisted living facility with 69 units on the site. This facility was never built.
6. The proposed development will be for a 3-story, 58-unit senior independent living facility. The site plan states that “at least 80% of the units will be restricted to having at least one member of the household who is 55 years of age or older.”
7. Specific senior-oriented facilities and uses include:
 - a. A community kitchen for use by residents, including space to accommodate catered meals that may be ordered by community members;
 - b. A club room for social activities;
 - c. Activity programs will be available for residents
 - d. Interior common areas to support resident activities and programs;
 - e. Fitness center;
 - f. Onsite manager;
 - g. Assist bars and easy access door handles and locks in common areas and in individual handicap units.

8. Parking is proposed on the site plan to be provided at 1 space per unit (58 spaces total).
9. The proposed trash compactor will be 10 feet from the east (rear) property line, but will be screened in accordance with City ordinances.
10. The site plan includes a “6-ft. tall board on board cedar fence” to be located along the east (rear) property line.
11. The applicant is proposing a front building line of 20 feet from the Irving Boulevard frontage road.
12. The building design will meet the commercial design standards (Section 52-35c of the zoning ordinance). Exterior materials are shown on the elevation drawings to be a mix of brick, stone, and cementitious siding.
13. Landscaping will meet the requirements of Section 52-35a of the zoning ordinance.
14. Staff believes a senior independent living facility at this location satisfies the Comprehensive Plan’s goal for additional affordable senior housing, and is in conformance with the Future Land Use map. However, staff believes the specific design of this development still needs to be refined.
15. A total of 24 public notices were mailed. Staff received no responses in support and twelve (12) responses in opposition to this request. The opposition represents 22.39% of the land within 200 feet of the subject property. Since this is greater than 20%, a ¾-vote is required for approval.
16. 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.

36 Ordinance - Zoning Case #ZC18-0012 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) District Uses - Approximately 0.20 Acres Located at 2822 Stanford Drive - Michael and Vicki Woods, Applicant/Owner (Postponed from the May 3, 2018 and June 7, 2018 City Council Meetings)

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: April 16, 2018 – Favorable 8-0 (Commissioner Hoedebeck, absent).
2. The *Imagine Irving* 2017 Comprehensive Plan Future Land Use Map recommends *Residential Neighborhood* uses for this property. The *Residential Neighborhood* land use category is described as “Predominantly single-family detached homes or duplexes with some mix of non-residential uses, particularly in-home businesses.”

The proposed zoning change is in conformance with the Comprehensive Plan.

3. The applicant is requesting to rezone the property to maintain a carport within the front yard and side yard setbacks.
4. The applicants started construction of an 18 ½ ft. X 21 ½ -ft. wide carport that is 14 feet from front property line and 3-ft. from the side property line. The Code Enforcement department informed the applicants that a zoning change would be required in order to continue with the construction of the carport due to it being within the required front and side yard setbacks. The owners stopped work pending the processing of the zoning case.
5. The carport is constructed from wood with shingle roofing to match the house. Gutters will be placed on the carport and drain to the street. The revised elevation shows the roof to be gabled and sloping toward the street, to reduce the visual impact and to make the carport appear more integrated into the house.
6. A total of 33 public notices were mailed. Staff received three (3) responses in support and one (1) response in opposition to this request. The opposition represents 8.32% of the land within 200 feet of the subject property. Since this is less than 20%, a ¾-vote is not required for approval of this request.
7. On May 3, the City Council postponed this case to give the applicant the opportunity to revise the design of the carport. The new design includes a lower pitch to match the roof of the house, and completely framing the carport into the house.
8. On May 29, staff received a request to postpone this case to June 28, 2018 to allow the contractor additional time to prepare the revised site plan and building elevation drawings.
9. This items supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

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

- 37 Ordinance - Zoning Case #ZC18-0023 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) and Hotel Uses - Approximately 2.72 Acres Located on the South Side of Plaza Drive at O'Hare Drive - Kapas Hospitality I, LLC, Applicant - FP3 Properties, LLC, Owner.**

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: June 18, 2018 – Postpone to July 2, 2018, 8-0 (Commissioner Patel, absent).
2. The applicant is requesting approval for a new dual-branded 153-room hotel with the attendant accessory use of the sale of alcoholic beverages for on-premises consumption. The applicant is subdividing and developing 2.76 acres of a 6.5-acre platted lot. The remainder of the lot will be replatted and reserved for other future development.
3. On Monday, June 18, staff received a request to postpone this case to the July 2, 2018 Planning and Zoning Commission meeting. Staff therefore recommends postponing this case to the July 19, 2018 City Council meeting.
4. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

Postpone to July 19, 2018.

- 38 Ordinance - Zoning Change #ZC18-0030 - Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) and R-TH (Townhouse) Uses - Approximately 36.592 Acres Located at 7500 East Valley Ranch Parkway - Centurion American Development, Applicant - MM Legends Crossing LLC, Owner (Postponed from June 7, 2018).**

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: May 21, 2018 – Favorable 6-0 (Commissioners Richards, Niemeier and Spurlock, absent), subject to adding a note stating that the fence locations are conceptual and shall not be located in any city utility easement. The stipulation of the Planning and Zoning Commission has been met.
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Neighborhood Commercial* uses for this property. This category is described as including “opportunities for residential and commercial infill and reinvestment.” This request is in conformance with the Comprehensive Plan.
3. The applicant is seeking rezoning to redevelop the former Dallas Cowboys Headquarters site with single family and townhouse uses.

4. On June 20, staff received a revised site plan from the applicant. Based on the revised site plan, the development would have a total of 248 units (down from 283) and would be a gated subdivision with private streets. The development would be divided into three different zoning tracts with three different housing products. Tract A would include 102 single family detached “Villas,” an increase from the previous 71 units. Tract B would have 83 townhomes, a decrease from 149. Tract C would have 63 single family “bungalows,” no change from earlier, in which the lot would be slightly larger than the building pad, but would be surrounded by an HOA-maintained open space.
5. The proposed development standards for the three products are listed below:

	Tract A	Tract B	Tract C
Housing Type	Single Family (“Villas”)	Townhomes	Single Family (“Bungalows”)
Units	102 (*)	83 (*)	63
Min. Lot Area	4,000 sq. ft.	1,650 sq. ft.	2,457 sq. ft.
Min. Lot Width	40 ft.	25 ft.	39 ft.
Min. Lot Depth	100 ft.	66 ft.	63 ft.
Min. Front Yard Setback	20 ft.	20 ft. (47 lots) 6 ft. (102 lots)	6 ft.
Min. Rear Yard Setback	10 ft.	5 ft.	2 ft.
Min. Side Yard Setback	5 ft.	0 ft.	2 ft. (10 ft. between buildings)
Max. Height/Stories	35 ft. / 2 stories	35 ft. / 2 stories	30 ft. / 2 stories
Min. Garage Door Setback	25 ft.	25 ft. (47 lots) 6 ft. (102 lots)	25 ft.

(*) Denotes a change from the Planning and Zoning Commission version

6. The subdivision includes two different types of private streets, both of which will be striped as fire lanes:
 - a. The 31-ft wide streets match the paving width of a standard residential street, although they will be in a 41-ft wide easement. They will include 5-ft wide sidewalks on each side, and all lots regardless of product type will have 20-ft front setbacks and 25-ft garage setbacks, both measured from the back of the sidewalk.
 - b. The 25-ft wide streets will be in 33-ft wide easements that will include 4-ft wide sidewalks on each side.

Water and sewer lines will be under pavement but will be separated and at depths that will allow ½ of the street/fire lane to be open during repairs and maintenance.

7. The “villas” in Tract A front streets with a 31-ft paving width and streets with a 25-ft paving width. All “villas” have a 20-ft front setback and a 25-ft garage door setback. 28 guest parking spaces are also included in Tract A.

Twenty (20) of the townhomes in Tract B front streets with a 31-ft paving width. These lots have a 20-ft building setback and a 25-ft garage setback. The 63 townhomes fronting 25-ft paving width streets have a 6-ft front setback and garage door setback, and accommodate only the two garage spaces. Additional parking for townhome guests on these streets is provided at the end of each block. A total of 77 visitor spaces are provided in Tract B.

The “bungalows” all provide two garage spaces and two additional off-street parking spaces per unit. Since all the bungalows are fronting streets with 25-ft paving widths, 25 additional visitor spaces are scattered throughout Tract C.

In total, the development has 996 parking spaces, including 130 spaces for guest parking, which equates to just over 4 spaces per lot.

8. A six-foot tall ornamental iron fence would be along the rear of the subdivision adjacent to the canal. The remainder of the site will be enclosed by a six-foot tall ornamental iron fence with decorative stone columns along Cowboys Parkway and Valley Ranch Parkway, and a 6-ft. tall masonry wall along the west property line. Two entrances to the subdivision will be gated in accordance with City requirements.
9. A total of 66 public notices were mailed. Staff has received two (2) responses in support and eleven (11) responses in opposition to this request. The opposition represents 13.74% of the land within 200 feet of the subject property. Since this is less than 20%, per state law a $\frac{3}{4}$ -vote is not required for approval.
10. The applicant has worked extensively with several departments, including Fire, CIP, Transportation, Planning, and Water Utilities. Staff believes this is an exceptional infill project that will provide 248 new single family housing units in the heart of Valley Ranch.
11. On June 7, 2018, the City Council postponed the case at the applicant’s request. On June 19, the applicant held an open house meeting at the Valley Ranch Association for anyone interested in providing feedback directly to the developers. The revised plan reducing the number of townhomes, the total number of lots and the density is a result of both the June 7 City Council meeting and the open house.
12. Since revisions were received on the afternoon of June 20, not all staff had time to review the revised site plan prior to the distribution of the City Council packets. Therefore, staff will provide its recommendation to the Council at the work session on June 27.
13. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

Pending.

39 Ordinance - Zoning Case #ZC18-0049 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption), Convention Center, Retail, Entertainment, Hotel, Restaurant and Related Uses - Approximately 16.787 Acres Located North of Fuller Drive and West of West Las Colinas Boulevard - the Ark Group of Irving, Inc., Applicant - City of Irving, Owner.

Administrative Comments

1. The Planning and Zoning Commission Hearing Date and Recommendation: June 18, 2018 – Favorable 8-0 (Commissioner Patel, absent), subject to correcting the case number and the property owner address on the site plan. The stipulations of the Planning and Zoning Commission have been met.
2. The 2017 Imagine Irving Comprehensive Plan Future Land Use Map recommends *Urban District* for this property. This request is in conformance with the Comprehensive Plan.
3. The applicant is requesting approval of a modification to the current S-P-1 (R-AB) zoning for the Irving Music Factory site to allow a first floor office lobby in building B1.
4. In February 2014 the City Council approved a zoning site plan for the Irving Music Factory (ZC13-0058). Amendments to the site plan were made in January 2017 (ZC16-0091) and in February 2018 (ZC17-0085).
5. The zoning site plan includes the following changes:
 - a. In Key Note #10, the 100,000 square feet of office space may include a first floor office lobby as indicated on the site plan as well as square footage on the 7th through 10th floors. The maximum amount of office space allowed on-site remains 100,000 square feet.
 - b. In Key Note #10, the first floor Retail/Dining/Entertainment/Radio/TV uses is reduced from 30, 289 square feet to 29,255 square feet to accommodate the lobby space.
6. All other aspects and conditions of the previously approved case are unchanged and carried forward to this site plan.
7. A total of six (6) public notices were mailed. Staff has not received any responses in support of or in opposition to this request.
8. This item supports Strategic Objective 3.5 – Effectively plan and manage land use.

Recommendation

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

APPOINTMENTS AND REPORTS

40 Mayor's Report

Adjournment