

1. Agenda

Documents:

[04-14-2016 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[04-14-2016 COUNCIL PACKET.PDF](#)



**Town of Northlake, Texas
Town Council Meeting Agenda
Thursday, April 14, 2016 at 5:30 pm
1400 FM 407 - Northlake Texas**

Notice is hereby given of the Town Council Meeting beginning at 5:30 pm in the Northlake Town Hall Chamber Room at 1400 FM 407, Northlake, Texas. The items listed below are placed on the agenda for discussion, consideration and or action

1. Call to Order the Workshop Session
 - A. Proclamation No. 16-01- Recognizing Champion's Rotary Charter Club Creation
2. Briefing
 - B. Emergency Management
 - C. Request for a meritorious exception to replace an existing static billboard at 19073 IH 35W with a digital billboard and to relocate it approximately 65-70 feet to the east due to TxDOT right-of-way acquisition for the IH 35W frontage road project. Clear Channel Outdoor is the applicant. Case # VR-16-001
 - D. Amendment to the Stream Development Agreement for reimbursement for additional road improvements to Cleveland Gibbs Road
 - E. FY 16 Quarterly Investment Report
 - F. FY 16 Quarterly Budget Report
3. Regular Session
 - Call to Order - Pledge of Allegiance - Moment of Silence
4. Public Recognition/Citizens' Agenda/Written Communications
 - The opportunity for citizens to address the Town Council on any subject (limits three (3) minutes per person), however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to Town Staff for research and possible future action
5. Consent Items
 - All items listed below are considered routine by Town Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member so requests, in which event the item will be removed and considered separately
 - G. Meeting Minutes 3-10-16

H. A Resolution of the Town Council of the Town of Northlake, Texas, declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property (Res. No. 16-011)

I. A Resolution directing Oncor Electric Delivery Company, LLC to file certain information with the Town of Northlake setting a procedural schedule for the gathering and review of necessary information in connection therewith; setting dates for the filing of the Town's analysis of the Company's filing and the Company's rebuttal to such analysis; ratifying the hiring of legal counsel and consultants; reserving the right to require the reimbursement of the Town of Northlake's rate case expenses; setting a public hearing for the purposes of determining if the existing rates of Oncor Electric Delivery Company, :LLC are unreasonable or in any way in violation of any provision of law and the determination by the Town of Northlake of just and reasonable rates to be charged by Oncor Electric Delivery Company LLC (Res. No. 16-12)

6. Regular Items

J. Interlocal Agreement between the Tow of Northlake and the Northwest Independent School District for the Partial Reimbursement of Water Line Project

K. Agreement for Shared Capacity in Water Pipeline between the Town of Northlake and Upper Trinity Regional Water District

L. Final Plat of Harvest Phase 3A, a proposed subdivision consisting of 67 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 14.465-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the west side of Harvest Way, approximately 150 feet north of 7th Street. Harvest Phase 3, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-16-004

M. Preliminary Plat of Harvest Phase 3B & 4A, a proposed development consisting of 387 single-family residential lots, 14 non-residential/open space lots, and 1 gas lease lot within the extraterritorial jurisdiction of the Town of Northlake on a 118.817-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Cleveland-Gibbs Road approximately 450 feet north of 9th Street. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor. Case # PP-16-002

N. Preliminary Plat of Heritage Fields Phases 1-5, a proposed mixed-use development consisting of 955 single-family residential lots, 40 common area lots, and 2 commercial lots on a 325.526-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Robson Ranch Road, approximately 4,300 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). DF Pacific No. 2 Ltd. is the owner/applicant. JBI Partners Inc. is the engineer/surveyor. Case # PP-16-001

O. Site Plan for Sonic Drive-In, a proposed 1,608 square-foot restaurant with drive-in and drive-through service on 1.045 acres, known as Lot 1R, Block 2, Texas Speedway Centre, located on the southeast corner of SH 114 and Raceway Drive at 13211 Raceway Drive, and zoned Mixed-Use Planned Development (MPD). Motor Speedway Partners, LLC is the owner. Mason Harrison Ratliff Enterprises, LLC is the applicant/developer. Cedar Creek Consulting, Inc. is the engineer. Wilkus Architects is the architect. Case # SP-16-002

- P. Specific Use Permit (SUP) for an accessory building to be constructed on Lot 3, Brian's Place, a 5.001-acre lot at 3309 Robson Ranch Road and zoned Rural Residential (RR). Horacio Gonzalez is the owner/applicant. Case # SUP-16-001
- i. Public Hearing
 - ii. Ordinance No. 16-0414
- Q. A Resolution nominating one candidate to a slate of nominees for the Board of Managers of the Denco Area 911 District (Res. No. 16-13)

7. Executive Session

The Town Council may enter into Executive Session during the meeting to seek legal advice from its attorney on any posted agenda item, or to discuss any item that is authorized by the Texas Open Meetings Act to be discussed in closed session including:

- a) In accordance with Texas Government Code, Section 551.071, consultation with attorney regarding pending or contemplated litigation or a settlement offer involving - Town of Northlake vs City of Justin
- b) In accordance with Texas Government Code, Section 551.071, consultation with attorney regarding pending or contemplated litigation or a settlement offer involving- Hath Hathaway vs Town of Northlake, Case 4:16-cv-00251
- c) In accordance with Texas Government Code, Section 551.087, Economic Development Negotiations
 - i. Pioneer Grant Program Application PGP-15-002

Discuss, Consider and Act on appropriate action relative to the Executive Session

8. Adjournment

CERTIFICATE

I hereby certify that the above agenda was posted on the front glass door at the Town Hall 1400 FM 407, Northlake, Texas on Monday, April 11, 2016 by 4:00 pm



Shirley Rogers
Town Secretary

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development Negotiations)



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TOWN OF NORTHLAKE

1. Call to Order-Workshop

A. Proclamation No. 16-01- Recognizing Champion's Rotary Charter Club Creation



Town of Northlake, Texas Proclamation No. 16-01

WHEREAS, the object of Rotary is to encourage and foster the ideal of service as a basis of worthy enterprise.

WHEREAS, the ethical guide for Rotarians is the Four-Way Test: Is it the TRUTH? Is it FAIR to all concerned? Will it build GOODWILL and BETTER FRIENDSHIPS? Will it be BENEFICIAL to all concerned?

WHEREAS, belonging to a Rotary club provides members with an opportunity to give back to their communities and to connect with like-minded leaders and friends.

WHEREAS, Champions Rotary, a new Rotary club in the Northlake area, will be chartered by Rotary International on May 11, 2016.

WHEREAS, Champions Rotary will benefit the greater Northlake community and provide residents and businesses an opportunity to serve the community and network with others.

NOW, THEREFORE, I, Peter Dewing, Mayor, of the Town of Northlake proclaim congratulations and success to the Champions Rotary on their chartering.

Dated this the 14th day of April, 2016

Town of Northlake Texas

Peter Dewing, Mayor

SEAL:

TOWN OF NORTHLAKE

2. Briefing

- B. Emergency Management
- C. Request for a meritorious exception to replace an existing static billboard at 19073 IH 35W with a digital billboard and to relocate it approximately 65-70 feet to the east due to TxDOT right-of-way acquisition for the IH 35W frontage road project. Clear Channel Outdoor is the applicant. Case # VR-16-001
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Memo

To: Honorable Mayor and Town Council

From: Robert Crawford, Chief of Police

CC: Drew Corn, Town Administrator

Shirley Rogers, Town Secretary

Date: 4/11/2016

Re: Emergency Management

The Northlake Police Department (NPD) and Emergency Services District (ESD) respond to small emergencies on a routine basis. When larger disasters strike, such as grass fires, downed aircraft, severe weather (tornados) and other incident, emergency operations need to be in place for long term management.

After discussion with ESD personnel, consideration should be made to combine our efforts during these larger incidents by appointing an Emergency Manager and Assistant Emergency Manager. This would allow for proper documentation of each incident, filing of paperwork with the Texas Office of Emergency Management, coordinated effort in preparedness, response and recovery of incidents and funding opportunities for emergency training in participating communities.

Lt. C. Muscle will be giving a brief presentation regarding Emergency Management during the April 14th, 2016 meeting. If you have any questions, please feel free to contact me at your convenience.

Memo

To: Honorable Mayor and Town Council

From: Nathan Reddin, Development Director

CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary

Date: April 14, 2016

Re: Request for Meritorious Exception for billboard relocation and conversion to digital (VR-16-001)

Clear Channel Outdoor recently approached staff about the need to relocate an existing sign on the east side of IH 35W at the far southern border of the Town limits at 19073 IH 35W. The current sign location is impacted by additional right-of-way acquisition necessary to extend a frontage road along the site as part of TxDOT's project extending frontage roads between Eagle Parkway and SH 114. The sign will need to be moved approximately 65' to 70' due east.

A meritorious exception approval is necessary to permit the relocation of the billboard sign because the sign regulations of the Town outlined in the Unified Development Code (UDC) do not permit billboards, including any modifications to existing billboards. Clear Channel Outdoor submitted a meritorious exception request to relocate their existing sign approximately 65' to 70' east of the current location. Staff commented on the initial submittal that an upgrade of the sign to digital format with a column wrap similar to the other signs recently approved on IH 35W, including the Lamar Advertising sign at IH 35W and SH 114, may be appropriate for the site considering it is at the southern gateway to the Town on IH 35W. The applicant evaluated this alternative and has amended their original request to include an upgrade of the sign to a two-sided digital billboard with the Northlake column wrap. A copy of the letter of request and exhibits are attached for your review.

A public hearing notice was sent to all Northlake property owners within 200 feet of the subject property, and it will also be published in the Denton Record Chronicle and posted on the Town website. The public hearing is scheduled for the May 12th meeting at which the Town Council may consider granting the meritorious exception.

Please contact me at 940.242.5703 if you have any questions about this request.

April 4, 2016

Town Council
Town of Northlake
1400 FM 407
Northlake, TX 76247

RE: Written Request for Meritorious Exception

Dear Members of the Council,

Clear Channel Outdoor currently owns and operates an off-premise billboard Sign located at 19073 I-35W, just south of Hwy 114, on the east line. Recently, we have been notified of TXDOT's intent to acquire additional frontage from the property for a new project to widen the I-35W corridor. This acquisition will impact the sign we operate, and we have been notified by TXDOT that the sign will need to be relocated outside of the new state ROW line. To satisfy this requirement, we would need to move the sign approximately 65'-70' to the east.

It is Clear Channel's hope that the Town of Northlake will grant a meritorious exception allowing us to relocate the existing sign to accommodate TXDOT's project. The sign would be relocated to an area approximately 65'-70' due east. If the exception is granted, Clear Channel will construct a new, double sided, digital sign with a pole surround commemorating the Town of Northlake. As a condition of the digital sign, we would request the opportunity to upgrade the current face size to 14' x 48', which is a more standard format for digital billboards. Both current advertisers on this sign have enjoyed its use for many years, and both share with us in the hope that Northlake will allow this exception so that they may continue to promote their local business.

We appreciate your time, and look forward to the opportunity to work with the Town of Northlake.

Sincerely,



Stephen Sawyer
Senior Real Estate Representative



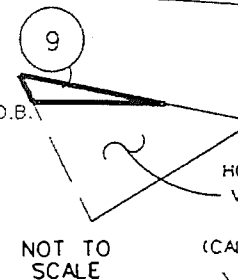
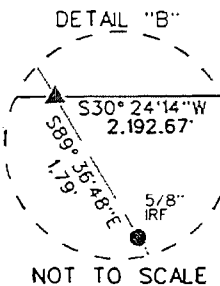
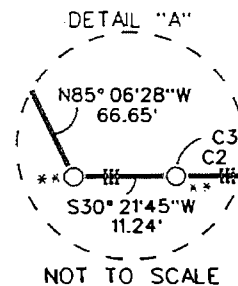
I.H. 35W
(A VARIABLE WIDTH R.O.W.)

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	00° 13' 33" (LT)	25.48'	6,463.33'	S32° 42' 48" W	25.48'
C2	02° 15' 23" (LT)	254.54'	6,463.33'	S31° 28' 20" W	254.52'
C3	02° 28' 56" (LT)	280.02'	6,463.33'	S31° 35' 07" W	280.00'

GRAPHIC SCALE
SCALE: 1" = 100'
DENTON COUNTY,
TEXAS

STATE OF TEXAS
TRACT A
VOL. 530, PG. 118
D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85° 06' 28" W	66.65'



INDEPENDENT
HOLINESS CHURCH
VOL. 275, PG. 26
O.P.R.D.C.T.
(CALLED 1.718 ACRES)

STATE OF TEXAS
TRACT A
VOL. 530, PG. 118
D.R.D.C.T.

SEE
DETAIL
"B"

EXISTING
R.O.W. LINE
(N30° 55' 26" E 2.192.05')

TXDOT TYPE I
MON. FND.

SEE
DETAIL
"A"

PROPOSED D.O.A. LINE
C2
C3

BEGIN D.O.A.
STA 137+68.72
OFF 231.06 RT

STA 137+95.27
OFF 230.71 RT

PROPOSED
R.O.W. LINE

EXISTING
R.O.W. LINE

P.O.C.
PARCEL 9
TXDOT TYPE I
MON. FND.

LEGEND

- BRONZE DISK (TXDOT TYPE II) R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
- "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- 1/2" IRON ROD FOUND UNLESS NOTED
- CHISLED "X" IN CONCRETE FOUND
- 5/8" IRON ROD W/TXDOT ACCESS DENIAL CAP SET
- NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- WOOD R.O.W. POST MON. FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- SURVEY LINE (APPROXIMATE LOCATION)
- R.O.W. RECORD INFORMATION
- RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- IRF. IRON ROD FOUND
- IRP. IRON PIPE FOUND
- D.R.D.C.T. DEED RECORDS DENTON COUNTY, TX.
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TX.
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TX.
- WIRE FENCE
- WOOD FENCE
- DENIAL OF ACCESS LINE
- D.O.A.

G. SHAMBLIN SURVEY
ABSTRACT NO. 1191

PUSKOR M. KUMAR,
TRUSTEE OF THE
PUSKOR M. KUMAR
IRREVOCABLE TRUST
DOC. NO. 2014-37967
O.P.R.D.C.T.
(CALLED 38.85 ACRES)

INDEPENDENT
HOLINESS CHURCH
VOL. 275, PG. 26
O.P.R.D.C.T.
(CALLED 1.718 ACRES)

LOT 1, BLOCK 1
SPEEDWAY BUSINESS PARK
PHASE 1
CAB. R. PG. 371
P.R.D.C.T.

ELIZABETHTOWN CEMETERY RD. (50' WIDE R.O.W.)
(CAB. R. PG. 371 P.R.D.C.T.)



EXHIBIT "A" - PAGE 3 OF 3
A PLAT OF A SURVEY OF
PARCEL - 9

I.H. 35W RIGHT OF WAY MAPPING PROJECT
A 8,359 SQUARE FOOT (0.192 ACRES)
TRACT OF LAND IN THE
G. SHAMBLIN SURVEY ABSTRACT NO. 1191
DENTON COUNTY, TEXAS
RCSJ NO. 0081-13-061

REVISED: JULY 28, 2015
(ADDED D.O.A. LINE)

By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300

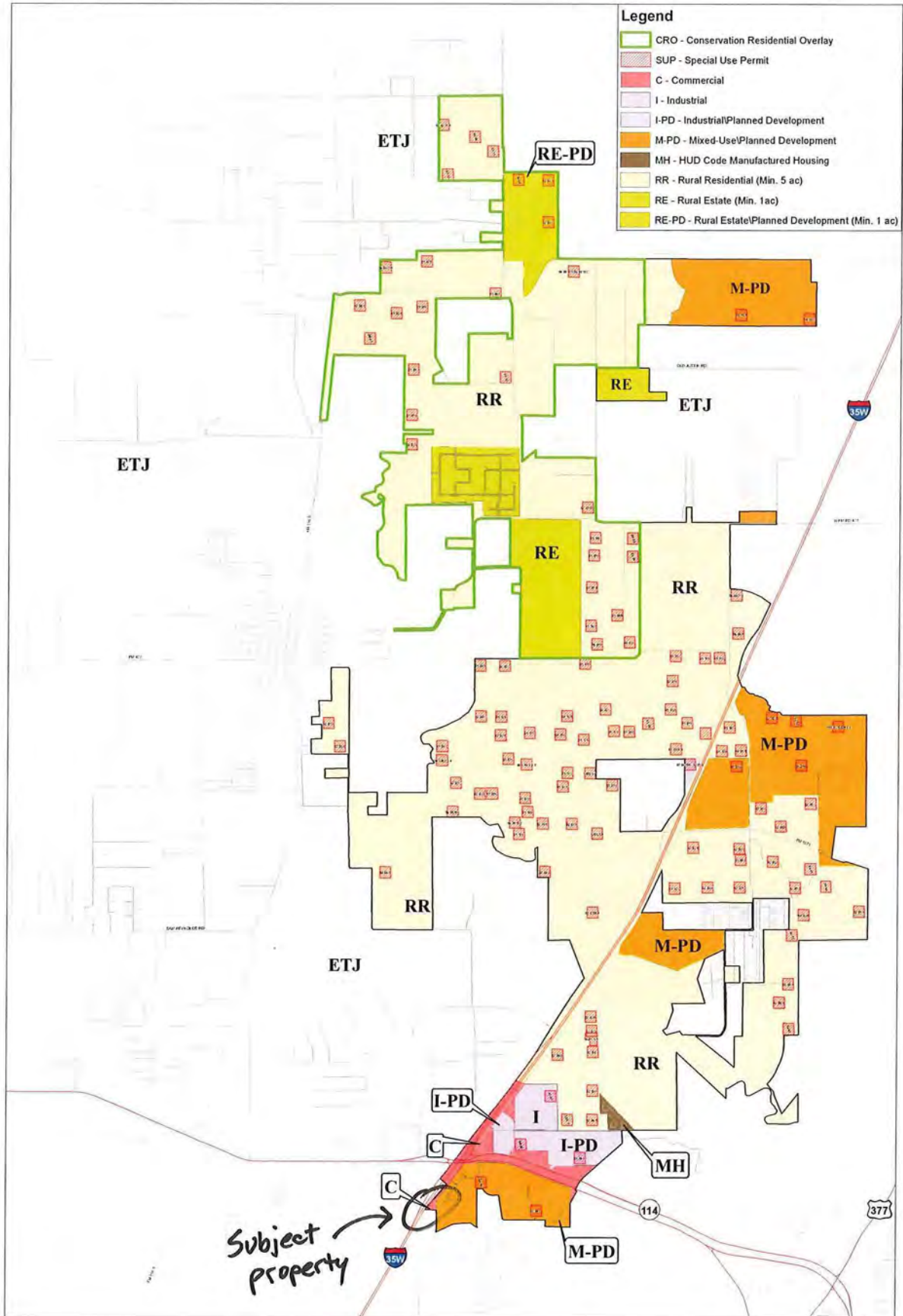
Eric A. Kreiner, R.P.L.S. 07/28/15 Date

* * * THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1996 CORRS, EPOCH 2010). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000150630.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.



0 2,000 4,000 Feet

1 inch = 2,000 feet

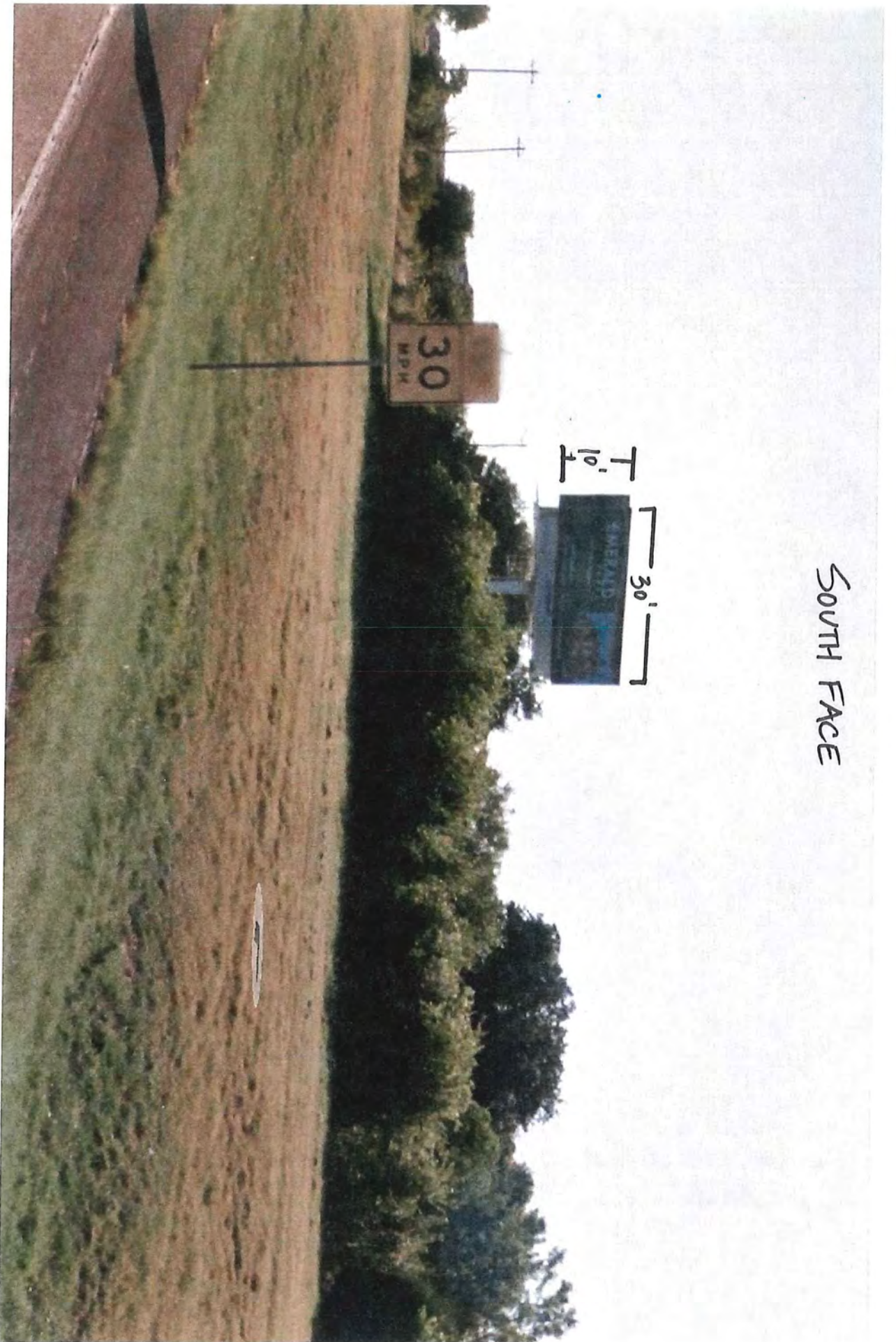
Date: 8/3/2015



DENTON COUNTY, TEXAS
OFFICIAL ZONING MAP



SOUTH FACE



NORTH FACE



19073 Interstate 35 West
Northlake, Texas



Interstate 35 W. — Northlake, Texas

Current Right of Way
Western Property Line

Proposed Right of Way

Sign's Current Location

Sign's Proposed Location

Gospel Tabernacle
Existing Building

Move the existing
sign to the remainder

Southwest Corner

South Property Line

66'
TxDot Taking

110'

62'

5'

35'

50'

61'

20'

50'

95'





Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Proposal to Resurface Cleveland-Gibbs from Dale Earnhardt Way to Sam Lee Lane

In August 2014, the Town of Northlake entered into an agreement with Stream Realty Acquisition for the development of Northport 35, a warehouse complex of almost one million square feet under roof. The agreement called for public participation in a number of infrastructure projects. One project that was not included was the potential resurfacing of existing Cleveland-Gibbs between Dale Earnhardt Way and Sam Lee Lane.

Due to the construction of water and sewer lines along the western side of this section of Cleveland-Gibbs Road, the western lane will be resurfaced. Town staff believes it is prudent to resurface the eastern lane at the same time. Due to the projected cost of the project, if the Town were to conduct the project, public bidding procedures would need to be followed, possibly increasing the overall cost of the project. As an alternative the Town could amend the agreement with Stream and add the eastern lane to their project scope with provisions for the Town to reimburse the developer for the Town's portion of the project. The estimated cost of the Town's part of the project is \$60,000. The current remaining budget for street maintenance is approximately \$75,000.

At a future council meeting a proposed amendment to the current agreement will be presented to Town Council for consideration. The amendment would add the eastern lanes of Cleveland-Gibbs (as described above) to the project scope and a reimbursement from the Town to the developer for actual costs.

Please contact me at 940.242.5701 if you have any questions or comments.

Memo

To: Honorable Mayor and Town Council
From: Karen Bolyard, Director of Finance
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Quarterly Investment Report – Second Quarter 2016

During the second quarter of fiscal year 2016, the Town earned \$6,717.88 in interest revenue from investments. When comparing the second quarter interest earnings with the first quarter of 2016 interest earnings, the Town incurred a 89.29% or \$3,168.88 increase in interest income.

Approximately 65% of the investments that the Town holds are in LOGIC. This entity allows local governments within Texas to “pool” their money together to earn increased returns over individual investment options. One advantage of the pooled system is same day access to funds should the need arise. The pool is maintained in accordance with the Public Funds Investment Act. The pool’s interest yield is regularly compared to Treasury Bills because of the similarities in security. Treasury Bills are sold by the US Government and are considered the most conservative investment option, often having the lowest interest yield. The Treasury bill return remains low, fueling low earnings in the pools.

The remainder of the Town’s investments are held in an interest bearing account with Wells Fargo. The interest rate offered through Wells Fargo is comparable to that of investment pools and allows the Town to use the balance to earn credits to offset banking fees. The investments are partially covered from bank default by FDIC insurance with the remainder fully collateralized with the collateral held by a third party.

If you have any questions regarding this report or need further information please contact me at 940-242-5706.



Quarterly Investment Report

January-March 2016

Investment	Account Number	Account Name	Account Code	Beginning Balance	Interest Earned			Ending Balance
					Jan-16	Feb-16	Mar-16	
Wells Fargo	65302966649	General Fund	100-11225-00-00	1,295,121.35	247.52	231.59	247.61	1,295,848.07
LOGIC	752414814001	General Fund	100-11275-00-00	39,165.57	13.05	15.02	17.34	39,210.98
Wells Fargo	65302966649	Donations Fund	105-11225-00-00	6,627.35	1.27	1.19	1.27	6,631.08
LOGIC	752414814001	Donations Fund	105-11275-00-00	903.82	0.30	0.35	0.40	904.87
Wells Fargo	65302966649	Hotel/Motel Fund	110-11225-00-00	277,389.07	53.01	49.60	53.03	277,544.71
LOGIC	752414814001	Hotel/Motel Fund	110-11275-00-00	63,267.38	21.06	24.25	27.98	63,340.67
Wells Fargo	65302966649	Court Revenue Fund	120-11225-00-00	53,796.11	10.28	9.62	10.28	53,826.29
LOGIC	752414814001	Court Revenue Fund	120-11275-00-00	9,913.45	3.30	3.80	4.39	9,924.94
Wells Fargo	65302966649	4A EDC	130-11225-00-00	285,595.57	54.58	51.07	54.60	285,755.82
LOGIC	752414814001	4A EDC	130-11275-00-00	28,118.83	9.37	10.78	12.44	28,151.42
Wells Fargo	65302966649	4B CDC	131-11225-00-00	264,116.02	50.48	47.23	50.49	264,264.22
LOGIC	752414814001	4B CDC	131-11275-00-00	28,118.83	9.37	10.78	12.44	28,151.42
Wells Fargo	65302966649	Belmont	140-11225-00-00	40,177.52	7.68	7.18	7.68	40,200.06
LOGIC	752414814001	Belmont	140-11275-00-00	4,017.00	1.34	1.54	1.78	4,021.66
Wells Fargo	65302966649	Police Asset Forfeiture Fund	150-11225-00-00	7,546.93	1.44	1.35	1.44	7,551.16
Wells Fargo	65302966649	Child Safety Fund	152-11225-00-00	52,038.50	9.95	9.31	9.95	52,067.71
LOGIC	752414814001	Child Safety Fund	152-11275-00-00	4,619.49	1.54	1.77	2.04	4,624.84
Wells Fargo	65302966649	Debt Service Fund	160-11225-00-00	29,146.77	5.57	5.21	5.57	29,163.12
Wells Fargo	65302966649	Water/Waste Water Fund	200-11225-00-00	1,911.87	0.37	0.34	0.37	1,912.95
LOGIC	752414814001	Water/Waste Water Deposit Fund	200-11280-00-00	29,492.54	9.82	11.31	13.05	29,526.72
Wells Fargo	65302966649	Cost Recovery Fund	201-11225-00-00	128,670.18	24.59	23.01	24.60	128,742.38
LOGIC	752414814001	Cost Recovery Fund	201-11285-00-00	14,159.85	4.72	5.43	6.26	14,176.26
LOGIC	752414814011	Waterline Project-CO Srs 2014A	203-11275-00-00	891,614.38	296.94	341.75	394.54	892,647.61
LOGIC	752414814013	Waterline Project-CO Srs 2014B	203-11276-00-00	390,707.55	130.12	149.76	172.87	391,160.30
Wells Fargo	65302966649	Capital Projects Fund	301-11225-00-00	25,121.75	4.80	4.49	4.80	25,135.84
LOGIC	752414814012	Highlands PID #2 Developer Reim	402-11275-00-00	3,020,469.17	1,006.00	1,157.74	1,336.48	3,023,969.39
Wells Fargo	65302966649	Equipment Fund	505-11225-00-00	160,827.76	30.73	28.75	30.76	160,918.00
				\$ 7,152,654.61	\$ 2,009.20	\$ 2,204.22	\$ 2,504.46	\$ 7,159,372.49

Total Quarter Interest Earned \$ 6,717.88

AVERAGE YIELDS

LOGIC 0.4951%
Wells Fargo 0.2300%

WEIGHTED AVERAGE MATURITY

38 days

TREASURY YIELDS

30 Day T-Bill 0.2461%
90 Day T-Bill 0.2905%
1 Year T-Bill 0.5810%


4/9/16
Drew Corn, Town Administrator

Memo

To: Honorable Mayor and Town Council
From: Karen Bolyard, Finance Director
cc: Shirley Rogers, Town Secretary
Drew Corn, Town Administrator
Date: April 14, 2016
Re: Quarterly Budget Review – Second Quarter of FY 2016

The General Fund revenues ended the second quarter 12% higher than anticipated. The increase is attributable to the collection of ad valorem agricultural taxes, permits and registration fees, and building permits. The collection of the additional agricultural tax is for land that is turning into new home sites; therefore the Town will be reimbursing to the developer the taxes collected. Building permits, permits & registrations continue to outpace budget expectations; the warmer winter has allowed the home builders to get an early start on spring time construction. Expenditures are in line with budget expectations.

Hotel Occupancy Tax revenues remained strong through the second quarter with hotel taxes exceeding budget by 8%. Overall revenues seem to be under expectations due to timing issues for the receipt of a loan repayment that will occur at the end of the year. Expenditures were lighter than anticipated during the quarter but are expected to meet expectations by the end of the fiscal year.

The NEDC and NCDC sales tax revenues continue to exceed budget expectations due to the collection of construction sales tax for the Northport 35 and Farmers Bro. projects. The Town has put these sales tax receipts aside to pay the agreed upon developer incentives.

Utility Fund revenues are 5% above budget expectations due to an increase in water sales and meter set fees during the second quarter. Because of the new meter sets sewer sales are tracking slightly better than anticipated. Expenditures are in line with budget expectations.

During the first quarter the equipment fund purchased two new police vehicles and during the second quarter the Town paid for the outfitting of the vehicles. The outfitting caused a higher than anticipated quarterly expenditure but is in-line with annual budget appropriations.

If you have any questions or comments please contact me at 940.242.5706.



Town of Northlake
GENERAL FUND
 Quarter Ended March 31 2016

Permits= Annual fire & health inspections and temp vendor permits

Fund: 100	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,478,315	1,478,315		1,478,315			940,481		940,481		
REVENUES:											
Court Fines	625,000	625,000	172,606	292,600	(332,400)	46.8%	671,848	201,925	358,847	(313,002)	53.4%
Sales/Beverage Tax	360,000	360,000	156,061	221,974	(138,026)	61.7%	457,100	85,830	115,637	(341,463)	25.3%
Ad Valorem Taxes	607,422	607,422	556,692	700,949	93,527	115.4%	531,191	413,862	517,286	(13,905)	97.4%
Permits and Registrations	15,550	15,550	5,090	15,250	(300)	98.1%	23,529	2,256	7,323	(16,206)	31.1%
Franchise Fees	225,000	225,000	58,402	59,351	(165,649)	26.4%	244,696	48,001	48,008	(196,688)	19.6%
Building Permits	386,500	386,500	206,592	322,907	(63,593)	83.5%	468,096	125,974	171,985	(296,111)	36.7%
Development	327,500	327,500	56,106	123,635	(203,865)	37.8%	489,223	266,229	274,671	(214,553)	56.1%
Transfers	175,000	175,000	43,750	87,500	(87,500)	50.0%	175,000	43,750	87,500	(87,500)	50.0%
Other Revenue:	74,260	74,260	22,494	48,542	(25,718)	65.4%	97,167	26,722	40,431	(56,736)	41.6%
TOTAL REVENUE:	2,796,232	2,796,232	1,277,794	1,872,708	(923,524)	67.0%	3,157,850	1,214,548	1,621,687	(1,536,162)	51.4%
EXPENDITURES:											
Payroll & Benefits	1,721,183	1,755,278	396,791	764,932	(990,347)	43.6%	1,449,115	388,183	669,316	(779,799)	46.2%
Supplies	128,480	128,480	28,697	41,376	(87,104)	32.2%	129,233	34,647	61,464	(67,769)	47.6%
Maintenance	176,050	176,050	69,270	91,999	(84,051)	52.3%	147,914	31,885	53,907	(94,007)	36.4%
Utilities	10,200	10,200	2,643	7,981	(2,219)	78.2%	39,001	10,269	15,914	(23,087)	40.8%
Services	525,769	525,769	182,053	344,028	(181,741)	65.4%	460,837	166,229	223,158	(237,679)	48.4%
Capital Outlay	-	-	-	-	-	0.0%	54,488	-	-	(54,488)	0.0%
Transfers	223,511	225,566	55,878	111,756	(113,811)	49.5%	239,500	11,625	207,250	(32,250)	86.5%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENDITURES:	2,785,193	2,821,343	735,332	1,362,071	(1,459,272)	48.3%	2,520,087	642,839	1,231,008	(1,289,079)	48.8%
REV OVER/(UNDER) EXP	11,039	(25,111)	542,462	510,637			637,763	571,709	390,679		
ENDING FUND BALANCE	1,489,354	1,453,204		1,988,952			1,578,243		1,331,159		



Town of Northlake
HOTEL OCCUPANCY TAX
 Quarter Ended March 31 2016

Fund: 110	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,029,865	1,029,865		1,029,865			814,978		814,978		
REVENUES:											
Taxes / Fees & Fines	200,000	200,000	46,431	116,437	(83,563)	58.2%	238,013	45,726	90,007	(148,006)	37.8%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	141,843	141,843	155	334	(141,509)	0.2%	21,696	161	420	(21,276)	1.9%
TOTAL REVENUE:	341,843	341,843	46,586	116,772	(225,071)	34.2%	259,709	45,888	90,427	(169,282)	34.8%
EXPENDITURES:											
Payroll & Benefits	28,976	28,976	5,975	13,058	(15,918)	45.1%	25,485	5,928	11,284	(14,201)	44.3%
Supplies	2,000	2,000	-	-	(2,000)	0.0%	51	51	51	-	100.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	51	158	158	0.0%	447	128	205	(243)	45.7%
Services	55,600	57,290	1,356	8,540	(48,750)	14.9%	18,838	-	7,296	(11,542)	38.7%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	1,690	-	-	-	-	0.0%	-	-	588,040	588,040	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENDITURES:	88,266	88,266	7,382	21,756	(66,510)	24.6%	44,821	6,107	606,875	562,054	1354.0%
REV OVER/(UNDER) EXP	253,577	253,577	39,204	95,015			214,887	39,781	(516,448)		
ENDING FUND BALANCE	<u>1,283,442</u>	<u>1,283,442</u>		<u>1,124,881</u>			<u>1,029,865</u>		<u>298,530</u>		



Town of Northlake
SPECIAL REVENUE FUNDS
 Quarter Ended March 31 2016

Fund: <<120,121,150,151,152,1	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	180,989	180,989		180,989			157,985		157,985		
REVENUES:											
Interest	305	305	54	122	(183)	40.0%	261	63	124	(136)	47.7%
Court Technology	16,000	16,000	4,403	7,697	(8,303)	48.1%	20,797	5,527	12,458	(8,339)	59.9%
Court Security	12,000	12,000	3,305	5,776	(6,224)	48.1%	13,954	4,145	7,694	(6,260)	55.1%
Seatbelt Fees	15,000	15,000	1,623	3,057	(11,943)	20.4%	8,610	2,709	5,715	(2,895)	66.4%
Online Access Fees	15,000	15,000	-	4,399	(10,601)	29.3%	-	-	-	-	0.0%
Seized Monies & Goods	-	-	-	-	-	0.0%	-	-	-	-	0.0%
State Training	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Child Safety	1,000	1,000	-	1,773	773	177.3%	1,608	-	1,608	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	-	-	-	-	-	0.0%	1,675	-	-	(1,675)	0.0%
TOTAL REVENUE:	59,305	59,305	9,385	22,824	(36,481)	38.5%	46,905	12,444	27,600	(19,306)	58.8%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	3,500	3,500	-	2,835	(665)	81.0%	1,774	1,145	1,774	-	100.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	3,000	3,000	342	855	(2,145)	28.5%	2,051	684	1,026	(1,026)	50.0%
Services	34,700	34,700	6,104	6,934	(27,766)	20.0%	20,202	4,660	16,425	(3,777)	81.3%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	41,200	41,200	6,446	10,623	(30,577)	25.8%	24,027	6,489	19,225	(4,802)	80.0%
REV OVER/(UNDER) EXP	18,105	18,105	2,939	12,200			22,878	5,955	8,375		
ENDING FUND BALANCE	199,094	199,094		193,189			180,863		166,359		



Town of Northlake
ECONOMIC DEVELOPMENT CORPORATION
 Quarter Ended March 31 2016

Fund: 130	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	592,373	592,373		592,373			455,140		455,140		
REVENUES:											
Taxes / Fees & Fines	180,000	180,000	78,031	129,025	(50,975)	71.7%	212,948	42,915	57,819	(155,129)	27.2%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	1,250	1,250	329	596	(654)	47.7%	998	158	310	(689)	31.0%
TOTAL REVENUE:	181,250	181,250	78,360	129,621	(51,629)	71.5%	213,946	43,073	58,128	(155,817)	27.2%
EXPENDITURES:											
Payroll & Benefits	28,411	28,411	6,521	14,635	(13,776)	51.5%	23,122	6,267	10,249	(12,874)	44.3%
Supplies	3,200	3,200	2,454	2,517	(683)	78.6%	1,313	416	548	(765)	41.7%
Maintenance	250	250	-	-	(250)	0.0%	-	-	-	-	0.0%
Utilities	150	150	51	158	8	105.4%	447	128	205	(243)	45.7%
Services	32,600	34,290	15,121	22,316	(11,974)	65.1%	26,830	518	3,369	(23,461)	12.6%
Development Incentives	330,000	330,000	-	-	(330,000)	0.0%	14	-	-	(14)	0.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	26,690	25,000	6,250	12,500	(12,500)	50.0%	25,000	6,250	12,500	(12,500)	50.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	421,301	421,301	30,397	52,126	(369,175)	12.4%	76,727	13,579	26,870	(49,857)	35.0%
REV OVER/(UNDER) EXP	(240,051)	(240,051)	47,962	77,495			137,219	29,494	31,259		
ENDING FUND BALANCE	352,322	352,322		669,869			592,359		486,399		



Town of Northlake

COMMUNITY DEVELOPMENT CORPORATION

Quarter Ended March 31 2016

Fund:	131										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Unaudited Prior Year Actual	Unaudited Prior Year Quarter	Unaudited Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	571,429	571,429		571,429			433,937		433,937		
REVENUES:											
Taxes / Fees & Fines	180,000	180,000	78,031	129,025	(50,975)	71.7%	212,947	42,915	57,819	(155,129)	27.2%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	1,250	1,250	321	577	(673)	46.1%	952	146	287	(664)	30.2%
TOTAL REVENUE:	181,250	181,250	78,352	129,601	(51,649)	71.5%	213,899	43,061	58,106	(155,793)	27.2%
EXPENDITURES:											
Payroll & Benefits	28,411	28,411	6,471	14,535	(13,876)	51.2%	22,973	6,217	10,199	(12,774)	44.4%
Supplies	3,200	3,200	2,454	2,517	(683)	78.6%	1,190	316	448	(742)	37.7%
Maintenance	250	250	-	-	(250)	0.0%	-	-	-	-	0.0%
Utilities	150	150	51	158	8	105.4%	447	128	205	(243)	45.7%
Services	32,600	34,291	15,034	22,230	(12,061)	64.8%	26,797	518	3,055	(23,743)	11.4%
Development Incentives	330,000	330,000	-	-	(330,000)	0.0%	14	-	-	(14)	0.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	26,690	25,000	6,250	12,500	(12,500)	50.0%	25,000	6,250	12,500	(12,500)	50.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	421,301	421,302	30,260	51,939	(369,363)	12.3%	76,421	13,429	26,406	(50,015)	34.6%
REV OVER/(UNDER) EXP	(240,051)	(240,052)	48,091	77,662			137,478	29,632	31,700		
ENDING FUND BALANCE	331,378	331,377		649,091			571,415		465,637		



Town of Northlake
DEBT SERVICE
 Quarter Ended March 31 2016

Fund:	160										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Unaudited Prior Year Actual	Unaudited Prior Year Quarter	Unaudited Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	34,765	34,765		34,765			(28)		(28)		
REVENUES:											
Taxes / Fees & Fines	215,500	215,500	196,533	248,875	33,375	115.5%	225,188	176,758	220,919	(4,269)	98.1%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	25,000	-	25,000	-	100.0%
Bond Proceeds	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	20	20	11	26	6	132.5%	117	28	30	(86)	26.0%
TOTAL REVENUE:	215,520	215,520	196,543	248,902	33,382	115.5%	250,305	176,787	245,949	(4,355)	98.3%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	300	300	300	300	-	100.0%	300	300	300	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	214,228	214,228	36,224	72,290	(141,938)	33.7%	215,212	36,705	75,250	(139,962)	35.0%
TOTAL EXPENSES:	214,528	214,528	36,524	72,590	(141,938)	33.8%	215,512	37,005	75,550	(139,962)	35.1%
REV OVER/(UNDER) EXP	992	992	160,020	176,312			34,793	139,782	170,400		
ENDING FUND BALANCE	35,757	35,757		211,077			34,765		170,372		



Town of Northlake

WATER & SEWER FUND

Quarter Ended March 31 2016

Fund: <<200>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	2,237,781	2,237,781		2,237,781			888,093		888,093		
REVENUES:											
Water Sales	915,000	915,000	230,100	485,312	(429,688)	53.0%	852,395	137,762	281,049	(571,346)	33.0%
Water Fees	101,050	101,050	33,500	75,200	(25,850)	74.4%	109,800	23,250	31,900	(77,900)	29.1%
Sewer Sales	525,000	525,000	145,008	283,982	(241,018)	54.1%	428,612	97,711	180,379	(248,232)	42.1%
Sewer Fees	1,500	1,500	1,650	1,700	200	113.3%	550	150	200	(350)	36.4%
Sewer Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
FWSD Reimbursement	50,000	50,000	-	-	(50,000)	0.0%	-	-	-	-	0.0%
Developer Contributions	-	-	-	-	-	0.0%	1,337,206	1,337,206	1,337,206	-	100.0%
Other Revenue:	10,650	10,650	12,738	35,103	24,453	329.6%	39,852	4,950	39,852	-	100.0%
TOTAL REVENUE:	1,603,200	1,603,200	422,996	881,297	(721,903)	55.0%	2,768,414	1,601,030	1,870,586	(897,829)	67.6%
EXPENSES:											
Payroll & Benefits	257,768	287,768	54,886	97,690	(190,078)	33.9%	186,038	50,495	78,303	(107,735)	42.1%
Supplies	30,675	30,675	7,415	15,340	(15,335)	50.0%	25,881	8,669	11,409	(14,472)	44.1%
Maintenance	52,350	52,350	75,608	98,523	46,173	188.2%	55,404	10,517	24,202	(31,202)	43.7%
Wholesale Water	500,000	500,000	113,903	218,666	(281,334)	43.7%	519,390	69,101	100,920	(418,470)	19.4%
Sewer Treatment	400,000	400,000	67,893	191,653	(208,347)	47.9%	286,599	165,564	243,334	(43,265)	84.9%
Utilities	45,220	45,220	6,142	6,142	(39,078)	13.6%	846,455	246,037	362,054	(484,401)	42.8%
Services	61,375	61,375	26,736	55,233	(6,142)	90.0%	160,840	20,524	39,210	(121,629)	24.4%
Capital Outlay	84,300	84,300	33,837	81,539	(2,761)	96.7%	-	10,809	21,330	21,330	0.0%
Transfers	171,629	177,629	42,907	85,815	(91,815)	48.3%	143,000	38,000	71,500	(71,500)	50.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	1,603,317	1,639,317	429,327	850,601	(788,716)	51.9%	2,223,608	619,716	952,264	(1,271,344)	42.8%
REV OVER/(UNDER) EXP	(117)	(36,117)	(6,331)	30,697			544,806	981,314	918,322		
ENDING FUND BALANCE	2,237,664	2,201,664		2,268,477			1,432,899		1,806,415		
Less: Net Capital Assets	(2,369,136)	(2,369,136)		(2,369,136)			(2,369,136)		(2,364,310)		
Less: Customer Deposits	(147,878)	(147,878)		(147,878)			(88,075)		(59,432)		
Less: Upper Trinity Deposit	-	-		-			-		-		
Changes to Fund Balance	-	-		-			(11,430)		-		
UNRESTRICTED FUND BALANCE	(279,350)	(315,350)		(248,537)	8		(1,035,742)		(617,327)		



Town of Northlake
EQUIPMENT FUND
 Quarter Ended March 31, 2016

Fund: 505	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forcasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	335,090	335,090		335,090			185,999		185,999		
REVENUES:											
Equipment Service Revenue-PD	69,750	69,750	17,438	34,875	(34,875)	50.0%	46,836	375	23,586	(23,250)	50.4%
Equipment Service Revenue-PW	25,000	25,000	6,250	12,500	(12,500)	50.0%	18,000	9,000	9,000	(9,000)	50.0%
Equipment Service Revenue-Utilities	25,000	25,000	6,250	12,500	(12,500)	50.0%	18,000	9,000	9,000	(9,000)	50.0%
Transfers from GF	-	-	-	-	-	0.0%	125,000	-	125,000	-	100.0%
Transfer from UF	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue	-	-	60	146	146	0.0%	617	150	168	(449)	27.2%
TOTAL REVENUE:	119,750	119,750	29,997	60,021	(59,729)	50.1%	208,453	18,525	166,754	(41,699)	80.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	3,000	3,000	-	-	(3,000)	0.0%	3,496	2,649	2,649	(847)	75.8%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Capital Outlay	170,185	170,185	28,045	127,760	(42,425)	75.1%	-	62,067	62,067	62,067	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	(890)	-	12	902	-1.4%
TOTAL EXPENSES:	173,185	173,185	28,045	127,760	(45,425)	73.8%	2,606	64,716	64,729	62,123	2484.0%
REV OVER/(UNDER) EXP	(53,435)	(53,435)	1,952	(67,739)			205,847	(46,191)	102,025		
ENDING FUND BALANCE	281,655	281,655		267,351			391,846		288,024		
Less: Net Capital Assets	(219,561)	(219,561)		(219,561)			(219,561)		(86,668)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	62,094	62,094		47,790			172,285		201,355		



Town of Northlake
BUILDING SERVICES FUND
 Quarter Ended March 31, 2016

Fund: 506	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	25,000	25,000		25,000			-		-		
REVENUES:											
Administration-GF	14,546	16,546	3,637	7,273	(9,273)	44.0%	-	-	-	-	0.0%
Town Secretary	6,325	6,325	1,581	3,163	(3,163)	50.0%	-	-	-	-	0.0%
Municipal Courts	18,973	18,973	4,743	9,487	(9,487)	50.0%	-	-	-	-	0.0%
Development	7,905	7,905	1,976	3,953	(3,953)	50.0%	-	-	-	-	0.0%
Police	56,919	56,919	14,230	28,460	(28,460)	50.0%	-	-	-	-	0.0%
Public Works	15,811	15,811	3,953	7,906	(7,906)	50.0%	-	-	-	-	0.0%
Administration-HOT	1,581	1,581	395	791	(791)	50.0%	-	-	-	-	0.0%
Adminstration-EDC	1,581	1,581	395	791	(791)	50.0%	-	-	-	-	0.0%
Administration-CDC	1,581	1,581	395	791	(791)	50.0%	-	-	-	-	0.0%
Administration-WS Fund	4,427	10,427	1,107	2,214	(8,214)	21.2%	-	-	-	-	0.0%
Utility Department	15,811	15,811	3,953	7,906	(7,906)	50.0%	-	-	-	-	0.0%
Maintenace Reserve	10,000	10,000	2,500	5,001	(5,000)	50.0%	-	-	-	-	0.0%
TOTAL REVENUE:	155,460	163,460	38,865	77,731	(85,730)	47.6%	-	-	-	-	0.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	24,760	24,760	6,326	12,236	(12,524)	49.4%	-	-	-	-	0.0%
Maintenance	8,000	8,000	81	823	(7,177)	10.3%	-	-	-	-	0.0%
Utilities	30,500	30,500	4,466	6,116	(24,384)	20.1%	-	-	-	-	0.0%
Services	82,200	90,583	29,098	41,335	(49,248)	45.6%	-	-	-	-	0.0%
Capital Outlay	25,000	33,000	12,623	12,623	(20,377)	38.3%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	170,460	186,843	52,593	73,133	(113,710)	39.1%	-	-	-	-	0.0%
REV OVER/(UNDER) EXP	(15,000)	(23,383)	(13,727)	4,598			-	-	-		
ENDING FUND BALANCE	10,000	1,617		29,598			-		-		



Town of Northlake
DEPARTMENT REPORT
 Quarter Ended March 31 2016

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
COUNCIL											
EXPENDITURES:											
Payroll & Benefits	-	1,800	-	1,010	(790)	56.1%	1,955	663	863	(1,092)	44.1%
Supplies	1,100	1,100	544	564	(536)	51.3%	1,217	464	1,082	(135)	88.9%
Maintenance	-	-	-	-	-	0.0%	579	-	-	(579)	0.0%
Utilities	750	750	103	222	(528)	29.6%	666	206	307	(359)	46.1%
Services	14,050	14,050	1,726	6,819	(7,232)	48.5%	10,972	2,100	4,554	(6,418)	41.5%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	15,900	17,700	2,373	8,615	(9,085)	48.7%	15,388	3,433	6,805	(8,583)	44.2%
ADMINISTRATION											
EXPENDITURES:											
Payroll & Benefits	292,548	302,548	70,807	137,562	(164,986)	45.5%	268,163	71,360	123,806	(144,358)	46.2%
Supplies	14,825	14,825	7,246	7,715	(7,110)	52.0%	20,538	9,202	13,345	(7,193)	65.0%
Maintenance	650	650	25	25	(625)	3.9%	1,270	25	50	(1,220)	3.9%
Utilities	1,200	1,200	409	1,192	(8)	99.3%	5,333	1,640	2,594	(2,739)	48.6%
Services	77,325	77,325	62,992	131,634	54,309	170.2%	92,375	34,818	44,848	(47,527)	48.5%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	15,546	15,546	3,887	7,773	(7,773)	50.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	402,094	412,094	145,366	285,901	(126,193)	69.4%	387,679	117,045	184,643	(203,036)	47.6%
TOWN SECRETARY											
EXPENDITURES:											
Payroll & Benefits	89,328	89,328	21,161	42,136	(47,191)	47.2%	84,248	22,482	39,720	(44,529)	47.1%
Supplies	3,260	3,260	822	1,203	(2,057)	36.9%	5,611	1,792	2,814	(2,797)	50.2%
Maintenance	500	500	25	25	(475)	5.1%	320	229	254	(66)	79.4%
Utilities	-	-	103	410	410	0.0%	3,356	1,018	1,537	(1,819)	45.8%
Services	15,400	15,400	1,328	3,015	(12,385)	19.6%	22,393	5,507	11,081	(11,311)	49.5%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	6,759	6,759	1,690	3,380	(3,380)	50.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	115,247	115,247	25,129	50,169	(65,077)	43.5%	115,928	31,028	55,407	(60,522)	47.8%



Town of Northlake
DEPARTMENT REPORT
 Quarter Ended March 31 2016

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
MUNICIPAL COURT											
EXPENDITURES:											
Payroll & Benefits	189,992	189,992	45,796	90,428	(99,565)	47.6%	180,739	47,898	85,503	(95,236)	47.3%
Supplies	5,740	5,740	810	1,433	(4,307)	25.0%	8,193	2,724	4,400	(3,793)	53.7%
Maintenance	-	-	25	25	25	0.0%	101	25	50	(51)	49.6%
Utilities	-	-	295	1,179	1,179	0.0%	4,829	1,391	2,290	(2,539)	47.4%
Services	71,610	71,610	3,857	10,510	(61,100)	14.7%	44,984	8,960	20,747	(24,236)	46.1%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	20,277	20,277	5,069	10,139	(10,139)	50.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	287,619	287,619	55,852	113,714	(173,906)	39.5%	238,845	60,998	112,990	(125,855)	47.3%
DEVELOPMENT SERVICES											
EXPENDITURES:											
Payroll & Benefits	70,064	70,064	16,729	33,366	(36,698)	47.6%	53,403	14,480	18,473	(34,930)	34.6%
Supplies	1,700	1,700	2,837	3,142	1,442	184.9%	4,857	1,466	2,360	(2,497)	48.6%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	150	150	128	466	316	310.4%	3,520	1,068	1,612	(1,908)	45.8%
Services	245,610	245,610	85,134	110,105	(135,504)	44.8%	254,384	90,887	126,135	(128,249)	49.6%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	8,449	8,449	2,112	4,225	(4,225)	50.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	325,973	325,973	106,941	151,304	(174,668)	46.4%	316,164	107,902	148,580	(167,584)	47.0%
POLICE											
EXPENDITURES:											
Payroll & Benefits	887,055	887,055	199,657	381,971	(505,084)	43.1%	717,551	192,762	341,159	(376,392)	47.5%
Supplies	70,150	70,150	13,711	21,950	(48,200)	31.3%	64,126	11,081	25,055	(39,071)	39.1%
Maintenance	20,000	20,000	7,246	13,542	(6,458)	67.7%	38,184	8,283	14,399	(23,785)	37.7%
Utilities	4,500	4,500	1,127	3,308	(1,192)	73.5%	10,499	3,186	5,081	(5,417)	48.4%
Services	55,329	55,329	8,713	16,752	(38,577)	30.3%	65,156	12,361	27,037	(38,119)	41.5%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	130,582	130,582	32,646	65,291	(65,291)	50.0%	46,500	7,125	23,250	(23,250)	50.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	1,167,616	1,167,616	263,099	502,815	(664,801)	43.1%	942,015	234,798	435,981	(506,034)	46.3%



Town of Northlake
DEPARTMENT REPORT
 Quarter Ended March 31 2016

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
PUBLIC WORKS - GENERAL FUND											
EXPENDITURES:											
Payroll & Benefits	192,141	192,141	42,641	78,458	(113,683)	40.8%	143,055	38,538	59,793	(83,262)	41.8%
Supplies	31,705	31,705	2,727	5,368	(26,337)	16.9%	23,775	7,916	12,408	(11,367)	52.2%
Maintenance	154,900	154,900	61,948	78,381	(76,519)	50.6%	103,540	22,228	35,259	(68,281)	34.1%
Utilities	3,600	3,600	478	1,204	(2,396)	33.4%	10,799	1,760	2,492	(8,307)	23.1%
Services	10,500	10,500	5,935	16,760	6,260	159.6%	24,962	2,829	14,973	(9,989)	60.0%
Capital Outlay	-	-	-	-	-	0.0%	54,488	-	-	(54,488)	0.0%
Transfers	41,898	41,898	10,475	20,949	(20,949)	50.0%	18,000	4,500	9,000	(9,000)	50.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	434,744	434,744	124,204	201,120	(233,624)	46.3%	378,619	77,771	133,925	(244,695)	35.4%
GENERAL FUND - NON DEPARTMENTAL											
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	916	-	-	(916)	0.0%
Maintenance	-	-	-	-	-	0.0%	3,920	1,095	3,895	(25)	99.4%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	36,000	36,000	12,369	49,141	13,141	136.5%	45,539	8,704	22,965	(22,574)	50.4%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	175,000	-	175,000	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	36,000	36,000	12,369	49,141	13,141	136.5%	225,376	9,799	201,860	(23,516)	89.6%
ADMINISTRATION - UTILITY FUND											
EXPENSES:											
Payroll & Benefits	58,178	88,188	13,558	24,481	(63,707)	27.8%	53,182	13,790	22,143	(31,039)	41.6%
Supplies	6,200	6,200	4,203	4,738	(1,462)	76.4%	11,330	5,349	6,157	(5,173)	54.3%
Maintenance	100	100	25	25	(75)	25.4%	101	25	50	(51)	49.6%
Utilities	-	-	103	410	410	0.0%	2,878	835	1,248	(1,630)	43.4%
Services	24,575	24,575	16,976	20,103	(4,472)	81.8%	114,352	13,213	18,626	(95,725)	16.3%
Capital Outlay	-	-	6,000	6,000	6,000	0.0%	-	-	-	-	0.0%
Transfers	129,731	129,731	32,433	64,866	(64,866)	50.0%	125,000	31,250	62,500	(62,500)	50.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	218,784	248,794	73,297	120,623	(128,171)	48.5%	306,842	64,461	110,724	(196,117)	36.1%



Town of Northlake
DEPARTMENT REPORT
 Quarter Ended March 31 2016

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
PUBLIC WORKS - UTILITY FUND											
EXPENSES:											
Payroll & Benefits	199,590	199,590	41,329	73,209	(126,381)	36.7%	132,857	36,704	56,161	(76,696)	42.3%
Supplies	24,475	24,475	3,212	10,602	(13,873)	43.3%	14,551	3,320	5,252	(9,299)	36.1%
Maintenance	52,250	52,250	75,582	98,497	46,247	188.5%	55,304	10,492	24,152	(31,151)	43.7%
Utilities	945,220	945,220	187,836	421,392	(523,828)	44.6%	843,577	245,203	360,806	(482,771)	42.8%
Services	24,800	24,800	7,369	29,247	4,447	117.9%	30,956	3,735	12,809	(18,147)	41.4%
Capital Outlay	84,300	84,300	27,837	75,539	(8,761)	89.6%	-	10,809	21,330	21,330	0.0%
Transfers	41,898	41,898	10,475	20,949	(20,949)	50.0%	18,000	6,750	9,000	(9,000)	50.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	1,372,533	1,372,533	353,639	729,435	(643,098)	53.1%	1,095,245	317,013	489,510	(605,735)	44.7%
PUBLIC WORKS - NON DEPARTMENTAL											
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	12,000	12,000	5,964	9,457	(2,543)	78.8%	34,377	3,937	42	(34,335)	0.1%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	28,236	28,236	-	-	(28,236)	0.0%	20,924	-	-	(20,924)	0.0%
TOTAL EXPENSES:	40,236	40,236	5,964	9,457	(30,779)	23.5%	55,301	3,937	42	(55,259)	0.1%

TOWN OF NORTHLAKE

3. Regular Session

TOWN OF NORTHLAKE

4. Public Recognition/Citizens' Agenda/Written Communications

TOWN OF NORTHLAKE

5. Consent Items

G. Meeting Minutes 3-10-16

H. A Resolution of the Town Council of the Town of Northlake, Texas, declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property (Res. No. 16-011)

I. A Resolution directing Oncor Electric Delivery Company, LLC to file certain information with the Town of Northlake setting a procedural schedule for the gathering and review of necessary information in connection therewith; setting dates for the filing of the Town's analysis of the Company's filing and the Company's rebuttal to such analysis; ratifying the hiring of legal counsel and consultants; reserving the right to require the reimbursement of the Town of Northlake's rate case expenses; setting a public hearing for the purposes of determining if the existing rates of Oncor Electric Delivery Company, :LLC are unreasonable or in any way in violation of any provision of law and the determination by the Town of Northlake of just and reasonable rates to be charged by Oncor Electric Delivery Company LLC (Res. No. 16-12)



**Town of Northlake
Town Council Meeting Minutes
Thursday, March 10, 2016
1400 FM 407 - Northlake Texas**

1. Mayor Peter Dewing called the workshop session to order at 5:31 pm and stated a quorum was present

Councilmembers Present: Peter Dewing, Jean Young, Michael Ganz, Roger Sessions, Danny Simpson (arrived at 5:48 pm)

Councilmember Absent: Mike McBride

Staff Present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police, Eric Tamayo, Public Works Director; Karen Bolyard, Finance Director and Shirley Rogers, Town Secretary

Consultants Present: Ashley Dierker, Legal Counsel; Ben McGahey and Dean Stuller, Engineers

- A. Mayor Dewing recognized Officer David Lightfoot on his 5 Years of service as a Northlake Police Officer
Chief Crawford accepted on Lightfoot's behalf

2. Briefing

- B. Aero Valley Water Supply Update was briefed by Drew Corn- The cost for maintaining and upgrading the system has increased, and the actual numbers of customers directly tied to the system is inadequate to support the debt service necessary to finance the proposed solution. The Town has investigated numerous funding sources, and all options were loans not grants and none were guaranteed. Based on this information Eric Tamayo has informed the PUC that he would no longer serve as emergency manager and will honor the 180 days timeframe which ends on April 20th, 2016

- C. Master Thoroughfare Plan Update was given by Drew Corn and Ben McGahey - This plan updates the 2004 MTP and will show major thoroughfares; the general location of the number of lanes and whether the road is divided or undivided; will reserve the location of the road from encroachment from certain types of development such as gas wells; and will inform potential developers of the alignment of the Town's road system and anticipated right-of-way dedication requirements. It will also determine the amount of lane-miles necessary to serve the projected development which will determine the cost of the road infrastructure which will determine the amount of road impact fees the Town may charge developers

- D. Lease Space in Harvest Retail Area briefed by Drew Corn – In prior fiscal year, The Town engaged an architectural firm to perform a facility needs assessment to analyze current departments and determined future office space and parking needs for a new facility. Based on space needs, multiple budget options

for a Town Hall located as part of the Harvest mixed use development, discussions to potentially lease space have been underway. To meet the demands for service from residents, the Town has added additional personnel which has maxed out current office space. Public Works will take over the current Town Hall offices, the modspace buildings will be removed

- E. Florance Road Water Line Project Oversizing briefed by Drew Corn – Upper Trinity Regional Water District has long range plans to construct a water supply line along Florance Road to provide water to the Town of Ponder and City of Krum, however, current demand from these municipalities does not warrant the construction of a pipeline. Mayor Dewing approached UTRWD about a capacity sharing agreement with the Town whereby the developer will oversize the line and be reimbursed by UTRWD through the Town
- F. Open Gov web-based external financial reporting tool briefed by Karen Bolyard – is a web based program that allows Council Members, staff and the public to have access to interactive reports of financials and non-financial information. Considers this to be a good tool to show Northlake is all about public transparency

3. Regular Session

Mayor Dewing called the regular session to order at 6:36 pm and stated a quorum was present

Pledge of Allegiance and a Moment of Silence was observed

4. Public Recognition/Citizens' Agenda/Written Communications

Elaine Ligon McGown stated her relatives have owned property in Northlake for over 100 years, shared her family's concerns on the Updated Master Thoroughfare Plan up for discussion and consideration at the meeting. Did not like the placement of roads on the property, wanted to protect the family legacy, believe the current 2004 MTP map does not need to updated

5. Consent Items

Councilmember Young moved to approve the Consent Items as presented. 2nd by Councilmember Ganz

Vote: Approved unanimous

G. Meeting Minutes 2-11-16

H. Meeting Minutes 3-3-16

I. Resolution 16-09 authorizing the Mayor to proclaim that the Town of Northlake, Texas, is designating the months of April and September 2016 for beautification purposes

J. License and Easement Agreement between Town of Northlake, Texas and T-Mobile LLC to locate and operate a temporary antenna facility

6. Regular Items

- K. An Ordinance amending a component of the Comprehensive Plan to adopt a 2016 Master Thoroughfare Plan Update, replacing the existing Master Thoroughfare Plan; providing that this Ordinance shall be cumulative of all ordinances; providing for a severability clause; providing a savings clause and providing an effective date

- i. Mayor Dewing opened the Public Hearing at 6:43 pm to hear comments for or against the proposed MTP

No one came forward for or against the proposed MTP

Mayor Dewing closed the Public Hearing at 6:44 pm

- ii. Mayor Pro Tem Simpson moved to approve Ordinance 16-0310 with the revised map as exhibit A and to add the following statement on the map: Note-The MTP plan identifies existing and future roadways for the Town and its ETJ. It is recognized that classifications and/or locations of arterials may change based on the future conditions. In areas, particularly in the ETJ, where the streets are not in place, the street alignments reflect corridors and not exact locations. 2nd by Councilmember Ganz

Vote: Motion carried
For: Simpson, Ganz, Young
Against: Sessions

Councilmember Young wanted it on the record stating this is only a plan, not set in stone and will not interfere with property owners uses or enjoyment of their property

- L. Mayor Pro Tem Simpson moved to approve Final Plat of Canyon Falls Village E1, a phase of the Canyon Falls development consisting of 44 single-family residential lots on approximately 13.078 acres of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Graham Branch Creek adjacent to the Town of Flower Mound, and zoned Mixed-Use Planned Development (MPD). Case # FP-16-003. 2nd by Councilmember Sessions

Vote: Approved unanimous

- M. Mayor Pro Tem Simpson moved to approve the Final Plat of Canyon Falls Village E3, a phase of the Canyon Falls development consisting of 57 single-family residential lots and 3 opens space/HOA lots on approximately 16.029 acres of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Graham Branch Creek adjacent to the Town of Flower Mound, and zoned Mixed-Use Planned Development (MPD). Case # FP-16-002. 2nd by Councilmember Sessions

Vote: Approved unanimous

- N. Councilmember Ganz moved to approve the Final Plat of Lot 4, Block 5, Northport Addition, a 2.037-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W

approximately 1,000 feet north of SH 114, and zoned Commercial (C) with the condition that the construction plans be approved and all easements including off-site easements necessary for the development of the lot, be shown on the plat prior to recording. Case # FP-16-005. 2nd by Councilmember Young

Vote: Approved unanimous

- O. Councilmember Ganz moved to approve the Site Plan for Rosa's Cafe, a proposed 6,940 square-foot restaurant on 2.037 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 4, Block 5, Northport Addition, generally located on the east side of IH 35W approximately 1,000 feet north of SH 114, and zoned Commercial ©. Case # SP-16-001. 2nd by Councilmember Young

Vote: Approved unanimous

Present - Ken Taft representing Rosa's Cafes

- P. Councilmember Sessions moved to approve Resolution No. 16-10 authorizing the Mayor to negotiate of a Lease Agreement for a proposed lease space of professional offices for use by the Town of Northlake as a Town Hall Building and for other public purposes; resolving other matters related thereto and providing an effective date. 2nd by Councilmember Ganz

Vote: Approved unanimous

- Q. Councilmember Ganz moved to approve the Mutual Termination Agreement between Town of Northlake, Texas and Northlake Estates, LP terminating the original Community Facilities Contract No. 03-01 and all amendments thereto relating to property within the North Ridge Estates subdivision. 2nd by Councilmember Sessions

Vote: Approved unanimous

7. Executive Session- Council did not convene into closed session during the meeting

8. Mayor Dewing adjourned the meeting at 7:10 pm

Passed and approved on this the 14th day of April, 2016

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary



RESOLUTION NO. 16-11

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, DECLARING CERTAIN PERSONAL PROPERTY OWNED BY THE TOWN TO BE SURPLUS PROPERTY AND AUTHORIZING THE TOWN ADMINISTRATOR TO DISPOSE OF SUCH PROPERTY

WHEREAS, The Town Council of the Town of Northlake, Texas, has determined that certain personal property owned by the Town in the form of certain equipment is no longer needed; has been replaced by other equipment; and is no longer necessary for the Town's current or foreseeable needs; and

WHEREAS, such surplus property, while no longer being of value or benefit to the Town, may be of benefit or value to some other person or entity; and

WHEREAS, the Texas Government Code authorizes the Town to dispose of surplus property;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. The Town Council hereby finds and determines that the property identified on the attached Exhibit "A", which is hereby incorporated and made part of this Resolution as if set forth fully at length is no longer necessary for the operations of the Town of Northlake and is hereby declared to be surplus property in accordance with the Texas Government Code.

SECTION 2. The Town Administrator is hereby directed to take all reasonable steps to dispose of such items of surplus property and the proceeds there from shall be deposited to the General Fund or appropriate fund.

PASSED AND APPROVED THIS THE 14TH DAY OF APRIL, 2016

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit 'A'
Town of Northlake
Surplus Inventory

1	Mobile Motorola Radio	MCS2000-722ABJ1034
1	Mobile Motorola Radio	MCS2000-722ABS1035
1	Mobile Motorola Radio	MCS2000-722ABW0955
1	Mobile Motorola Radio	MCS2000-722AYE2944
1	Mobile Motorola Radio	MCS2000-722AZL1307
1	Mobile Motorola Radio	MCS2000-722 AZJ0993
1	Mobile Motorola Radio	MCS2000-722AZL1308
1	Mobile Motorola Radio	MCS2000-722AZS1559
1	Mobile Motorola Radio	MCS2000-722CCW1335
1	Portable Motorola Radio	MTS2000-466AAU4759
1	Portable Motorola Radio	MTS2000-466AAY4854
1	Portable Motorola Radio	MTS2000-466ABW2751
1	Portable Motorola Radio	MTS2000-466ABW3669
1	Portable Motorola Radio	MTS2000-466AUY0884
1	Portable Motorola Radio	MTS2000-466AYC2670
1	Portable Motorola Radio	MTS2000-466AYE1650
1	Portable Motorola Radio	MTS2000-466AZL4233
1	Portable Motorola Radio	MTS2000-466AZL4234
1	Portable Motorola Radio	MTS2000-466AZL4235



TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 16-12

DIRECTING ONCOR ELECTRIC DELIVERY COMPANY, LLC TO FILE CERTAIN INFORMATION WITH THE TOWN OF NORTHLAKE SETTING A PROCEDURAL SCHEDULE FOR THE GATHERING AND REVIEW OF NECESSARY INFORMATION IN CONNECTION THEREWITH; SETTING DATES FOR THE FILING OF THE TOWN'S ANALYSIS OF THE COMPANY'S FILING AND THE COMPANY'S REBUTTAL TO SUCH ANALYSIS; RATIFYING THE HIRING OF LEGAL COUNSEL AND CONSULTANTS; RESERVING THE RIGHT TO REQUIRE THE REIMBURSEMENT OF THE TOWN OF NORTHLAKE'S RATE CASE EXPENSES; SETTING A PUBLIC HEARING FOR THE PURPOSES OF DETERMINING IF THE EXISTING RATES OF ONCOR ELECTRIC DELIVERY COMPANY ARE UNREASONABLE OR IN ANY WAY IN VIOLATION OF ANY PROVISION OF LAW AND THE DETERMINATION BY THE TOWN OF NORTHLAKE OF JUST AND REASONABLE RATES TO BE CHARGED BY ONCOR ELECTRIC DELIVERY COMPANY, LLC.

WHEREAS, the Town of Northlake, is a regulatory authority under the Public Utility Regulatory Act ("PURA") and has original jurisdiction over the rates of Oncor Electric Delivery Company, LLC ("Oncor") to determine if such rates are just and reasonable; and

WHEREAS, Sections 33.021, 36.003 and 36.151 of PURA empower a regulatory authority, on its own motion or on a complaint by any affected person, to determine whether the existing rates of any public utility for any service are unreasonable or in any way in violation of any provision of law, and upon such determination, to determine the just and reasonable rates; and

WHEREAS, the Town of Northlake has reason to believe that Oncor is over-earning and its rates are excessive; and

WHEREAS, the Town of Northlake is a member of the Steering Committee of Cities/Towns Served by Oncor; and

WHEREAS, the Executive Committee of the Steering Committee of Cities Served by Oncor has recommended that cities pass a resolution that requires Oncor to show cause why its transmission and distribution rates should not be reduced; and

WHEREAS, the Town Council of the Town of Northlake desires, on its own motion, to exercise its authority under Sections 33.021, 36.003 and 36.151 of PURA; and

WHEREAS, a procedural schedule should be established for the filing of certain information by Oncor, procedures to be followed to obtain and review information from Oncor, the filing of an analysis of such information by the Town, the filing of rebuttal information from Oncor, and a public hearing at which time the Town shall make a determination whether the existing rates of Oncor are unreasonable or are in

any way in violation of any provision of law, and if such rates should be revised, and just and reasonable rates determined for Oncor.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. This resolution constitutes notice of the Town's intent to proceed with an inquiry into the transmission and distribution rates charged by Oncor. On or before September 1, 2016, Oncor shall file with the Town of Northlake information that demonstrates good cause for showing that Oncor's transmission and distribution rates should not be reduced. Specifically, Oncor shall file with the Town of Northlake information for the test year beginning January 1, 2015 and ending December 31, 2015, regarding Oncor's cost of service elements, including, but not limited to, the elements detailed by the Public Utility Commission as necessary for the filing of a Statement of Intent to Change Rates. The test year may be updated for more current data and shall be adjusted for known and measureable changes.

SECTION 2. Town's designated representatives shall have the right to obtain additional information from Oncor through the filing of requests for information, which shall be responded to within fifteen (15) days from the receipt of such request for information.

SECTION 3. Town's designated representatives shall file their analysis of Oncor's filing and information on or before October 13, 2016.

SECTION 4. Oncor shall file any rebuttal to the analysis of Town's representatives on or before November 10, 2016. With its rebuttal, Oncor may present whatever additional information it desires to defend its current rates.

SECTION 5. A public hearing shall be conducted by the Town Council for the Town of Northlake during a regular council meeting scheduled between November 15 and December 15. At such hearing a representative of Oncor and a representative of the Town of Northlake's consultants will each be allowed to address the Town Council and summarize previously filed reports for no more than 15 minutes. Based upon such hearing, a determination of the reasonableness of the existing rates of Oncor shall be made by the Town Council and, if necessary, just and reasonable rates shall be determined to be thereafter observed and enforced for all services of Oncor within the Town of Northlake, Texas.

SECTION 6. The Town Council may, from time to time, amend this procedural schedule and enter additional orders as may be necessary in the public interest and to enforce the provisions hereof.

SECTION 7. Subject to the right to terminate employment at any time, the Town of Northlake hereby ratifies the Steering Committee's selection of Geoffrey Gay with the law firm of Lloyd, Gosselink, Rochelle & Townsend as legal counsel to assist the Town of Northlake in its ratemaking and to prosecute any appeals to the Texas Public Utility Commission or court. The Executive Committee of the Steering Committee of Cities/Towns Served by Oncor shall retain appropriate consultants to prepare a report and make rate recommendations.

SECTION 8. Fees and expenses of attorneys and consultants assisting the Town in the Steering Committee's review of the reasonableness of Oncor's rates will be processed through the Steering Committee but the Town reserves the right to seek reimbursement from Oncor pursuant to the PURA Section 33.023.

SECTION 9. That it is hereby officially found and determined that the meeting at which this resolution was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041, Texas Government Code.

AND IT IS SO ORDERED.

The above and foregoing resolution was passed and approved on this the 14th day of April_2016, by the following vote:

Ayes:

Nays:

Abstentions:

At regular meeting April 14th, 2016.

Town of Northlake, Texas

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

APPROVED:

Ashley Dierker, Town Attorney

Model Staff Report to Support Resolution Directing Oncor Concerning Just and Reasonable Rates

Recent Public Utility Commission of Texas (“Commission”) proceedings related to approval of conversion of Oncor into a Real Estate Investment Trust (“REIT”) resulted in the Commissioners’ desire to share \$200 million to \$250 million in annual federal income tax (“FIT”) savings with Oncor ratepayers. Since the proceeding involving a change of ownership and control of Oncor was not a rate case, the Commission had no jurisdiction to order a reduction in rates. The new owners of Oncor indicated an intent to file a rate case in mid-2017 to become effective in 2018. Believing that a two year wait to factor FIT savings into rates was too long to wait, the Steering Committee of Cities Served by Oncor decided to initiate a rate case against Oncor.

Whereas Clauses Explained

Cities have original rate making jurisdiction over Oncor’s rates and services within their municipal limits. The Commission has original jurisdiction over the environs outside municipal limits and appellate jurisdiction over city rate mailing orders.

As a regulatory authority, Cities that retain original jurisdiction may initiate rate making proceedings by filing a resolution requiring a public utility to show cause why rates should not be reduced.

The City works with other similar Oncor Cities on regulatory issues through the Steering Committee of Cities Served by Oncor which has functioned continuously since 1988.

The Executive Committee of the Steering Committee recommends that member Cities pass show cause resolutions to initiate a rate case so that Oncor rates may be reduced.

Resolved Sections Explained

Section 1, provides notice to Oncor that it is compelled to file information that would otherwise be required if the Company filed a request to increase rates at the Commission by September 1, 2016. This Section requires that historic data from calendar year 2015 be filed to demonstrate that its rates should not be reduced.

Section 2 authorizes Cities’ representatives to file requests for information which shall be answered by Oncor within 15 days of receipt.

Sections 3 and 4 set other dates critical to the procedural process for rate setting. Cities’ report will be due on October 13, 2016 and the Oncor rebuttal will be due November 10, 2016.

Section 5 establishes that a hearing will occur and final order will be issued between November 15, 2016 and December 15, 2016.

Section 6 provides that the procedural schedule may be amended by the City and that other orders may be extended. For example, once the REIT conversion is finalized, Cities may enter interim orders requiring a sharing of tax savings that benefit ratepayers.

Section 7 authorizes the hiring of legal counsel and authorizes the Executive Committee to hire consultants.

Section 8 confirms that Cities will seek reimbursement of their rate making expenses from Oncor.

Section 9 confirms that the resolution was passed in compliance with Open Meeting laws.

TOWN OF NORTHLAKE

6. Regular Items

- J. Interlocal Agreement between the Town of Northlake and the Northwest Independent School District for the Partial Reimbursement of Water Line Project
- K. Agreement for Shared Capacity in Water Pipeline between the Town of Northlake and Upper Trinity Regional Water District
- L. Final Plat of Harvest Phase 3A, a proposed subdivision consisting of 67 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 14.465-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the west side of Harvest Way, approximately 150 feet north of 7th Street. Harvest Phase 3, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-16-004
- M. Preliminary Plat of Harvest Phase 3B & 4A, a proposed development consisting of 387 single-family residential lots, 14 non-residential/open space lots, and 1 gas lease lot within the extraterritorial jurisdiction of the Town of Northlake on a 118.817-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Cleveland-Gibbs Road approximately 450 feet north of 9th Street. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor. Case # PP-16-002
- N. Preliminary Plat of Heritage Fields Phases 1-5, a proposed mixed-use development consisting of 955 single-family residential lots, 40 common area lots, and 2 commercial lots on a 325.526-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Robson Ranch Road, approximately 4,300 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). DF Pacific No. 2 Ltd. is the owner/applicant. JBI Partners Inc. is the engineer/surveyor. Case # PP-16-001
- O. Site Plan for Sonic Drive-In, a proposed 1,608 square-foot restaurant with drive-in and drive-through service on 1.045 acres, known as Lot 1R, Block 2, Texas Speedway Centre, located on the southeast corner of SH 114 and Raceway Drive at 13211 Raceway Drive, and zoned Mixed-Use Planned Development (MPD). Motor Speedway Partners, LLC is the owner. Mason Harrison Ratliff Enterprises, LLC is the applicant/developer. Cedar Creek Consulting, Inc. is the engineer. Wilkus Architects is the architect. Case # SP-16-002
- P. Specific Use Permit (SUP) for an accessory building to be constructed on Lot 3, Brian's Place, a 5.001-acre lot at 3309 Robson Ranch Road and zoned Rural Residential (RR). Horacio Gonzalez is the owner/applicant. Case # SUP-16-001
 - i. Public Hearing
 - ii. Ordinance No. 16-0414
- Q. A Resolution nominating one candidate to a slate of nominees for the Board of Managers of the Denco Area 911 District (Res. No. 16-13)

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Nathan Reddin, Development Director
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Northwest ISD Outdoor Learning Center Water Line Reimbursement

In 2010, The Northwest Independent School District purchased from DKM Properties the former site of Texas Lil's Dude Ranch. Over the past few years, the district has been preparing the property for the construction of the Outdoor Learning Center. Most recently council approved the site plan and final plat at their October 8, 2015 council meeting.

In order to get the necessary fire flows to the site, a twelve inch (12") water line will need to be installed from FM 407 to the site. This size line is much more than the center's water needs. Had the Outdoor Learning Center opened at a later date, the water line would most likely be completed as part of The Highlands development. However, the center is planned to open this coming school year.

The District will construct the 12" water line. The Town will reimburse the District for a proportion of the costs. If the Town were to build the line independently, the total estimated cost of the water line would be \$750,000. However, because this project is part of a larger project the Northwest ISD has been able to have projected costs of only \$600,000. The Town will reimburse 50% of total actual project costs. In addition, the district has allowed the Town to credit infrastructure review and inspection fees as contribution-in-kind toward the Town's 50% share. The Town will use future impact fees to reimburse the District over a five-year period.

The projected impact fee collections from known developments in the northern service area are: \$739,420 for 220 lots in The Highlands; \$181,494 for 54 lots in Prairie View Farms; and \$504,150 for 150 lots in Stardust Ranch for a total of \$1,425,064. The current uses of impact fee revenue of the Town is the repayment of the Hotel Fund loan in the amount of \$652,349 over five years; and the current and next five years of debt service for the Town's portion of the 20" water line to North Ridge Estates is \$200,223. Over the next five years, the Town's impact fee fund will have \$572,492 in available funds to reimburse the school district.

Please contact me at 940.242.5701 if you have any questions or comments.

**INTERLOCAL AGREEMENT BETWEEN THE
TOWN OF NORTHLAKE AND
NORTHWEST INDEPENDENT SCHOOL DISTRICT**

This Interlocal Agreement (“Agreement”) is entered into by and between the Town of Northlake, a Texas General Law municipality, acting by and through its duly authorized representative, (“Northlake”), and the Northwest Independent School District, a school district operating under the Texas Education Code, acting by and through its duly authorized representative, (“Northwest ISD”). Northlake and Northwest ISD may be referred to from time to time as the “Parties”.

I. RECITALS

WHEREAS, Chapter 791 of the Texas Government Code, the Interlocal Cooperation Act, authorizes governmental entities to enter into interlocal agreements with other governmental entities for the providing of governmental functions and services; and

WHEREAS, each governing body, in performing governmental functions or in funding the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the common interest of both Parties, that the undertaking will benefit the public and that the division of costs fairly compensates the performing party for the services or functions under this Agreement; and

WHEREAS, Northlake and Northwest ISD desire to facilitate the construction of a water line as described herein (“Water Line Project”); and

WHEREAS, Northwest ISD has agreed to construct and install the water line, but has requested reimbursement payments from Northlake; and

WHEREAS, Northwest ISD has the ready ability to perform the construction and installation of the water line and desires to begin construction and installation of the water line immediately, so that the Water Line Project is complete and operational before September 2016.

NOW THEREFORE, Northlake and Northwest ISD agree as follows:

II. TERMS AND CONDITIONS

A. Water Line Project. Northlake and Northwest ISD agree that Northwest ISD will construct and install the water line as indicated on Exhibits “A” and “B.” The water line shall become the property of Northlake upon final acceptance by Northlake.

B. Design of the Project. Northwest ISD shall have the plans prepared as necessary to facilitate the Water Line Project as depicted in Exhibits “A” and “B,” such plans subject to the approval of Northlake.

C. Responsibilities of the Parties.

1. Northwest ISD shall be responsible for:

- a. Construction of the Water Line Project in accordance with Northlake engineering design standards;
- b. Preparation of Water Line Project contract documents; and
- c. Dedication of the water line to Northlake at the completion of the construction.

2. Northlake shall be responsible for:

- a. Waiver of plan review and inspection fees owed to Northlake;
- b. Payment of funds, as outlined below, for the additional water line capacity included in the Water Line Project;
- c. Inspection of Water Line Project during construction;
- d. Final inspection of the Water Line Project; and
- e. Acceptance of the water line as Town property upon a final inspection.

D. Conveyance to Town; Maintenance. Within 90 days from the date of Northwest ISD’s receipt of written notice of substantial completion of the Water Line Project from its contractor, Northwest ISD shall dedicate, transfer, and convey all of its right, title, and interest in such water line to Northlake, including the contractor’s warranty, and performance and two-year, maintenance bonds. Upon such dedication, transfer, and conveyance, Northlake shall be responsible for all costs of the operation and maintenance of the water line.

E. Cost and Payment Schedule. Northlake and Northwest ISD reasonably believe that the total cost of the Water Line Project will not exceed the sum of \$750,000.00. The Parties acknowledge and agree that, as time is of the essence, Northwest ISD shall initially fund all Water Line Project costs and Northlake shall reimburse Northwest ISD an amount up to Three Hundred ~~and Seventy-five~~ Thousand Dollars (\$~~375~~00,000.00) to be paid to Northwest ISD within five (5) years of final acceptance of the Water Line Project by Northlake. In the event the Project cost increases, including installation, and alteration, Northlake’s contribution under this Agreement shall not exceed Three Hundred ~~and Seventy-five~~ Thousand Dollars (\$~~375~~00,000.00). All costs will be based on actual costs, including professional services and a 3.75% interest rate.

Northlake’s contribution under this Agreement shall be decreased by an amount equal to the plan review and inspection fees that would normally be owed to Northlake but have been waived by Subsection C.2. herein. By way of example only, if the plan review and inspections fees for the Water Line Project total \$35,000.00, Northlake would receive credit in that amount towards Northlake’s contribution such that Northlake would reimburse Northwest ISD an amount not to exceed \$265,000.00.

F. Current Revenue. No debt is created by this Agreement. Northlake and Northwest ISD each hereby warrant that all payments, contributions, fees, and disbursements required under this Agreement shall be made from current revenues.

G. No Waiver of Immunity or Defenses. Nothing in the performance of this Agreement shall impose any liability for claims against either Northlake or Northwest ISD, other than claims for which the Texas Tort Claims Act may impose liability. Nothing contained herein shall be deemed to waive any immunity or defense or constitute a waiver of governmental immunity by Northlake or Northwest ISD.

H. No Third Party Beneficiaries. It is understood by the Parties that this Agreement is entered into for the mutual convenience and purposes of Northlake and Northwest ISD and it is the Parties intent that no other person shall be construed as a beneficiary of this Agreement. Further, the Parties do not intend for any third party to obtain any right by virtue of this Agreement.

I. No Creation of Rights. By entering into this Agreement, the Parties do not intend to create any obligations express or implied other than those stated in the agreement. Further, this Agreement shall not create any rights in any party not a signatory to the Agreement.

J. Force Majeure. If, by reasons of Force Majeure, any party will be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party will give written notice of the particulars of such Force Majeure to the other party or Parties within a reasonable time after the occurrence of such event. The obligations of the party giving such notice, to the extent affected by such Force Majeure, will be suspended during the continuance of the inability claimed and for no longer period, and any such party will in good faith exercise its best efforts to remove and overcome such inability.

K. Severability. In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the balance of this Agreement shall be enforceable, and shall be read as if the Parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase, or word. In such event there shall be substituted for such deleted provision a provision as similar in terms and in effect to such deleted provision as may be valid, legal and enforceable.

L. Amendment. This Agreement may only be amended, altered, or revoked by written instrument signed by the Parties to such amendment.

M. Notice. Any notice provided for or permitted under this Agreement shall be made in writing and may be given or served by (i) delivering the same in person to the party to be notified, or (ii) depositing the same in the mail, postage prepaid, certified with return receipt requested, and addressed to the party to be notified, or (iii) sending by electronic means, with a copy thereof sent by registered mail on the same day. If notice is deposited in the mail pursuant to (ii) or (iii) of this Article, it will be effective upon receipt or refusal. For the purpose of notice, the addresses of the Parties are, until changed as provided below, as follows:

Northwest Independent School District

For United States Postal Service mail deliveries:

Northwest Independent School District

Attn: Assistant Superintendent for Facilities, Construction & Planning

P.O. Box 77070

Fort Worth, Texas 76177

For hand deliveries and courier deliveries only:

Northwest Independent School District

Administration Building

Attn: Assistant Superintendent for Facilities, Construction & Planning

2001 Texan Drive

Justin, Texas 76247

Town of Northlake

Attn: Drew Corn, Town Administrator

Town of Northlake, Texas

1400 FM 407

Northlake, Texas 76247

With copy to:

Ashley D. Dierker, Town Attorney

Taylor, Olson, Adkins, Sralla & Elam, L.L.P.

6000 Western Place, Suite 200

Fort Worth, Texas 76107

The Parties may from time to time change their respective addresses, and each shall have the right to specify as its address any other address upon at least ten (10) days written notice to the other party.

N. Entire Agreement. This Agreement, including any exhibits attached and made a part hereof, is the entire Agreement between the Parties and supersedes all prior or contemporaneous understandings or representations, whether oral or written, respecting the subject matter herein.

O. Effective Date and Term. This Agreement shall become effective immediately upon its execution by both Parties and shall be for a term of five (5) years. This Agreement may be renewed thereafter for successive one year terms as necessary.

P. Non Discrimination. Neither Northlake nor Northwest ISD, nor any of their officers, members, agents, employees, program participants, or subcontractors, while engaged in performing this contract, shall in connection with the employment, advancement, or discharge of employees, or in connection with the terms, conditions or privileges of their employment, discriminate against persons because of their age, except on the basis of a bona fide occupational qualification, retirement plan, or statutory requirement.

Northlake and Northwest ISD agree that in the execution, performance, or attempted performance of this Agreement, they will not discriminate against any person or persons because of gender, religion, color, sexual orientation, or national origin, nor will either party permit its respective agents, employees, subcontractors or program participants to engage in such discrimination.

Q. Assignment. The rights and obligations of a Party under this Agreement may not be assigned without the prior written consent of the other Party. This Agreement shall be binding on and shall inure to the benefit of the heirs, successors and assigns of the Parties.

R. Representations. The signatories hereto represent and affirm that they have authority to execute this Agreement on behalf of the respective Parties hereto. All matters stated in the preamble of this Agreement are true and correct and are hereby incorporated into the body of this Agreement as though set forth in their entirety herein.

S. Applicable Laws. This Agreement is fully performable in Denton County, Texas. If any action, whether real or asserted, at law or in equity, arises on the basis of any provision of this Agreement, venue for such action shall lie in state courts located in Denton County, Texas.

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed by its duly authorized representative in multiple copies, to be effective as of the date indicated below.

[signature page to follow]

EXECUTED this _____ day of _____, 2016.

TOWN OF NORTHLAKE

By: _____
Drew Corn, Town Administrator

ATTEST:

Shirley Rogers, Town Secretary

Approved as to Form and Legality:

Ashley D. Dierker, Town Attorney

STATE OF TEXAS §

COUNTY OF DENTON §

Before me the undersigned notary public appeared Drew Corn, Town Administrator of Town of Northlake, a general rule municipality, and executed the foregoing agreement for the purposes therein expressed on behalf of such municipality.

Notary Public in and for the State of Texas

(SEAL)

**NORTHWEST INDEPENDENT SCHOOL
DISTRICT**

By: _____
XXX, [position]

ATTEST:

XXX, [position]

Approved as to Form and Legality:

XXXX
Attorney for Northwest ISD

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me the undersigned notary public appeared _____,
_____ of Northwest Independent School District, a _____ of the State of
Texas, on behalf of said _____.

(SEAL)

Notary Public in and for the State of Texas

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Eric Tamayo, Public Works Director
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Florance Road Water Line Capacity Sharing Agreement with UTRWD

As part of the development of Stardust Ranch, formerly the Yarbrough property located at Robson Ranch Road and Yarbrough Road, a twelve-inch water line is to be constructed to supply water. The water line will connect to a sixteen-inch line at the North Ridge Estates water plant and run on the west side of Florance Road up to Robson Ranch Road. The water system master plan calls for this line to ultimately be a sixteen inch line.

The Town's water supplier in this area, Upper Trinity Regional Water District (UTRWD), long range plans are to construct a water supply line along Florance Road to provide water to the Town of Ponder and the City of Krum. However current demand from these municipalities does not warrant the construction of a pipeline. In December, Mayor Dewing approached UTRWD about a capacity sharing agreement with the Town whereby the developer will oversize the line and be reimbursed by UTRWD through the Town.

The terms of an agreement would allow the Town to purchase the additional capacity in years ten to fifteen. The value of the oversized portion of the line would be depreciated on a straight line thirty year life. There would be no interest or carrying costs on the line when the Town sought to purchase. UTRWD would be able to use the additional capacity in the interim years to provide water to Ponder and customers to the north.

The UTRWD Board of Directors approved the agreement at their April 7th meeting. The draft agreement was first presented to Northlake Council at the March 10th meeting. The developer will bid the project for the original twelve-inch line and for the proposed sixteen-inch line. UTRWD will finance the difference after review of the bids. UTRWD will also review the design. The UTRWD board will have an opportunity to decline participation if they feel the bids are too high. If they do not participate the developer will build the original twelve-inch line.

Please contact me at 940.242.5701 if you have any questions or comments.

**AN AGREEMENT FOR SHARED CAPACITY IN WATER PIPELINE BETWEEN
TOWN OF NORTHLAKE**

AND

UPPER TRINITY REGIONAL WATER DISTRICT

THE STATE OF TEXAS §

§

COUNTY OF DENTON §

This **AGREEMENT FOR SHARED CAPACITY IN WATER PIPELINE**, (the "Agreement"), is made and entered into as of the ____ day of _____ 2016, by and between **UPPER TRINITY REGIONAL WATER DISTRICT**, (the "District"), a conservation and reclamation district created pursuant to Article XVI, Section 59 of the Constitution of the State of Texas, and the **TOWN OF NORTHLAKE** ("Northlake" or the "Town"), a duly incorporated political subdivision of the State of Texas operating under the Constitution and laws of the State of Texas.

WITNESSETH:

WHEREAS, Northlake is a Participating Customer of the District, having entered into a contract in December 2010 for participation in the District's Regional Treated Water System ("System"); and

WHEREAS, the District has developed and is operating the System for the benefit of Participating Members, Participating Utilities, and other Customers, including Northlake; and

WHEREAS, the District is serving Northlake through the System at Northlake's Point of Delivery No. 1 near FM 407 and Kay Lane; and

WHEREAS, Northlake has extended its retail distribution system west along FM 407 and north on Florence Road to serve its retail customers; and

WHEREAS, Northlake is planning to further extend its distribution system northward along Florence Road to serve a new development near Yarborough Lane (herein the "Project"), and near the Town of Ponder ("Ponder"), as delineated in Exhibit A attached hereto; and

WHEREAS, Northlake has offered the District an opportunity to partner with the Town to oversize the Project with shared capacity on a temporary basis to enable the District to provide interim services to Ponder, if and when requested, pending the District constructing its own transmission facilities directly to serve Ponder; and

WHEREAS, Ponder is a Participating Member of the District and currently depends on groundwater as its sole water supply source; and

WHEREAS, Ponder has indicated that on-going growth is expected to require the Town to increase its water supply in approximately five years; and

WHEREAS, Ponder has expressed support for the proposal to oversize the Project with shared capacity as a potential for interim service; and

WHEREAS, the District appreciates the opportunity to partner with Northlake for oversize capacity in the Project on a temporary basis; and

WHEREAS, Northlake appreciates the opportunity to fulfill its expected need for additional pipeline capacity in the future to accommodate on-going growth by participating in this proposal to oversize the Project in a cost-sharing manner with the District for mutual benefit; and

WHEREAS, Northlake recognizes that an oversized pipeline may enable energy savings in the cost of pumping water through its distribution system; and

WHEREAS, Northlake desires to have an option to purchase the District's shared capacity ("District Capacity") in the Project on mutually agreed terms when the District determines that its interim use of Project facilities is no longer necessary or expedient; and

WHEREAS, Northlake and the District desire to enter into this Agreement for mutual benefit, for Northlake to design and construct the Project; and, for the District to participate

in the cost to oversize the Project, with shared capacity, according to the provisions of this Agreement; and

WHEREAS, the parties are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code.

NOW, THEREFORE, Northlake and the District in consideration of the terms, covenants and conditions contained in this Agreement, agree as follows:

Section 1. Adoption of Preamble. All of the matters stated in the preamble of this Contract are true and correct and are hereby incorporated into the body of this Contract as though fully set forth in their entirety herein.

Section 2. District Participation in Project. Northlake is planning to construct the Project to provide retail water service to a planned development in a portion of its service area near Ponder. Subject to the District's review and approval of final cost estimates based on bid prices, the District agrees to participate with Northlake to oversize the Project to provide for shared capacity in the Project on a temporary basis. Subject to the District's approval of final cost estimates, Northlake hereby agrees to design the Project, with twelve-inch diameter pipe according to its needs, and to provide for an alternative design that includes oversize sixteen-inch diameter pipe for the District's portion of shared capacity ("District Capacity"). It is anticipated that said oversize will provide approximately one million (1,000,000) gallons per day peak flow capacity for the District's potential temporary use.

Section 3. Project Construction. Northlake hereby agrees, either directly or through the beneficiary developer(s), to design, construct, and fund the Project, subject to provisions of this Agreement, between the points and along the general route delineated in Exhibit A attached hereto. Northlake shall own, maintain and operate all facilities to be constructed as part of the Project, except as otherwise provided herein.

- A. Design of the Project shall be in accordance with generally accepted engineering practices. Final plans and specifications relating to the construction of the Project shall be submitted to the District for review and approval prior to Northlake, or its developer, advertising for construction bids, which approval shall not be unreasonably withheld, delayed or conditioned. Such plans and specifications - - and the associated contract documents shall provide adequate detail of facilities to be constructed to allow the extra oversize costs to be determined.

- B. Northlake, or its developer, shall serve as project manager for the Project and shall advertise, award and contract for construction of the Project, including the oversize alternative in full compliance with the appropriate procurement rules and regulations for Northlake. Prior to award of a contract for construction of the Project, Northlake shall provide the District with the complete bid packet, including bid tabulation and recommendation of award by Northlake's engineer, with a documented cost estimate to oversize the Project from twelve-inch pipe to sixteen-inch pipe. The District shall have the sole discretion to approve or

disapprove said cost estimate for oversize from twelve-inch pipe to sixteen-inch pipe for District participation in the Project. If the District elects not to approve the oversize cost estimate, the District shall have no further obligation under this Agreement. Otherwise, after due consideration, the District shall timely notify Northlake of its concurrence to award, which concurrence shall not be unreasonably withheld, delayed or conditioned.

- C. Northlake, or its developer, may proceed to award and execute the contract according to the terms and conditions contained herein. Northlake shall be responsible for field engineering and other activities to assure the Project is constructed according to the approved plans and specifications. The District shall have the right to inspect construction of the Project as the work progresses. If any material deviation from plans or specification is noted, Northlake agrees to take appropriate remedial action.

Section 4. Payment of Construction Cost. After design of the Project has been completed and after concurrence by District, Northlake, or its developer, shall take competitive bids for construction. After receipt of bids and before a contract (or contracts) for construction is awarded, Northlake shall give written notice to the District concerning Northlake's recommendation regarding award of contract(s). Based on the bid prices for alternate pipe sizes, Northlake's engineer shall prepare an estimated cost of the District's share of the proposed contract to be awarded. The parties hereby agree that the District's cost to participate shall be based on the construction cost to oversize the Project. The District's share of cost shall be equal to the marginal cost to increase the pipe size plus

ten percent (10%) to cover Northlake's cost to design, oversee and administer construction of the oversize alternative. Subject to approval of the estimate of oversize cost by District's Board of Directors, Northlake agrees to invoice the District, and the District agrees to pay, fifty percent (50%) of its share of the construction cost (including the ten percent extra) to oversize the Project before construction begins. Northlake agrees to provide the District with a final accounting of the construction related expenses within ninety (90) days of completion of the Project. Upon completion of construction and within thirty (30) days of notice and acceptance of completed Project, District agrees to pay the remainder of its share of cost and its share of contract change orders, if any, required to complete the Project.

Section 5. Appurtenances and Facilities for Either Party. As part of the oversize alternative for the Project, Northlake agrees to provide a sixteen-inch stub-out with a twelve-inch valve and associated fittings and cap, suitable for installation of a future meter. If the District desires and requests Northlake to construct other improvements or install appurtenances, which improvements and appurtenances are not otherwise needed by Northlake, District shall be responsible for the entire cost of such improvements or appurtenances installed for the sole benefit of the District. Likewise, if Northlake requests the construction of facilities, solely needed for Northlake purposes, then Northlake shall be responsible for the entire costs of such improvements installed for the sole benefit of Northlake.

Section 6. Operations.

- A. If and when the District determines to initiate use of the District's Capacity to receive water from Northlake for Ponder or others, District shall give reasonable notice and shall set an appropriate meter for access by both Northlake and the District.
- B. On behalf of both parties, Northlake agrees to operate its retail distribution system to enable the District to receive water at Northlake's regular distribution pressure on a continuous and reliable basis, while using the District's Capacity in the Project. Northlake shall be responsible for normal and routine maintenance, and the costs associated thereto, according to the standards of Northlake's own water transmission and distribution system.
- C. Upon the District initiating the use of water hereunder, the District will be responsible for extra cost for pumping (electric power) the District's water to the agreed point where said water will be received by District at Northlake's regular distribution pressure. It is mutually agreed that upon completing the Project, and before the District initiates use of water through the District's Capacity, the parties will evaluate the operating costs described herein to determine a unified transportation fee per 1,000 gallons, instead of using actual costs for purposes of billing the District, which transportation fee will be subject to mutual redetermination on an annual basis.
- D. The amount of water delivered to Northlake, including any water to be delivered to the District through the Project, shall continue to be metered at Northlake's existing Point of Delivery No. 1. For purposes of billing Northlake

for its usage of water from the System, the District shall take a deduct for water delivered through the Project for District's use. Northlake and District agree to share metering losses and unaccounted-for water on a pro rata basis; and, accordingly the parties agree to use an allowance of 3% for such metering losses and unaccounted-for water.

Section 7. Repurchase of District's Share of Project. While not binding on the parties, the ~~period of~~ District anticipates ~~using~~ of water hereunder ~~is anticipated to be a ten-year~~ for a period of time up to ten (10) years (herein "Use Period"), ~~generally-period~~ between year five and year fifteen after completion of the Project ~~(herein "Use Period")~~. Northlake ~~may~~ shall purchase the District's ~~share~~ Capacity, in whole or in part, if District at any future time during the Use Period gives notice to Northlake that the District's Capacity is no longer needed. Unless the District provides such notice, the District expressly reserves the right to serve Ponder and others using the District's Capacity for ~~year six through year ten of the Use Period~~ a minimum of five (5) years. Northlake shall have and expressly reserves the ~~right-option~~ to purchase the District's ~~share-Capacity~~ after said five (5) year period of use ~~for year ten through year fifteen of the Use Period~~ upon providing the District with written notice a minimum of eighteen (18) twenty-four (24) months in advance of ~~the-such~~ purchase. After said Use Period has expired, Northlake shall have the obligation to purchase the District's Capacity if requested by the District.

- A. Northlake's use of its share of the Project capacity shall be limited to the nominal capacity of a twelve-inch diameter pipe; and, shall not use any of the District's Capacity for the life of this Agreement, except with the written

agreement of the District or if Northlake has purchased the District's Capacity pursuant to this Agreement.

B. For any portion of the District's Capacity for which Northlake desires to, or is required to, purchase hereunder, Northlake agrees to purchase pursuant to this Agreement.

C. The price to be paid by Northlake to District to purchase any portion of the District's share of the Project under this Agreement shall be equal to the original cost thereof for the District's share, less accumulated depreciation expense. For this limited purpose, said accumulation of Depreciation expense will be computed on a straight-line basis, starting five (5) years after completion and acceptance of the Project and continuing for a period not to exceed thirty (30) years. The original cost for the District's share-Capacity shall be the amount paid by the District ~~for the District's Capacity~~ pursuant to Section 4 of this Agreement. Northlake shall not be required to make any interest payments to purchase any portion of the District's shareCapacity.

Section 8. Miscellaneous Provisions.

A. This Agreement is solely for the benefit of the Parties hereto, and no other person has any right, interest or claim under this Agreement.

B. The Parties agree that they shall execute and deliver such other and further instruments and documents as are, or may become, necessary or convenient to effectuate and carry out the intent of this Agreement.

C. The signatories hereto represent and affirm that they have authority to execute this Agreement on behalf of the respective Parties.

D. The provisions of this Agreement are severable, and if any word, phrase, clause, sentence, paragraph, section, or other part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such word, phrase, clause, sentence, paragraph, section, or other part of this Agreement to other persons or circumstances shall not be affected thereby and this Agreement shall be construed as if such invalid or unconstitutional portion had never been contained therein.

E. The Agreement constitutes the entire agreement between the Parties relative to the subject matter of this Agreement. All prior agreements, covenants, representations, or warranties, whether oral or in writing, between the Parties are merged herein.

F. No amendment of this Agreement shall be effective unless and until it is duly approved by each Party and reduced to a writing signed by the authorized representatives of the District and Northlake, respectively, which amendment shall

incorporate this Agreement in every particular not otherwise changed by the amendment.

G. This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the parties are expressly deemed performable in Denton County, Texas.

H. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto.

I. The failure of any Party to insist upon performance of any provision of this Agreement shall not be construed as a waiver of the future performance of such provision by the other Party.

J. This Agreement and the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of this Agreement.

K. Any action at law or in equity brought to enforce or interpret any provision of this Agreement shall be brought in a state court of competent jurisdiction with venue in Denton County, Texas.

L. The rights and obligations of a Party under this Agreement may not be assigned without the prior written consent of the other Party, which shall not be unreasonably

withheld. This Agreement shall be binding on and shall inure to the benefit of the heirs, successors and assigns of the Parties.

IN WITNESS WHEREOF, the parties acting under authority of their respective governing bodies have caused this Agreement to be duly executed in several counterparts, each of which shall constitute an original, all as of the day and year first above written, which is the Effective Date of the Agreement.

UPPER TRINITY REGIONAL WATER DISTRICT

By: _____
Lance Vanzant, President, Board of Directors

ATTEST:

Ramiro Lopez, Secretary, Board of Directors

(DISTRICT SEAL)

APPROVED AS TO FORM AND LEGALITY:

John F. Boyle, Jr., Counsel for the District

TOWN OF NORTHLAKE

By: _____
Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

(TOWN SEAL)

Ashley D. Dierker, Counsel for Northlake

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Final Plat for Harvest Phase 3A (FP-16-004)

Purpose: To consider approval of a Final Plat of Harvest Phase 3A, a proposed subdivision consisting of 67 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 14.465-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the west side of Harvest Way, approximately 150 feet north of 7th Street.

Owner/Applicant/Developer: Harvest Phase 3, LLC

Engineer/Surveyor: Jones & Carter, Inc.

Background: This is the sixth phase overall within the Harvest development. It follows Harvest Meadows Phase 2 which is currently under construction. The area of Harvest Phase 3A was included in the Harvest Phase 2 preliminary plat which was approved by Town Council on August 24, 2014. This will be the third and final phase of the Harvest Phase 2 preliminary plat, following Phase 2A and Phase 2B. The development of this phase is subject to the Harvest Development Agreement approved by Town Council on September 27, 2012.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement and the Subdivision Ordinance in place at the time of the agreement. The final plat is for a portion of the area preliminary platted as Harvest Phase 2 and is comprised of 67 single-family residential lots and 3 nonresidential/open space lots. The "nonresidential/open space lots" are lots dedicated for open spaces and amenities to be owned and maintained by the homeowners association, Fresh Water Supply District, and/or public improvement district as applicable.

The submitted final plat is consistent with the approved preliminary plat. The entire area of this final plat is within Zone 3 as identified in the Harvest Development Code, and this plat meets or exceeds the development standards outlined in the code with regard to density and lot dimensions. Construction plans for water, sewer, streets and storm drainage have been reviewed and approved by staff pending final approval of the related drainage study.

Staff Findings: Staff finds the final plat acceptable for approval contingent upon approval of the drainage study.

BELMONT 407, LLC,
TRACT 1
CALLED 782.359 ACRES
INST. NO. 2011-124875
R.P.R.D.C.T.

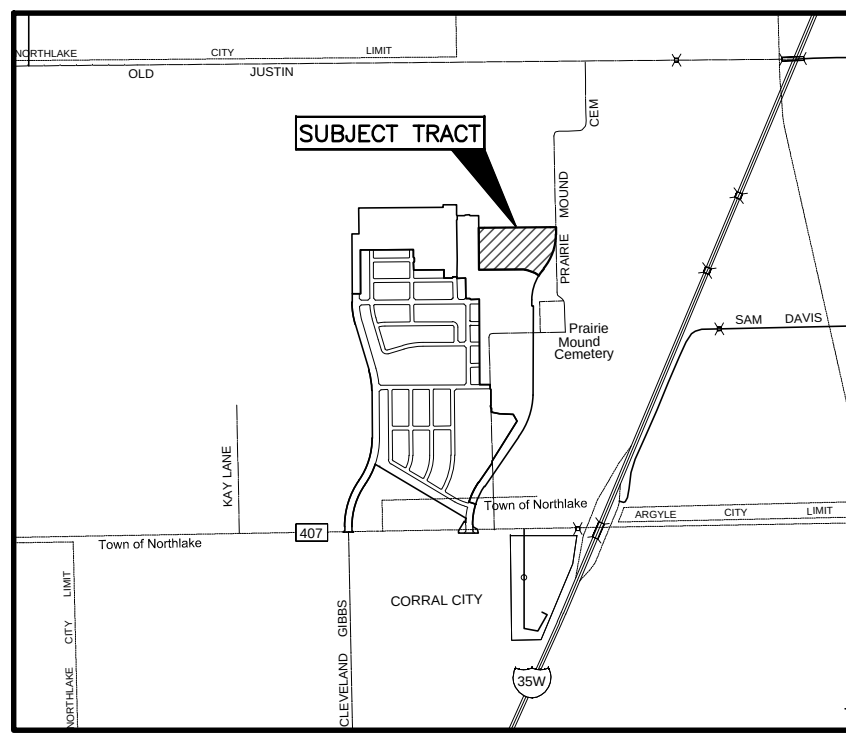
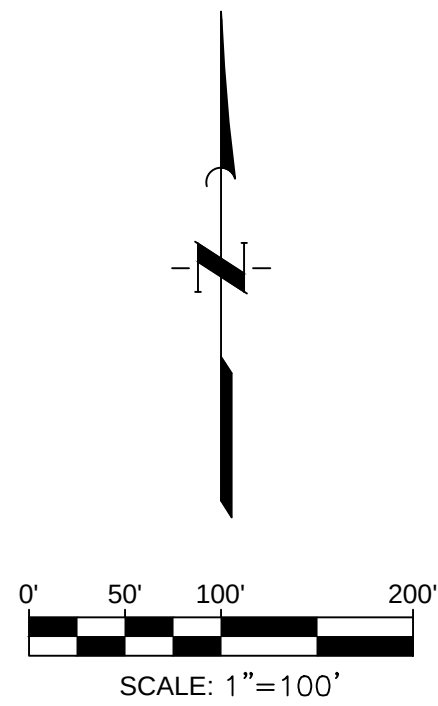
BELMONT 407, LLC,
TRACT 1
CALLED 782.359 ACRES
INST. NO. 2011-124875
R.P.R.D.C.T.

BELMONT 407, LLC,
TRACT 2
CALLED 86.270 ACRES
INST. NO. 2011-124875
R.P.R.D.C.T.

BELMONT 407, LLC,
TRACT 1
CALLED 782.359 ACRES
INST. NO. 2011-124875
R.P.R.D.C.T.

PRAIRIE MOUND CEMETERY ASSOCIATION
VOL. 87B, PG. 863
D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 57°48'15" W	66.00'
L2	S 51°56'47" E	37.33'
L3	S 81°34'33" W	13.84'
L4	S 06°25'17" E	13.93'
L5	N 45°23'32" W	14.14'
L6	S 44°36'35" W	14.14'
L7	S 45°23'28" E	14.14'
L8	N 44°36'32" E	14.14'
L9	N 45°23'28" W	14.14'
L10	S 44°36'32" W	14.14'
L11	S 50°34'40" W	13.46'
L12	S 36°16'38" E	14.01'



VICINITY MAP
N.T.S.

GENERAL NOTES:

- Basis of Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase 1, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
- All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
- All lots shown are Single-Family residential unless otherwise indicated.
- 5' side and rear yard setbacks required on all residential lots unless otherwise noted.
- All common areas to be owned by the Home Owners Association, and/or by the Fresh Water Supply District. All open spaces to be maintained by the Home Owners Association, Fresh Water Supply District, and/or the Public Improvement District.
- All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
- No Direct Residential Driveway Access to Cleveland-Gibbs Road is Allowed.
- Maintenance of Detention Ponds and Drainage Channels within the Development is the responsibility of the Fresh water Supply District.
- All Lots Shown on this Plat are within Zone 3 as Identified in the Harvest Development Agreement dated 9-27-2012. All Setbacks shall conform with the Zone 3 Requirements of Section 5.1 Residential Development Standards Table of Harvest Development Code unless a more Restrictive Setback is Identified on the Plat with a Building Line.
- No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
- All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #481210C050G, Revised Dated April 18, 2011 for Denton County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
- Perimeter property corners will have been set prior to the filing of this plat. The property corner of the interior lots and right-of-way corners will be set at the completion of construction.
- All Lots adjacent to Harvest Way are required to have driveways on the west side of the Lot. (+)

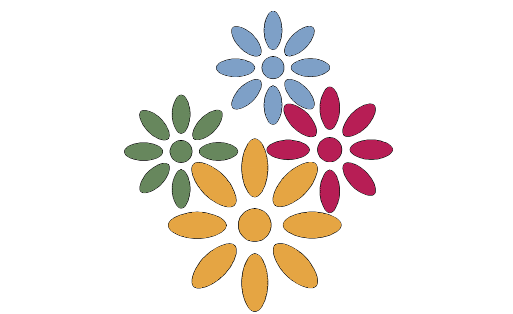
LEGEND	
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT LINE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.C.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
①	DENOTES CHANGE IN STREET NAME
FME	BLOCK NUMBER
DE	FENCE MAINTENANCE EASEMENT
*	DRAINAGE EASEMENT
*	DENOTES DRIVEWAY ON WEST SIDE OF LOT

RESIDENTIAL LOTS	
50' LOTS =	67
60' LOTS =	0
70' LOTS =	0
TOTAL =	67

LAND USE TABLE		
LAND USE	ACREAGE	LOTS
RESIDENTIAL	9.99	67
HOA/OPEN SPACE	0.25	3
STREET - ROW	4.23	-
TOTAL	14.47	70

FINAL PLAT
OF
HARVEST PHASE 3A

LOTS 18X & 4-18, BLOCK 30;
LOTS 4-21, BLOCK 31; LOTS 1X & 1-16, BLOCK 32;
LOTS 11-19, BLOCK 33;
AND LOTS 1X & 1-9, BLOCK 34.
BEING 14.465 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
70 LOTS BY USE
(67 RESIDENTIAL, AND 3 NON-RESIDENTIAL
/OPEN SPACE LOTS)
APRIL 2016



harvest
Gathering. Growing. Living.

DEVELOPER / OWNER:
HARVEST PHASE 3, LLC
VICTORY PARK
3090 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972-488-3680
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Jason Wright, E-mail: jwright@jonescarter.com

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1000.00'	151.14'	150.99'	N 86°03'41" W	8°39'34"	75.71'
C2	717.00'	498.74'	488.75'	N 19°29'06" E	39°51'18"	259.94'
C3	683.00'	86.03'	85.97'	N 35°48'15" E	7°13'00"	43.07'
C4	375.00'	251.62'	246.93'	N 71°10'08" W	38°26'41"	130.75'
C5	684.00'	34.75'	34.75'	N 01°00'47" E	2°54'39"	17.38'
C6	684.00'	301.90'	299.46'	N 22°18'33" E	25°17'20"	153.45'
C7	669.00'	159.89'	159.51'	N 15°41'16" E	1°34'13"	80.33'

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Belmont 407, LLC., is the owner of a tract of land situated in the Patrick Rock Survey, Abstract No. 1063, Denton County Texas, and being a remainder of called 782.359 acre Tract 1 as described in deed to Belmont 407, LLC, as recorded in Instrument No. 2011-124875 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set for corner at the northwest corner of Lot 30, Block 30 of Harvest Phase 2B, an addition to the Town of Northlake, as recorded in Instrument No. 2015-347, R.P.R.D.C.T.

THENCE North 00 Degrees 23 Minutes 28 Seconds West, along the east line of said Harvest Phase 2B, a distance of 592.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE departing the east line of said Harvest Phase 2B, over and across said Belmont tract, the following courses:

North 89 Degrees 36 Minutes 32 Seconds East, a distance of 1092.65 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 26 Minutes 33 Seconds East, a distance of 105.03 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right having a central angle of 39 Degrees 51 Minutes 18 Seconds, a radius of 750.00 feet, an arc distance of 521.70 feet and a chord bearing and distance of South 19 Degrees 29 Minutes 06 Seconds West, 511.24 feet a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 39 Degrees 24 Minutes 45 Seconds West, a distance of 38.51 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left having a central angle of 07 Degrees 13 Minutes 00 Seconds, a radius of 650.00 feet, an arc distance of 81.87 feet and a chord bearing and distance of South 35 Degrees 48 Minutes 15 Seconds West, 81.81 feet a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the east line of Harvest Way (100' R.O.W.)

THENCE along the north line of said Harvest Phase 2B, the following courses:

North 57 Degrees 48 Minutes 15 Seconds West, a distance of 66.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 68 Degrees 22 Minutes 49 Seconds West, a distance of 105.08 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 78 Degrees 04 Minutes 29 Seconds West, a distance of 67.99 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 89 Degrees 36 Minutes 32 Seconds West, a distance of 626.50 feet to the POINT OF BEGINNING and containing 630,109 square feet or 14.465 acres of land more or less.

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:
That Belmont 407, LLC., by and through its duly authorized officers, does hereby accept this plat designating the herein described tract as Harvest Phase 3A, an addition to Denton County, Texas and do hereby dedicate to the public use forever, the streets and easements created by this plat.

Belmont 407, LLC,
A Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 20__ By _____ of Belmont 407, LLC, a Texas limited liability company, on behalf of said limited liability company, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed. and in the capacity therein stated.

given my hand and seal of office, this the _____ day of _____, 20__

Notary Public, State of Texas

My Commission expires : _____

APPROVED BY THE NORTHLAKE TOWN COUNCIL ON:

Date _____

Mayor, Town of Northlake

Town Secretary, Town of Northlake

REVIEWED AND APPROVED BY
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1:

Date _____

DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1

KNOW ALL MEN BY THESE PRESENTS,:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____
Date: _____

PRELIMINARY
FOR REVIEW ONLY. THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY
PURPOSE



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 2016.

Notary Public in and for the State of Texas

FINAL PLAT
OF
HARVEST PHASE 3A

LOTS 18X & 4-18, BLOCK 30;
LOTS 4-21, BLOCK 31; LOTS 1X & 1-16, BLOCK 32;
LOTS 11-19, BLOCK 33;
AND LOTS 1X & 1-9, BLOCK 34.

BEING 14.465 ACRES

SITUATED IN THE

PATRICK ROCK SURVEY, ABSTRACT NO. 1063

IN THE

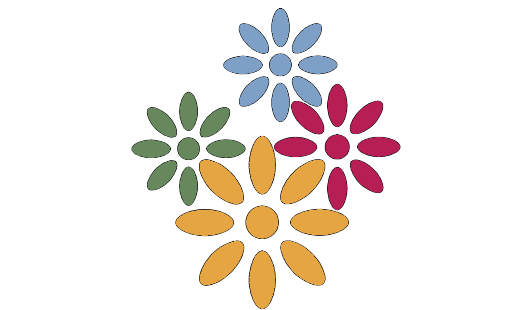
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

70 LOTS BY USE

(67 RESIDENTIAL, AND 3 NON-RESIDENTIAL

/OPEN SPACE LOTS)

APRIL 2016



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DEVELOPER / OWNER:
HARVEST PHASE 3, LLC
VICTORY PARK
3090 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972-488-3660
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Jason Wight, E-mail: jwight@jonescarter.com

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Preliminary Plat for Harvest Phase 3B & 4A (PP-16-002)

Purpose: To consider approval of a Preliminary Plat of Harvest Phase 3B & 4A, a proposed development consisting of 387 single-family residential lots, 14 non-residential/open space lots, and 1 gas lease lot within the extraterritorial jurisdiction of the Town of Northlake on a 118.817-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Cleveland-Gibbs Road approximately 450 feet north of 9th Street.

Owner/Applicant/Developer: Belmont 407, LLC

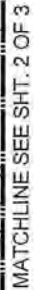
Engineer/Surveyor: Jones & Carter, Inc.

Background: This is the sixth preliminary plat of the overall Harvest development, and it is proposed to be final platted in two phases, Phase 3B and Phase 4A. The Phase 3A final plat which was included in the earlier Phase 2 preliminary plat is being considered on this same agenda. The development of this preliminary plat is subject to the Harvest Development Agreement approved by Town Council on September 27, 2012.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with requirements of the Harvest Development Agreement and the Subdivision Ordinance in place at the time of the agreement. The preliminary plat is comprised of 402 total lots with 387 single-family residential lots, 14 non-residential/open space lots, and 1 gas lease lot. The “nonresidential/open space lots” are lots dedicated for open spaces and amenities, and the “gas lease lot” is the location of an existing gas well pad site.

The entire area of this preliminary plat is within Zone 3 as identified in the Harvest Development Code, and this plat meets or exceeds the development standards outlined in the code with regard to density and lot dimensions. A preliminary drainage plan and a preliminary water and sanitary sewer plan were also submitted with the preliminary plat for review. Staff has reviewed these plans and finds them acceptable for approval.

Staff Findings: Staff finds the preliminary plat acceptable for approval as submitted.



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 45°22'24" W	14.14'	L61	N 05°48'57" E	120.77'
L2	S 89°36'32" W	60.00'	L62	N 85°48'52" E	120.77'
L3	S 44°36'32" W	14.14'	L63	N 44°36'32" E	14.14'
L4	N 45°23'28" W	14.14'	L64	S 45°23'28" E	14.14'
L5	S 89°36'32" W	60.00'	L65	S 43°22'11" W	14.44'
L6	S 44°36'32" W	14.14'	L66	N 45°22'09" W	14.14'
L7	N 00°06'36" E	14.07'	L67	S 45°23'28" E	14.14'
L8	S 77°08'24" W	46.63'	L68	N 44°36'32" E	14.14'
L9	S 00°23'28" E	23.00'	L69	S 46°48'32" E	13.79'
L10	S 00°23'28" E	11.12'	L70	S 44°33'09" W	14.13'
L11	S 00°23'28" E	11.12'	L71	S 45°25'01" E	14.15'
L12	N 32°06'24" E	35.36'	L72	S 44°34'59" W	14.14'
L13	N 57°19'24" W	35.00'	L73	S 45°23'28" E	14.15'
L14	N 00°06'36" E	14.07'	L74	N 45°23'28" W	14.14'
L15	S 57°53'36" E	14.14'	L75	N 44°36'32" E	14.14'
L16	N 32°06'24" E	14.14'	L76	S 45°23'28" E	14.14'
L17	N 57°53'36" W	14.14'	L77	S 44°36'32" W	14.14'
L18	N 32°06'24" E	14.14'	L78	N 45°22'24" W	14.14'
L19	S 45°23'28" E	14.14'	L79	N 44°36'32" E	14.14'
L20	S 44°36'32" W	14.14'	L80	N 45°23'28" W	14.14'
L21	N 45°23'28" W	14.14'	L81	N 44°36'32" E	14.14'
L22	N 44°36'32" E	14.14'	L82	S 45°23'29" E	14.14'
L23	S 45°23'28" E	14.14'	L83	S 44°36'32" W	14.14'
L24	S 44°09'24" W	14.03'	L84	N 45°23'28" W	14.14'
L25	S 45°23'28" E	14.14'	L85	N 44°36'32" E	14.14'
L26	S 44°36'32" W	14.14'	L86	S 44°34'59" W	14.14'
L27	N 45°23'28" W	14.14'	L87	S 45°25'01" E	14.15'
L28	S 44°36'32" W	14.14'	L88	S 44°34'59" W	14.14'
L29	N 44°36'32" E	14.14'	L89	S 45°25'01" E	14.15'
L30	S 45°23'28" E	14.14'	L90	N 45°23'28" W	14.14'
L31	S 45°23'28" E	14.14'	L91	N 44°36'32" E	14.14'
L32	S 44°36'32" W	14.14'	L92	S 45°23'28" W	14.14'
L33	N 45°23'28" W	14.14'	L93	S 44°36'32" W	14.14'
L34	N 44°36'32" E	14.14'	L94	N 45°23'28" W	14.14'
L35	S 45°23'28" E	14.14'	L95	N 44°36'32" E	14.14'
L36	S 44°36'32" W	14.14'	L96	N 45°23'28" W	14.14'
L37	S 45°23'28" W	14.14'	L97	N 44°36'32" E	14.14'
L38	S 44°36'32" W	14.14'	L98	S 45°23'28" E	14.14'
L39	N 45°23'28" W	14.14'	L99	S 44°36'32" W	14.14'
L40	N 44°36'32" E	14.14'	L100	N 45°23'28" W	14.14'
L41	S 45°23'28" E	14.14'	L101	N 44°36'32" E	14.14'
L42	S 44°36'32" W	14.14'	L102	S 44°34'59" W	14.14'
L43	S 45°10'14" E	14.20'	L103	S 45°25'01" E	14.15'
L44	N 44°49'46" E	14.09'	L104	S 44°34'59" W	14.14'
L45	S 45°25'28" W	13.71'	L105	S 45°25'05" E	14.15'
L46	S 45°23'28" E	14.14'	L106	N 48°05'28" E	14.89'
L47	N 44°36'32" E	14.14'	L107	N 43°28'32" E	13.86'
L48	N 45°02'07" W	14.50'	L108	S 46°36'32" E	14.44'
L49	S 45°10'14" E	14.20'	L109	S 41°43'12" W	13.41'
L50	N 44°49'46" E	14.09'	L110	S 51°14'38" W	25.56'
L51	S 45°10'14" E	14.20'			
L52	N 44°49'46" E	14.09'			
L53	S 43°42'33" W	13.92'			
L54	N 46°13'24" W	14.35'			
L55	S 45°23'28" E	14.14'			
L56	S 44°35'12" W	14.14'			
L57	S 45°10'14" E	14.20'			
L58	N 44°49'46" E	14.09'			
L59	N 45°24'43" W	14.15'			
L60	N 44°36'32" E	14.14'			

RESIDENTIAL LOTS
50' LOTS = 100
60' LOTS = 195

PHASE	TOTAL ACREAGE (AC)	OPEN SPACE ACREAGE (AC)	PERCENT OPEN SPACE
HARVEST PHASE I	128.83	30.70	23.83%
HARVEST PHASE II	32.41	5.99	8.42%
HM PHASE I	42.35	2.63	6.33%
HM PHASE II	38.47	5.16	13.41%
HM PHASE 3 & 4	64.51	11.78	18.23%
HARVEST PHASE 3 & 4	118.82	14.03	11.85%
HARVEST PHASE 3A	118.82	0.25	1.73%
TOTAL	508.85	70.57	13.82%

PRELIMINARY PLAT
OF
HARVEST PHASE 3B & 4A

LOTS 14-31 & 31X, BLOCK 27; LOTS 10-23, BLOCK 28;
 LOTS 4-10, BLOCK 33; LOTS 10-17 & 17X, BLOCK 34;
 LOTS 1X & 1-15, BLOCK 35; LOTS 1-16, BLOCK 36;
 LOTS 1X & 1-15, BLOCK 37; LOTS 1-16, BLOCK 38;
 LOTS 1-23, BLOCK 39; LOTS 1-12, BLOCK 40;
 LOTS 1-18, BLOCK 41; LOTS 1-17, BLOCK 42;
 LOT 1X, BLOCK 43; LOTS 1-17 BLOCK 44;
 LOTS 1X & 1-16, BLOCK 45; LOTS 1X & 1-17, BLOCK 46;
 LOTS 1-17, BLOCK 47; LOTS 1-17, BLOCK 48;
 LOTS 1X, 30X & 1-30, BLOCK 49; LOTS 1X & 1-13, BLOCK 50;
 LOTS 1X & 1-12, BLOCK 51; LOTS 1X & 1-12, BLOCK 52;
 LOTS 1-16, BLOCK 53; LOT 1X, BLOCK 54;
 LOTS 1-21, BLOCK 55; LOTS 1X & 1-18, BLOCK 56;
 AND LOT 1X, BLOCK 57
 BEING 118.817 ACRES
 SITUATED IN THE
 PATRICK ROCK SURVEY, ABSTRACT NO. 1063
 IN THE
 ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
 402 LOTS BY USE
 (387 RESIDENTIAL, AND 14 NON-RESIDENTIAL
 /OPEN SPACE LOTS) AND 1 GAS LEASE LOT
 APRIL 2016

HARVEST PHASE 3B & 4A

JONES CARTER
PLANO, TEXAS



LAND USE	ACREAGE	LOTS
RESIDENTIAL	70.48	387
HOA/OPEN SPACE	9.05	14
GAS WELL SITE	5.00	1
STREET - ROW	24.36	-
TOTAL	118.82	402

DEVELOPER / OWNER:
BELMONT 407, LLO
VICTORY PARK
3090 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
 **JONES | CARTER**
 Texas Board of Professional Engineers Registration No. F-49
 6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
 972.488.3880
 Texas Board of Professional Land Surveying Registration No. (00381-03)
 Contact Jason Wick, E-mail: jw@jonesandcarter.com

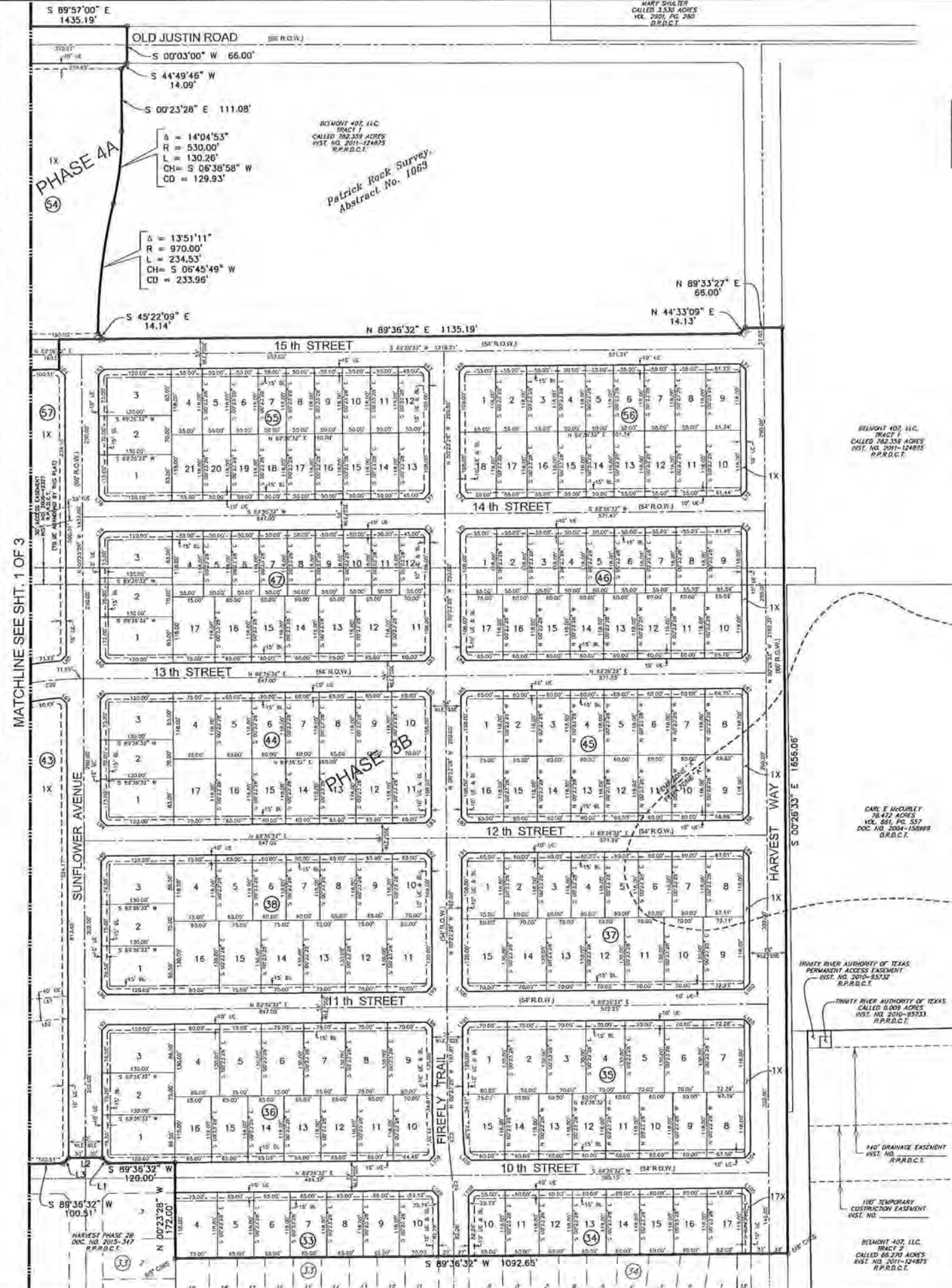
JOB No. D160-0022 BAS/EM DWG No. 1807

SHEET 1 OF 3

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1080.00°	235.28'	234.82'	N 05°39'08" W	122°28'56"	118.11'
C2	1080.00°	245.11'	244.59'	S 06°23'30" E	130°00'13"	123.08'
C3	375.00°	49.32'	49.29'	S 73°20'19" W	7°32'10"	24.70'
C4	500.00°	109.10'	108.89'	S 83°21'28" W	12°30'08"	54.77'
C5	500.00°	109.10'	108.89'	S 83°21'28" W	12°30'08"	54.77'
C6	1205.00°	133.05'	133.00'	N 09°58'21" W	5°50'30"	68.58'
C7	50.00°	72.73'	66.48'	S 48°43'17" E	83°20'22"	44.50'
C8	73.00°	33.45'	30.58'	S 48°43'17" E	83°20'22"	20.47'
C9	71.00°	109.68'	109.64'	S 49°35'09" E	81°36'38"	68.40'
C10	50.00°	71.22'	65.35'	S 49°35'09" E	81°36'38"	43.17'
C11	23.00°	32.76'	30.06'	S 49°35'09" E	81°36'38"	19.86'
C12	1000.00°	146.42'	146.29'	S 04°35'09" E	82°23'22"	73.34'
C13	695.00°	210.84'	210.15'	S 09°05'13" E	17°23'30"	108.30'
C14	375.00°	113.63'	113.39'	N 09°05'13" W	17°23'30"	57.35'
C15	692.00°	210.05'	209.24'	N 09°05'13" W	17°23'30"	105.84'
C16	376.00°	114.24'	114.30'	S 09°05'13" E	17°23'30"	57.81'
C17	500.00°	122.88'	122.57'	N 07°25'55" W	14°04'53"	61.75'
C18	1000.00°	245.77'	245.15'	N 07°25'55" W	14°04'53"	123.51'
C19	500.00°	95.01'	94.87'	N 84°09'54" E	10°53'15"	47.65'
C20	500.00°	95.01'	94.87'	N 84°09'54" E	10°53'15"	47.65'
C21	50.00°	218.12'	81.04'	S 34°35'00" W	249°58'58"	71.48'
C22	20.00°	24.42'	22.93'	S 55°25'00" E	69°56'58"	13.99'
C23	750.00°	86.65'	86.60'	S 03°42'03" E	6°37'10"	43.37'
C24	750.00°	86.65'	86.60'	N 03°42'03" W	6°37'10"	43.37'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 45°22'24" W	14.14'	L61	N 85°48'57" E	120.77'
L2	S 89°36'32" W	60.00'	L62	N 85°48'57" E	120.77'
L3	S 44°36'32" W	14.14'	L63	N 44°36'32" E	14.14'
L4	N 45°23'28" W	14.14'	L64	S 45°23'28" E	14.14'
L5	S 89°36'32" W	60.00'	L65	S 43°22'11" W	14.44'
L6	S 44°36'32" W	14.14'	L66	N 45°23'28" E	14.14'
L7	N 00°06'36" E	14.07'	L67	S 45°23'28" E	14.14'
L8	S 77°08'24" W	46.83'	L68	N 44°36'32" E	14.14'
L9	S 00°23'28" E	23.00'	L69	S 46°48'19" E	13.79'
L10	S 00°23'28" E	11.12'	L70	S 44°33'09" W	14.13'
L11	S 00°23'28" E	11.12'	L71	S 45°25'01" E	14.15'
L12	N 32°06'24" E	35.36'	L72	S 44°34'59" W	14.14'
L13	N 57°19'24" W	35.00'	L73	S 45°25'01" E	14.15'
L14	N 00°06'36" E	14.07'	L74	N 45°23'28" W	14.14'
L15	S 57°53'36" E	14.14'	L75	N 44°36'32" E	14.14'
L16	N 32°06'24" E	14.14'	L76	S 45°23'28" E	14.14'
L17	N 57°53'36" E	14.14'	L77	S 44°36'32" W	14.14'
L18	N 32°06'24" E	14.14'	L78	N 45°22'24" W	14.14'
L19	S 45°23'28" E	14.14'	L79	N 44°36'32" E	14.14'
L20	S 44°36'32" W	14.14'	L80	N 45°23'28" W	14.14'
L21	N 45°23'28" W	14.14'	L81	N 44°36'32" E	14.14'
L22	N 44°36'32" E	14.14'	L82	S 45°23'29" E	14.14'
L23	S 45°23'28" E	14.14'	L83	S 44°36'32" W	14.14'
L24	S 44°36'32" W	14.03'	L84	N 45°23'28" W	14.14'
L25	S 45°23'28" E	14.14'	L85	N 44°36'32" E	14.14'
L26	S 44°36'32" W	14.14'	L86	S 44°34'59" W	14.14'
L27	N 45°23'28" W	14.14'	L87	S 45°25'01" E	14.15'
L28	S 44°36'32" W	14.14'	L88	S 44°34'59" W	14.14'
L29	N 44°36'32" E	14.14'	L89	S 45°25'01" E	14.15'
L30	S 45°23'28" E	14.14'	L90	N 45°23'28" W	14.14'
L31	S 45°23'28" E	14.14'	L91	N 44°36'32" E	14.14'
L32	S 44°36'32" W	14.14'	L92	S 45°23'28" E	14.14'
L33	N 45°23'28" W	14.14'	L93	S 44°36'32" W	14.14'
L34	N 44°36'32" E	14.14'	L94	N 45°23'28" W	14.14'
L35	S 45°23'28" E	14.14'	L95	N 44°36'32" E	14.14'
L36	S 44°36'32" W	14.14'	L96	N 45°23'28" W	14.14'
L37	S 45°23'28" E	14.14'	L97	N 44°36'32" E	14.14'
L38	S 44°36'32" W	14.14'	L98	S 45°23'28" E	14.14'
L39	N 45°23'28" W	14.14'	L99	S 44°36'32" W	14.14'
L40	N 44°36'32" E	14.14'	L100	N 45°23'28" W	14.14'
L41	S 45°23'28" E	14.14'	L101	N 44°36'32" E	14.14'
L42	S 44°36'32" W	14.14'	L102	S 44°34'59" W	14.14'
L43	S 45°10'14" E	14.20'	L103	S 45°25'01" E	14.15'
L44	N 44°49'46" E	14.09'	L104	S 44°34'59" W	14.14'
L45	S 42°52'28" W	13.71'	L105	S 45°25'05" E	14.15'
L46	S 45°23'28" E	14.14'	L106	N 48°29'48" W	14.89'
L47	N 44°36'32" E	14.14'	L107	N 43°28'32" E	13.86'
L48	N 46°52'07" W	14.50'	L108	S 46°36'32" E	14.44'
L49	S 45°10'14" E	14.20'	L109	S 44°43'12" W	13.41'
L50	N 44°49'46" E	14.09'	L110	S 51°14'38" W	25.56'
L51	S 45°10'14" E	14.20'			
L52	N 44°49'46" E	14.09'			
L53	S 43°42'33" W	13.92'			
L54	N 46°13'24" W	14.35'			
L55	S 45°23'28" E	14.14'			
L56	S 44°36'32" W	14.14'			
L57	S 45°10'14" E	14.20'			
L58	N 44°49'46" E	14.09'			
L59	N 45°24'43" W	14.15'			
L60	N 44°36'32" E	14.14'			

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
P.C.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP
	STAMPED "JONES CARTER" SET FOR CORNER
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT LINE
R.P.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
	DENOTES CHANGE IN STREET NAME
	BLOCK NUMBER
FME	FENCE MAINTENANCE EASEMENT



STATE OF TEXAS :
COUNTY OF DENTON :

JONES CARTER
PLANO, TEXAS

BELMONT 407, LLC.
TRACT 2
INST. NO. 2012-130827
R.P.R.D.C.T.

FRAC POND EASEMENT
INST. NO. 2012-130828
R.P.R.D.C.T.

20' x 20' OFFSITE
DRAINAGE EASEMENT
BY SEPARATE INST.

TRUCK ROUTE EASEMENT
INST. NO. 2012-130828
R.P.R.D.C.T.

10' WATER LINE EASEMENT
INST. NO. 2012-130828
R.P.R.D.C.T.

10' WATER LINE EASEMENT
INST. NO. 2012-130828
R.P.R.D.C.T.

BELMONT 407, LLC. - OWNER
DEVON ENERGY PRODUCTION COMPANY, L.P. -
LESSEE
MINERAL LEASE EASEMENT
INST. NO. 2006-42327
R.P.R.D.C.T.

Plat Boundary

20' x 20' OFFSITE
DRAINAGE EASEMENT
BY SEPARATE INST.

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

10' UE

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10' UE

10' UE

10' UE

10' UE

10' UE

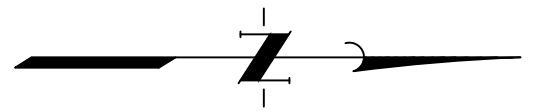
10' UE

10' UE

10' UE

10' UE

10' UE



0 50 100 200
SCALE: 1" = 100'

LEGEND

- 745 --- EXISTING MAJOR CONTOUR W/ELEVATION
- 744 --- EXISTING MINOR CONTOUR W/ELEVATION
- GAS --- EXISTING GAS LINE
- OHP --- EXISTING OVERHEAD POWER LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING SANITARY W/ MANHOLE
- EXISTING WATER LINE W/ FH ASSEMBLY
- PROPOSED SANITARY W/ MANHOLE
- PROPOSED WATER LINE W/ FH ASSEMBLY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED PHASE LINE
- DRAINAGE FLOW DIRECTION

- A1 --- SERVICE AREA NUMBER
- 387 0.39 --- DESIGN LOAD IN MGD
- SERVICE AREA LOT COUNT
- UE --- UTILITY EASEMENT
- DE --- DRAINAGE EASEMENT
- SSE --- SAN SEW EASEMENT
- WLE --- WATER LINE EASEMENT

NOTE:
All Proposed Sanitary Sewer and
Water Lines to be 8-inch (8")
Unless other wise noted.

HARVEST PHASE 3B & 4A PRELIMINARY WATER AND SANITARY SEWER PLAN SHEET 1 OF 2

harvest
Gathering. Growing. Living.

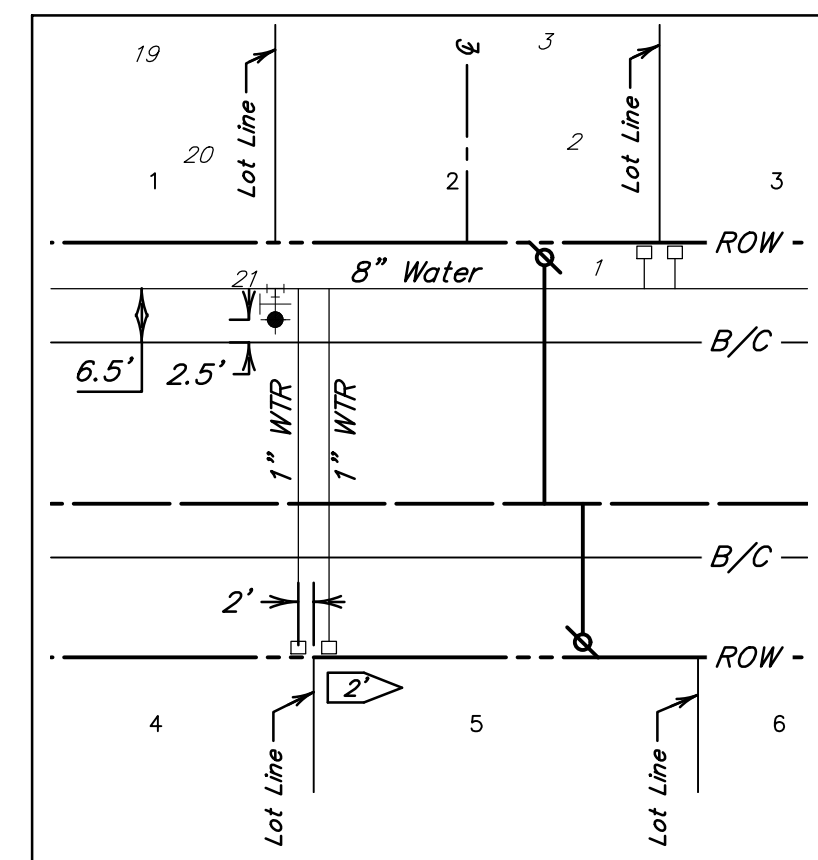
HILLWOOD
COMMUNITIES
Live Smart

INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: JASON C. WIGHT, P.E.
P.E. Serial No.: 101333
Date: March 1, 2016

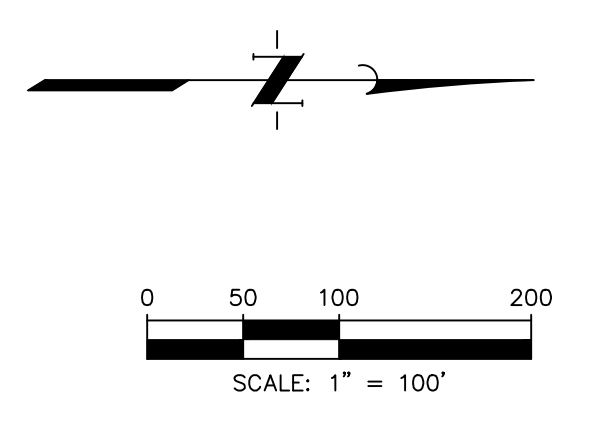
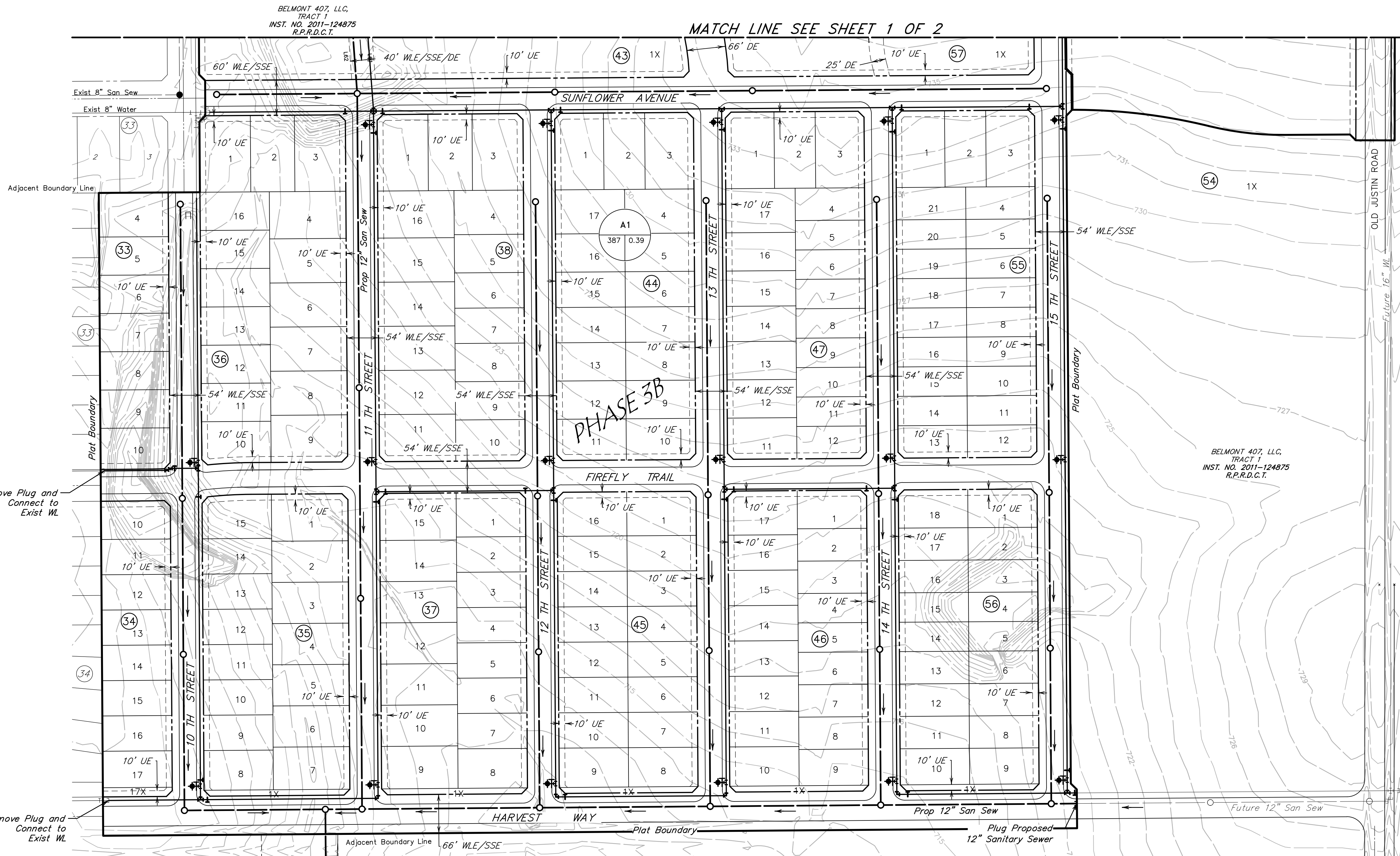
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3800

Sanitary Sewer Calculations									
Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)
A1	387	2.45	949	103	0.072	68.328	0.10	4	273.31

MATCH LINE SEE SHEET 2 OF 2



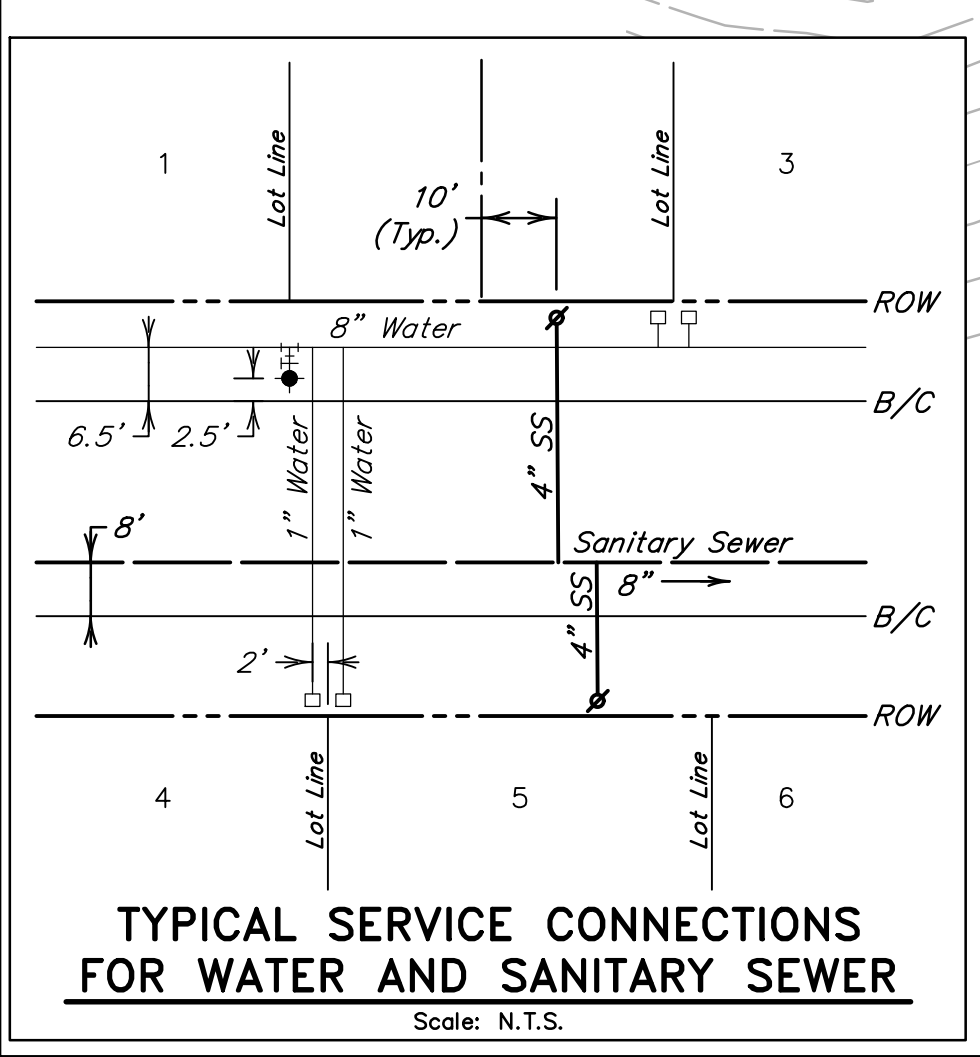
TYPICAL WATER SERVICE
CONNECTIONS
NOT TO SCALE



- LEGEND**
- EXISTING MAJOR CONTOUR W/ELEVATION
 - EXISTING MINOR CONTOUR W/ELEVATION
 - EXISTING GAS LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING RIGHT OF WAY
 - EXISTING LOT LINE
 - EXISTING SANITARY W/ MANHOLE
 - EXISTING WATER LINE W/ FH ASSEMBLY
 - PROPOSED SANITARY W/ MANHOLE
 - PROPOSED WATER LINE W/ FH ASSEMBLY
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED BACK OF CURB
 - PROPOSED PHASE LINE
 - DRAINAGE FLOW DIRECTION
- Service Area A1**
- 387 0.39
 - SERVICE AREA NUMBER
 - DESIGN LOAD IN MGD
 - SERVICE AREA LOT COUNT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - SAN SEW EASEMENT
 - WATER LINE EASEMENT

NOTE:
All Proposed Sanitary Sewer and
Water Lines to be 8-inch (8")
Unless other wise noted.

HARVEST PHASE 3B & 4A PRELIMINARY WATER AND SANITARY SEWER PLAN SHEET 2 OF 2



Sanitary Sewer Calculations										
Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)	Design Load (MGD)
A1	387	2.45	949	103	0.072	68.328	0.10	4	273.31	0.39

INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.

Engineer: JASON C. WIGHT, P.E.
P.E. Serial No.: 101333
Date: March 1, 2016

BELMONT 407, LLC.
TRACT 2
INST. NO. 2012-130827
R.P.R.D.C.T.

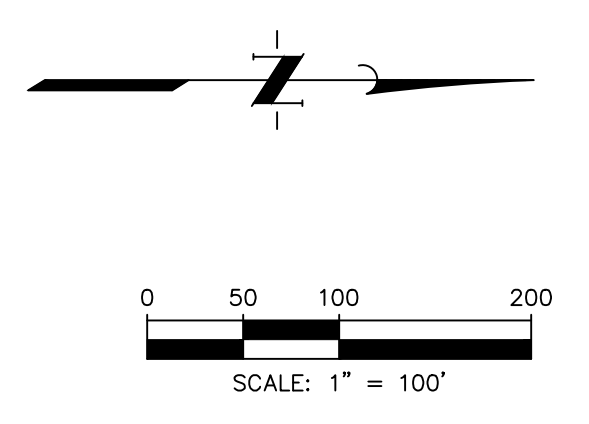
FRAC POND EASEMENT
INST. NO. 2012-130828
R.P.R.D.C.T.
20' x 20' OFFSITE
DRAINAGE EASEMENT
BY SEPARATE INST.

TRUCK ROUTE EASEMENT
INST. NO. 2012-130828
R.P.R.D.C.T.

20' DEVON
PIPELINE EASEMENT
DOC. NO. 2015-178
R.P.R.D.C.T.

BELMONT 407, LLC. - OWNER
DEVON ENERGY PRODUCTION
COMPANY, L.P. - LESSEE
MINERAL LEASE EASEMENT
INST. NO. 2006-42327
R.P.R.D.C.T.

BELMONT 407, LLC.
TRACT 1
INST. NO. 2011-124875
R.P.R.D.C.T.



- LEGEND**
- 745 ——— EXISTING MAJOR CONTOUR W/ELEVATION
 - 744 ——— EXISTING MINOR CONTOUR W/ELEVATION
 - DRAINAGE AREA
 - GAS — GAS
 - OHP — OHP
 - EXISTING OVERHEAD POWER LINE
 - EXISTING RIGHT OF WAY
 - EXISTING LOT LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED PHASE LINE
 - PROPOSED BACK OF CURB
 - DRAINAGE FLOW DIRECTION
 - PROP CURB INLET
 - PROP DROP INLET
 - PROP STORM MANHOLE
 - A1 — DRAINAGE AREA NUMBER
 - 3.68 | 18.93 — 100 YR RUNOFF IN C.F.S.
 - DRAINAGE AREA IN ACRES
 - H — DESIGN POINT
 - 4.60 — 100YR FLOW
 - UE — UTILITY EASEMENT
 - DE — DRAINAGE EASEMENT
 - SSE — SAN SEW EASEMENT
 - WLE — WATER LINE EASEMENT
 - FME — FENCE MAINTENANCE EASEMENT

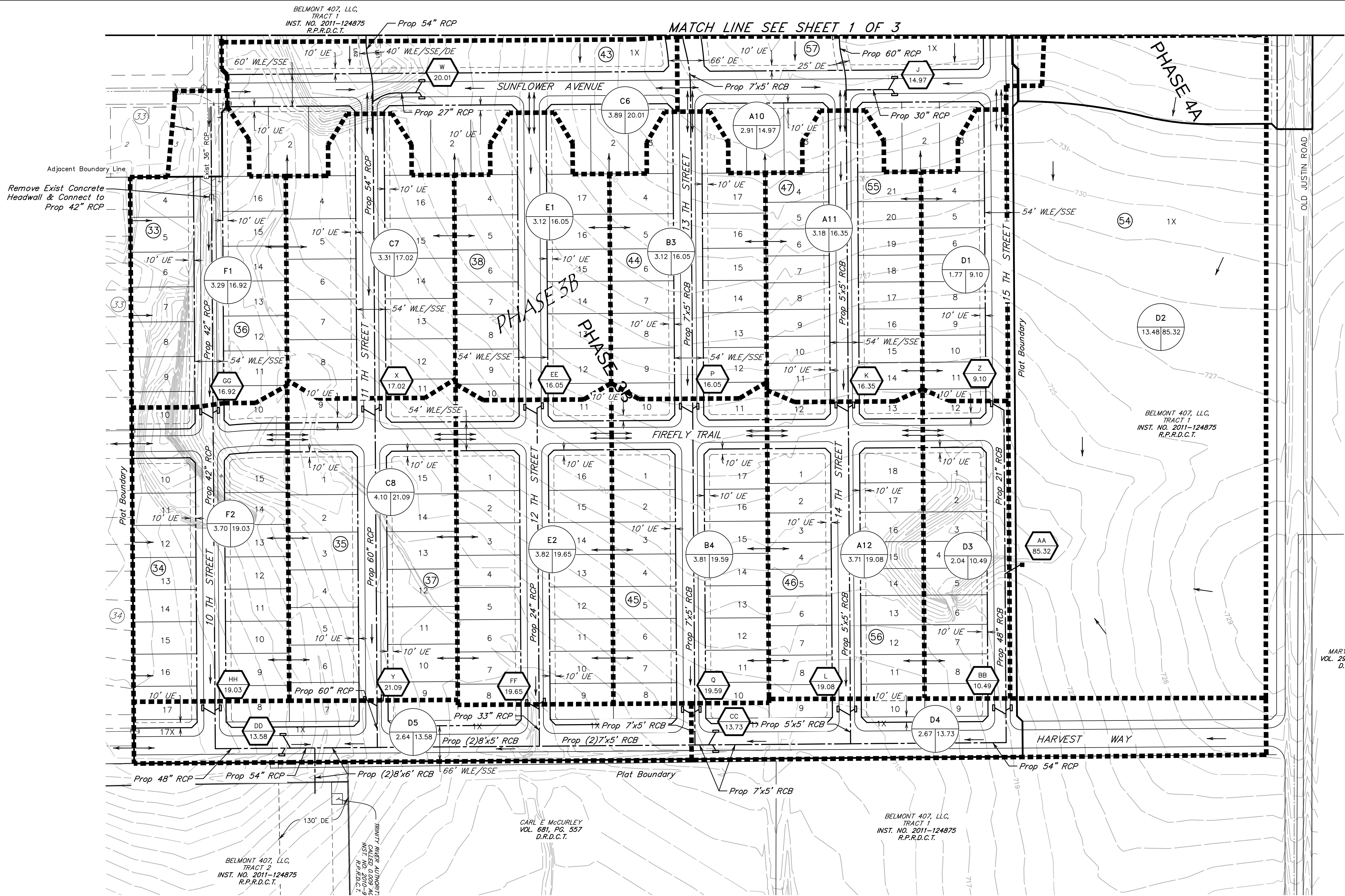
HARVEST PHASE 3B & 4A PRELIMINARY DRAINAGE PLAN SHEET 1 OF 3



HILLWOOD
COMMUNITIES
Live Smart

INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: JASON C. WIGHT, P.E.
P.E. Serial No.: 101333
Date: March 1, 2016

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3800



Inlet		Drainage Area				Street Long. Slope "S" (ft/ft)	Street Cross Section (Type)	Street Cross Slope (ft/ft)	Manning Coefficient "n"	25 Year Intensity "I" (in/hr)	25 Year Runoff "Q" (cfs)	25 Year Carryover (cfs)	25 Year Gutter Flow "Q" (cfs)	Street Capacity (cfs)	25 Year Depth of Flow "Y ₀ " (ft)	100 Year Intensity "I" (in/hr)	100 Year Runoff "Q" (cfs)	100 Year Carryover (cfs)	100 Year Gutter Flow "Q" (cfs)	Right of Way Capacity (cfs)	100 Year Depth of Flow "Y ₀ " (ft)	100 Year Spread of Flow "Sp" (ft)	Length Required "L ₀ " (ft)	Length Provided "L" (ft)	Effeciency "E"	Inlet Capacity Q _i (cfs)	25 Year Inlet Flow (cfs)	25 Year Bypass (cfs)	100 Year Inlet Flow (cfs)	100 Year Bypass (cfs)	Comments: CO= Carry Over, BP= Bypass
Design Pt.	Inlet No.	Area No.	Area	Runoff Coefficient	Time of Concentration					(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)		(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	
C	3 & 4	A3	3.65	0.65	15.00	0.005	Type E	0.02	0.013	6.41	15.21	0.00	15.21	34.18	0.36	7.91	18.77	0.00	18.77	71.84	0.39	28.33	5.68	20.00	1.00	18.77	15.21	0.00	18.77	0.00	
D	5 & 6	A4	3.19	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.29	0.00	13.29	34.18	0.34	7.91	16.41	0.00	16.41	71.84	0.37	28.21	5.37	20.00	1.00	16.41	13.29	0.00	16.41	0.00	
E	7 & 8	A5	3.15	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.12	0.00	13.12	34.18	0.34	7.91	16.20	0.00	16.20	71.84	0.37	28.20	5.34	20.00	1.00	16.20	13.12	0.00	16.20	0.00	
F	9 & 10	A6	2.68	0.65	15.00	0.005	Type C	0.02	0.013	6.41	11.17	0.00	11.17	34.18	0.32	7.91	13.78	0.00	13.78	89.04	0.34	28.07	21.11	20.00	1.00	13.71	11.17	0.00	13.71	0.07	0.07 BP to H
G	11 & 12	A7	4.25	0.65	15.00	0.005	Type E	0.02	0.013	6.41	17.71	0.00	17.71	34.18	0.38	7.91	21.86	0.00	21.86	71.84	0.41	28.48	6.05	20.00	1.00	21.86	17.71	0.00	21.86	0.00	
H	13 & 14	A8	2.93	0.65	15.00	0.005	Type C	0.02	0.013	6.41	12.21	0.00	12.21	34.18	0.33	7.91	15.07	0.18	15.25	89.04	0.36	28.15	-	-	-	-	-	-	-	-	SAG
I	15 & 16	A9	5.69	0.65	15.00	0.005	Type E	0.02	0.013	6.41	23.70	0.00	23.70	34.18	0.43	7.91	29.26	0.00	29.26	71.84	0.47	28.80	6.84	20.00	1.00	29.26	23.70	0.00	29.26	0.00	
J	19 & 20	A10	2.91	0.65	15.00	0.005	Type C	0.02	0.013	6.41	12.12	0.00	12.12	34.18	0.33	7.91	14.97	0.00	14.97	89.04	0.36	28.13	-	-	-	-	-	-	-	-	SAG
K	21 & 22	A11	3.18	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.25	0.00	13.25	34.18	0.34	7.91	16.35	0.00	16.35	71.84	0.37	28.21	5.36	20.00	1.00	16.35	13.25	0.00	16.35	0.00	
L	23 & 24	A12	3.71	0.65	15.00	0.005	Type E	0.02	0.013	6.41	15.46	0.00	15.46	34.18	0.36	7.91	19.08	0.00	19.08	71.84	0.39	28.35	5.72	20.00	1.00	19.08	15.46	0.00	19.08	0.00	
M	66 & 67	OS-2	3.66	0.65	15.00	0.005	M4D-U	0.02	0.013	6.41	15.25	0.00	15.25	36.08	0.36	7.91	18.82	0.00	18.82	106.85	0.39	43.49	5.69	20.00	1.00	18.82	15.25	0.00	18.82	0.00	
N	25 & 26	B1	4.57	0.65	15.00	0.005	Type D	0.02	0.013	6.41	19.04	0.00	19.04	36.25	0.39	7.91	23.50	0.00	23.50	100.23	0.42	33.53	22.51	20.00	0.98	23.05	19.04	0.00	23.05	0.45	0.45 BP to Q
O	27 & 28	B2	4.10	0.65	15.00	0.005	Type D	0.02	0.013	6.41	17.08	0.00	17.08	36.25	0.37	7.91	21.09	0.45	21.54	100.23	0.41	33.44	21.69	20.00	0.99	21.32	17.08	0.00	21.32	0.22	0.11 BP to V; 0.11 BP to H
P	29 & 30	B3	3.12	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.00	0.00	13.00	34.18	0.34	7.91	16.05	0.00	16.05	71.84	0.36	28.19	5.32	20.00	1.00	16.05	13.00	0.00	16.05	0.00	
Q	31 & 32	B4	3.81	0.65	15.00	0.005	Type E	0.02	0.013	6.41	15.87	0.00	15.87	34.18	0.36	7.91	19.59	0.00	19.59	71.84	0.40	28.37	5.78	20.00	1.00	19.59	15.87	0.00	19.59	0.00	
R	33 & 34	C1	3.16	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.17	0.00	13.17	34.18	0.34	7.91	16.25	0.00	16.25	71.84	0.37	28.20	5.35	20.00	1.00	16.25	13.17	0.00	16.25	0.00	
S	35 & 36	C2	3.97	0.65	15.00	0.005	Type E	0.02	0.013	6.41	16.54	0.00	16.54	34.18	0.37	7.91	20.42	0.00	20.42	71.84	0.40	28.41	5.88	20.00	1.00	20.42	16.54	0.00	20.42	0.00	
T	37 & 38	C3	3.84	0.65	15.00	0.005	Type C	0.02	0.013	6.41	16.00	0.00	16.00	34.18	0.36	7.91	19.75	0.11	19.86	89.04	0.40	28.38	-	-	-	-	-	-	-	-	SAG
U	39 & 40	C4	4.86	0.65	15.00	0.005	Type E	0.02	0.013	6.41	20.25	0.00	20.25	34.18	0.40	7.91	24.99	0.00	24.99	71.84	0.44	28.62	6.41	20.00	1.00	24.99	20.25	0.00	24.99	0.00	
V	41 & 42	C5	4.84	0.65	15.00	0.005	Type E	0.02	0.013	6.41	20.16	0.00	20.16	34.18	0.40	7.91	24.89	0.00	24.89	71.84	0.44	28.62	6.39	20.00	1.00	24.89	20.16	0.00	24.89	0.00	
W	43 & 44	C6	3.89	0.65	15.00	0.005	Type C	0.02	0.013	6.41	16.21	0.00	16.21	34.18	0.37	7.91	20.01	0.00	20.01	89.04	0.40	28.39	-	-	-	-	-	-	-	-	SAG
X	45 & 46	C7	3.31	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.79	0.00	13.79	34.18	0.34	7.91	17.02	0.00	17.02	71.84	0.37	28.24	5.45	20.00	1.00	17.02	13.79	0.00	17.02	0.00	
Y	47 & 48	C8	4.10	0.65	15.00	0.005	Type E	0.02	0.013	6.41	17.08	0.00	17.08	34.18	0.37	7.91	21.09	0.00	21.09	71.84	0.41	28.44	5.96	20.00	1.00	21.09	17.08	0.00	21.09	0.00	
Z	49	D1	1.77	0.65	15.00	0.005	Type E	0.02	0.013	6.41	7.37	0.00	7.37	34.18	0.28	7.91	9.10	0.00	9.10	71.84	0.30	27.78	4.19	20.00	1.00	9.10	7.37	0.00	9.10	0.00	
AA	51 & 52	D3	2.04	0.65	15.00	0.005	Type E	0.02	0.013	6.41	8.50	0.00	8.50	34.18	0.29	7.91	10.49	0.00	10.49	71.84	0.31	27.87	4.45	20.00	1.00	10.49	8.50	0.00	10.49	0.00	
BB	53 & 54	D4	2.67	0.65	15.00	0.005	Type D	0.02	0.013	6.41	11.12	0.00	11.12	36.25	0.32	7.91	13.73	0.00	13.73	100.23	0.35	33.08	17.96	20.00	1.00	13.73	11.12	0.00	13.73	0.00	
CC	55 & 56	D5	2.64	0.65	15.00	0.005	Type D	0.02	0.013	6.41	11.00	0.00	11.00	36.25	0.29	7.91	13.58	0.00	13.58	100.23	0.31	32.86	-	-	-	-	-	-	-	-	SAG
DD	57 & 58	E1	3.12	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.00	0.00	13.00	34.18	0.34	7.91	16.05	0.00	16.05	71.84	0.36	28.19	5.32	20.00	1.00	16.05	13.00	0.00	16.05	0.00	
EE	59 & 60	E2	3.82	0.65	15.00	0.005	Type E	0.02	0.013	6.41	15.91	0.00	15.91	34.18	0.36	7.91	19.65	0.00	19.65	71.84	0.40	28.37	5.79	20.00	1.00	19.65	15.91	0.00	19.65	0.00	
FF	61 & 62	F1	3.29	0.65	15.00	0.005	Type E	0.02	0.013	6.41	13.71	0.00	13.71	34.18	0.34	7.91	16.92	0.00	16.92	71.84	0.37	28.24	5.44	20.00	1.00	16.92	13.71	0.00	16.92	0.00	
GG	63 & 64	F2	3.70	0.65	15.00	0.005	Type E	0.02	0.013	6.41	15.41	0.00	15.41	34.18	0.36	7.91	19.03	0.00	19.03	71.84	0.39	28.34	5.71	20.00	1.00	19.03	15.41	0.00	19.03	0.00	

DRAINAGE DESIGN CALCULATIONS - CURB INLETS IN SUMP LOCATIONS																					
Inlet		Drainage Area				Street Long. Slope "S"	Street Cross Slope (ft/ft)	100 Year Intensity "I" (in/hr)	100 Year Runoff (cfs)	100 Year Carryover (cfs)	Total 100 Year Runoff (cfs)	100 Year Depth of Flow "Y ₀ " (ft)	Depth of Depression "a" (ft)	100 Year Depth of Flow "Y" (ft)	Inlet Capacity Per Foot of Length	Length of Inlet Provided "L"	Inlet Capacity "Q" (cfs)	25 Year Bypass (cfs)	100 Year Bypass (cfs)	Percent 100 Year Flow Captured	Comments: CO=Carryover, BP=Bypass
Design Pt.	Inlet No.	Area No.	Area	Runoff Coefficient "C"	Time of Concentration																
H	13 & 14	A8	2.93	0.65	15.00	0.005	0.02	7.91	15.07	0.18	15.25	0.36	0.417	0.78	2.05	20.00	41.09	0.00	0.00	100%	
K	19 & 20	A10	2.91	0.65	15.00	0.005	0.02	7.91	14.97	0.00	14.97	0.36	0.417	0.78	2.05	20.00	41.09	0.00	0.00	100%	
V	37 & 38	C3	3.84	0.65	15.00	0.005	0.02	7.91	19.75	0.11	19.86	0.40	0.417	0.82	2.22	20.00	44.31	0.00	0.00	100%	
Y	43 & 44	C6	3.89	0.65	15.00	0.005	0.02	7.91	20.01	0.00	20.01	0.40	0.417	0.82	2.22	20.00	44.31	0.00	0.00	100%	
FF	55 & 56	D5	2.64	0.65	15.00	0.005	0.02	7.91	13.58	0.00	13.58	0.31	0.417	0.73	1.86	20.00	37.19	0.00	0.00	100%	

DRAINAGE DESIGN CALCULATIONS - "Y" INLETS																			
Inlet		Drainage Area				100 Year Intensity	100 Year Runoff "Q"	100 Year Carryover	Total 100 Year Runoff "Qo"	100 Year Depth of Flow "Yo"	Depth of Depression "a"	Depth of Opening "y"	Inlet Capacity Per Foot of Length "Q/L"	Length of Inlet Provided "L"	Inlet Capacity "Q"	25 Year Bypass	100 Year Bypass	Percent 100 Year Flow Captured	Comments
Design Point	Inlet No.	Area No.	Area	Runoff Coefficient "C"	Time of Concentration														
A	1	A1	2.92	0.80	15	7.91	18.48	0.00	18.48	0.50	0.50	1.00	3.00	12.00	36.00	0.00	0.00	100%	3'x3" Y" Inlet
B	2	A2	6.26	0.80	15	7.91	39.61	0.00	39.61	0.50	0.50	1.00	3.00	16.00	48.00	0.00	0.00	100%	4'x4" Y" Inlet
AA	50	D2	13.48	0.80	15	7.91	85.30	0.00	85.30	0.50	0.50	1.00	3.00	32.00	96.00	0.00	0.00	100%	8'x8" Y" Inlet

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Preliminary Plat for Heritage Fields Phases 1-5 (PP-16-001)

Purpose: To consider approval of a Preliminary Plat of Heritage Fields Phases 1-5, a proposed mixed-use development consisting of 955 single-family residential lots, 40 common area lots, and 2 commercial lots on a 325.526-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Robson Ranch Road, approximately 4,300 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD).

Owner/Applicant: DF Pacific No. 2 Ltd.

Engineer/Surveyor: JBI Partners Inc.

Background: The site is primarily undeveloped and currently used for agricultural purposes, but it does contain one home with several ancillary structures and three gas well pad sites. A mixed-use planned development (MPD) zoning plan for this site was first presented to Town Council in March 2013. The following year provided numerous opportunities for feedback from the Council and the general public, resulting in several revisions to the proposed MPD, with it finally being approved on June 26, 2014 with the adoption of Ordinance No. 14-0626A. The far western portion of the property under the same ownership was left out of the MPD, and it remains zoned Rural Residential (RR). The MPD calls for a maximum of 1,205 single-family residential lots with a variety of lot sizes from 6,000 square feet up to 1 acre. It also calls for at least 50 acres of open space (13.5% of the overall area) and approximately 11 acres of commercial at the future intersection of Cleveland-Gibbs Road and Robson Ranch Road.

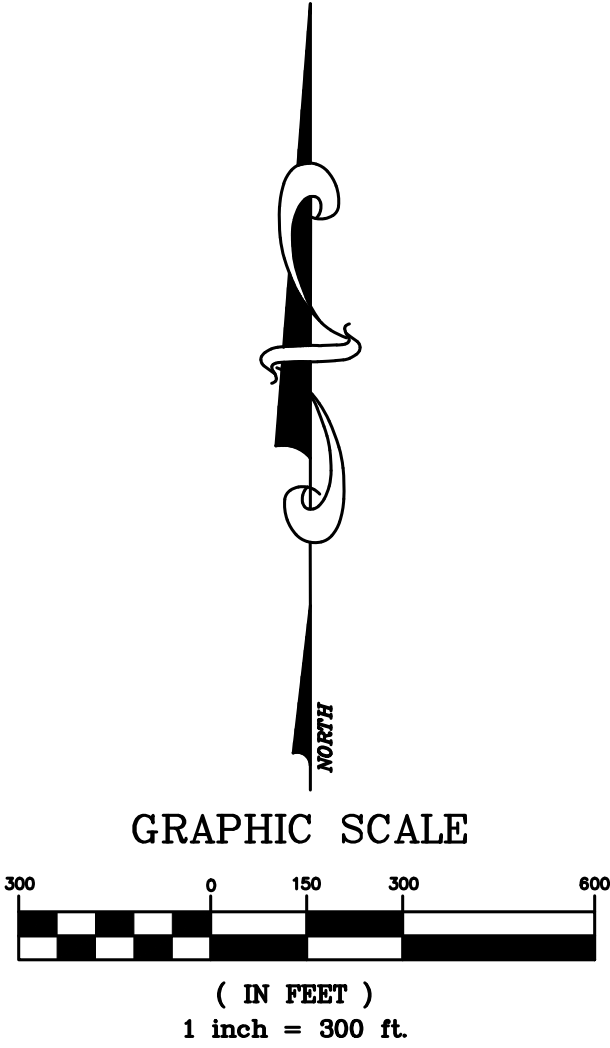
Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). The preliminary plat covers 325.26 acres of the total 454.6 contiguous acres under the same ownership in Northlake. It does not include the far western portion of the property zoned RR or the tracts within the MPD which require a minimum lot size of 1 acre. The preliminary plat is comprised of 955 single-family residential lots, 41 common area lots, and 2 commercial lots to be developed in five phases as identified on the phasing plan of the preliminary plat. A Landscape Plan was submitted with the preliminary plat which as required by the MPD shall "comprehensively address edge treatments such as perimeter screening and landscaping and primary and secondary community entrances." Preliminary paving, drainage, water and sewer plans were also submitted with the preliminary plat for review. Staff has reviewed these plans and finds them acceptable for approval with more detailed plans and review required prior to approval of the final plat.

Staff Findings: Staff finds the preliminary plat acceptable for approval as submitted.



TOWN OF NORTHLAKE, TEXAS ORDINANCE NO. 14-0626A						
TRACT NO.	TRACT AC.	LOT SIZE	NO. LOTS	DENSITY	OPEN SPACE ACRES	OPEN SPACE PERCENTAGE
1	24.227	MIN 1 AC	—	—	—	—
2	20.002	MIN 1 AC	—	—	—	—
3	42.066	70' x 120'	92	2.2	15.788	37.5
4	35.453	70' x 120'	119	3.3	2.011	5.7
5	34.131	60' x 115'	105	3.1	10.035	29.4
6	44.497	60' x 115'	176	3.9	3.495	7.8
7	41.271	60' x 115'	163	3.9	2.162	5.2
8	37.597	50' x 110'	49	1.3	27.766	73.8
9	62.029	50' x 110'	251	4.1	10.435	16.8
TOTAL	302.313	—	955	3.2	71.692	23.7
10	5.269	COMMERCIAL	1	—	—	—
11	4.141	COMMERCIAL	1	—	—	—

NOTE: TRACT NUMBERS AS SHOWN ON THIS SHEET REFER TO THE ZONING TRACT NUMBERS ONLY AND DO NOT REPRESENT THE PROPOSED DEVELOPMENT PHASES AS SHOWN ON SHEET 2.



PRELIMINARY PLAT

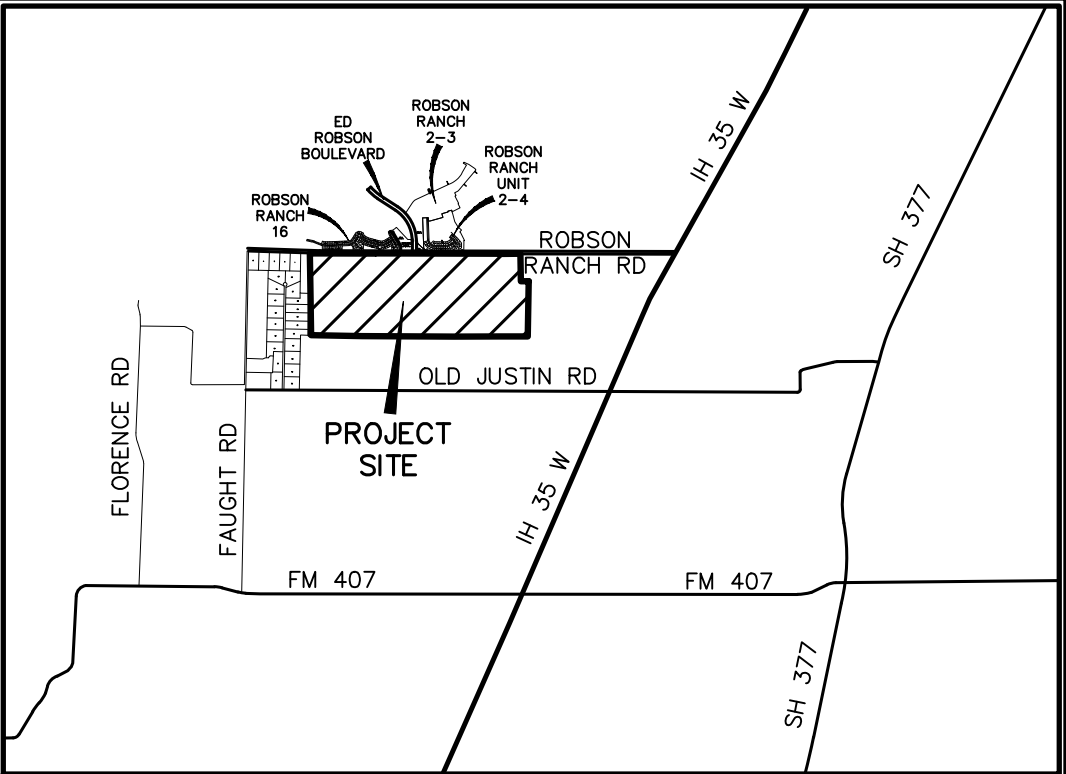
HERITAGE FIELDS, PHASES 1-5

955 RESIDENTIAL LOTS AND 41 COMMON AREA LOTS

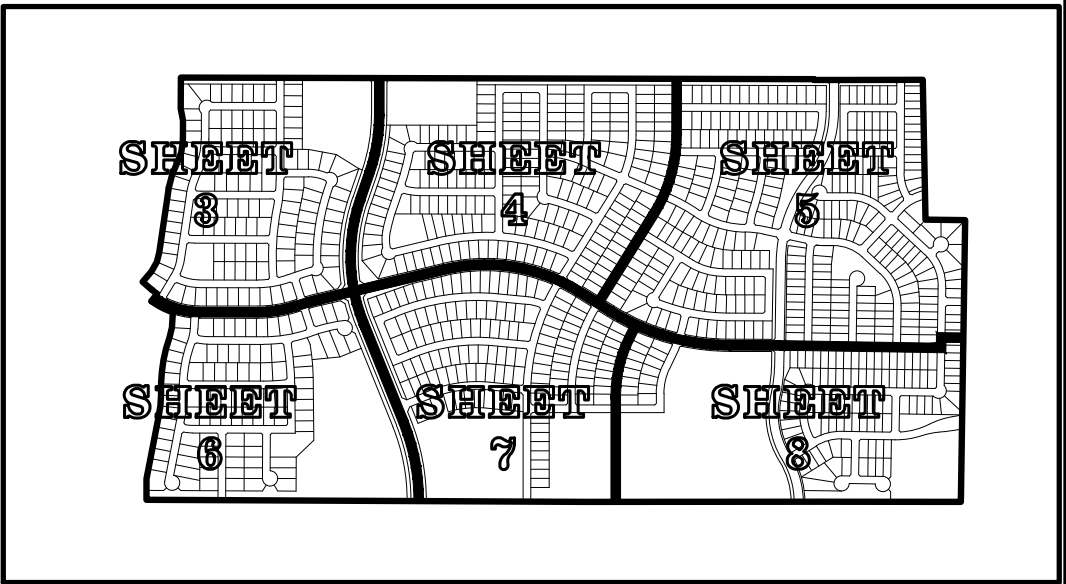
BEING 325.26CRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,
THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

LOTS DEVELOPED PER ORDINANCE NO. 14-0626A
ZONED MIXED-USE PLANNED DEVELOPMENT (MPD)

DF PACIFIC NO. 2 LTD	OWNER/DEVELOPER
212 South Palm Avenue, Suite 200 Alhambra, California 91801 Contact: Robert Yu	(626) 282-8198
JB PARTNERS, INC.	SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Jeff Klement, P.E. TBPE No. F-438 TBPLS No. 10076000	(972)248-7676
Revised: April 08, 2016 Revised: March 18, 2016 Submitted: February 16, 2016	Sheet 1 of 11

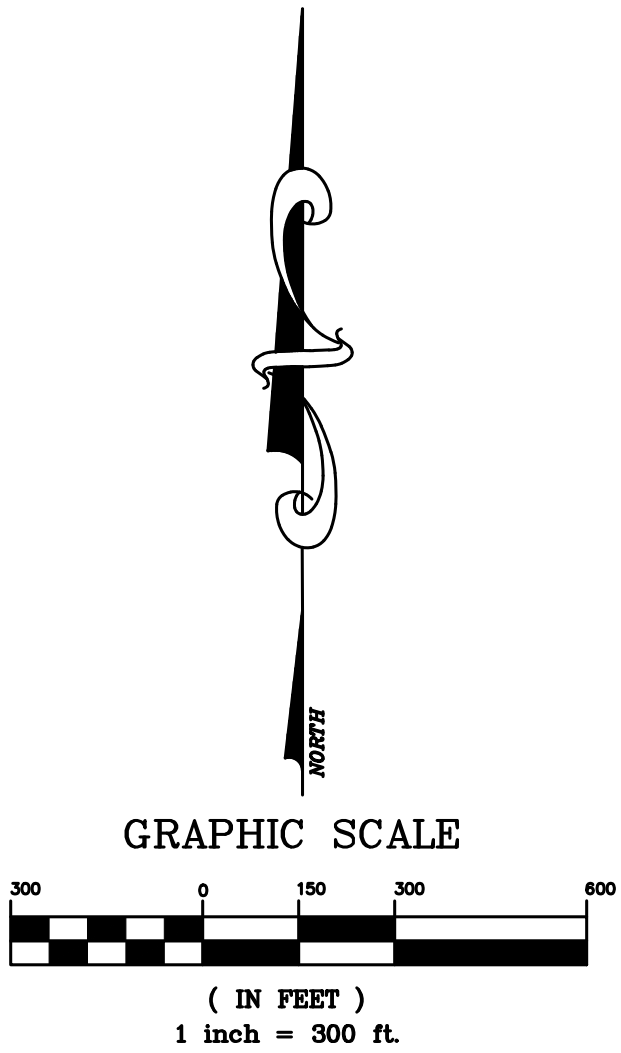


VICINITY MAP
SCALE: N.T.S.



INDEX MAP
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PRELIMINARY PLAT PHASE SUMMARY					
	50'x120'	60'x120'	70'x120'	UNITS	ESTIMATED COMPLETION
PHASE I	145	94	0	239	SPRING 2018
PHASE II	155	69	0	224	SPRING 2020
PHASE III	0	105	92	197	SPRING 2022
PHASE IV	0	176	0	176	SPRING 2024
PHASE V	0	0	119	119	SPRING 2026
TOTAL	300	444	211	955	



PRELIMINARY PLAT
HERITAGE FIELDS, PHASES 1-5

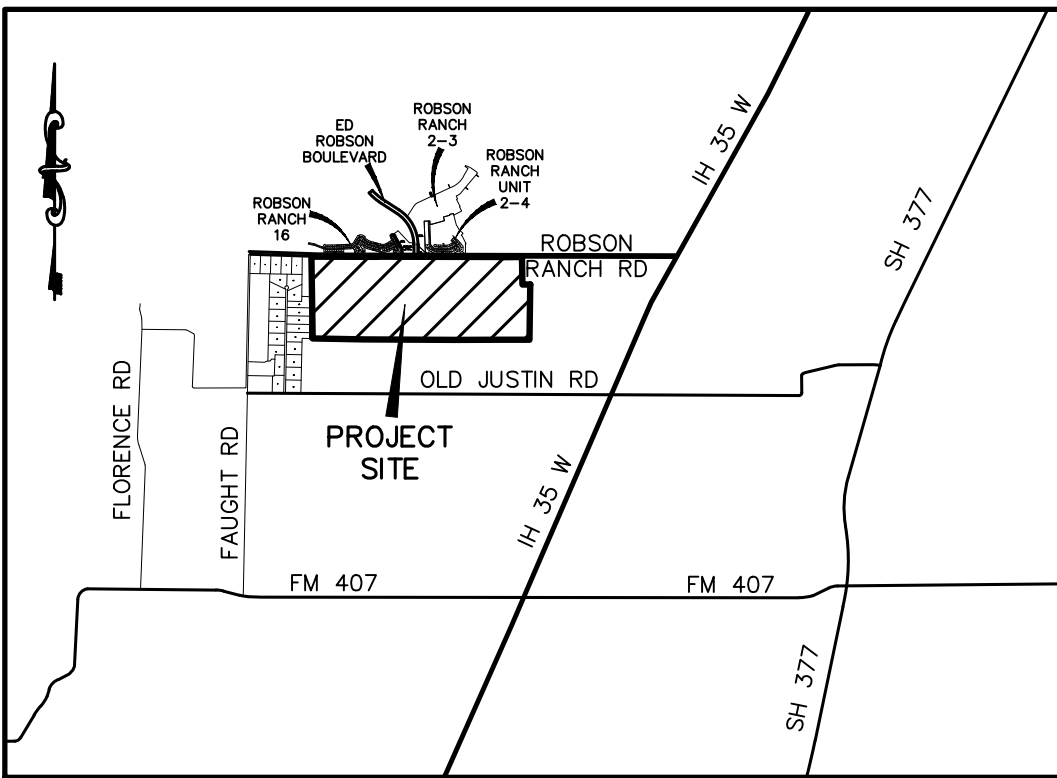
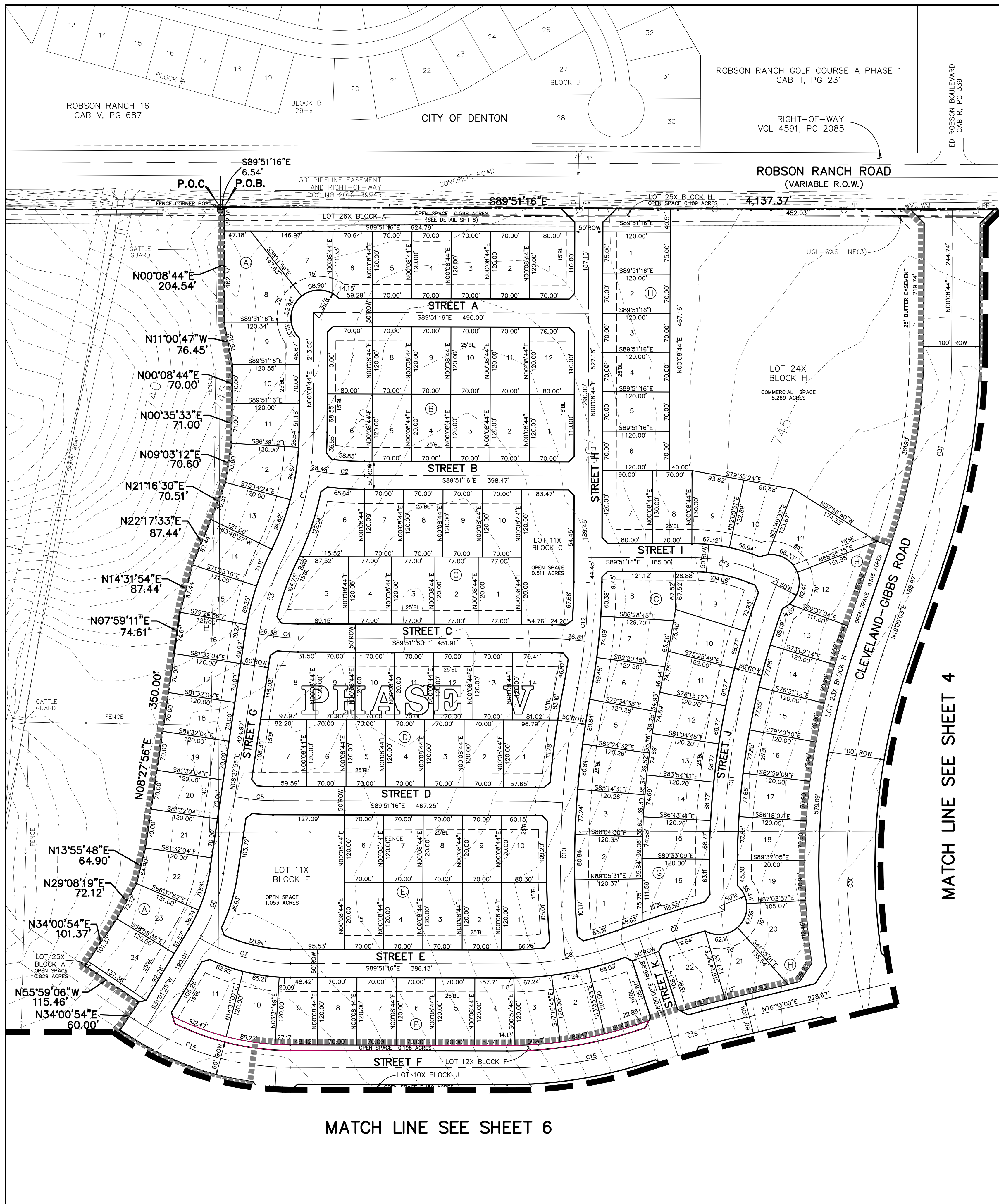
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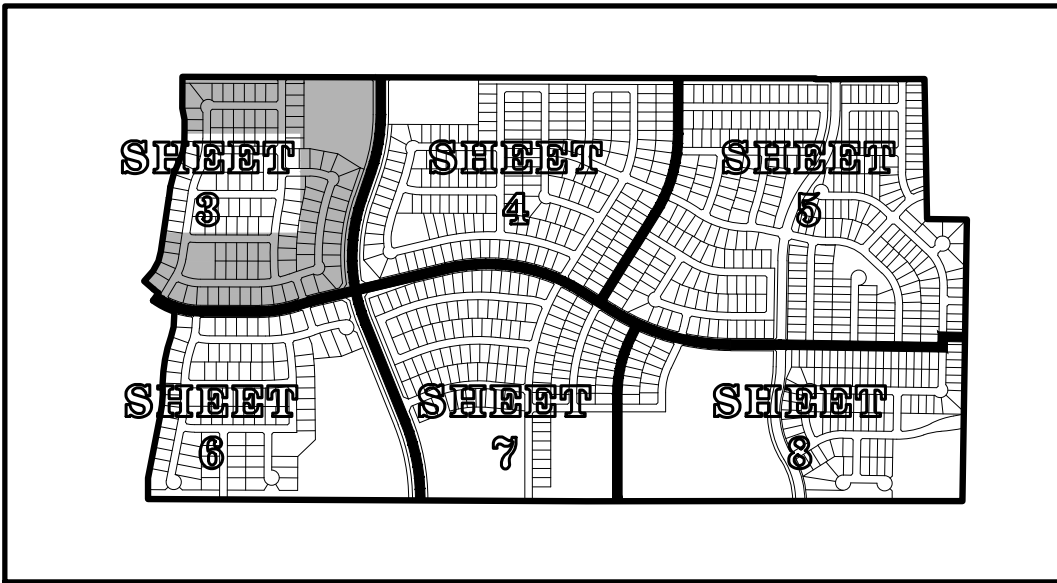
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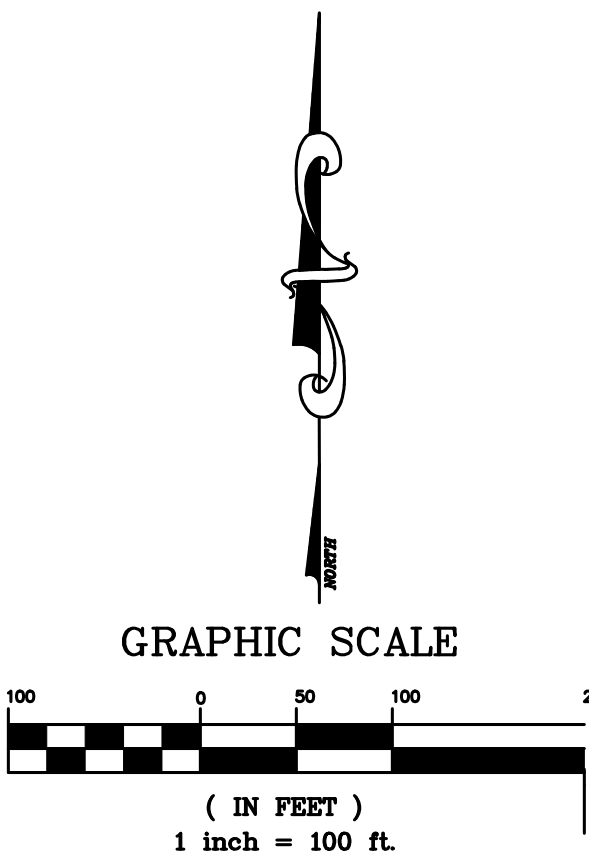
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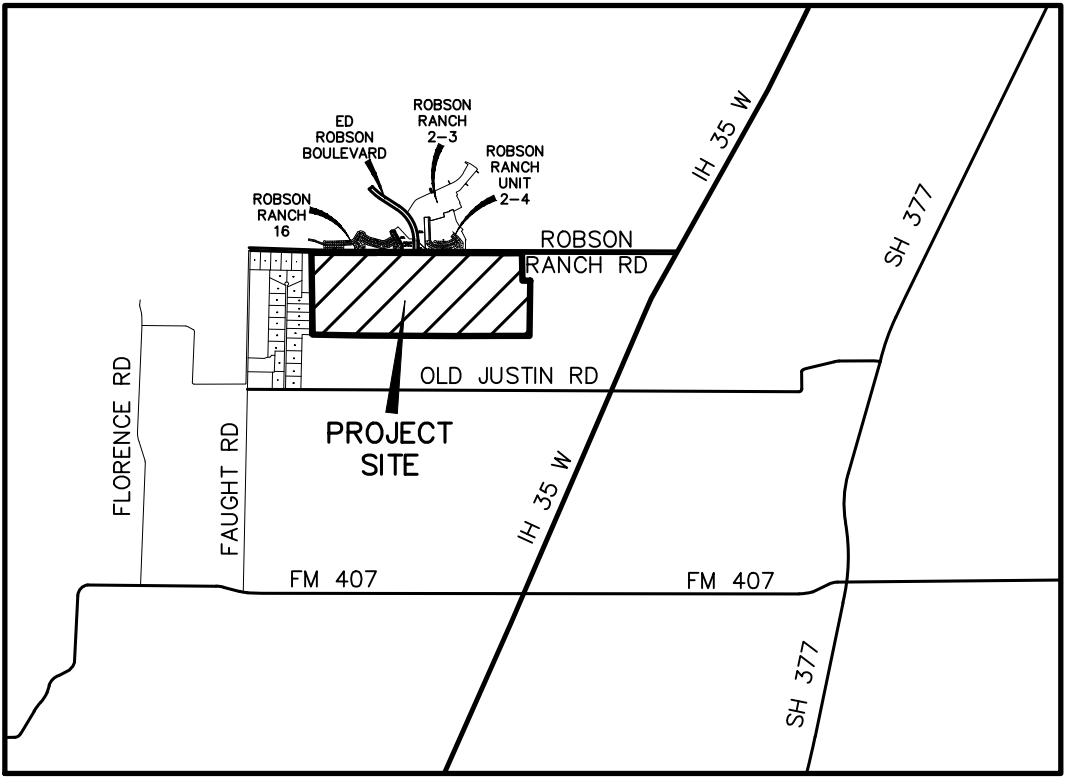
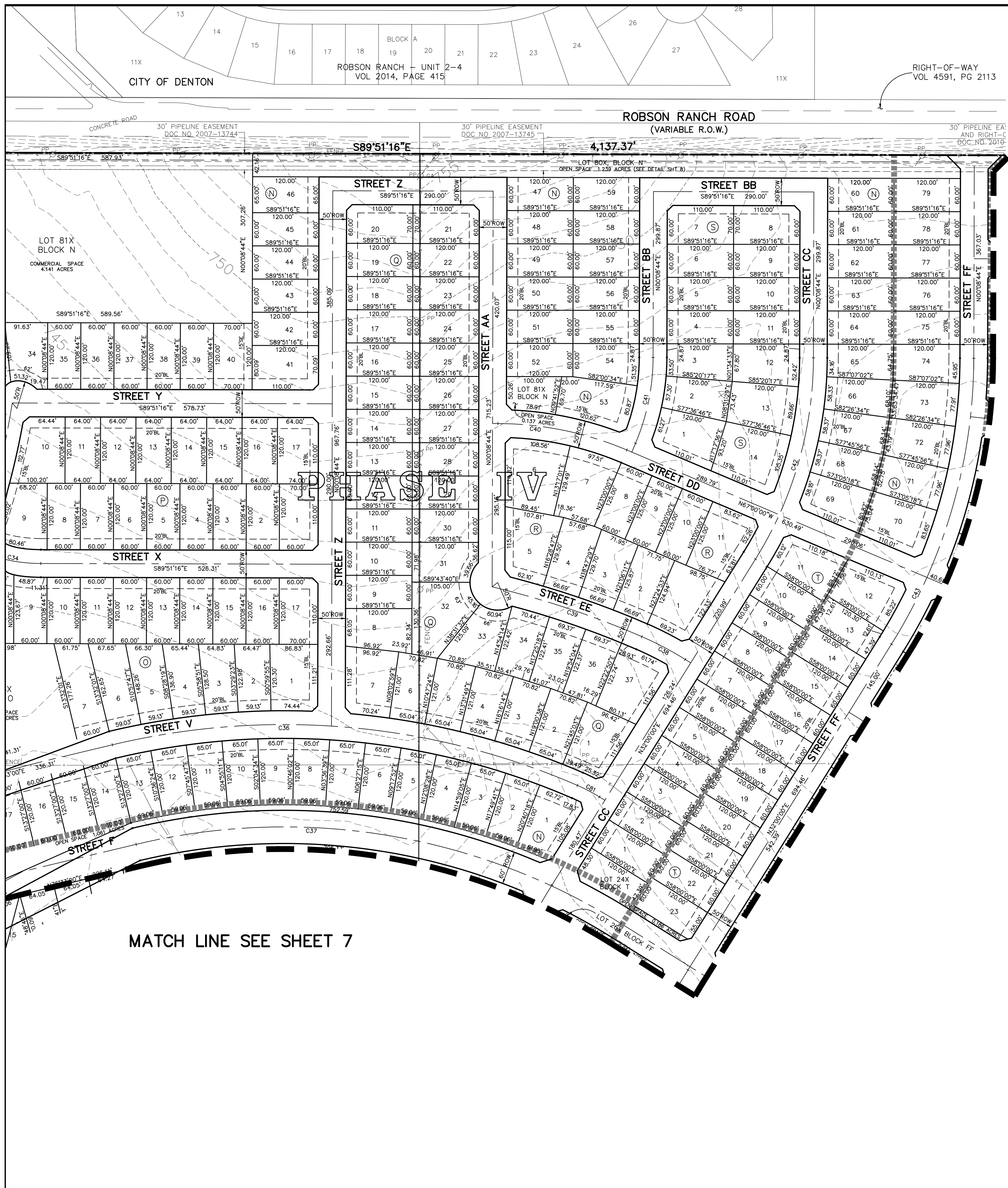
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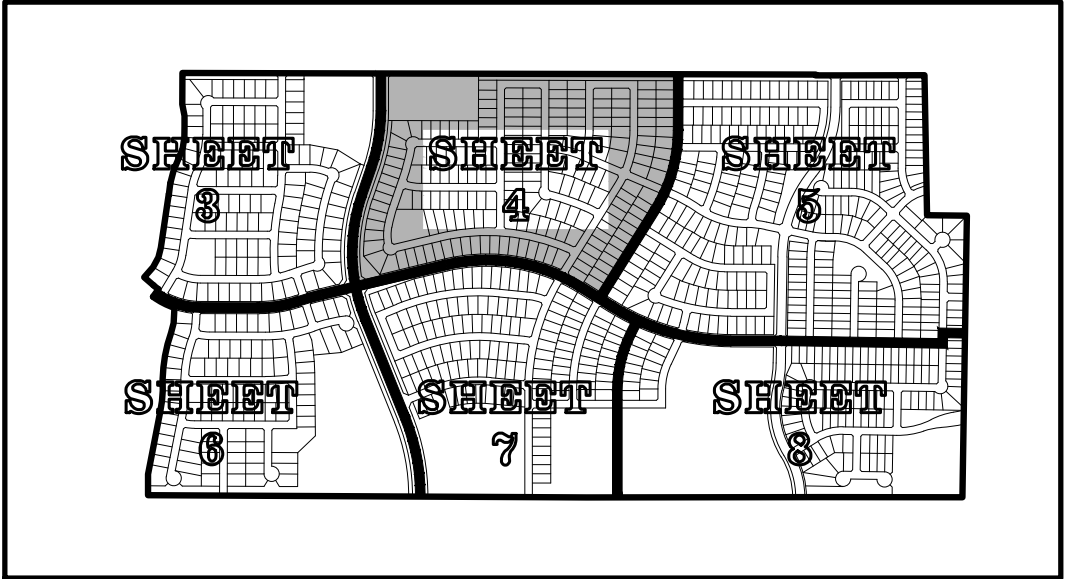
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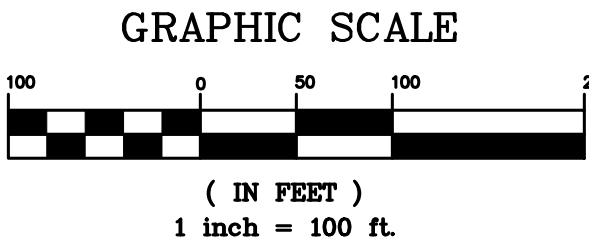
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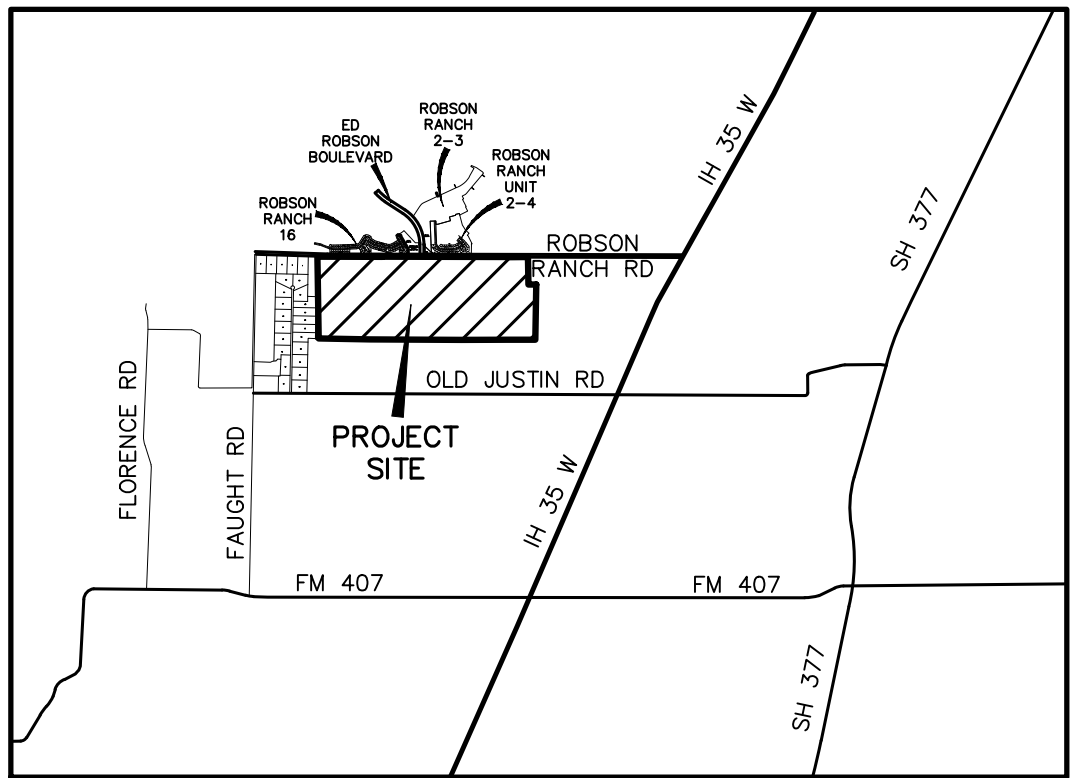
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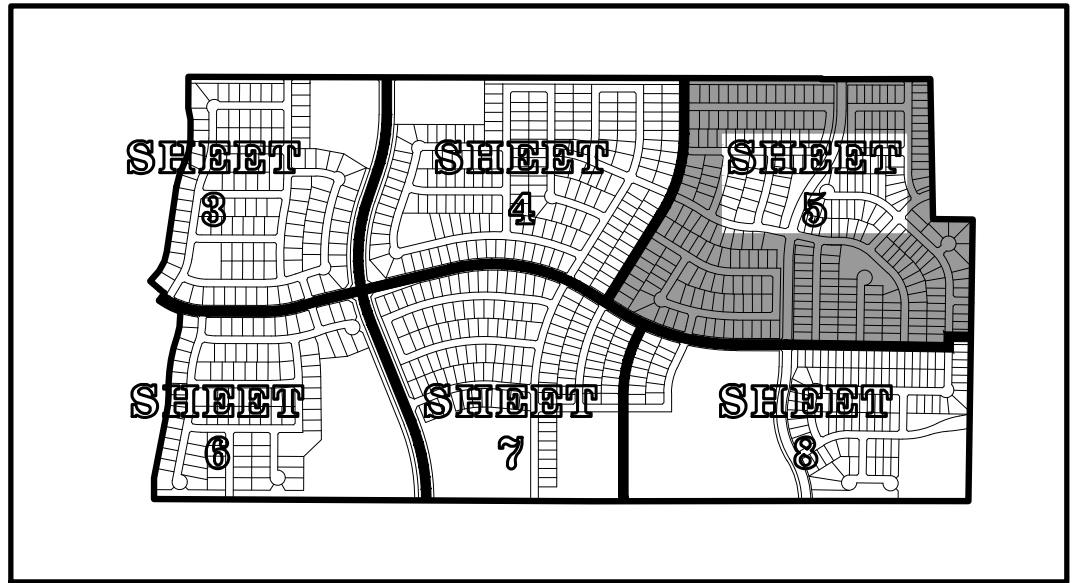
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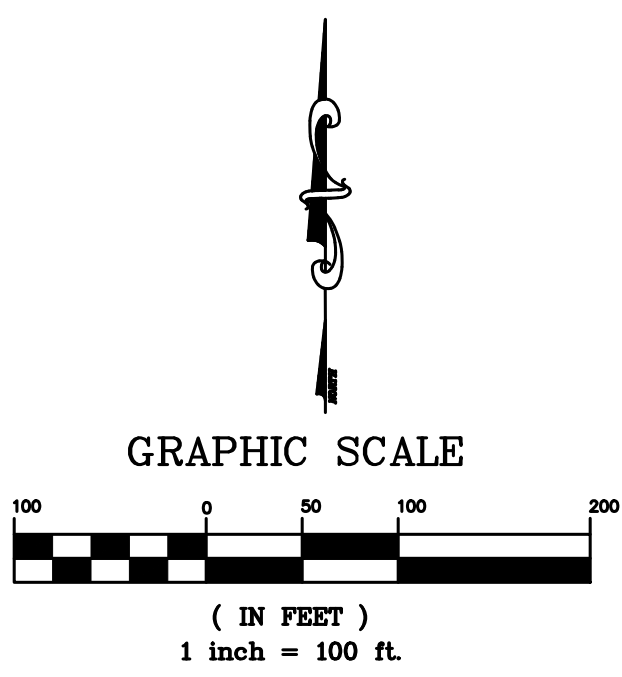
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MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 4

STREET F

STREET U

STREET T

STREET FF

STREET EE

STREET CC

STREET FF

STREET GG

STREET HH

STREET II

STREET JJ

STREET KK

BLOCK FF

BLOCK GG

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BLOCK II

BLOCK JJ

BLOCK KK

BLOCK LL

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STREET CS

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STREET CV

STREET CW

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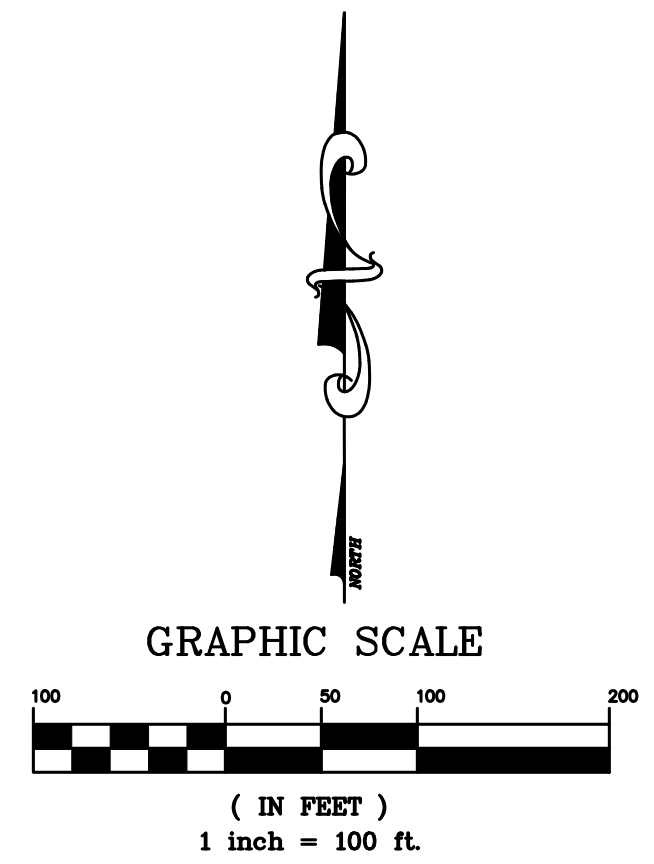
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STREET DV

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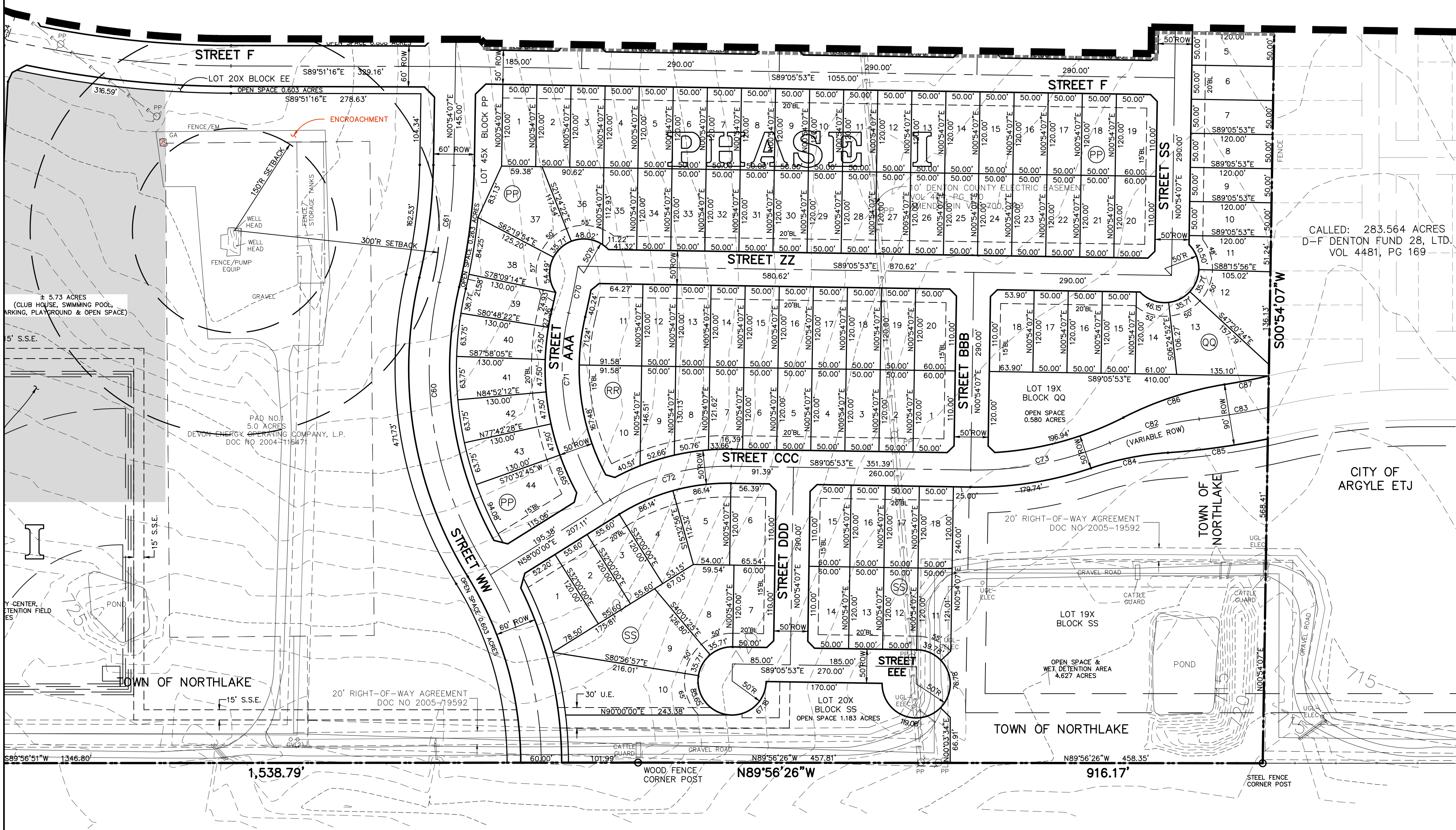
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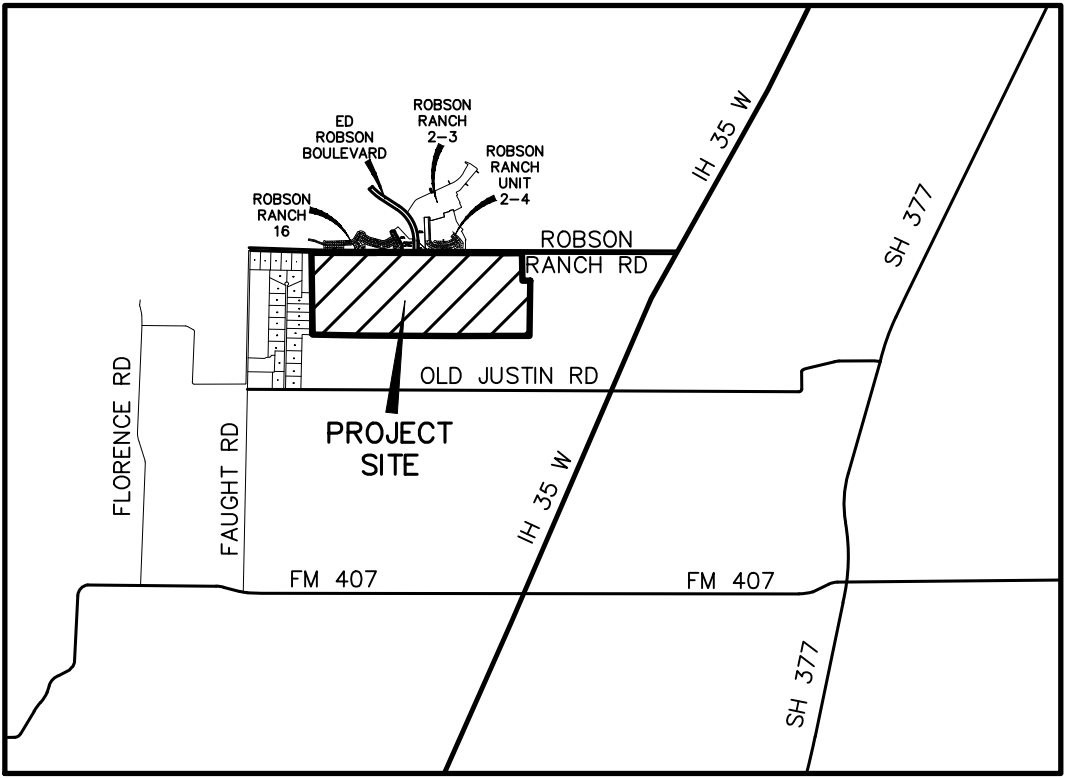
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MATCH LINE SEE SHEET 5



TRACT 1
CALLED: 782.359 ACRES
BELMONT 407, LLC
DOC. NO. 2011-124875

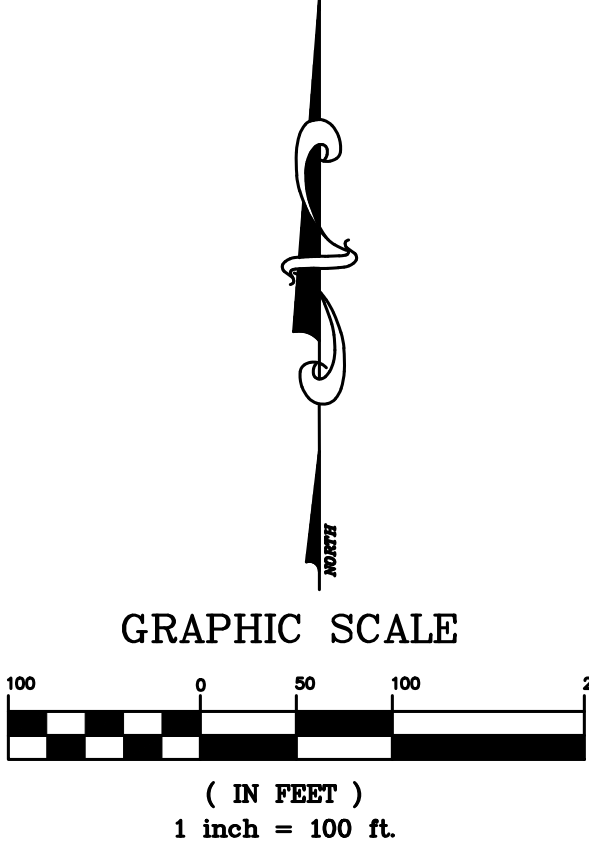
TOWN OF NORTHLAKE ETJ



VICINITY MAP
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INDEX MAP
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East, 204.34 feet to the POINT OF BEGINNING and containing

Sheet 9 of 11

	LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE						
	BLOCK--LOT	SQUARE FEET	ACRES		BLOCK--LOT	SQUARE FEET	ACRES		BLOCK--LOT	SQUARE FEET	ACRES		BLOCK--LOT	SQUARE FEET	ACRES		BLOCK--LOT	SQUARE FEET	ACRES		BLOCK--LOT	SQUARE FEET	ACRES		BLOCK--LOT	SQUARE FEET	ACRES				
5	BB--26	7,320	0.168		DD--10	7,562	0.174		F--7	8,400	0.193		GG--19	6,929	0.159		HH--10	6,000	0.138		II--2	6,554	0.150		K--15	8,584	0.197		LL--6	6,000	0.138
5	BB--27	7,320	0.168		DD--11	7,562	0.174		F--8	8,400	0.193		GG--20	6,271	0.144		HH--11	6,000	0.138		II--3	6,500	0.149		K--16	10,372	0.238		LL--7	6,000	0.138
5	BB--28	7,320	0.168		DD--12	7,539	0.173		F--9	8,646	0.198		GG--21	6,017	0.138		HH--12	7,150	0.164		II--4	6,446	0.148		KK--1	7,150	0.164		LL--8	6,000	0.138
9	BB--29	10,608	0.244		DD--13	7,150	0.164		F--10	9,205	0.211		GG--22	6,000	0.138		I--1	9,325	0.214		II--5	6,392	0.147		KK--2	6,000	0.138		LL--9	6,000	0.138
4	C--1	9,240	0.212		DD--14	6,319	0.145		F--11	10,763	0.247		GG--23	7,926	0.182		I--2	10,141	0.233		II--6	6,338	0.146		KK--3	6,000	0.138		LL--10	6,000	0.138
5	C--2	9,240	0.212		DD--15	6,319	0.145		FF--1	7,647	0.176		GG--24	8,775	0.201		I--3	8,696	0.200		II--7	6,285	0.144		KK--4	6,000	0.138		LL--11	6,476	0.149
5	C--3	9,240	0.212		DD--16	6,319	0.145		FF--2	6,928	0.159		GG--25	9,546	0.219		I--4	8,696	0.200		II--8	6,231	0.143		KK--5	6,621	0.152		LL--12	8,602	0.197
9	C--4	9,240	0.212		DD--17	6,319	0.145		FF--3	6,909	0.159		GG--26	7,512	0.172		I--5	8,696	0.200		II--9	6,177	0.142		KK--6	7,452	0.171		LL--13	6,000	0.138
2	C--5	13,304	0.305		DD--18	6,319	0.145		FF--4	6,938	0.159		GG--27	6,133	0.141		I--6	8,696	0.200		II--10	6,123	0.141		KK--7	7,974	0.183		LL--14	6,000	0.138
2	C--6	11,285	0.259		DD--19	6,319	0.145		FF--5	7,014	0.161		GG--28	6,183	0.142		I--7	8,927	0.205		II--11	6,069	0.139		KK--8	8,193	0.188		LL--15	6,000	0.138
2	C--7	8,400	0.193		DD--20	6,319	0.145		FF--6	7,098	0.163		GG--29	6,267	0.144		I--8	9,012	0.207		J--1	11,934	0.274		KK--9	7,858	0.180		LL--16	6,000	0.138
2	C--8	8,400	0.193		DD--21	6,319	0.145		FF--7	7,150	0.164		GG--30	7,395	0.170		I--9	8,954	0.206		J--2	9,534	0.219		KK--10	7,500	0.172		LL--17	6,000	0.138
2	C--9	8,400	0.193		DD--22	6,319	0.145		FF--8	7,877	0.181		GG--31	8,100	0.186		I--10	8,400	0.193		J--3	9,343	0.214		KK--11	6,000	0.138		LL--18	6,000	0.138
2	C--10	8,400	0.193		DD--23	6,319	0.145		FF--9	7,882	0.181		GG--32	7,920	0.182		I--11	8,400	0.193		J--4	8,827	0.203		KK--12	6,000	0.138		LL--19	6,000	0.138
9	C--11X	22,276	0.511		DD--24	6,319	0.145		FF--10	6,845	0.157		GG--33	8,009	0.184		I--12	8,400	0.193		J--5	8,400	0.193		KK--13	8,027	0.184		LL--20	7,150	0.164
5	CC--1	8,797	0.202		DD--25	7,647	0.176		FF--11	7,458	0.171		GG--34	8,817	0.225		I--13	8,400	0.193		J--6	8,400	0.193		KK--14	7,150	0.164		LL--21	7,150	0.164
5	CC--2	7,200	0.165		E--1	9,776	0.224		FF--12	7,268	0.167		GG--35	7,231	0.166		I--14	8,400	0.193		J--7	8,400	0.193		KK--15	6,000	0.138		LL--22	6,000	0.138
9	CC--3	7,200	0.165		E--2	8,400	0.193		FF--13	7,200	0.165		GG--36	7,140	0.164		I--15	15,824	0.359		J--8	8,400	0.193		KK--16	6,000	0.138		LL--23	6,000	0.138
5	CC--4	7,491	0.172		E--3	8,400	0.193		FF--14	7,160	0.164		GG--37	6,768	0.155		I--16	10,774	0.247		J--9	11,898	0.273		KK--17	6,000	0.138		LL--24	6,000	0.138
5	CC--5	7,636	0.175		E--4	8,400	0.193		FF--15	8,886	0.204		GG--38	6,133	0.141		I--17	11,647	0.267		JJ--1	8,447	0.194		KK--18	6,041	0.139		LL--25	6,000	0.138
5	CC--6	7,636	0.175		E--5	8,400	0.193		G--1	11,266	0.259		GG--39	8,582	0.197		I--18	10,707	0.246		JJ--2	6,000	0.138		KK--19	6,770	0.155		LL--26	6,000	0.138
5	CC--7	7,636	0.175		E--6	8,400	0.193		G--2	9,365	0.215		GG--40	6,000	0.138		I--19	9,768	0.224		JJ--3	6,000	0.138		KK--20	7,997	0.184		LL--27	7,200	0.165
5	CC--8	7,636	0.175		E--7	8,400	0.193		G--3	9,355	0.215		GG--41	6,000	0.138		I--20	10,506	0.241		JJ--4	6,000	0.138		KK--21	7,945	0.182		LL--28	8,114	0.186
9	CC--9	7,800	0.179		E--8	8,400	0.193		G--4	9,353	0.215		H--1	9,000	0.207		I--21	10,270	0.236		JJ--5	6,000	0.138		KK--22	7,529	0.173		LL--29	5,999	0.138
5	CC--10	7,800	0.179		E--9	8,400	0.193		G--5	9,353	0.215		H--2	8,400	0.193		I--22	8,400	0.193		JJ--6	6,000	0.138		KK--23	6,242	0.143		LL--30	6,000	0.138
5	CC--12	7,200	0.165		E--10	9,600	0.220		G--6	9,463	0.217		H--3	8,400	0.193		I--23	8,400	0.193		JJ--7	6,000	0.138		KK--24	6,061	0.139		LL--31	6,000	0.138
5	CC--13	7,200	0.165		E--11X	45,871	1.053		G--7	9,902	0.227		H--4	8,400	0.193		I--24	8,400	0.193		JJ--8	6,993	0.161		KK--25	6,000	0.138		LL--32	6,000	0.138
5	CC--14	7,200	0.165		EE--1	8,479	0.195		G--8	10,935	0.251		H--5	8,400	0.193		I--25	9,861	0.228		JJ--9	7,756	0.178		KK--26	6,000	0.138		LL--33	7,150	0.164
9	CC--15	7,200	0.165		EE--2	6,447	0.148		G--9	11,358	0.261		H--6	8,400	0.193		I--26	10,038	0.230		JJ--10	14,529	0.334		KK--27	6,000	0.138		M--1	9,379	0.215
7	CC--16	7,200	0.165		EE--3	6,307	0.145		G--10	9,033	0.207		H--7	11,650	0.267		I--27	11,378	0.261		JJ--11	10,962	0.252		KK--28	6,000	0.138		M--2	7,444	0.171
5	CC--17	8,350	0.192		EE--4	6,306	0.145		G--11	8,666	0.199		H--8	9,100	0.209		I--28	8,400	0.193		JJ--12	11,347	0.261		KK--29	7,150	0.164		M--3	7,444	0.171
5	D--1	10,648	0.244		EE--5	6,305	0.145		G--12	8,599	0.197		H--9	10,017	0.230		I--29	8,400	0.193		JJ--13	11,707	0.269		L--1	10,277	0.236		M--4	7,444	0.171
1	D--2	8,400	0.193		EE--6	6,305	0.145		G--13	8,599	0.197		H--10	10,017	0.230		I--30	10,270	0.236		JJ--14	10,028	0.230		L--2	8,400	0.193		M--5	7,444	0.171
5	D--3	8,400	0.193		EE--7	6,305	0.145		G--14	8,599	0.197		H--11	14,089	0.323		I--31	11,592	0.266		JJ--15	9,360	0.215		L--3	8,400	0.193		M--6	7,444	0.171
5	D--4	8,400	0.193		EE--8	6,306	0.145		G--15	8,592	0.197		H--12	12,083	0.277		I--32	12,297	0.282		JJ--16	6,647	0.153		L--4	8,400	0.193		M--7	7,444	0.171
5	D--5	8,400	0.193		EE--9	6,306	0.145		G--16	10,949	0.251		H--13	9,137	0.210		I--33	12,761	0.293		JJ--17	10,459	0.240		L--5	8,400	0.193		M--8	7,444	0.171
5	D--6	8,400	0.193		EE--10	6,307	0.145		GG--1	7,150	0.164		H--14	8,925	0.205		I--34	17,055	0.392		JJ--18	8,963	0.206		L--6	8,400	0.193		M--9	7,444	0.171
5	D--7	10,827	0.249		EE--11	7,761	0.178		GG--2	6,000	0.138		H--15	8,925	0.205		I--35	14,924	0.343		JJ--19	8,330	0.191		L--7	8,400	0.193		M--10	7,444	0.171
5	D--8	10,707	0.246		EE--12	6,959	0.160		GG--3	6,000	0.138		H--16	8,925	0.205		I--36	8,420	0.193		JJ--20	7,464	0.171		L--8	8,400	0.193		M--11	7,444	0.171
5	D--9	8,400	0.193		EE--13	6,260	0.144		GG--4	6,000	0.138		H--17	8,925	0.205		I--37	8,420	0.193		JJ--21	8,028	0.184		L--9	10,990	0.252		M--12	7,444	0.171
5	D--10	8,400	0.193		EE--14	6,260	0.144		GG--5	6,000	0.138		H--18	8,925	0.205		I--38	8,419	0.193		K--1	11,252	0.258		L--10	9,690	0.222		M--13	7,444	0.171
1	D--11	8,400	0.193		EE--15	6,260	0.144		GG--6	6,000	0.138		H--19	8,601	0.197		I--39	8,528	0.196		K--2	9,375	0.215		L--11	8,400	0.193		M--14	7,200	0.165
9	D--12	8,400	0.193		EE--16	6,260	0.144		GG--7	7,200	0.165		H--20	13,112	0.301		I--40	8,610	0.198		K--3	9,000	0.207		L--12	8,400	0.193		M--15	7,200	0.165
9	D--13	8,400	0.193		EE--17	6,260	0.144		GG--8	6,000	0.138		H--21	10,149	0.233		I--41	8,638	0.198		K--4	9,000	0.207		L--13	8,400	0.193		M--16	7,200	0.165
5	D--14	10,880	0.250		EE--18	6,260	0.144		GG--9	6,000	0.138		H--22	10,944	0.251		I--42	8,651	0.199		K--5	9,000	0.207		L--14	8,400	0.193				

	LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
0.164	NN--26	6,000	0.138	OO--18	6,000	0.138	PP--15	7,150	0.164	S--15	7,200	0.165	U--22	7,440	0.171	X--27	8,366	0.192
0.138	NN--27	6,000	0.138	OO--19	6,000	0.138	PP--16	6,000	0.138	S--16	7,200	0.165	U--23	7,440	0.171	X--28	8,604	0.198
0.138	NN--28	6,000	0.138	OO--20	7,150	0.164	PP--17	6,000	0.138	S--17	7,200	0.165	U--24	7,440	0.171	X--29	8,588	0.197
0.138	NN--29	6,000	0.138	P--1	10,217	0.235	PP--18	6,000	0.138	S--18	7,200	0.165	U--25	7,440	0.171	X--30	8,316	0.191
0.138	NN--30	6,000	0.138	P--2	8,200	0.188	PP--19	7,954	0.183	S--19	7,200	0.165	U--26	7,440	0.171	X--31	7,919	0.182
0.138	NN--31	6,000	0.138	P--3	8,200	0.188	PP--20	6,000	0.138	S--20	7,200	0.165	U--27	7,440	0.171	X--32	8,085	0.186
0.138	NN--32	6,000	0.138	P--4	8,200	0.188	PP--21	6,000	0.138	S--21	7,200	0.165	U--28	9,540	0.219	Y--1	8,425	0.193
0.138	NN--33	6,000	0.138	P--5	8,200	0.188	PP--22	6,311	0.145	S--22	7,200	0.165	V--1	9,234	0.212	Y--2	7,200	0.165
0.138	NN--34	6,000	0.138	P--6	8,200	0.188	PP--23	7,136	0.164	S--23	7,187	0.165	V--2	7,460	0.171	Y--3	7,200	0.165
0.138	NN--35	5,967	0.137	P--7	10,615	0.244	PP--24	11,906	0.273	T--1	9,183	0.211	V--3	7,460	0.171	Y--4	7,324	0.168
0.146	NN--36	7,349	0.169	P--8	8,938	0.205	PP--25	8,833	0.203	T--2	7,440	0.171	V--4	9,636	0.221	Y--5	8,084	0.186
0.159	NN--37	10,981	0.252	P--9	7,200	0.165	PP--26	5,880	0.135	T--3	7,440	0.171	V--5	9,261	0.213	Y--6	8,182	0.188
0.192	NN--38	7,929	0.182	P--10	7,200	0.165	PP--27	6,000	0.138	T--4	7,440	0.171	V--6	7,471	0.172	Y--7	8,361	0.192
0.165	NN--39	7,188	0.165	P--11	7,200	0.165	PP--28	6,000	0.138	T--5	7,440	0.171	V--7	7,469	0.171	Y--8	8,646	0.198
0.165	NN--40	7,231	0.166	P--12	7,200	0.165	PP--29	9,498	0.218	T--6	7,440	0.171	V--8	7,471	0.171	Y--9	8,936	0.205
0.165	NN--41	7,231	0.166	P--13	7,200	0.165	Q--1	9,701	0.223	T--7	7,440	0.171	V--9	9,486	0.218	Y--10	11,677	0.268
0.165	NN--42	7,231	0.166	P--14	7,200	0.165	Q--2	7,787	0.179	T--8	7,440	0.171	W--1	9,403	0.216	Y--11	10,788	0.248
0.165	NN--43	7,231	0.166	P--15	7,200	0.165	Q--3	7,538	0.173	T--9	7,440	0.171	W--2	7,951	0.183	Y--12	8,804	0.202
0.165	NN--44	10,973	0.252	P--16	7,200	0.165	Q--4	7,200	0.165	T--10	7,440	0.171	W--3	7,931	0.182	Y--13	8,269	0.190
0.165	O--1	10,251	0.235	P--17	7,200	0.165	Q--5	7,200	0.165	T--11	7,440	0.171	W--4	7,931	0.182	Y--14	8,080	0.185
0.224	O--2	7,499	0.172	P--18	7,200	0.165	Q--6	7,200	0.165	T--12	7,440	0.171	W--5	7,935	0.182	Y--15	7,851	0.180
0.237	O--3	7,764	0.178	P--19	7,200	0.165	Q--7	8,350	0.192	T--13	7,440	0.171	W--6	10,438	0.240	Y--16	7,440	0.171
0.176	O--4	8,214	0.189	P--20	8,350	0.192	Q--8	8,350	0.192	T--14	7,440	0.171	W--7	10,770	0.247	Y--17	7,440	0.171
0.176	O--5	8,857	0.203	P--21	8,350	0.192	Q--9	7,200	0.165	T--15	8,400	0.193	W--8	8,272	0.190	Y--18	7,440	0.171
0.176	O--6	9,716	0.223	P--22	7,200	0.165	Q--10	7,200	0.165	T--16	11,834	0.272	W--9	8,276	0.190	Y--19	8,615	0.198
0.176	O--7	10,200	0.234	P--23	7,200	0.165	Q--11	7,200	0.165	T--17	7,315	0.168	W--10	8,276	0.190	Z--1	8,541	0.196
0.176	O--8	10,476	0.241	P--24	7,200	0.165	Q--12	8,740	0.201	T--18	9,777	0.224	W--11	8,516	0.195	Z--2	7,920	0.182
0.176	O--9	7,259	0.167	P--25	7,200	0.165	Q--13	9,849	0.226	T--19	7,629	0.175	W--12	10,833	0.249	Z--3	7,920	0.182
0.203	O--10	7,200	0.165	P--26	7,200	0.165	Q--14	12,593	0.289	T--20	7,367	0.169	X--1	8,694	0.200	Z--4	7,920	0.182
0.138	O--11	7,200	0.165	P--27	7,200	0.165	R--1	11,267	0.259	T--21	7,367	0.169	X--2	7,417	0.170	Z--5	7,920	0.182
0.138	O--12	7,200	0.165	P--28	7,200	0.165	R--2	8,663	0.199	T--22	7,367	0.169	X--3	7,417	0.170	Z--6	7,920	0.182
0.138	O--13	7,200	0.165	P--29	7,200	0.165	R--3	8,834	0.203	T--23	7,367	0.169	X--4	7,417	0.170	Z--7	9,070	0.208
0.138	O--14	7,200	0.165	P--30	7,200	0.165	R--4	9,014	0.207	T--24	9,859	0.226	X--5	7,273	0.167	Z--8	8,590	0.197
0.138	O--15	7,200	0.165	P--31	8,286	0.190	R--5	11,227	0.258	U--1	10,052	0.231	X--6	7,200	0.165	Z--9	7,200	0.165
0.138	O--16	7,200	0.165	P--32	12,537	0.288	R--6	13,303	0.305	U--2	7,200	0.165	X--7	7,200	0.165	Z--10	7,200	0.165
0.138	O--17	8,350	0.192	P--33	9,029	0.207	R--7	11,065	0.254	U--3	7,200	0.165	X--8	7,200	0.165	Z--11	7,200	0.165
0.138	O--18X	45,052	1.034	P--34	8,284	0.190	R--8	7,500	0.172	U--4	7,200	0.165	X--9	7,295	0.167	Z--12	7,524	0.173
0.138	OO--1	7,150	0.164	P--35	8,159	0.187	R--9	7,500	0.172	U--5	7,200	0.165	X--10	7,355	0.169	Z--13	14,153	0.325
0.138	OO--2	6,000	0.138	P--36	8,162	0.187	R--10	7,500	0.172	U--6	7,200	0.165	X--11	7,260	0.167	Z--14	10,657	0.245
0.138	OO--3	6,000	0.138	P--37	11,071	0.254	R--11	10,723	0.246	U--7	7,200	0.165	X--12	7,260	0.167	Z--15	7,403	0.170
0.138	OO--4	6,000	0.138	PP--1	6,665	0.153	S--1	7,200	0.165	U--8	7,200	0.165	X--13	7,260	0.167	Z--16	7,664	0.176
0.138	OO--5	6,000	0.138	PP--2	6,672	0.153	S--2	7,200	0.165	U--9	7,200	0.165	X--14	7,383	0.169	Z--17	9,131	0.210
0.138	OO--6	6,000	0.138	PP--3	6,672	0.153	S--3	7,200	0.165	U--10	7,200	0.165	X--15	8,839	0.203			
0.138	OO--7	6,018	0.138	PP--4	8,137	0.187	S--4	7,200	0.165	U--11	7,200	0.165	X--16	8,946	0.205			
0.138	OO--8	6,263	0.144	PP--5	8,137	0.187	S--5	7,200	0.165	U--12	7,200	0.165	X--17	8,267	0.190			
0.138	OO--9	6,881	0.158	PP--6	7,917	0.182	S--6	7,200	0.165	U--13	7,200	0.165	X--18	7,657	0.176			
0.138	OO--10	12,359	0.284	PP--7	7,150	0.164	S--7	7,200	0.165	U--14	8,435	0.194	X--19	7,503	0.172			
0.164	OO--11	10,131	0.233	PP--8	10,036	0.230	S--8	7,200	0.165	U--15	8,950	0.205	X--20	7,380	0.169			
0.164	OO--12	6,000	0.138	PP--9	14,307	0.328	S--9	7,200	0.165	U--16	7,440	0.171	X--21	7,380	0.169			
0.138	OO--13	6,000	0.138	PP--10	11,161	0.256	S--10	7,200	0.165	U--17	7,440	0.171	X--22	8,945	0.205			
0.138	OO--14	6,000	0.138	PP--11	6,268	0.144	S--11	9,516	0.218	U--18	7,440	0.171	X--23	9,343	0.214			
0.138	OO--15	6,000	0.138	PP--12	6,000	0.138	S--12	10,223	0.235	U--19	7,440	0.171	X--24	8,077	0.185			
0.138	OO--16	6,000	0.138	PP--13	6,000	0.138	S--13	7,202	0.165	U--20	7,440	0.171	X--25	8,202	0.188			
0.138	OO--17	6,000	0.138	PP--14	7,150	0.164	S--14	7,200	0.165	U--21	7,440	0.171	X--26	8,335	0.191			

APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN of NORTHLAKE

TOWN SECRETARY, TOWN of NORTHLAKE

PRELIMINARY PLAT

HERITAGE FIELDS, PHASES 1--5

955 RESIDENTIAL LOTS AND 41 COMMON AREA LOTS

BEING 325.526CRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,

THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

LOTS DEVELOPED PER ORDINANCE NO. 14--0626A
ZONED MIXED--USE PLANNED DEVELOPMENT (MPD)

DF PACIFIC NO. 2 LTD

OWNER/DEVELOPER

212 South Palm Avenue, Suite 200
Alhambra, California 91801
Contact: Robert Yu

(626) 282--8198

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
Contact: Jeff Klement, P.E.
TBPE No. F--438 TBPLS No. 10076000

(972)248--7676

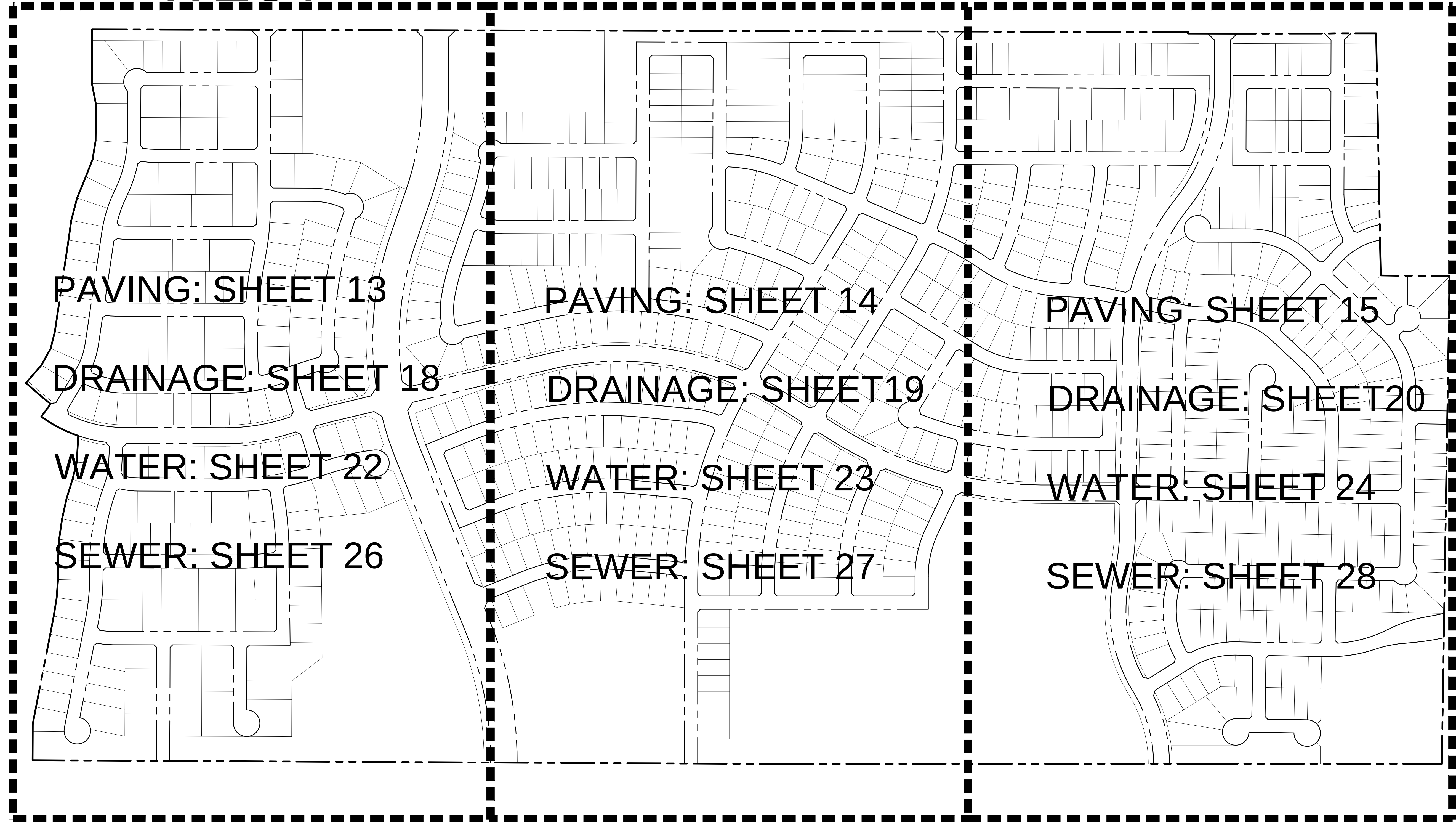
Revised: April 08, 2016
Revised: March 18, 2016
Submitted: February 16, 2016

Sheet 11 of 11

WEST

MIDDLE

EAST



PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Jeff W. Klement

P.E. No. 102173 Date: 3/18/16



16301 Quorum Drive
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Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
www.jbipartners.com

TBPE No. F-438 TBPLS No. 10076000

KEY MAP		PROJECT NO.
		RYU001
HERITAGE FIELDS		SHEET NO.
Town of Northlake, Denton County, Texas		12



LEGEND

- 50' ROW, 31' B-B PAVEMENT
- 60' ROW, 31' B-B PAVEMENT (STREET F & WW)
- 100' ROW, 28' B-B PAVEMENT, 21' MEDIAN

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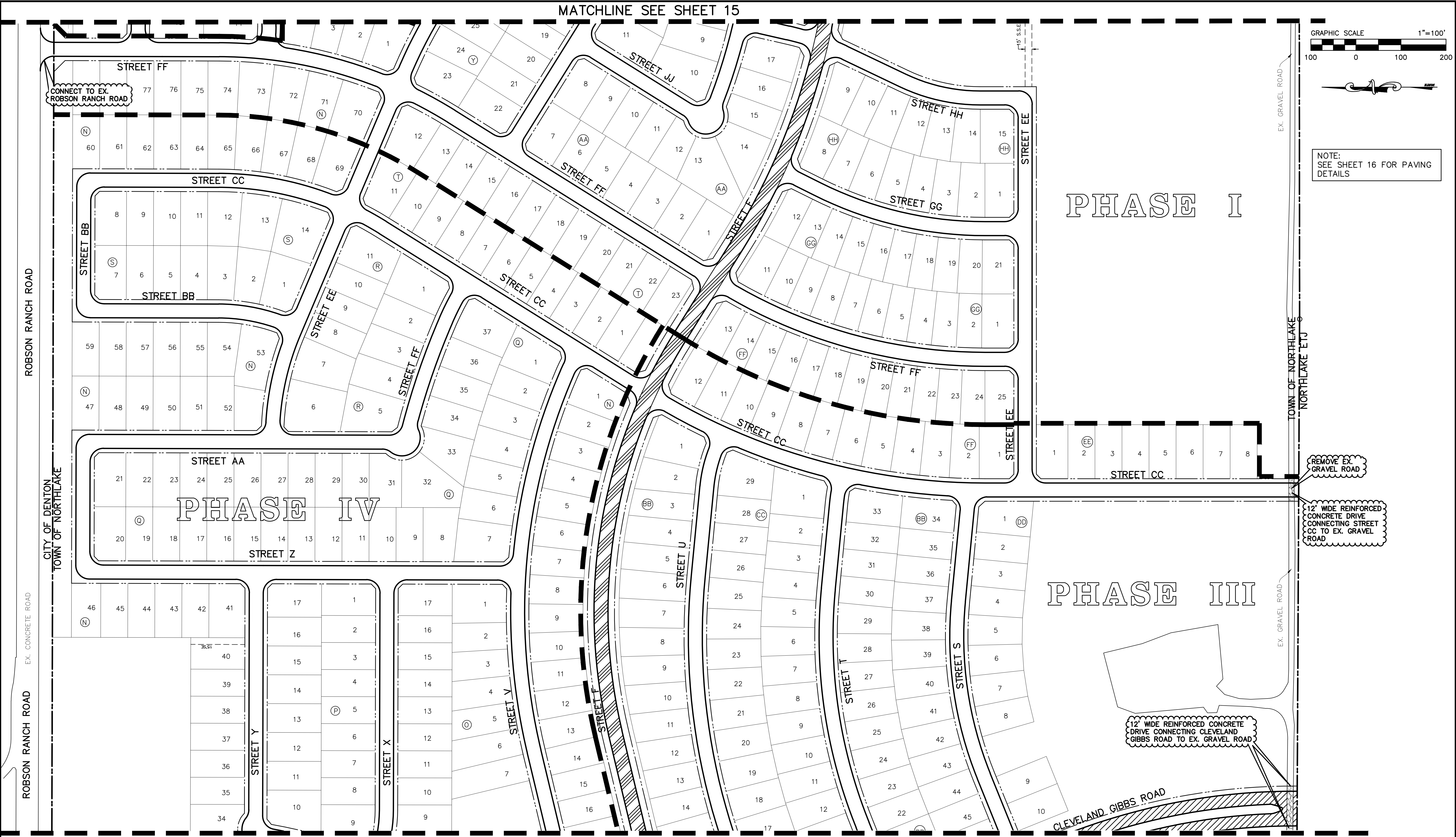
PRELIMINARY PAVING PLAN

WEST

HERITAGE FIELDS

Town of Northlake, Denton County, Texas

PROJECT NO.
RYU001
SHEET NO.
13



GRAPHIC SCALE 1"=100'

100 0 100 200

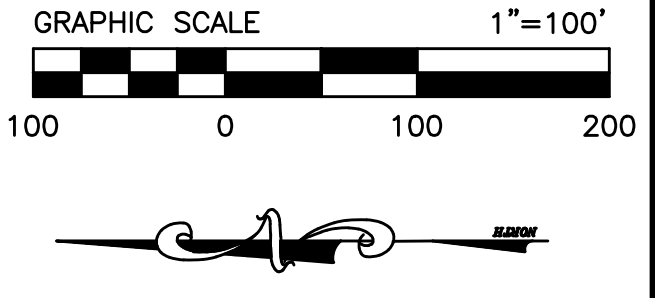
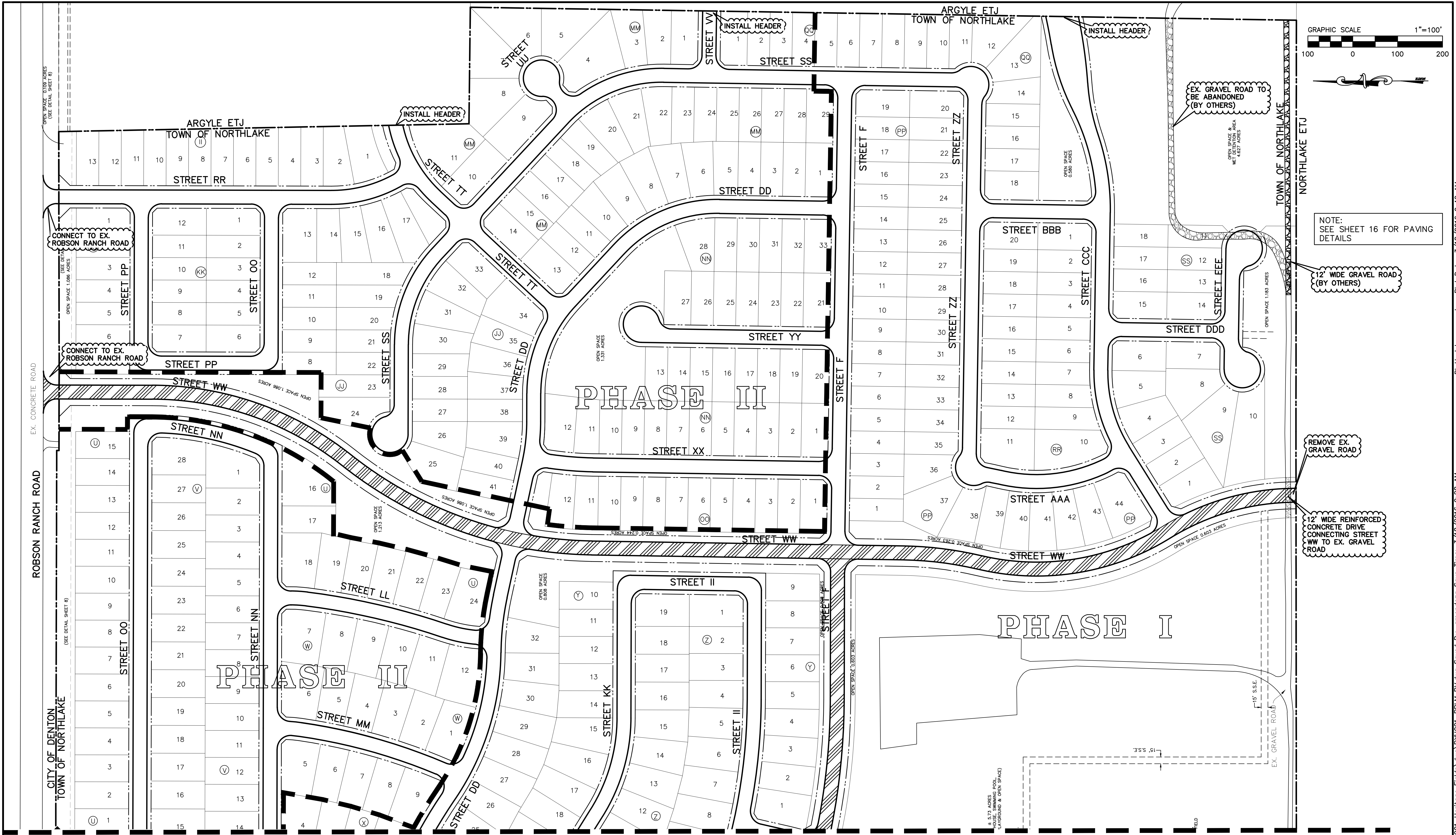
NOTE:
SEE SHEET 16 FOR PAVING
DETAILS

LEGEND

	50' ROW, 31' B-B PAVEMENT
	60' ROW, 31' B-B PAVEMENT (STREET F & WW)
	100' ROW, 28' B-B PAVEMENT, 21' MEDIAN

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES ENGINEER: Jeff W. Klement P.E. No. 102173 Date: 3/18/16		PRELIMINARY PAVING PLAN		PROJECT NO. RYU001
		MIDDLE		SHEET NO. 14
		HERITAGE FIELDS		
		Town of Northlake, Denton County, Texas		

Plotted by: amendoza Plot Date: 3/18/2016 9:38 AM
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NOTE:
SEE SHEET 16 FOR PAVING
DETAILS

LEGEND

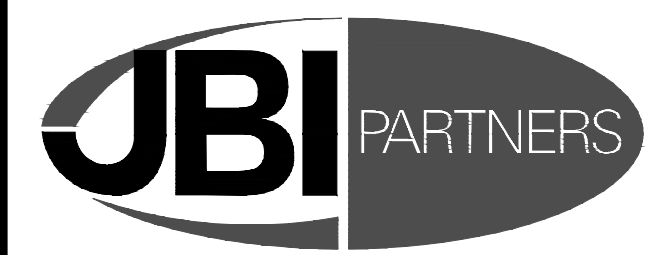
- 50' ROW, 31' B-B PAVEMENT
- 60' ROW, 31' B-B PAVEMENT (STREET F & WW)
- 100' ROW, 28' B-B PAVEMENT, 21' MEDIAN

MATCHLINE SEE SHEET 14

PRELIMINARY
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ENGINEER: Jeff W. Klement

P.E. No. 102173 Date: 3/18/16



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TBPE No. F-438 TBPLS No. 10076000

PRELIMINARY PAVING PLAN

EAST

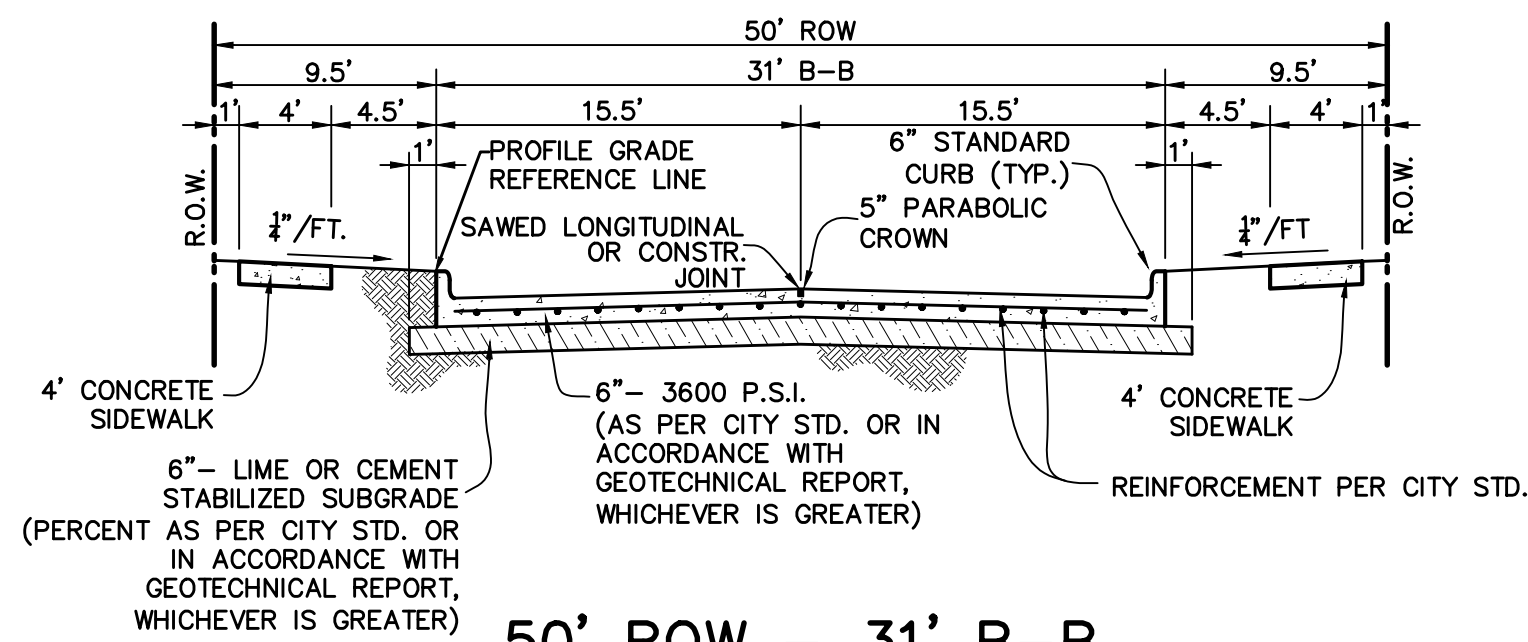
HERITAGE FIELDS

Town of Northlake, Denton County, Texas

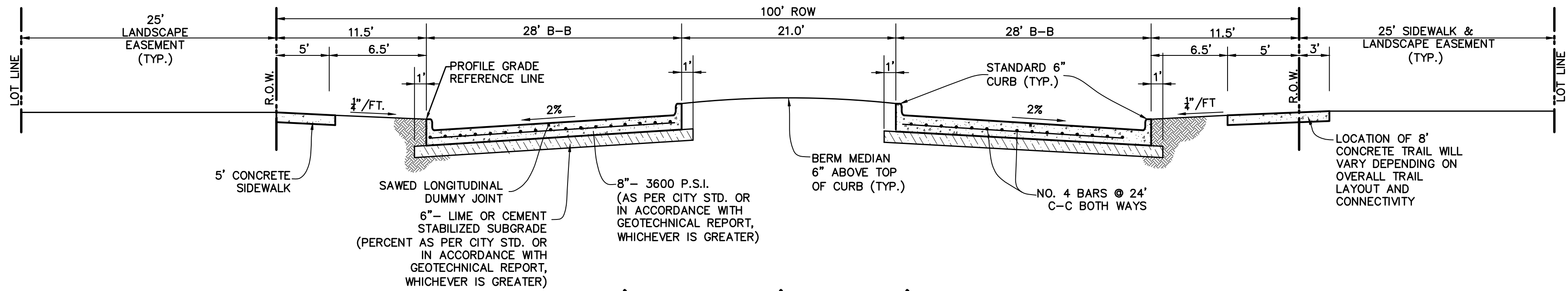
PROJECT
NO.
RYU001

SHEET NO.
15

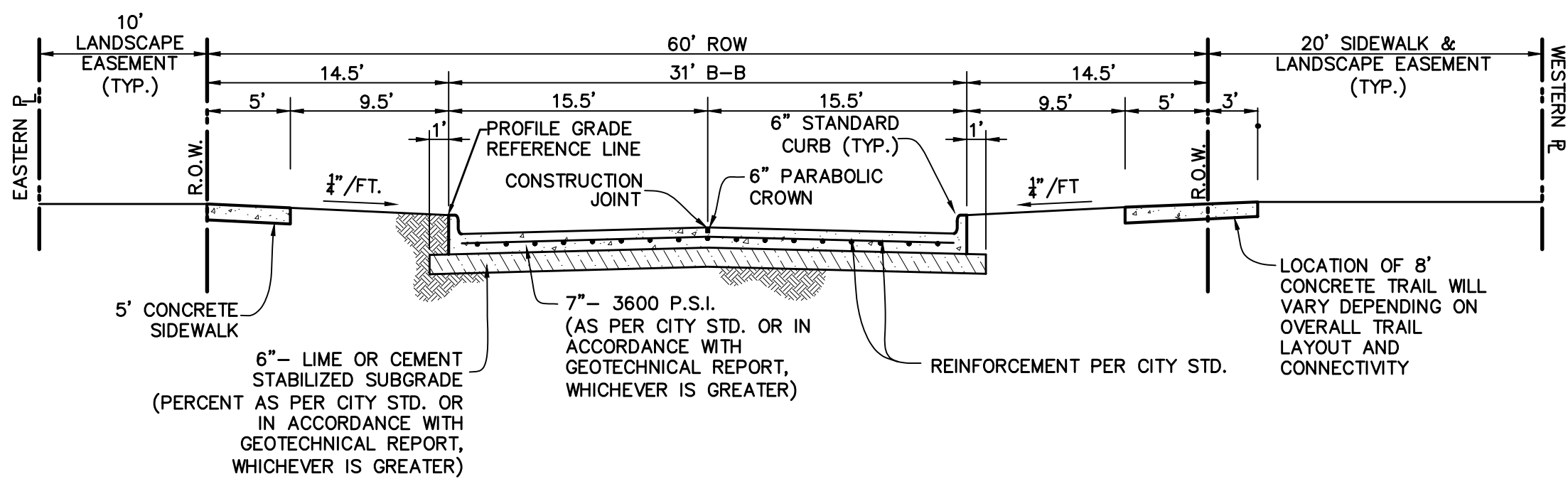
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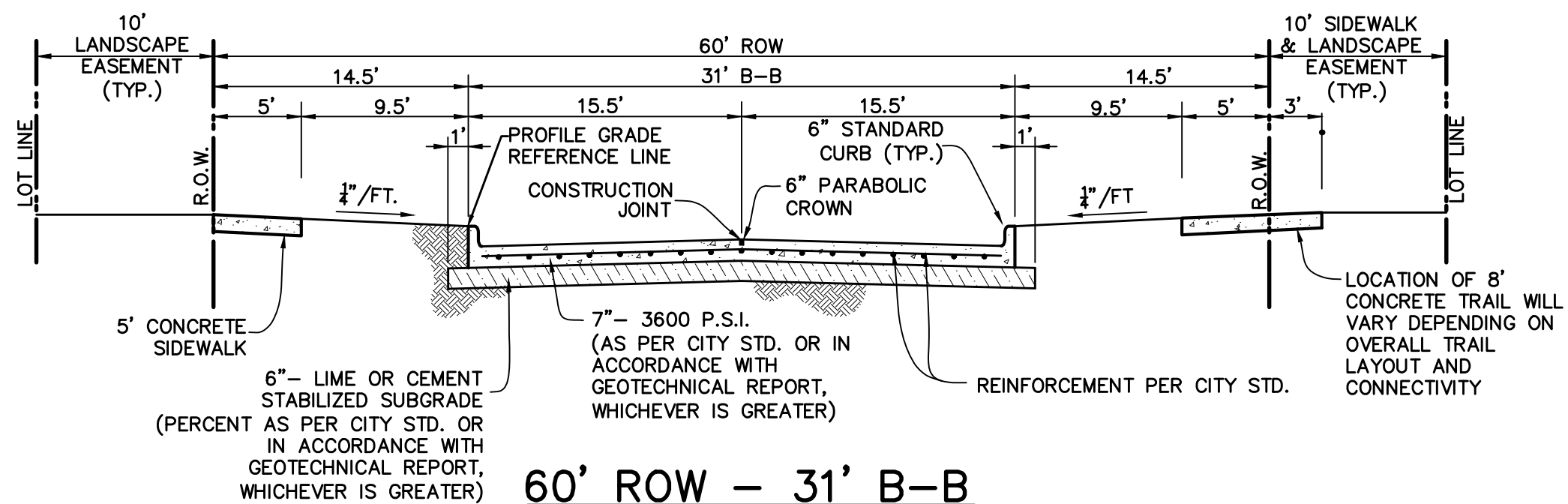
**50' ROW - 31' B-B
TYPICAL PAVEMENT SECTION**
N.T.S.



**100' ROW - 28' B-B, 21' MEDIAN
CLEVELAND GIBBS ROAD
PAVEMENT SECTION**
N.T.S.



**60' ROW - 31' B-B
STREET WW
PAVEMENT SECTION**
N.T.S.



**60' ROW - 31' B-B
STREET F
PAVEMENT SECTION**
N.T.S.

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ENGINEER: Jeff W. Klement
P.E. No. 102173 Date: 3/18/16



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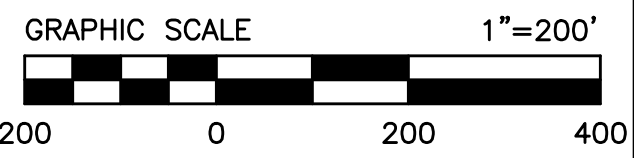
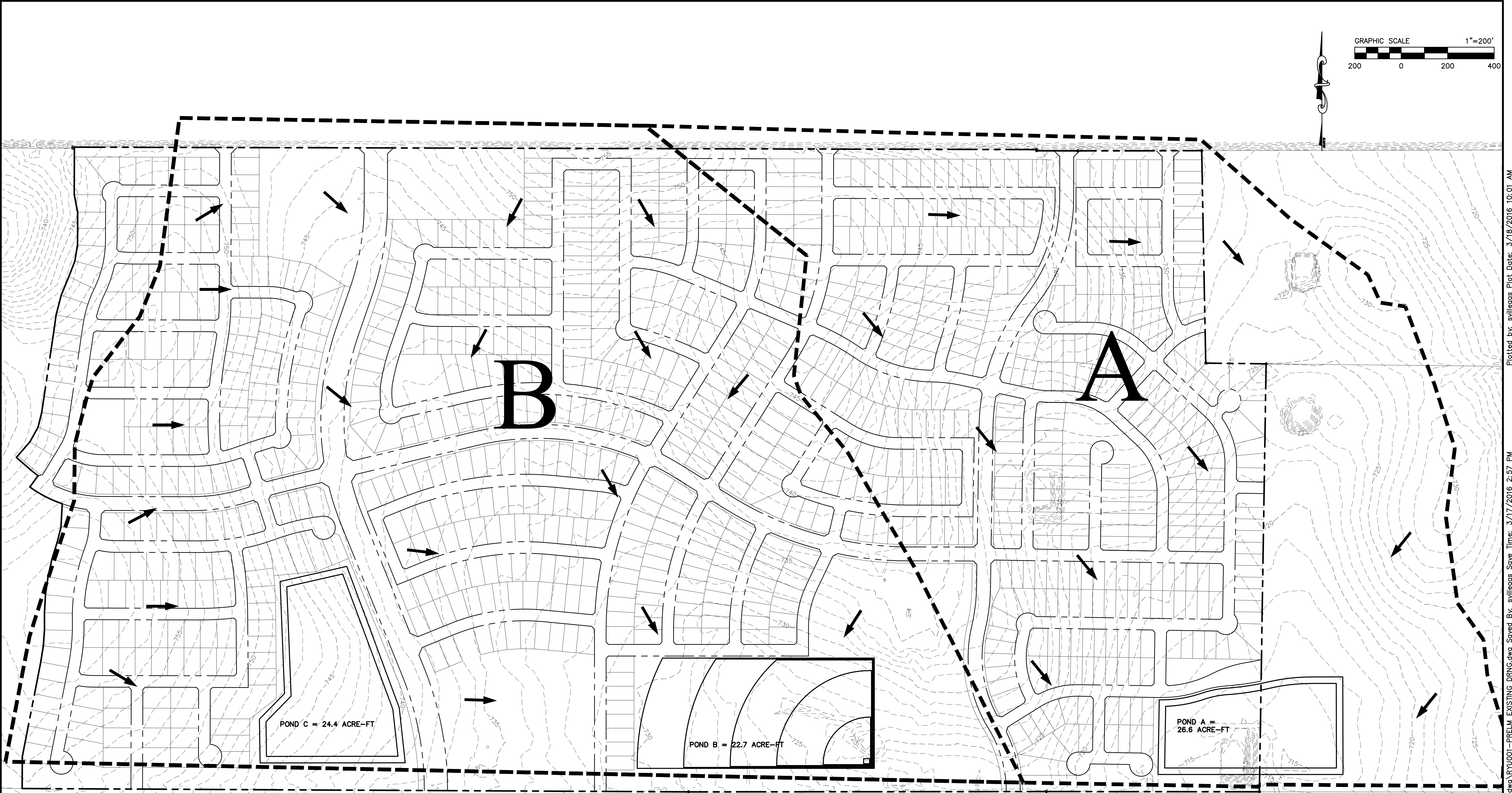
TBPE No. F-438 TBPLS No. 10076000

PRELIMINARY PAVING DETAILS

HERITAGE FIELDS
Town of Northlake, Denton County, Texas

PROJECT
NO.
RYU001
SHEET NO.
16

Drawing: H:\Projects\RYU001_Heritage Fields.dwg Saved By: amendoza Save Time: 3/18/2016 9:42 AM Plotted by: amendoza Plot Date: 3/21/2016 9:52 AM



LEGEND

- Existing Basins
- 595 Existing Major Contour
- 594 Existing Minor Contour
- ➔ Flow Arrows

EXISTING RUNOFF CALCULATIONS	
Drainage Area #	Area (Acres) "A"
A	153.99
B	210.86
	364.85

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ENGINEER: Jeff W. Klement

P.E. No. 102173 Date: 3/18/16



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EXISTING DRAINAGE AREA MAP

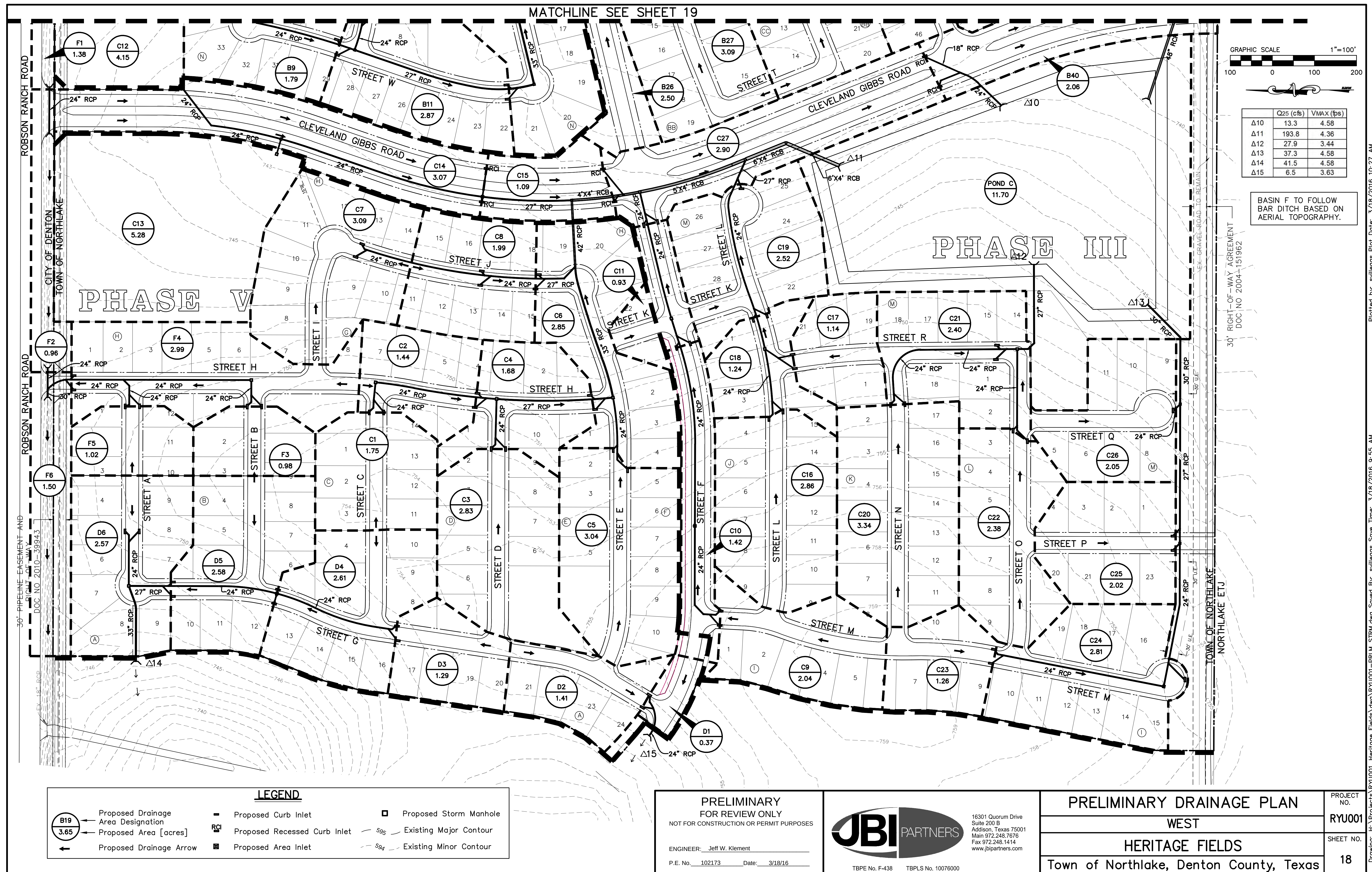
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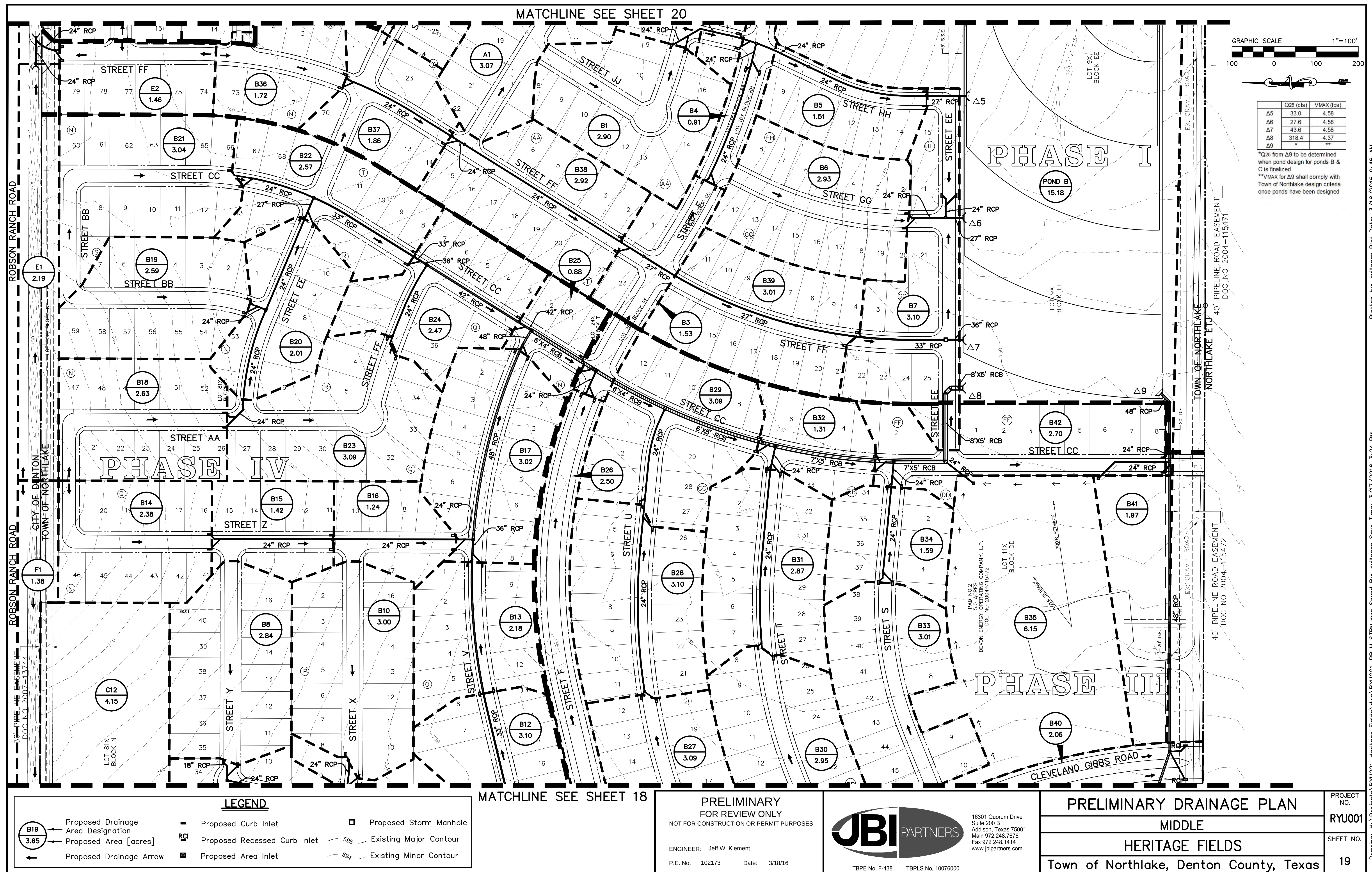
HERITAGE FIELDS

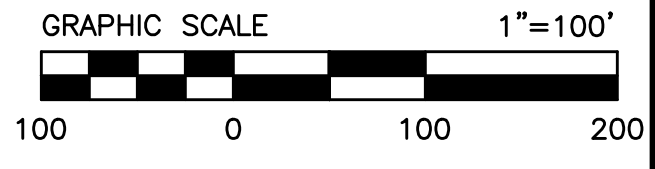
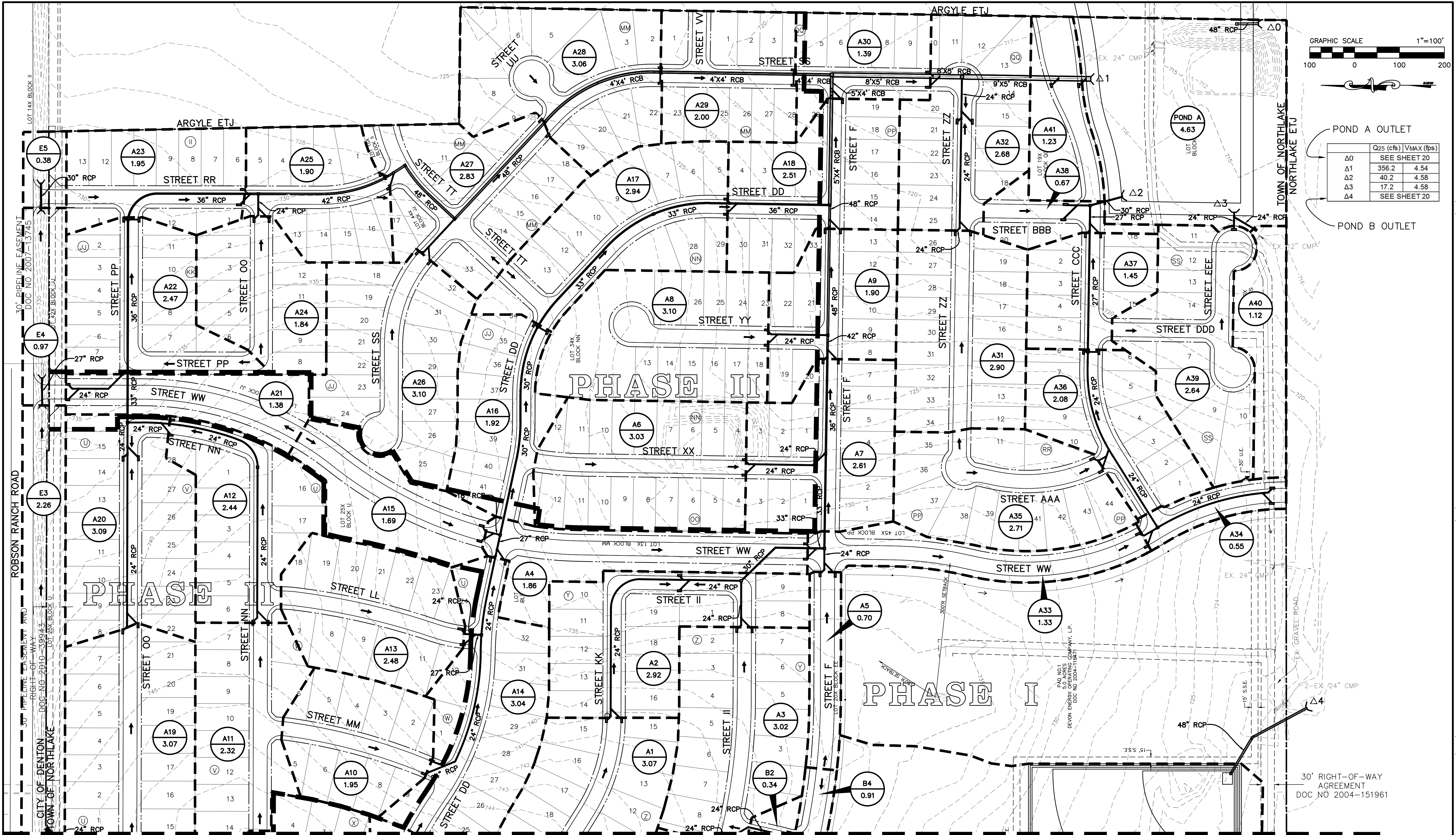
Town of Northlake, Denton County, Texas

PROJECT NO.
RYU001

SHEET NO.
17







POND A OUTLET

	Q25 (cfs)	VMAX (fps)
Δ0	SEE SHEET 20	4.54
Δ1	356.2	4.58
Δ2	40.2	4.58
Δ3	17.2	4.58
Δ4	SEE SHEET 20	

POND B OUTLET

LEGEND			
	Proposed Drainage Area Designation		Proposed Storm Manhole
	Proposed Area [acres]		Proposed Recessed Curb Inlet
	Proposed Drainage Arrow		Proposed Area Inlet
			Existing Major Contour
			Existing Minor Contour

MATCHLINE SEE SHEET 19

PRELIMINARY
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ENGINEER: Jeff W. Klement

P.E. No. 102173 Date: 3/18/16

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Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
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TBPE No. F-438 TBPLS No. 10076000

PRELIMINARY DRAINAGE PLAN		PROJECT NO.
EAST		RYU001
HERITAGE FIELDS		SHEET NO.
Town of Northlake, Denton County, Texas		20

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RUNOFF CALCULATIONS (BASIN A)									
Drainage Area #	Antecedent Prec. Coef. "K ₂₅ "	Antecedent Prec. Coef. "K ₁₀₀ "	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I ₂₅ "	Intensity (in./hr.) "I ₁₀₀ "	Time(conc.) (minutes) T _C	Discharge (c.f.s.) "Q ₂₅ "	Discharge (c.f.s.) "Q ₁₀₀ "
A1	1.10	1.25	3.07	0.65	6.41	7.91	15	14.1	19.7
A2	1.10	1.25	2.92	0.65	6.41	7.91	15	13.4	18.9
A3	1.10	1.25	3.02	0.65	6.41	7.91	15	13.8	19.4
A4	1.10	1.25	1.86	0.65	6.41	7.91	15	8.5	12.0
A5	1.10	1.25	0.70	0.65	6.41	7.91	15	3.2	4.5
A6	1.10	1.25	3.03	0.65	6.41	7.91	15	13.9	19.5
A7	1.10	1.25	2.61	0.65	6.41	7.91	15	12.0	16.8
A8	1.10	1.25	3.10	0.65	6.41	7.91	15	14.2	19.9
A9	1.10	1.25	1.90	0.65	6.41	7.91	15	8.7	12.2
A10	1.10	1.25	1.95	0.65	6.41	7.91	15	8.9	12.5
A11	1.10	1.25	2.32	0.65	6.41	7.91	15	10.6	14.9
A12	1.10	1.25	2.44	0.65	6.41	7.91	15	11.2	15.7
A13	1.10	1.25	2.48	0.65	6.41	7.91	15	11.4	15.9
A14	1.10	1.25	3.04	0.65	6.41	7.91	15	13.9	19.5
A15	1.10	1.25	1.69	0.65	6.41	7.91	15	7.7	10.9
A16	1.10	1.25	1.92	0.65	6.41	7.91	15	8.8	12.3
A17	1.10	1.25	2.94	0.65	6.41	7.91	15	13.5	18.9
A18	1.10	1.25	2.51	0.65	6.41	7.91	15	11.5	16.1
A19	1.10	1.25	3.07	0.65	6.41	7.91	15	14.1	19.7
A20	1.10	1.25	3.09	0.65	6.41	7.91	15	14.2	19.9
A21	1.10	1.25	1.38	0.65	6.41	7.91	15	6.3	8.9
A22	1.10	1.25	2.47	0.65	6.41	7.91	15	11.3	15.9
A23	1.10	1.25	1.95	0.65	6.41	7.91	15	8.9	12.5
A24	1.10	1.25	1.84	0.65	6.41	7.91	15	8.4	11.8
A25	1.10	1.25	1.90	0.65	6.41	7.91	15	8.7	12.2
A26	1.10	1.25	3.10	0.65	6.41	7.91	15	14.2	19.9
A27	1.10	1.25	2.83	0.65	6.41	7.91	15	13.0	18.2
A28	1.10	1.25	3.06	0.65	6.41	7.91	15	14.0	19.7
A29	1.10	1.25	2.00	0.65	6.41	7.91	15	9.2	12.9
A30	1.10	1.25	1.39	0.65	6.41	7.91	15	6.4	8.9
A31	1.10	1.25	2.90	0.65	6.41	7.91	15	13.3	18.6
A32	1.10	1.25	2.68	0.65	6.41	7.91	15	12.3	17.2
A33	1.10	1.25	1.33	0.65	6.41	7.91	15	6.1	8.5
A34	1.10	1.25	0.55	0.65	6.41	7.91	15	2.5	3.5
A35	1.10	1.25	2.70	0.65	6.41	7.91	15	12.4	17.4
A36	1.10	1.25	2.08	0.65	6.41	7.91	15	9.5	13.4
A37	1.10	1.25	1.45	0.65	6.41	7.91	15	6.6	9.3
A38	1.10	1.25	0.67	0.65	6.41	7.91	15	3.1	4.3
A39	1.10	1.25	2.64	0.65	6.41	7.91	15	12.1	17.0
A40	1.10	1.25	1.12	0.65	6.41	7.91	15	5.1	7.2
A41	1.10	1.25	1.23	0.30	6.41	7.91	15	2.6	3.6
Pond A	1.10	1.25	4.63	0.85	6.41	7.91	15	27.7	38.9
Basin A			95.56	0.66				441.46	619.05

DRAINAGE DESIGN THEORY

Rational Method

Q=KCIA

"K" values taken from Town of Northlake Drainage Manual

"C" values taken from ISWM Hydrology Manual

"I" values taken from ISWM Hydrology Manual

*Time of Concentration calculated using USDA TR-55 Method (June 1986)

Existing C = 0.30

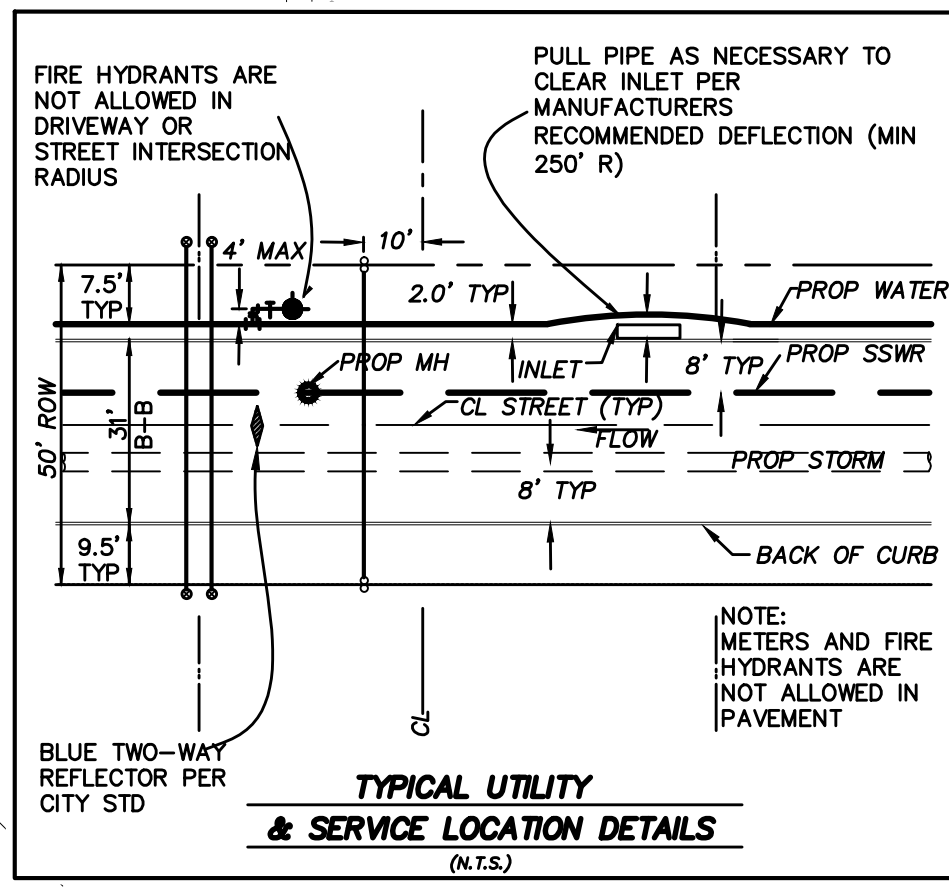
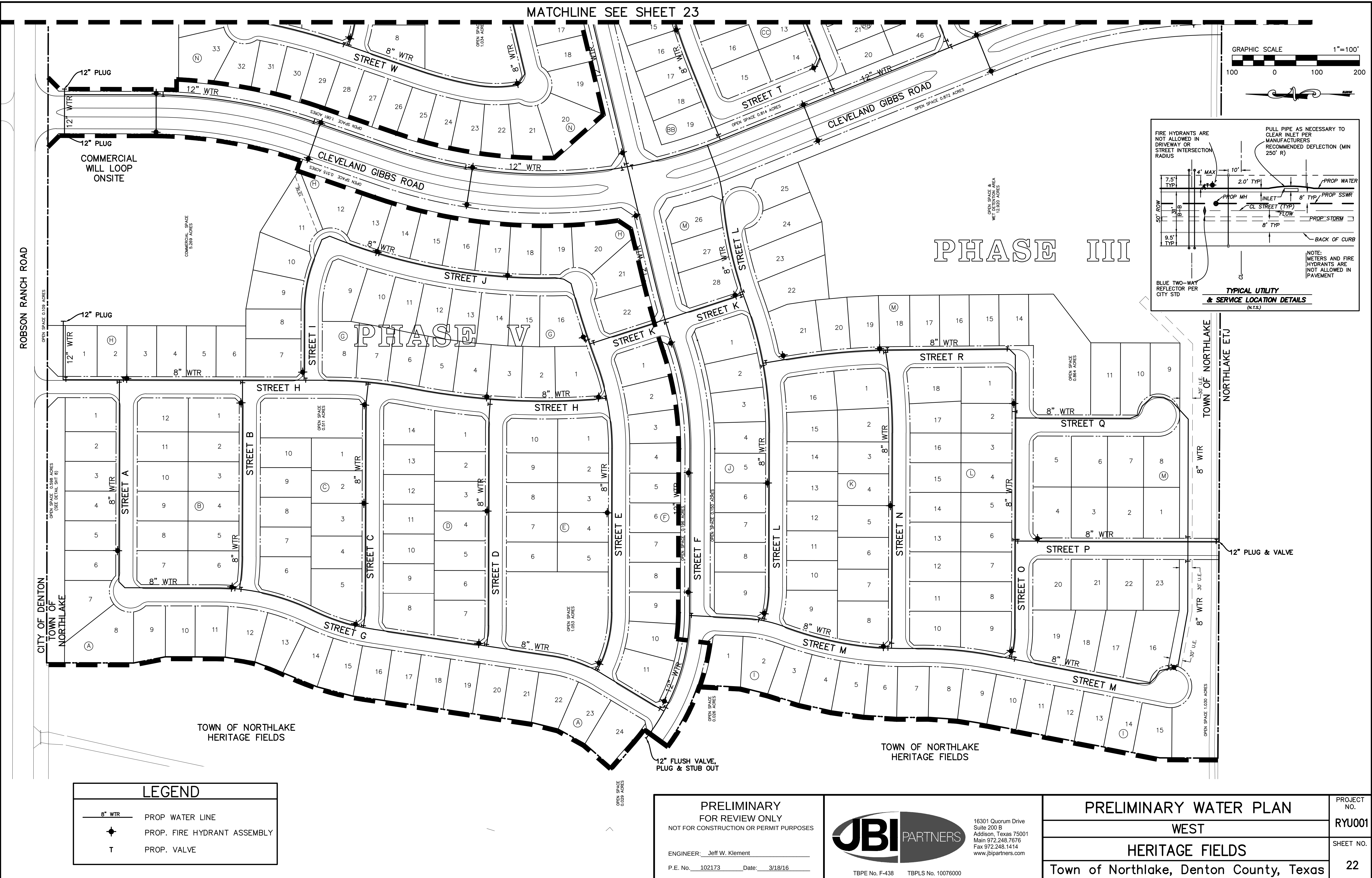
Developed Single Family C = 0.65

Pre-Project Peak Flow (Allowable Release) (cfs)				
Basin ID	100yr	25yr	10yr	2yr
A	778.3	552.3	416.1	194.2
B	751.7	540.4	410.1	196.3

Allowable release rates determined by SCS Method. Final design of outlet pipe to be completed with pond design.

RUNOFF CALCULATIONS (BASIN B)										
Drainage Area #	Antecedent Prec. Coef. "K ₂₅ "	Antecedent Prec. Coef. "K ₁₀₀ "	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I ₂₅ "	Intensity (in./hr.) "I ₁₀₀ "	Time(conc.) (minutes) T _C	Discharge (c.f.s.) "Q ₂₅ "	Discharge (c.f.s.) "Q ₁₀₀ "	
B1	1.10	1.25	2.90	0.65	6.41	7.91	15	13.3	18.6	
B2	1.10	1.25	0.34	0.65	6.41	7.91	15	1.6	2.2	
B3	1.10	1.25	1.53	0.65	6.41	7.91	15	7.0	9.8	
B4	1.10	1.25	0.91	0.65	6.41	7.91	15	4.2	5.8	
B5	1.10	1.25	1.51	0.65	6.41	7.91	15	6.9	9.7	
B6	1.10	1.25	2.93	0.65	6.41	7.91	15	13.4	18.8	
B7	1.10	1.25	3.10	0.65	6.41	7.91	15	14.2	19.9	
B8	1.10	1.25	2.64	0.65	6.41	7.91	15	13.0	18.3	
B9	1.10	1.25	1.79	0.65	6.41	7.91	15	8.2	11.5	
B10	1.10	1.25	3.00	0.65	6.41	7.91	15	13.7	19.3	
B11	1.10	1.25	2.87	0.65	6.41	7.91	15	13.2	18.4	
B12	1.10	1.25	3.10	0.65	6.41	7.91	15	14.2	19.9	
B13	1.10	1.25	2.18	0.65	6.41	7.91	15	10.0	14.0	
B14	1.10	1.25	2.38	0.65	6.41	7.91	15	10.9	15.3	
B15	1.10	1.25	1.42	0.65	6.41	7.91	15	6.5	9.1	
B16	1.10	1.25	1.24	0.65	6.41	7.91	15	5.7	8.0	
B17	1.10	1.25	3.02	0.65	6.41	7.91	15	13.8	19.4	
B18	1.10	1.25	2.63	0.65	6.41	7.91	15	12.1	16.9	
B19	1.10	1.25	2.59	0.65	6.41	7.91	15	11.9	16.6	
B20	1.10	1.25	2.01	0.65	6.41	7.91	15	9.2	12.9	
B21	1.10	1.25	3.04	0.65	6.41	7.91	15	13.9	19.5	
B22	1.10	1.25	2.57	0.65	6.41	7.91	15	11.8	16.5	
B23	1.10	1.25	3.09	0.65	6.41	7.91	15	14.2	19.9	
B24	1.10	1.25	2.47	0.65	6.41	7.91	15	11.3	15.9	
B25	1.10	1.25	0.88	0.65	6.41	7.91	15	4.0	5.7	
B26	1.10	1.25	2.50	0.65	6.41	7.91	15	11.5	16.1	
B27	1.10	1.25	3.09	0.65	6.41	7.91	15	14.2	19.9	
B28	1.10	1.25	3.10	0.65	6.41	7.91	15	14.2	19.9	
B29	1.10	1.25	3.09	0.65	6.41	7.91	15	14.2	19.9	
B30	1.10	1.25	2.95	0.65	6.41	7.91	15	13.5	19.0	
B31	1.10	1.25	2.87	0.65	6.41	7.91	15	13.2	18.4	
B32	1.10	1.25	1.31	0.65	6.41	7.91	15	6.0	8.4	
B33	1.10	1.25	3.01	0.65	6.41	7.91	15	13.8	19.3	
B34	1.10	1.25	1.59	0.65	6.41	7.91	15	7.3	10.2	
B35	1.10	1.25	6.15	0.30	6.41	7.91	15	13.0	18.2	
B36	1.10	1.25	1.72	0.65	6.41	7.91	15	7.9	11.1	
B37	1.10	1.25	1.86	0.65	6.41	7.91	15	8.5	12.0	
B38	1.10	1.25	2.92	0.65	6.41	7.91	15	13.4	18.8	
B39	1.10	1.25	3.01	0.65	6.41	7.91	15	13.8	19.3	
B40	1.10	1.25	2.06	0.65	6.41	7.91	15	9.4	13.2	
B41	1.10	1.25	1.97	0.30	6.41	7.91	15	4.2	5.8	
B42	1.10	1.25	2.70	0.65	6.41	7.91	15	12.4	17.4	
Pond B	1.10	1.25	15.18	0.25	6.41	7.91	15	26.8	37.5	
Basin B			117.42	0.57				475.30	666.51	

RUNOFF CALCULATIONS (BASIN C)									
Drainage Area #	Antecedent Prec. Coef. "K ₂₅ "	Antecedent Prec. Coef. "K ₁₀₀ "	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I ₂₅ "	Intensity (in./hr.) "I ₁₀₀ "	Time(conc.) (minutes) T _C	Discharge (c.f.s.) "Q ₂₅ "	Discharge (c.f.s.) "Q ₁₀₀ "
C1	1.10	1.25	1.75	0.65	6.41	7.91	15	8.0	11.2
C2	1.10	1.25	1.44	0.65	6.41	7.91	15	6.6	9.3
C3	1.10	1.25	2.83	0.65	6.41	7.91	15	13.0	18.2
C4	1.10	1.25	1.68	0.65	6.41	7.91	15	7.7	10.8
C5	1.10	1.25	3.04	0.65	6.41	7.91	15	13.9	19.5
C6	1.10	1.25	2.85	0.65	6.41	7.91	15	13.1	18.3
C7	1.10	1.25	3.09	0.65	6.41	7.91	15	14.2	19.9
C8	1.10	1.25	1.99	0.65	6.41	7.91	15	9.1	12.8
C9	1.10	1.25	2.04	0.65	6.41	7.91	15	9.3	13.1
C10	1.10	1.25	1.42	0.65	6.41	7.91	15	6.5	9.1
C11	1.10	1.25	0.93	0.65	6.41	7.91	15	4.3	6.0
C12	1.10	1.25	4.15	0.65	6.41	7.91	15	19.0	26.7
C13	1.10	1.25	5.28	0.65	6.41	7.91	15	24.2	33.9
C14	1.10	1.25	3.07	0.65	6.41	7.91	15	14.1	19.7
C15	1.10	1.25	1.09	0.30	6.41	7.91	15	2.3	3.2
C16	1.10	1.25	2.86	0.30	6.41	7.91	15	6.0	8.5
C17	1.10	1.25	1.14	0.65	6.41	7.91	15	5.2	7.3
C18	1.10	1.25	1.24	0.65	6.41	7.91	15	5.7	8.0
C19	1.10	1.25	2.52	0.65	6.41	7.91	15	11.5	16.2
C20	1.10	1.25	3.34	0.65	6.41	7.91	15	15.3	21.5
C21	1.10	1.25	2.40	0.65	6.41	7.91	15	11.0	15.4
C22	1.10	1.25	2.38	0.65	6.41	7.91	15	10.9	15.3
C23	1.10	1.25	1.26	0.65	6.41	7.91	15	5.8	8.1
C24	1.10	1.25	2.81	0.65	6.41	7.91	15	12.9	18.1
C25	1.10	1.25	2.02	0.65	6.41	7.91	15	9.3	13.0



LEGEND	
	PROP. WATER LINE
	PROP. FIRE HYDRANT ASSEMBLY
	PROP. VALVE

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ENGINEER: Jeff W. Klement

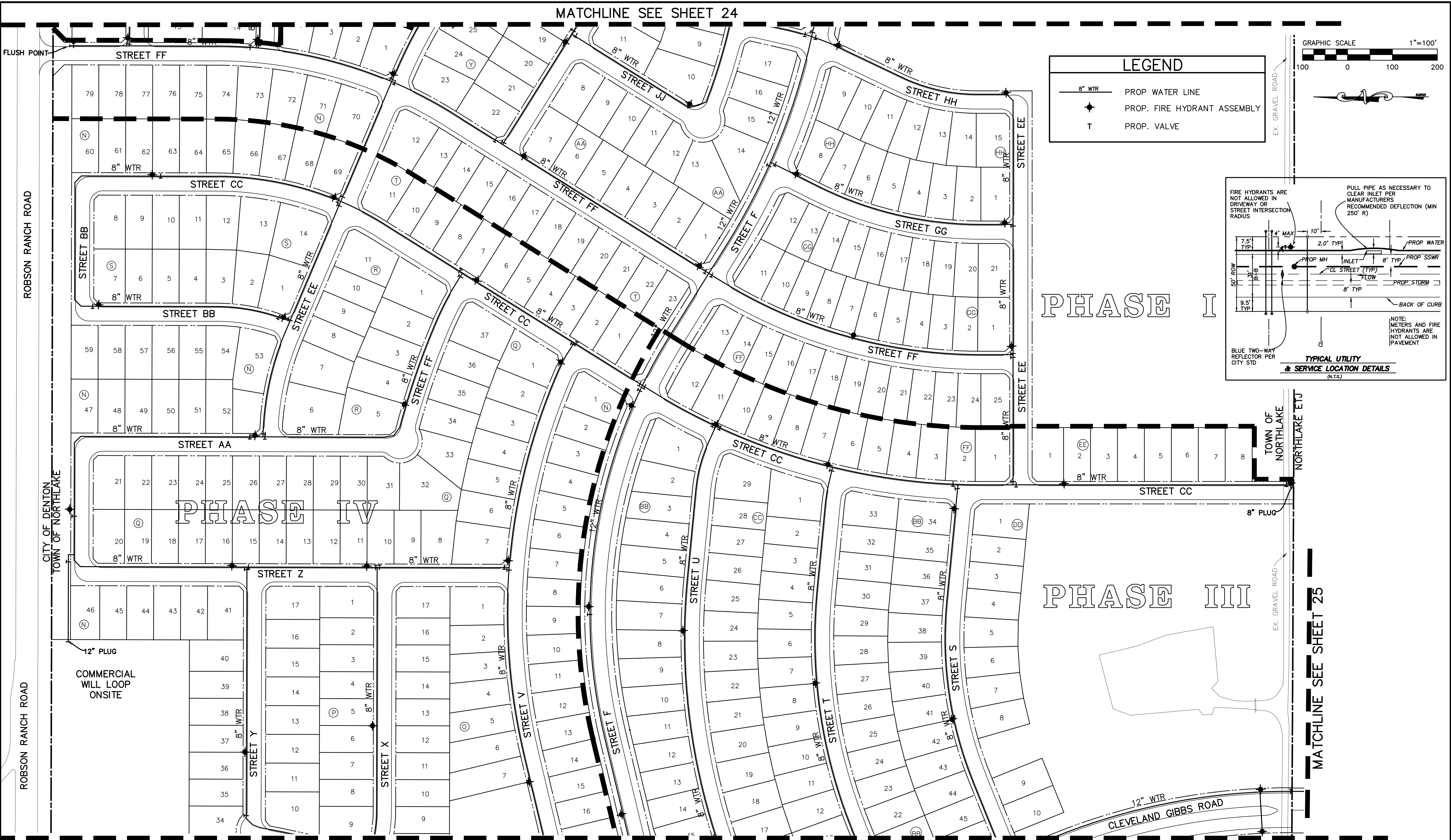
P.E. No. 102173 Date: 3/18/16

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TBPE No. F-438 TBPLS No. 10076000

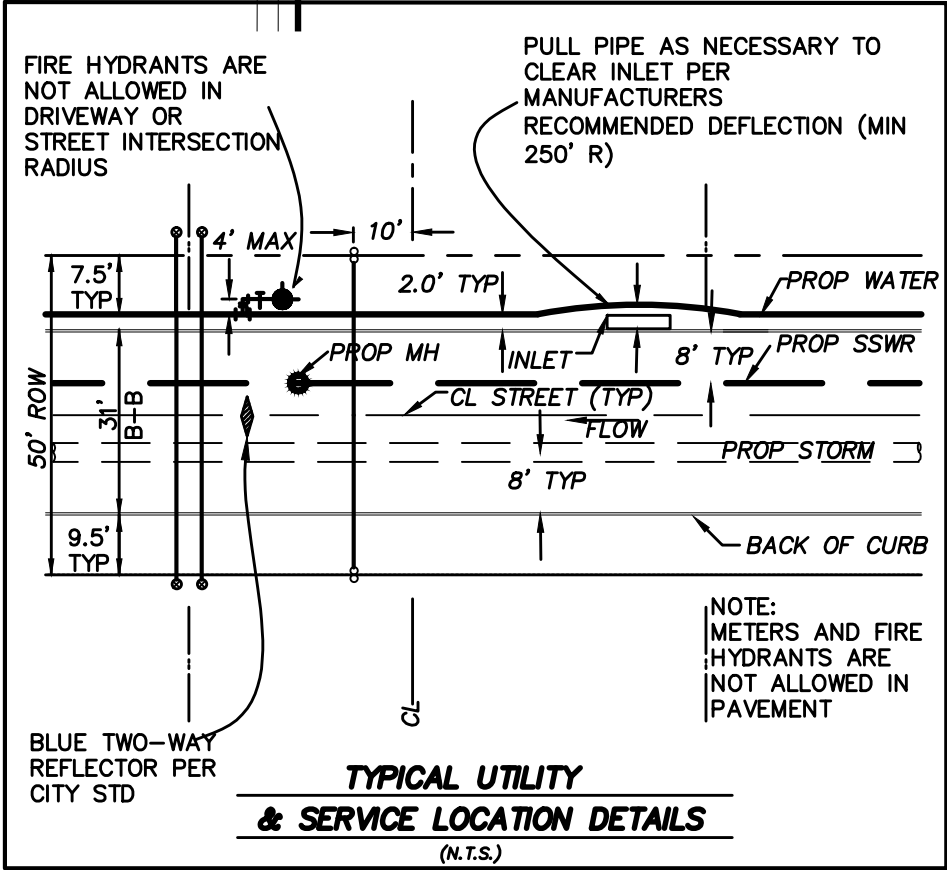
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WEST		RYU001
HERITAGE FIELDS		SHEET NO.
Town of Northlake, Denton County, Texas		22

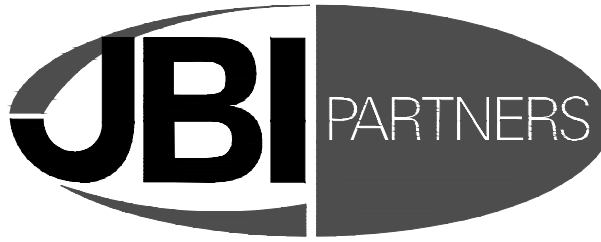
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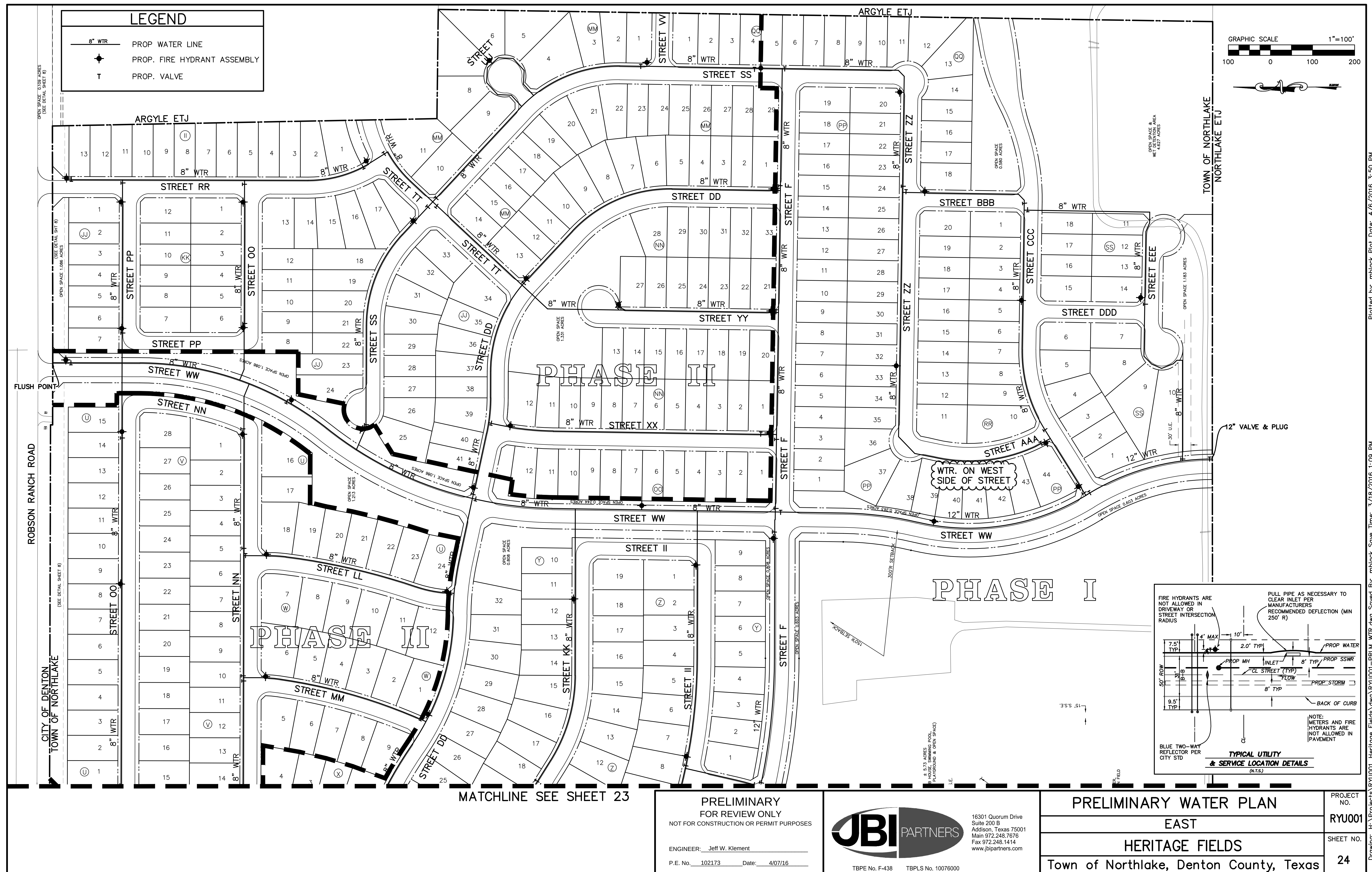
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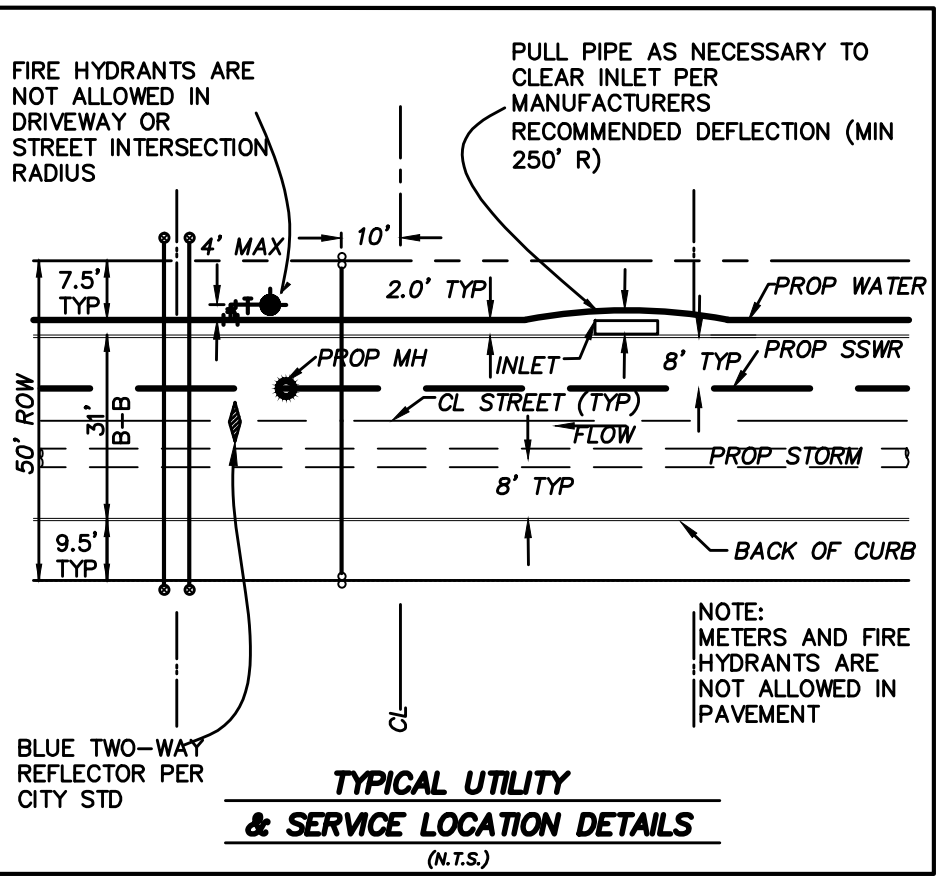
- 8" WTR PROP. WATER LINE
- Prop. Fire Hydrant Assembly
- T PROP. VALVE



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ENGINEER: Jeff W. Klement			SHEET NO. 23	
P.E. No. 102173	Date: 3/18/16	TBPE No. F-438 TBPLS No. 10076000	PRELIMINARY WATER PLAN	
			MIDDLE	
			HERITAGE FIELDS	
			Town of Northlake, Denton County, Texas	

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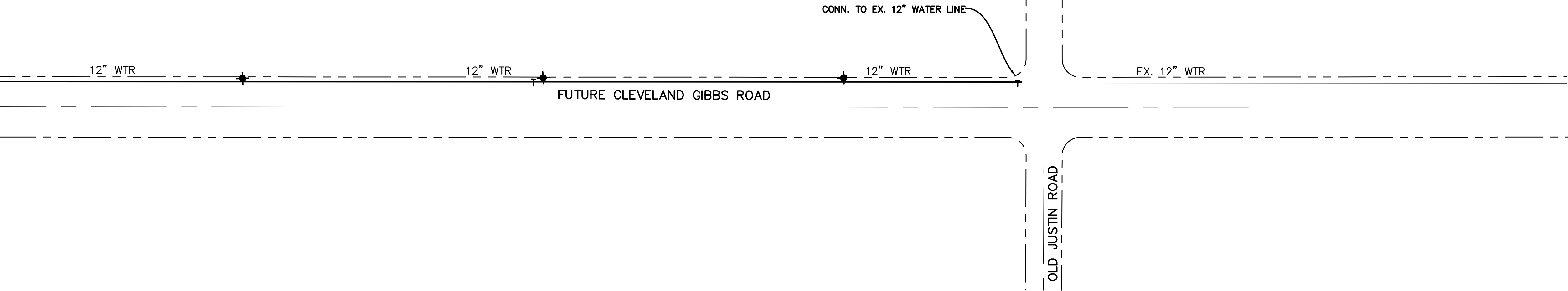
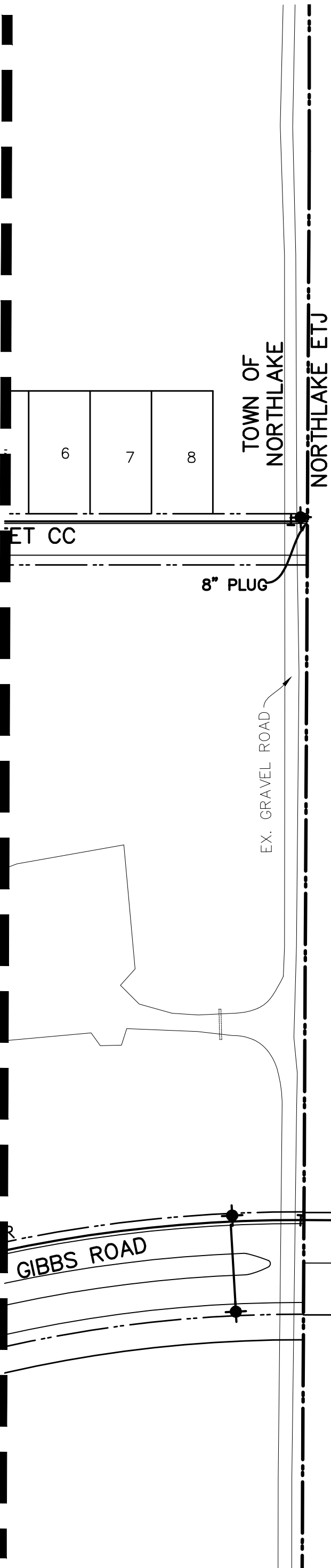




LEGEND

- 8" WTR PROP WATER LINE
- PROP. FIRE HYDRANT ASSEMBLY
- T PROP. VALVE

MATCHLINE SEE SHEET 23



NOTE:
CONNECTION TO EX. 12"
WATER WILL DEPEND ON
EXTENT OF HARVEST
DEVELOPMENT

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ENGINEER: Jeff W. Klement

P.E. No. 102173 Date: 3/18/16



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PRELIMINARY WATER PLAN

OFFSITE

HERITAGE FIELDS

Town of Northlake, Denton County, Texas

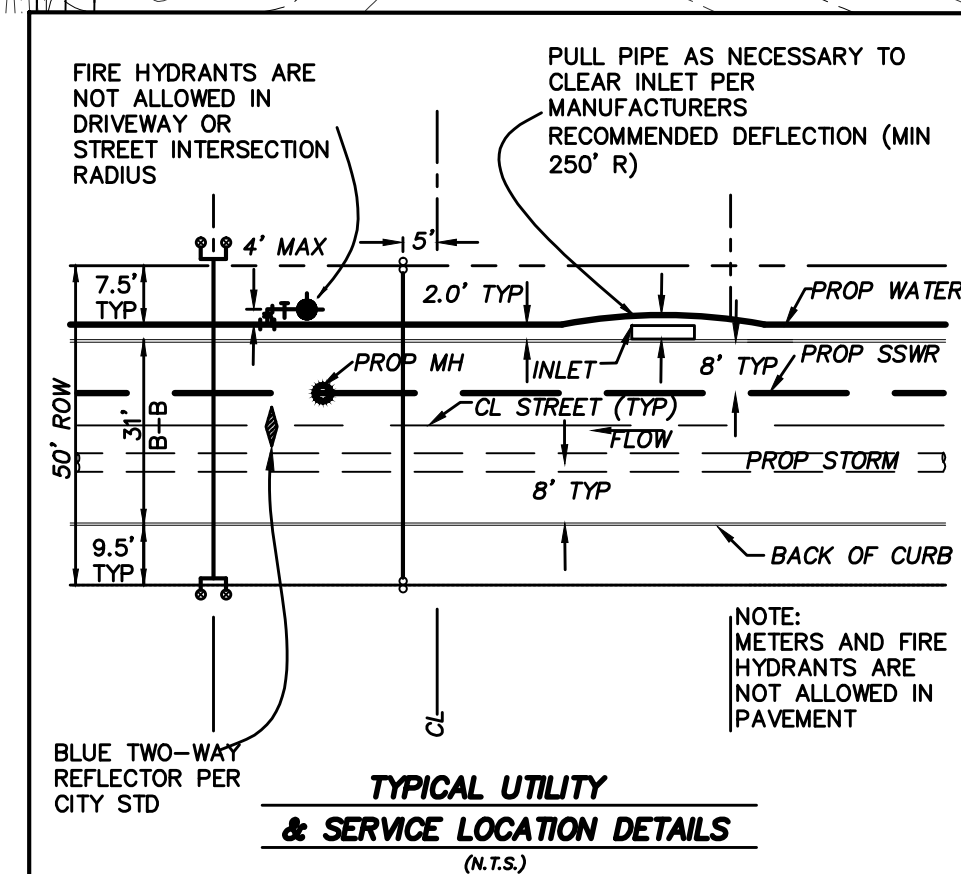
PROJECT
NO.

RYU001

SHEET NO.

25

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LEGEND	
 PROP 8" SANITARY SEWER (UNLESS NOTED)	 DESIGN POINT
 BASIN SUBDIVIDE	 BASIN DESIGNATION
 PIPE SLOPE	

ENGINEER: Jeff W. Klement

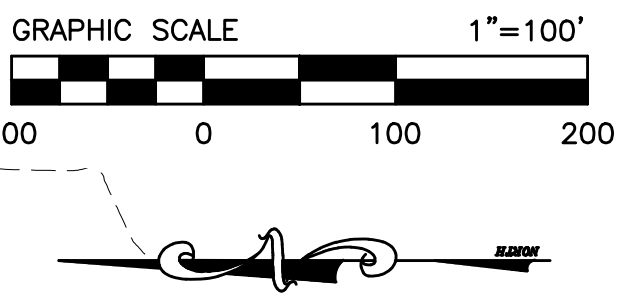
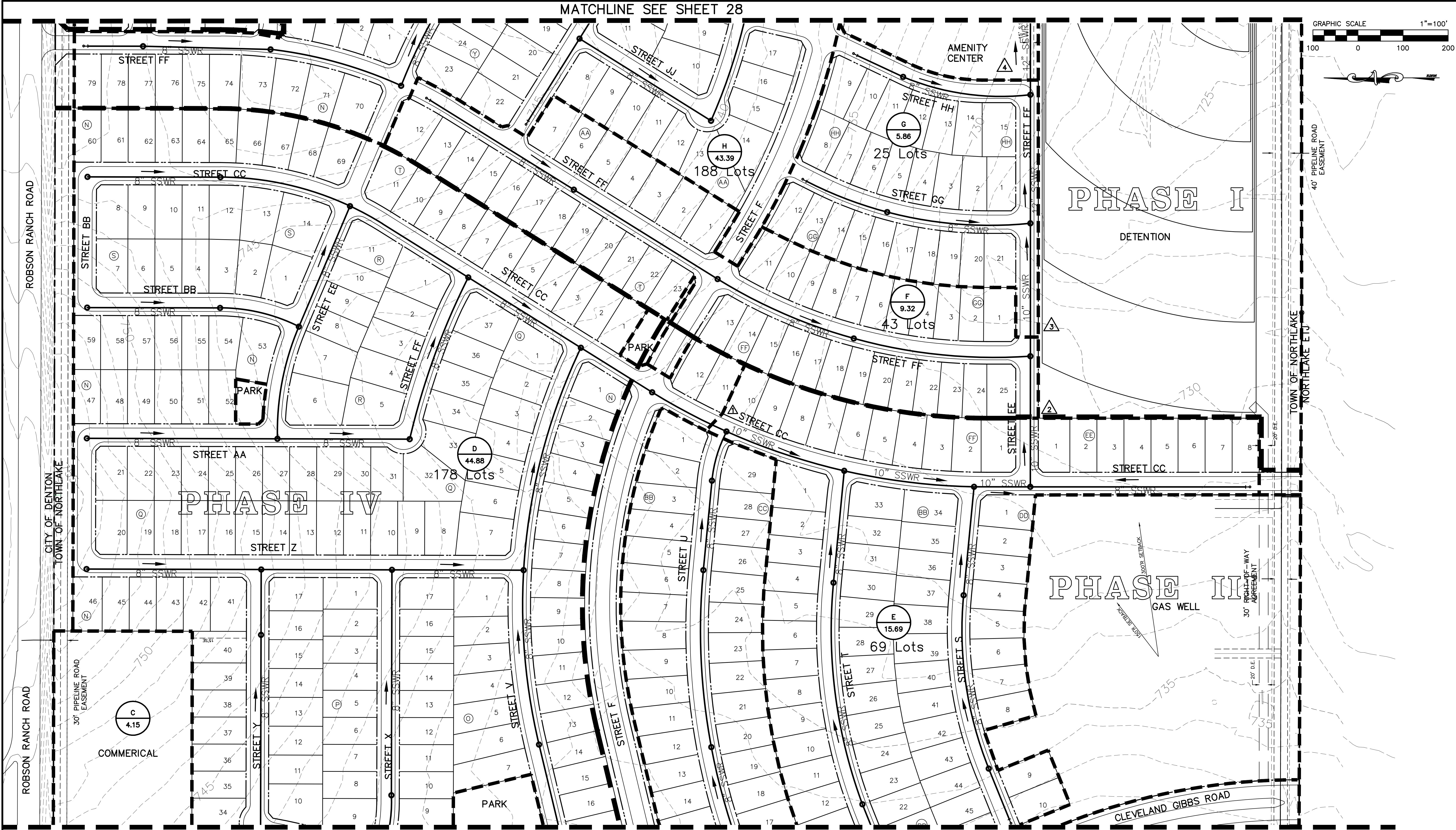
P.E. No. 102173 Date: 3/18/16



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Town of Northlake, Denton County, Texas

PROJECT NO.	RYU001
SHEET NO.	26



LEGEND			
	PROP 8" SANITARY SEWER (UNLESS NOTED)		DESIGN POINT
	BASIN SUBDIVIDE		BASIN DESIGNATION
	PIPE SLOPE		

SEE SHEET 26 FOR
TYPICAL UTILITY LOCATION

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ENGINEER: Jeff W. Klement

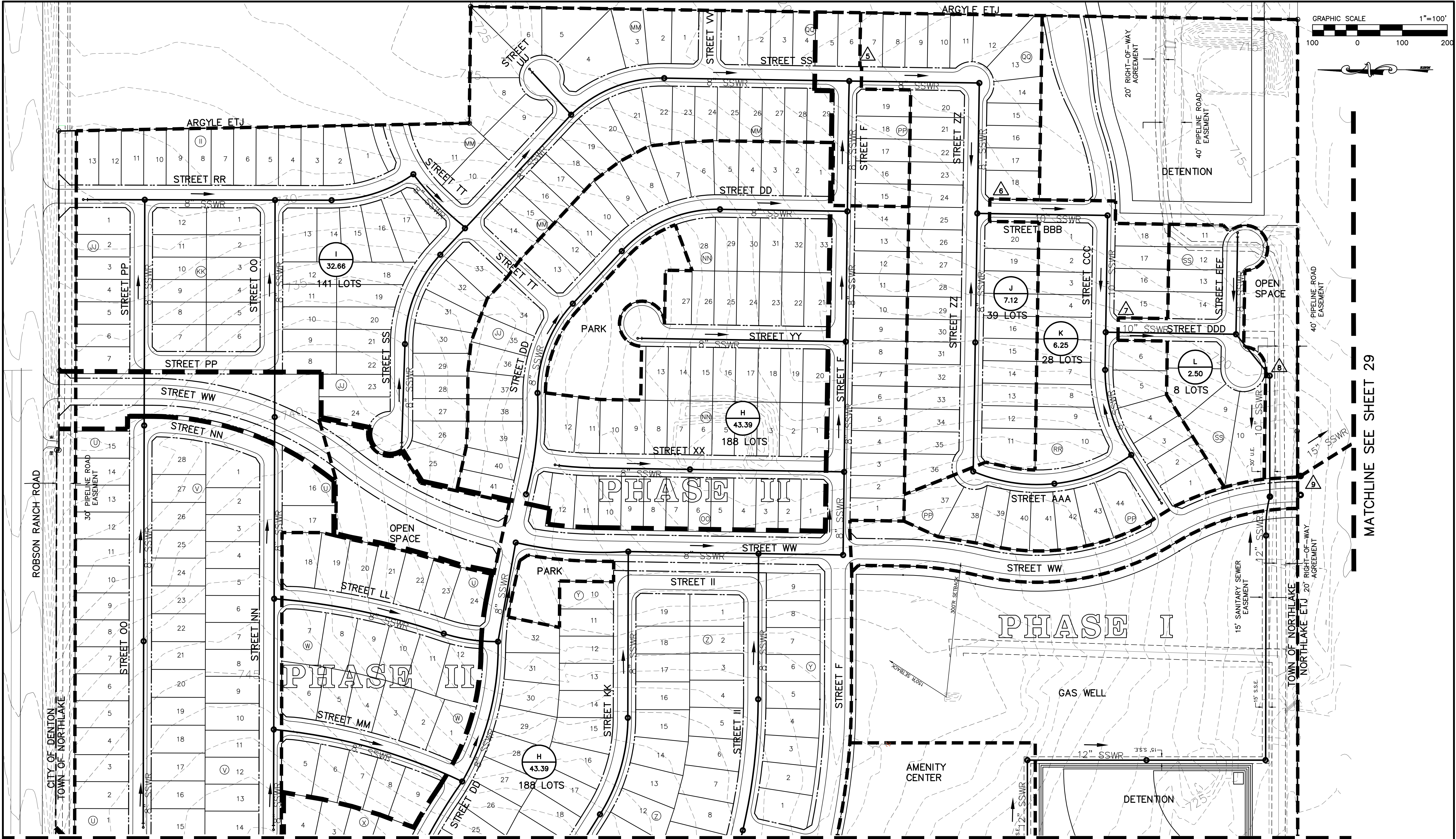
P.E. No. 102173 Date: 3/18/16



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PERLIMINARY SANITARY SEWER		PROJECT NO.
		RYU001
HERITAGE FIELDS		SHEET NO.
Town of Northlake, Denton County, Texas		27



LEGEND			
	PROP 8" SANITARY SEWER (UNLESS NOTED)		DESIGN POINT
	BASIN SUBDIVIDE		BASIN DESIGNATION
	PIPE SLOPE		

MATCHLINE SEE SHEET 27

SEE SHEET 26 FOR
TYPICAL UTILITY LOCATION

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ENGINEER: Jeff W. Klement

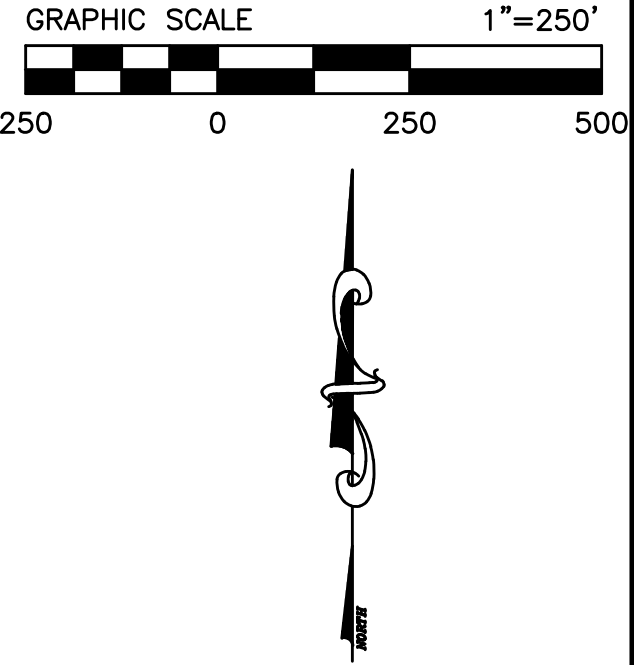
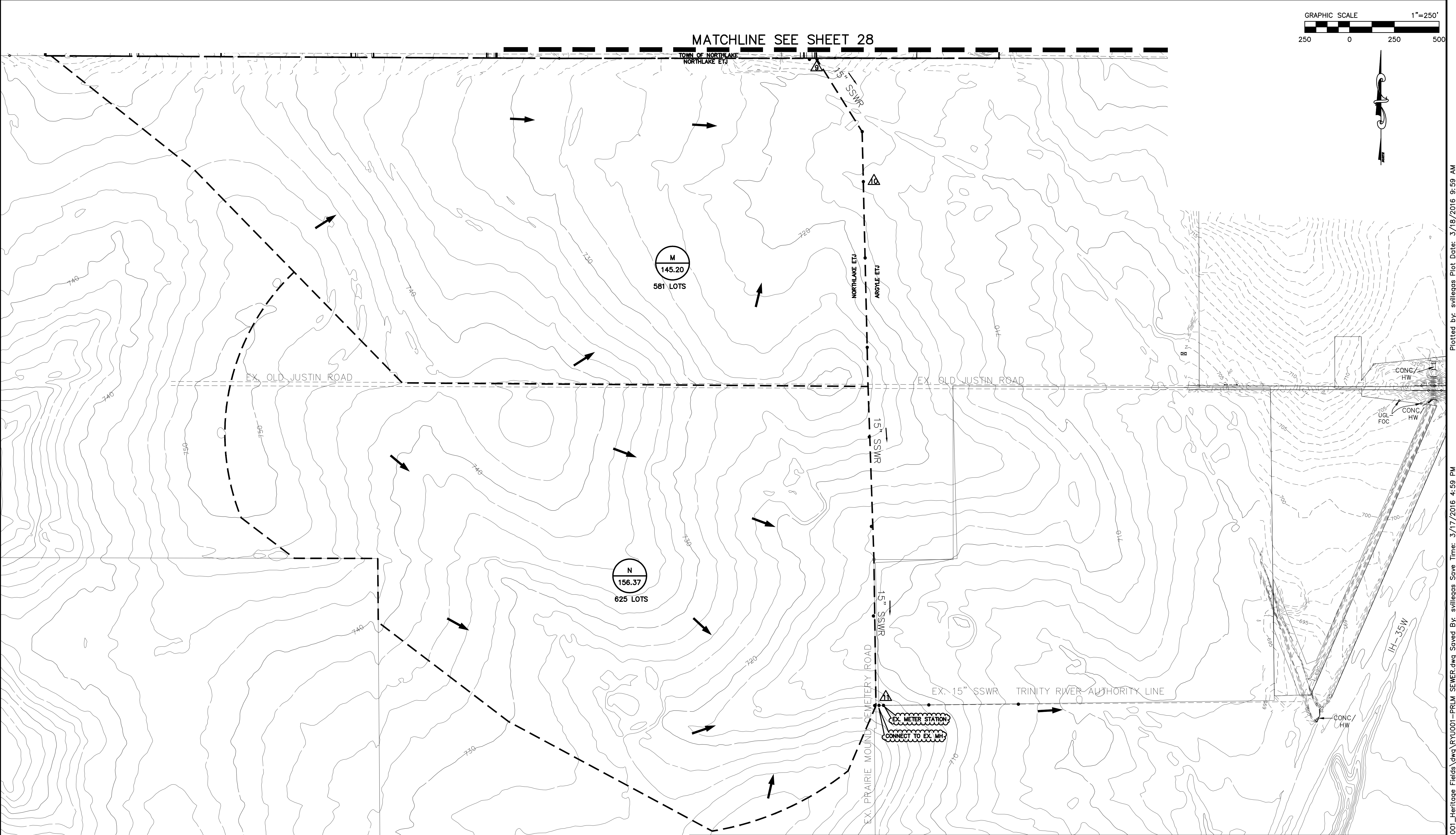
P.E. No. 102173 Date: 3/18/16

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PRELIMINARY SANITARY SEWER	
HERITAGE FIELDS	
Town of Northlake, Denton County, Texas	

PROJECT NO.	RYU001
SHEET NO.	28



LEGEND			
	PROP 8" SANITARY SEWER (UNLESS NOTED)		DESIGN POINT
	BASIN SUBDIVIDE		BASIN DESIGNATION
	0.40% PIPE SLOPE		

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ENGINEER: Jeff W. Klement

P.E. No. 102173 Date: 3/18/16



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PRELIMINARY SANITARY SEWER		PROJECT NO.
OFFISTE		RYU001
HERITAGE FIELDS		SHEET NO.
Town of Northlake, Denton County, Texas		29

Drawing: H:\Projects\RYU001_Heritage_Fields\dwg\RYU001-PRLM_SEWER.dwg Saved By: svllegas Save Time: 3/17/2016 4:59 PM Plotted by: svllegas Plot Date: 3/18/2016 9:59 AM

TOWN OF NORTHLAKE SEWER DESIGN CRITERIA

PERSONS: 3.1 PER UNIT (PER NORTHLAKE SEWER MANUAL)

DWELLING PER ACRE: 4 DWELLING PER ACRE (PER CITY OF GRAND PRAIRIE)

UNIT FLOWRATE: 100 gpcd (PER CITY OF GRAND PRAIRIE)

PEAK FACTOR: 4.0 FOR LESS THAN 18" PIPE (PER CITY OF GRAND PRAIRIE)

INFILTRATION: 500 gpd (PER CITY OF GRAND PRAIRIE)

TOWN OF NORTHLAKE SEWER DESIGN CRITERIA
(USED FOR AREAS A & C)

UNIT FLOWRATE: 3500 gpad (PER CITY OF GRAND PRAIRIE)

A	Commerical	4.94
B	Single Family	69.80
C	Commerical	4.15
D	Single Family	44.88
E	Single Family	15.69
F	Single Family	9.32
G	Single Family	5.86
H	Single Family	43.39
I	Single Family	32.66
J	Single Family	7.12
K	Single Family	6.25
L	Single Family	2.50
M	Single Family	145.20
N	Single Family	156.37

Pipe Diameter	Pipe Slope
<i>in</i>	<i>ft/ft</i>
8	0.0034
10	0.0025
12	0.0020
15	0.0015

PIPE SLOPE BASED ON TCEQ MINIMUM PIPE DESIGN

SANITARY SEWER FLOW CALCULATIONS																															
				Domestic Flows																		Retail Flows				Q _T =Q _D +Q _R			Qcap		
				Increm. Service Area	Accum. Service Area	Increm. Units	Accum. Units	Persons	Population	Unit Flowrate	PF	I	Pipe Length	Pipe Size	Pipe Length	Pipe Size	Pipe Length	Pipe Size	Pipe Length	Pipe Size	I/I	Q _D	Increm. Service Area	Accum. Service Area	Unit Flowrate						Average Service Flow
Design Point	Area No.	Contributing Areas	Service Area sq ft	acre	acre			per unit			Factor	gpd	LF	Imches	LF	Imches	LF	Imches	LF	Imches	gpd	MGD	acre	acre		MGD	Total Flowrate MGD	Pipe Size inches	Pipe Slope ft/ft	Capacity MGD	Percent Full %
1	A, B,C & D			123.77	123.77	426	426	3.1	1321	100 gpcd	4.000	500	21299	8							0.0161	0.5444	9.09	9.09	3500 gpad	0.0318	0.5762	10	0.0025	0.7074	69%
2	A, B,C, D & E			15.69	139.46	69	495	3.1	1535	100 gpcd	4.000	500	23437	8	981	10					0.0187	0.6325	0.00	9.09	3500 gpad	0.0318	0.6643	10	0.0025	0.7074	77%
3	A, B,C, D, E & F			9.32	148.78	43	538	3.1	1668	100 gpcd	4.000	500	24914	8	981	10					0.0198	0.6869	0.00	9.09	3500 gpad	0.0318	0.7187	10	0.0025	0.7074	84%
4	A, B,C, D, E, F & G			5.86	154.64	25	563	4.1	2308	100 gpcd	4.000	500	25827	8	1275	10	285	12			0.0213	0.9446	0.00	9.09	3500 gpad	0.0318	0.9764	12	0.0020	1.0294	78%
5	H & I			76.05	76.05	329	329	3.1	1020	100 gpcd	4.000	500	13924	8							0.0105	0.4185	0.00	0.00	3500 gpad	0.0000	0.4185	8	0.0034	0.4546	75%
6	H, I & J			7.12	83.17	39	368	3.1	1141	100 gpcd	4.000	500	15078	8							0.0114	0.4677	0.00	0.00	3500 gpad	0.0000	0.4677	8	0.0034	0.4546	85%
7	H, I, J & K			6.25	89.42	28	396	3.1	1228	100 gpcd	4.000	500	15850	8	550	10					0.0125	0.5036	0.00	0.00	3500 gpad	0.0000	0.5036	10	0.0025	0.7074	62%
8	H, I, J, K & L			2.50	91.92	8	404	3.1	1252	100 gpcd	4.000	500	16161	8	840	10					0.0122	0.5132	0.00	0.00	3500 gpad	0.0000	0.5132	10	0.0025	0.7074	63%
9	A, B, C, D, E, F, G, H, I, J, K, & L			0.00	246.56	0	967	3.1	2998	100 gpcd	4.000	500	41988	8	2475	10	1724.52	12			0.0363	1.2353	0.00	9.09	3500 gpad	0.0318	1.2671	15	0.0015	1.6176	67%
10	A, B, C, D, E, F, G, H, I, J, K, L, & M			145.20	391.76	581	1548	3.1	4798	100 gpcd	4.000	500	41988	8	2475	10	1724.52	12	592	15	0.0371	1.9564	0.00	9.09	3500 gpad	0.0318	1.9882	15	0.0030	2.2877	72%
11	A, B, C, D, E, F, G, H, I, J, K, L, M & N			156.37	548.13	625	2173	3.1	6737	100 gpcd	4.000	500	41988	8	2475	10	1724.52	12	3821	15	0.0417	2.7365	0.00	9.09	3500 gpad	0.0318	2.7684	15	0.0045	2.8018	81%

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ENGINEER: Jeff W. Klement

P.E. No. 102173 Date: 3/18/16



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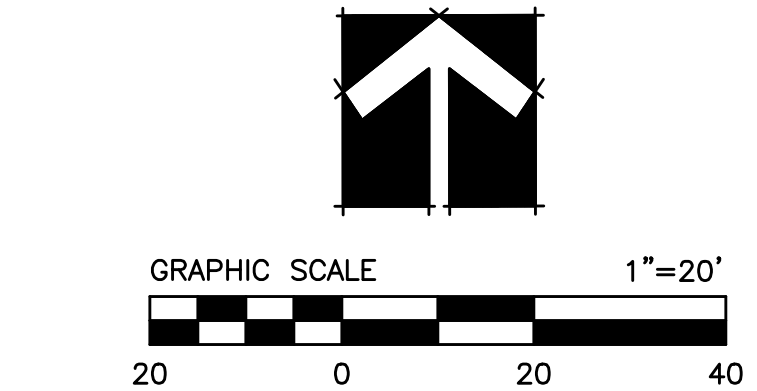
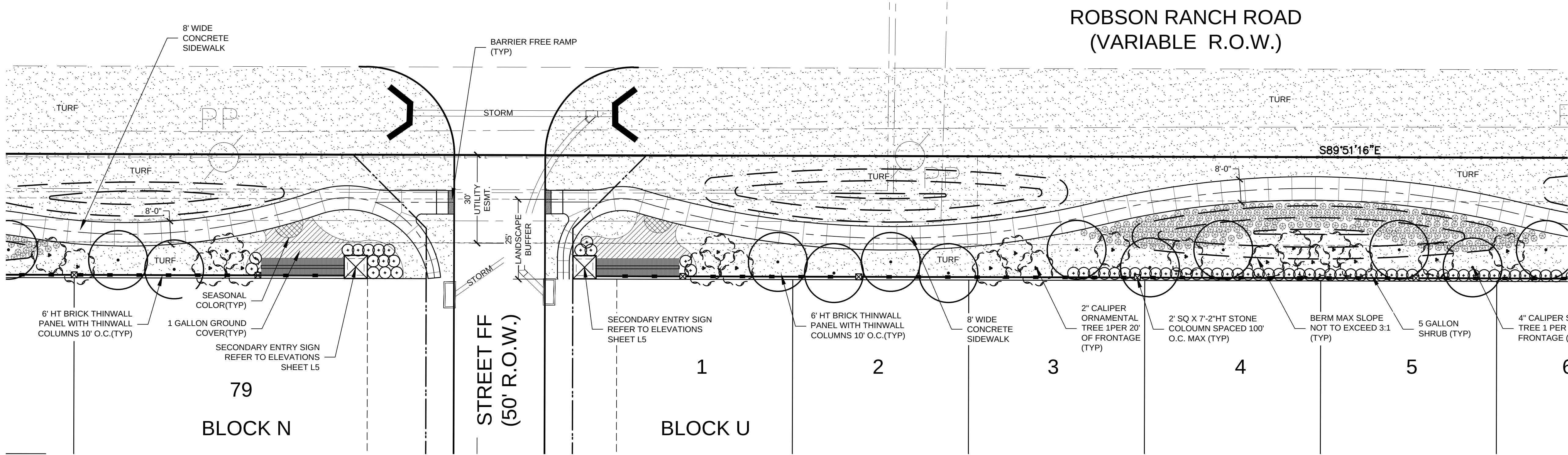
PRELIMINARY SANITARY SEWER
CALCULATIONS

HERITAGE FIELDS

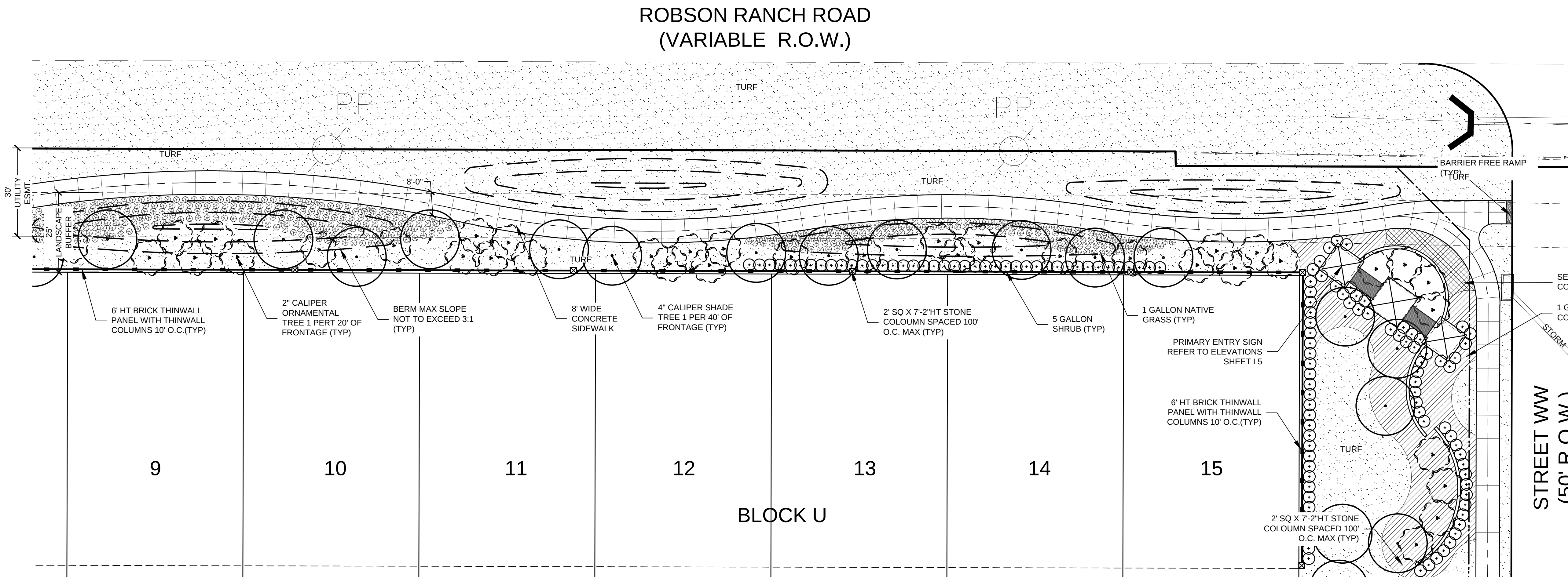
Town of Northlake, Denton County, Texas

PROJECT NO.
RYU001

SHEET NO.
30



- LEGEND**
- 3" CALIPER SHADE TREE
(POSSIBLE VARIETIES INCLUDE)
LIVE OAK
SHUMARD OAK
CEDAR ELM
LACEBARK ELM
CHINESE PISTACHE
 - 8'-10' HT ORNAMENTAL TREE
(POSSIBLE VARIETIES INCLUDE)
CAPE MYRTLE
WAX MYRTLE
YOUNG HOLLY
RED BUD
 - 5 GALLON SHRUB
(POSSIBLE VARIETIES INCLUDE)
DWARF BUFORD HOLLY
WAXLEAF LIGUSTRUM
TEXAS SAGE
CHERRY LAUREL
 - 1 GALLON NATIVE GRASS
(POSSIBLE VARIETIES INCLUDE)
MEXICAN FEATHER GRASS
GULF MUHLY GRASS
WEeping LOVE GRASS
HAMELN GRASS
 - PERRENIALS
(POSSIBLE VARIETIES INCLUDE)
ASIAN JASMINE
LIRIOPE
PURPLE VIRGINIA CREEPER
 - SEASONAL COLOR TO BE
DETERMINED AT TIME OF PLANTING
 - TURF
(POSSIBLE VARIETIES INCLUDE)
BERMUDA GRASS
BUFFALO GRASS



LANDSCAPE REQUIREMENTS

1. FRONTAGE TREE REQUIREMENTS.
- 1.1. ROBSON RANCH ROAD REQUIREMENTS:
1.1.1. REQUIRED: ONE (1) THREE INCH (3") CALIPER CANOPY TREE PER FORTY FEET (40') OF FRONTAGE
1.1.2. STORMED: ONE (1) TWO INCH (2") CALIPER ORNAMENTAL TREE PER TWENTY FEET (20') OF FRONTAGE

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY:
RG/AR
DRAWN BY:
RG/AR
CHECKED BY:
RG

PRELIMINARY

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JBIPARTNERS

ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE
L.A. RUBEN PINA GRACIANO
L.A. No. 2893 Date 3/18/2016

JBIPARTNERS

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PRELIMINARY LANDSCAPE PLAN

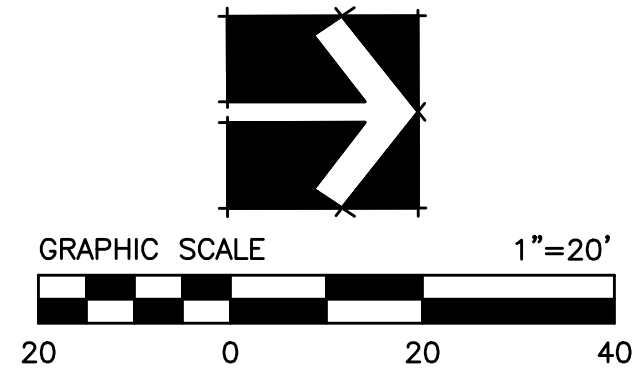
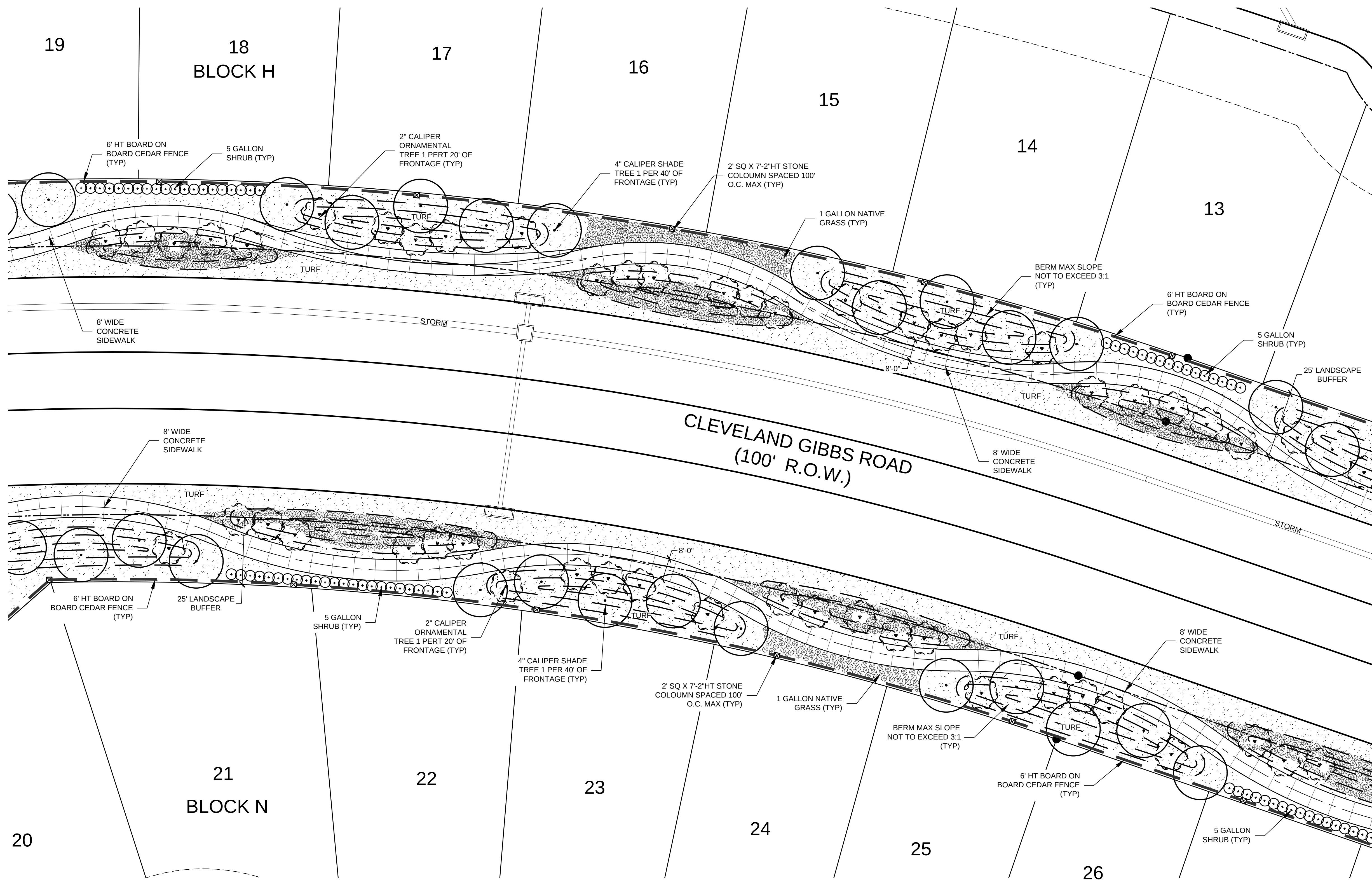
ROBSON RANCH ROAD

HERITAGE FIELDS

Town of Northlake, Denton County, Texas

PROJECT NO.
RYU001

SHEET NO.
L1



LEGEND

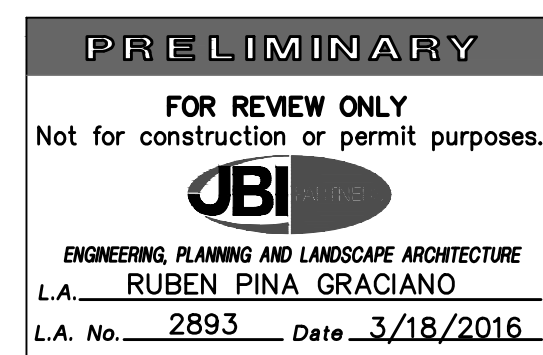
- 3" CALIPER SHADE TREE
(POSSIBLE VARIETIES INCLUDE)
LIVE OAK
SHUMARD OAK
CEDAR ELM
LACEBARK ELM
CHINESE PISTACHE
- 8'-10' HT ORNAMENTAL TREE
(POSSIBLE VARIETIES INCLUDE)
CAPE MYRTLE
WAX MYRTLE
YUPOON HOLLY
RED BUD
- 5 GALLON SHRUB
(POSSIBLE VARIETIES INCLUDE)
DWARF BUFORD HOLLY
WAXLEAF LIGUSTRUM
TEXAS SAGE
CHERRY LAUREL
- 1 GALLON NATIVE GRASS
(POSSIBLE VARIETIES INCLUDE)
MEXICAN FEATHER GRASS
GULF MUHLY GRASS
WEEPING LOVE GRASS
HAMELN GRASS
- PERRENIALS
(POSSIBLE VARIETIES INCLUDE)
ASIAN JASMINE
LIRIOPE
PURPLE VIRGINIA CREEPER
- SEASONAL COLOR TO BE
DETERMINED AT TIME OF PLANTING
- TURF
(POSSIBLE VARIETIES INCLUDE)
BERMUDA GRASS
BUFFALO GRASS

LANDSCAPE REQUIREMENTS

- FRONTAGE TREE REQUIREMENTS.
 - CLEVELAND GIBBS ROAD REQUIREMENTS:
 - REQUIRED: ONE (1) THREE INCH (3") CALIPER CANOPY TREE PER FORTY FEET (40') OF FRONTAGE
 - REQUIRED: ONE (1) TWO INCH (2") CALIPER ORNAMENTAL TREE PER TWENTY FEET (20') OF FRONTAGE

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY:
RG/AR
DRAWN BY:
RG/AR
CHECKED BY:
RG



16301 Quorum Drive
Suite 200 B
Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
www.jbipartners.com

TBPE No. F-438 TBPLS No. 10076000

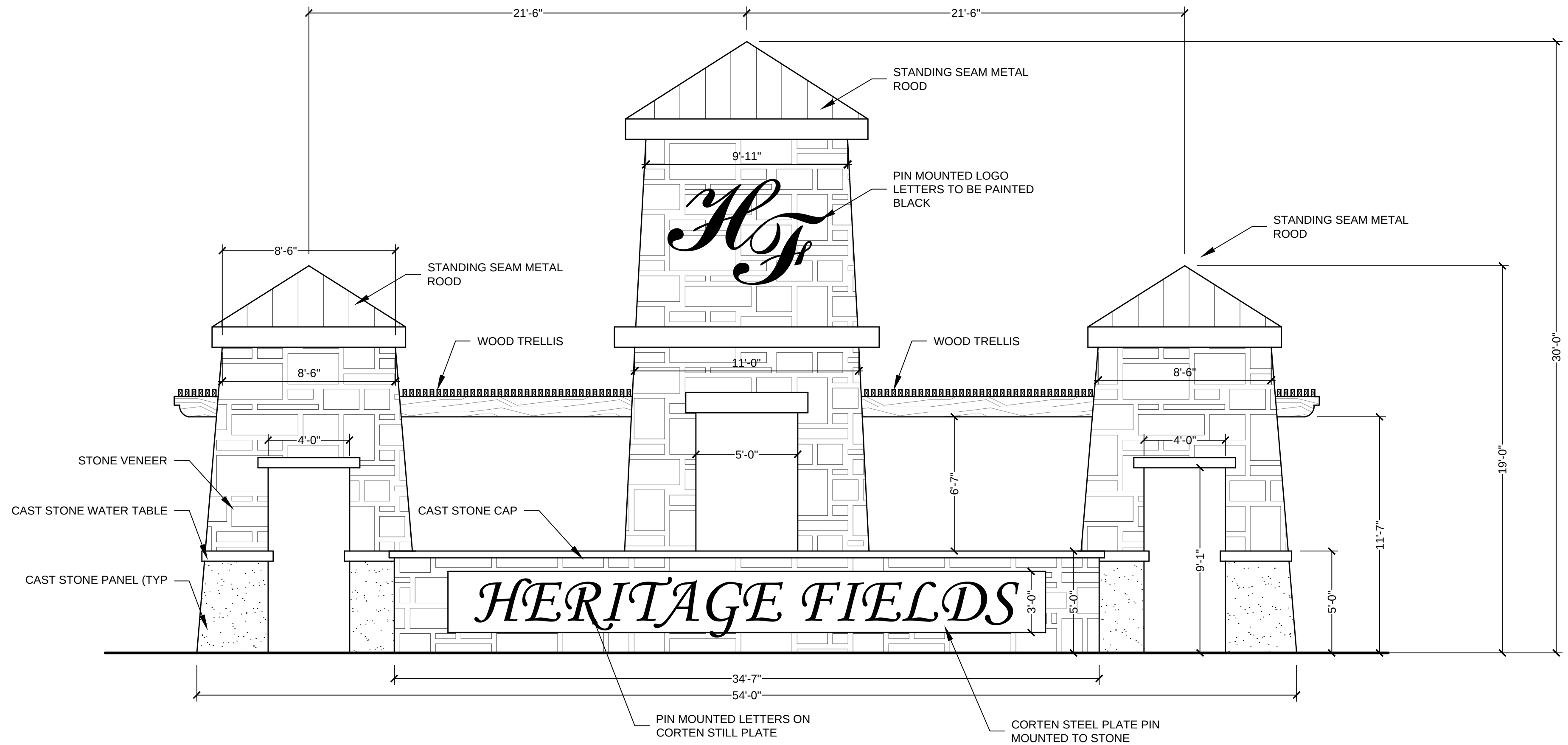
PRELIMINARY LANDSCAPE PLAN

CLEVELAND GIBBS ROAD

HERITAGE FIELDS

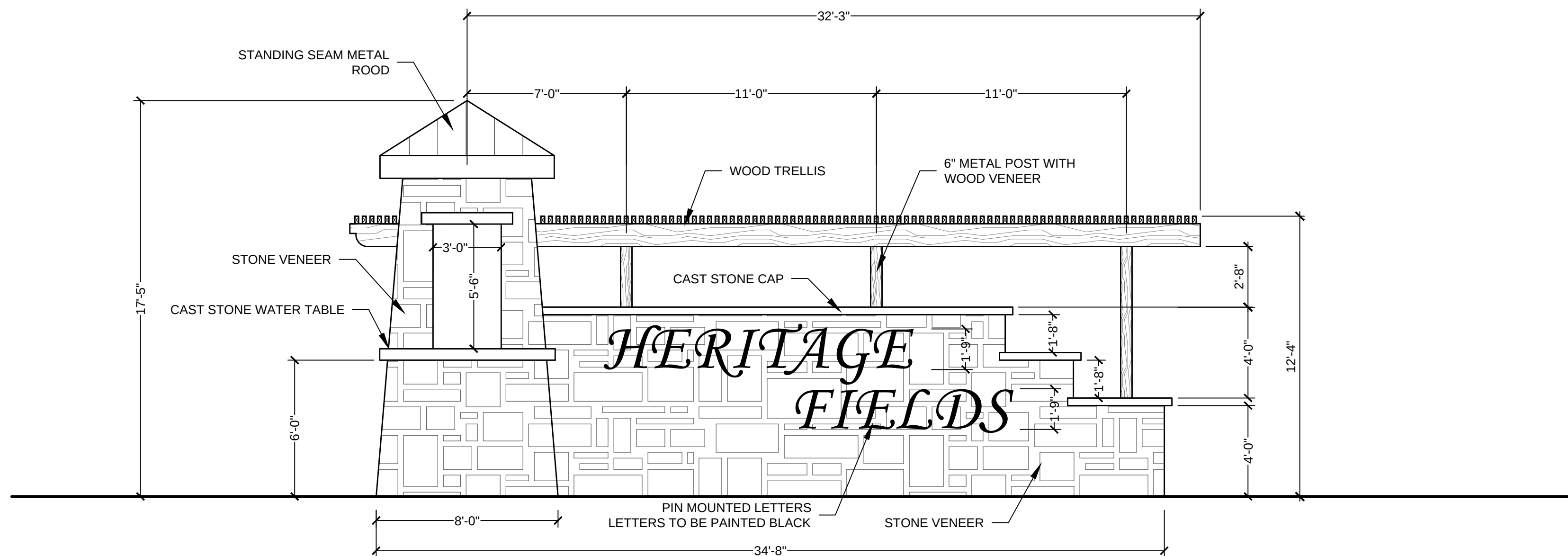
Town of Northlake, Denton County, Texas

PROJECT NO.
RYU
001
SHEET NO.
L2



1 PRIMARY ENTRY FEATURE
L5 ELEVATION

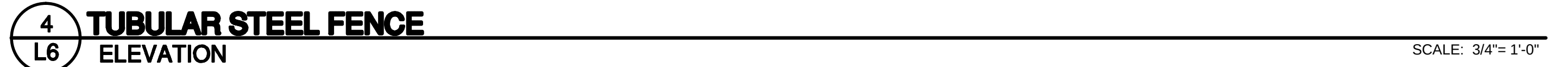
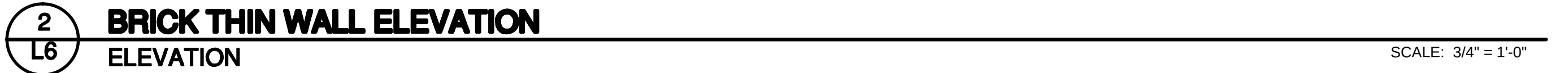
SCALE: 1/4" = 1'-0"



2 SECONDARY ENTRY FEATURE
L5 ELEVATION

SCALE: 1/4" = 1'-0"

								DESIGNED BY:	PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.  ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE L.A. RUBEN PINA GRACIANO L.A. No. 2893 Date 3/18/2016	 16301 Quorum Drive Suite 200 B Addison, Texas 75001 Main 972.248.7676 Fax 972.248.1414 www.jbipartners.com TBPE No. F-438 TBPLS No. 10076000	PRELIMINARY LANDSCAPE PLAN		PROJECT NO.
								DRAWN BY:			ENTRY SIGN ELEVATIONS		RYU001
								RG/AR			HERITAGE FIELDS		SHEET NO.
								CHECKED BY:			Town of Northlake, Denton County, Texas		L5
NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE	RG					

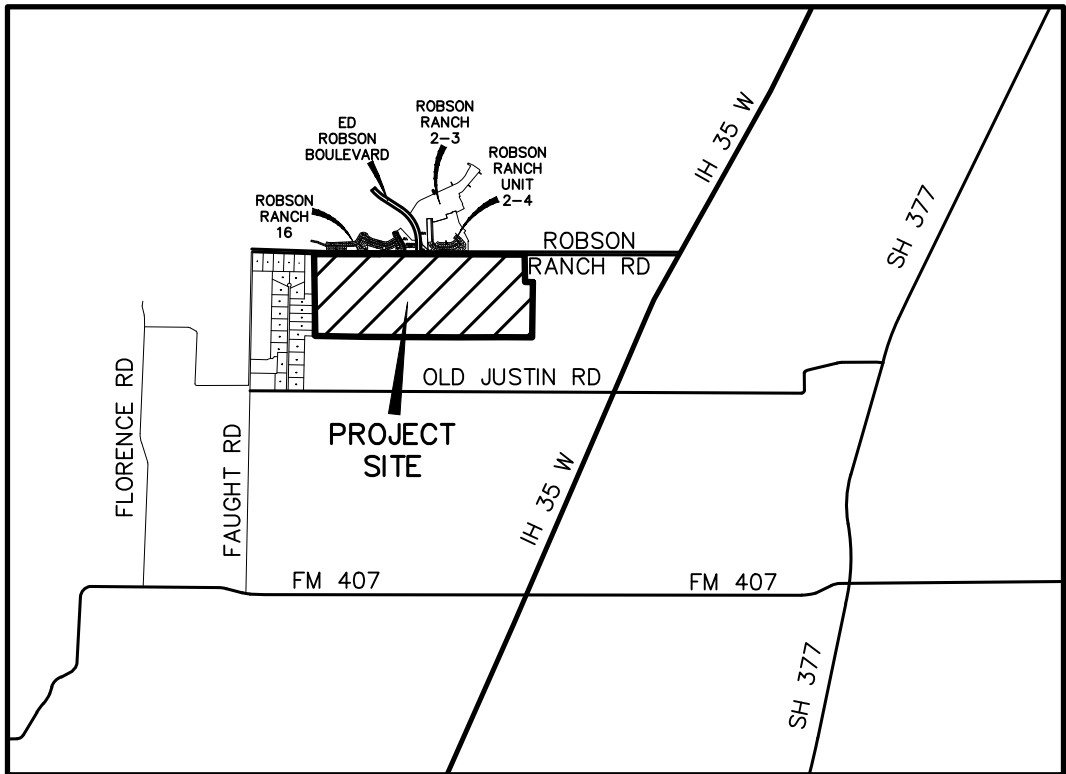
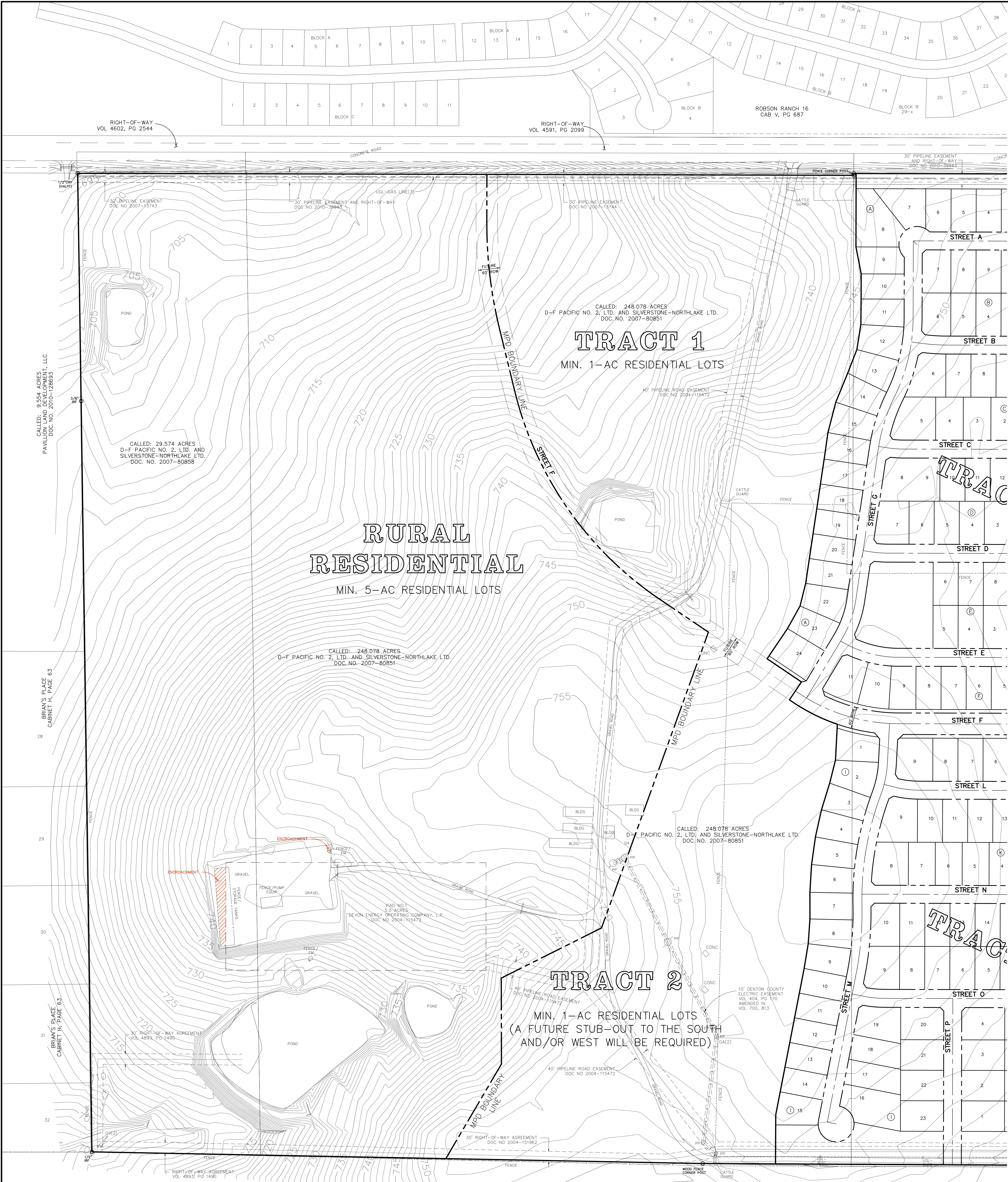


DESIGNED BY:	RG/AR
DRAWN BY:	RG/AR
CHECKED BY:	RG

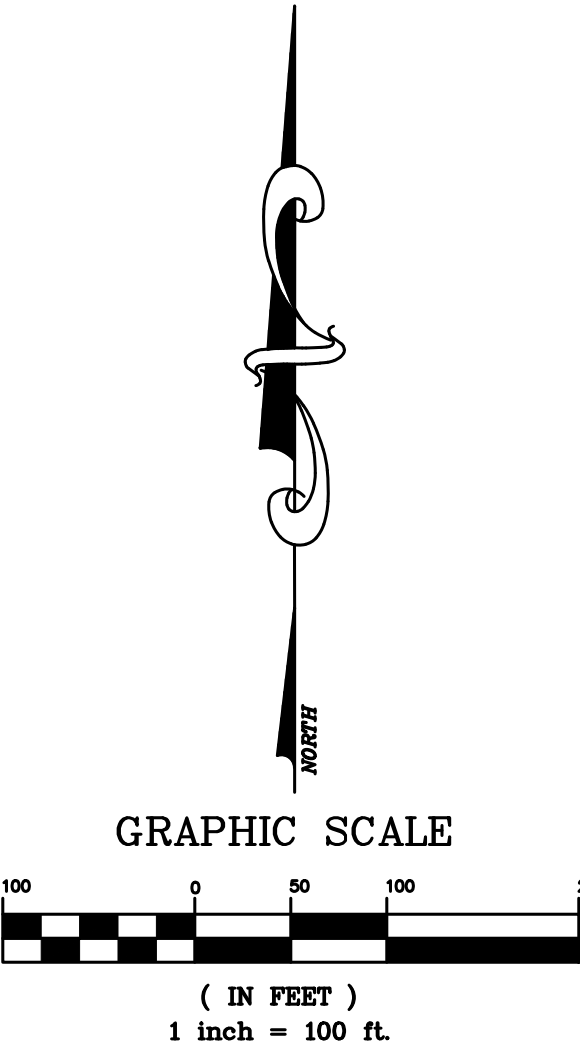


TBPE No. F-438 TBPLS No. 10076000

PROJECT NO.	RYU 001
EET NO.	L6



VICINITY MAP
SCALE: N.T.S.



**HERITAGE FIELDS
FUTURE PHASE 6**

BEING 325.526 ACRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,
THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
LOTS DEVELOPED PER ORDINANCE NO. 14-0626A
ZONED MIXED-USE PLANNED DEVELOPMENT (MPD)

DF PACIFIC NO. 2 LTD **OWNER/DEVELOPER**
212 South Palm Avenue, Suite 200 (626) 282-8198
Alhambra, California 91801
Contact: Robert Yu

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Jeff Klement, P.E.
TBPES No. F-438 TBPES No. 10076000

Revised: April 08, 2016
Date: March 18, 2016

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Site Plan for Sonic Drive-In (SP-16-002)

Purpose: Consider approval of a Site Plan for Sonic Drive-In, a proposed 1,608 square-foot restaurant with drive-in and drive-through service on 1.045 acres, known as Lot 1R, Block 2, Texas Speedway Centre, located on the southeast corner of SH 114 and Raceway Drive at 13211 Raceway Drive, and zoned Mixed-Use Planned Development (MPD).

Owner: Motor Speedway Partners, LLC

Applicant/Developer: Mason Harrison Ratliff Enterprises, LLC

Engineer: Cedar Creek Consulting, Inc.

Architect: Wilkus Architects

Existing Condition of the Property: The subject property is currently a vacant, platted lot within the Texas Speedway Centre development. The property is located across Raceway Drive from the new QuikTrip and just north of a proposed hotel site.

Staff Analysis:

Access: Access to the site will be provided from a shared driveway with the lot to the south.

Parking: The UDC requires one space per 150 square feet for non-full service restaurants. A minimum of 17 spaces are required. 39 parking spaces, including drive-in stalls, are provided on the site plan of which two of the spaces are provided to meet ADA requirements.

***Fencing, Lighting,
and Signage:***

No fencing is required for screening since similar uses are on all sides of the site, and no fencing is proposed on the site plan. A masonry screening wall to match the building is proposed to enclose the dumpster. Light pole locations are identified on the site plan. A pole sign location is shown on the site plan at the northeast corner of the site off SH 114, and an elevation of the sign is provided on the site plan. The sign appears to meet all zoning requirements. Any other details

on fencing, lighting and signage not provided with the site plan package must meet the requirements of the MPD and/or UDC at time of permitting.

Landscaping:

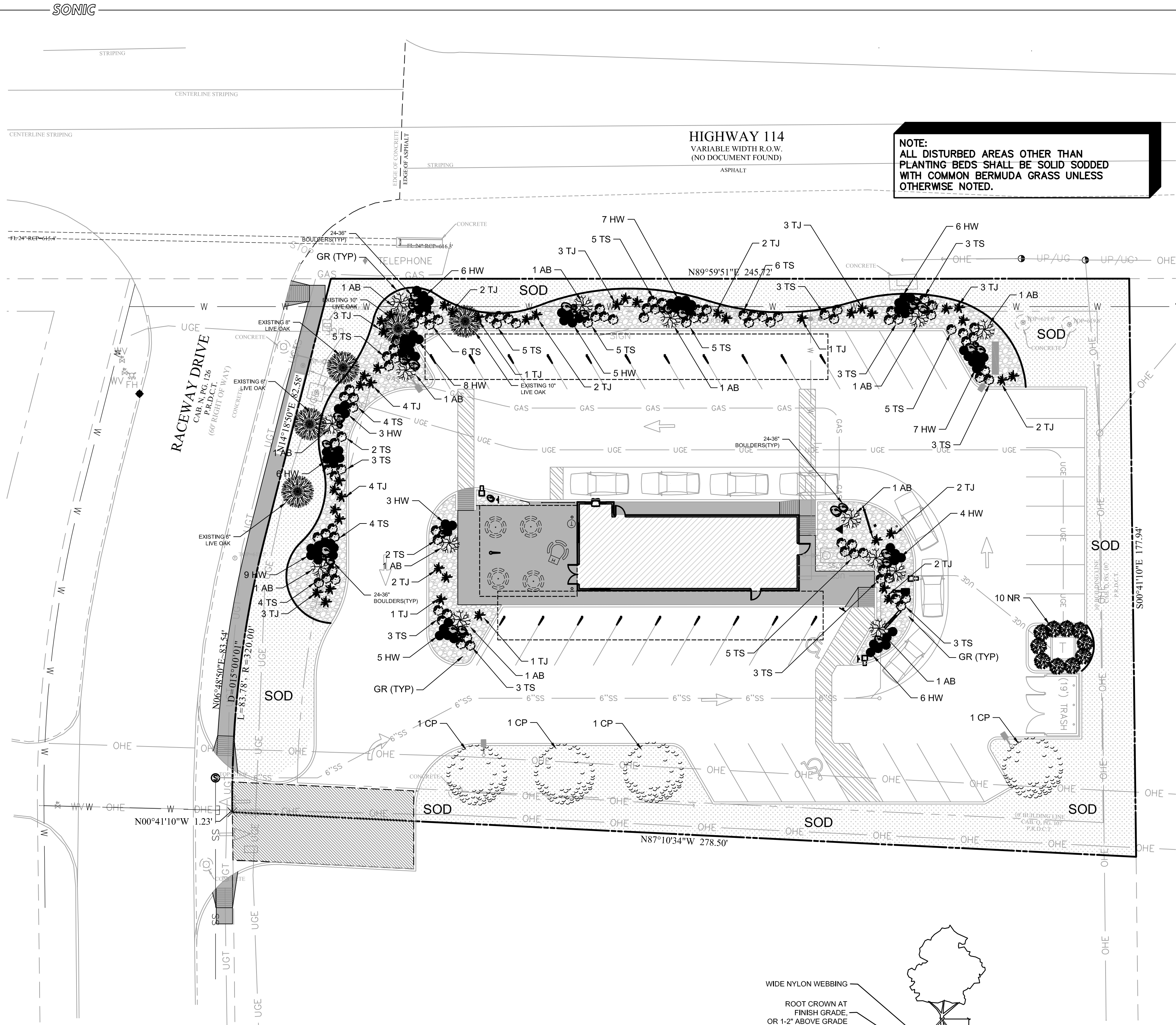
Detailed landscape plans have been provided showing landscaping meeting the requirements of the MPD. Existing trees near the corner of Raceway Drive and SH 114 will be preserved. To encourage the preservation of trees, the UDC allows preserved trees to be credited towards minimum landscape requirements at a 2 to 1 ratio, so these trees will be used to meet the requirement of providing one 3-inch caliper tree per 35 feet of street frontage. The landscape plan meets all other landscape requirements of the MPD.

Building Elevations:

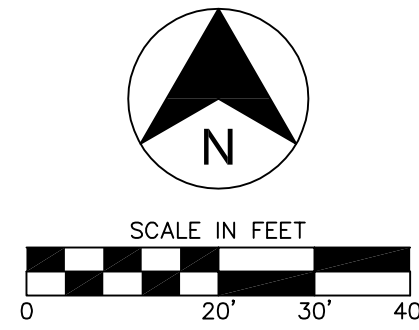
Architectural elevations of the restaurant are provided showing all four sides of the proposed building. The building elevations appear to comply with the requirements of the MPD.

Staff Findings: Staff has reviewed the site plan package and finds it meets or exceeds all applicable requirements of the Mixed-Use Planned Development (MPD) zoning and the Unified Development Code (UDC). Staff finds the site plan acceptable for approval as submitted.





NOTE:
ALL DISTURBED AREAS OTHER THAN
PLANTING BEDS SHALL BE SOLID SODDED
WITH COMMON BERMUDA GRASS UNLESS
OTHERWISE NOTED.

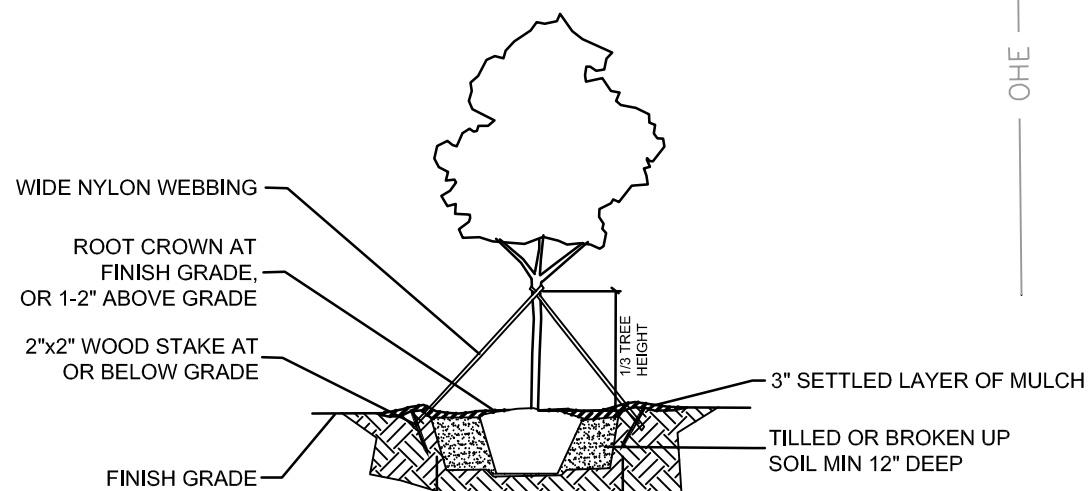


VICINITY MAP

NOT TO SCALE

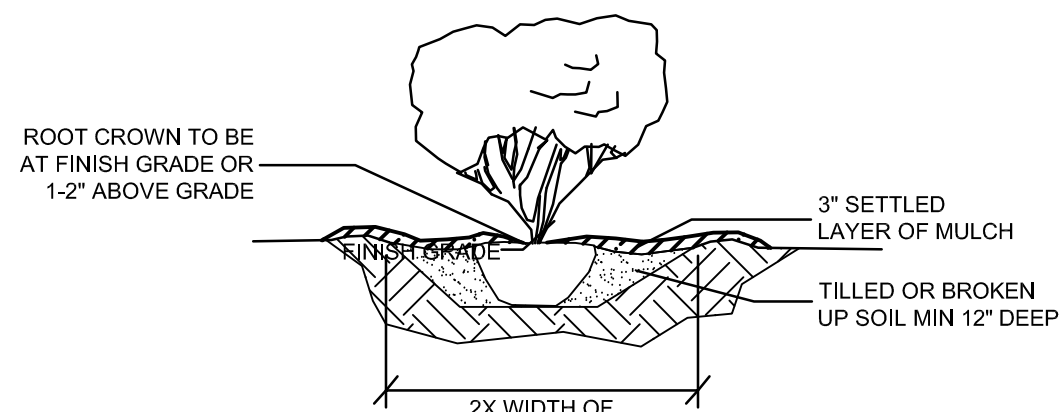
LANDSCAPE NOTES

- A. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- B. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- C. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY OWNER, AS NEEDED. THE AREA SHALL THEN BE FERTILIZED, SEEDED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE SEEDING SPECS BELOW). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D. TOPSOIL APPLICATION:
PREPARE THE SUBGRADE BY DISK, HARROW, DRAG OR HAND RAKE TO A DEPTH OF 3" TO PROVIDE BOND FOR TOPSOIL. BEFORE PLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES LARGER THAN 1 1/2" DEBRIS AND ROOTS. COMPACT TOPSOIL TO FORM A LAYER WITH MIN. DEPTH OF 4" IN LAWN AREAS AND 12" IN SHRUB BEDS. TOPSOIL SHALL BE PLACED SO THAT AFTER FINAL SETTLEMENT THERE WILL BE GOOD DRAINAGE.
- E. TOPSOIL SHALL POSSESS THE CHARACTERISTICS OF REPRESENTATIVE TOPSOILS IN THE VICINITY WHICH PRODUCES A HEAVY GROWTH; FREE OF SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1" DIA., STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. SOIL SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
- F. ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS. (SEE DETAIL SHEETS)
- G. NO PLANT MATERIAL SHALL BE PLANTED IN FROZEN GROUND.
- H. ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERED BY 4" INTERLOCKING ALUMINUM EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.
- I. ALL PLANTED AREAS SHALL RECEIVE A LAYER OF SHREDDED PINE BARK MULCH OR SHREDDED HARDWOOD MULCH TO BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES OVER A 10 MIL "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR EQUAL. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
- J. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
- K. SODDING SPECIFICATIONS:
SODDED AREAS SHALL HAVE FERTILIZER APPLIED WITH A THOROUGH WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF 35 LBS. PER 1,000 SQ. FT. HARROWED INTO THE TOP 2".
- SOD SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL A.N.A.-CERTIFIED NURSERY. SOD IS TO BE STRONGLY ROOTED, WEED-DISEASE AND PEST FREE AND UNIFORM IN THICKNESS.



TREE PLANTING

NOT TO SCALE



TYP. SHRUB PLANTING:

NOT TO SCALE

LANDSCAPE DATA

LANDSCAPED AREA:
LOT SIZE: .96 ACRES (45,526.75 SF)
LANDSCAPED AREA: 16,124.49 SF (35%)

INTERIOR LANDSCAPED AREA:
OVERALL INTERIOR AREA: 30,267.33 SF
INT. LANDSCAPED AREA REQUIRED : 2,421.39 SF (8%)
INT. LANDSCAPED AREA PROVIDED: 5,320.70 SF (18%)

NOTE:
ENTIRE LOT SHALL BE IRRIGATED PER
STATE OF TEXAS REQUIREMENTS.
REFER TO IRRIGATION PLAN.

NOTE:
ALL DISTURBED AREAS OTHER THAN
PLANTING BEDS SHALL BE SOLID SODDED
WITH COMMON BERMUDA GRASS UNLESS
OTHERWISE NOTED.

NOTE:
REFER TO ARCHITECTURAL PLANS FOR
COORDINATION OF BUILDING, APPURTENANCES,
DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.

GENERAL NOTES:

- ALL DIMENSIONS AT CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.
- LOCATIONS OF PYLON / MONUMENT SIGNS AND ENTER / EXIT SIGNS ARE NOT EXACT. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH OWNER / CONSTRUCTION MANAGER.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
- THE CONTRACTOR SHALL NOT DISTURB ANY ADJACENT PROPERTIES.

SITE PLAN KEYNOTES

ITEM	NOTE
①	TRAFFIC FLOW ARROW (TYPICAL), REF: CIVIL DETAILS
②	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 02500, SHEET SP1
③	CURB RAMP (TYPICAL), REF: CIVIL DETAILS
④	TRASH ENCLOSURE, REF: ARCH DETAILS
⑤	RAILING, REF: CIVIL DETAILS
⑥	BOLLARD, REF: CIVIL DETAILS
⑦	GREASE TRAP, REF: PLUMBING PLANS
⑧	4" SANITARY SEWER LINE
⑨	2" UNDERGROUND GAS LINE
⑩	1" UNDERGROUND WATER LINE UTILIZING PROP. METER
⑪	UNDERGROUND ELECTRIC LINE
⑫	2" UNDERGROUND TELEPHONE LINE
⑬	4" PVC PIPE SLEEVE UNDER DRIVE FOR IRRIGATION SYSTEM
⑭	ORDER BOARD AND DETECTOR LOOP, REF: CIVIL DETAILS
⑮	MENU / CANOPY POST (TYPICAL), REF: ARCH PLANS
⑯	GAS METER
⑰	CONCRETE PAVING
⑱	8" THICK, CONCRETE PAVING IN THIS AREA
⑲	"CARHOP CROSSING" SIGNAGE, REF: CIVIL DETAILS
⑳	"PICK UP ORDER HERE" SIGNAGE, REF: CIVIL DETAILS
㉑	- NOT USED -
㉒	POLE MOUNTED FLOOD LIGHTS, REF: CIVIL DETAILS AND FIXTURE SCHED. ON ELECTRICAL AND LIGHTING PLANS
㉓	NOT USED
㉔	CONC. CURB & GUTTER, REF: DETAILS ON CIVIL SHEETS
㉕	CONC. WALKS AND PATIO REF: CIVIL DETAILS
㉖	LOOSE TABLES & CHAIRS. REF: CIVIL DETAILS
㉗	3/4" YARD HYDRANT OFF IRRIGATION LINE, SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR.
㉘	FLOWER POTS PROVIDED BY SONIC.
㉙	- NOT USED -
㉚	TRASH CANS ON 1'-6"x1'-6" CONCRETE PAD

SIGN SCHEDULE

ITEM	QTY.	REFERENCE	SIGN TYPE
①	1	SIGN PLAN	MONUMENT SIGN (SEE SIGN PLAN)
②	1	SIGN PLAN	ENTER SIGN (SEE SIGN PLAN)
③	1	SIGN PLAN	EXIT SIGN (SEE SIGN PLAN)
④	1	SIGN PLAN	SIGN ON BLDG. (SEE SIGN PLAN)
⑤	1	SIGN PLAN	HANDICAPPED PARKING SIGN
⑥	0	SIGN PLAN	VAN ACCESSIBLE HANDICAPPED SIGN

LEGEND

⊕ FIRE HYDRANT	⊕ EX. POWER POLE
⊕ WATER VALVE	⊕ PROP. POWER POLE
⊕ EX. WATER METER PIT	⊕ EX. TELEPHONE PED.
⊕ EX. WATER METER	⊕ EX. SS MANHOLE
⊕ PROP. WATER METER	⊕ PROP. SS MANHOLE
⊕ EX. ELECTRICAL PED.	⊕ EX. GAS METER
⊕ EX. ELECT. TRANSFORMER	⊕ PROP. GAS METER
⊕ EX. ELECT. METER	⊕ EX. ELECT. MANHOLE
⊕ PROP. TRANSFORMER	⊕ EX. STORM MANHOLE
⊕ EX. SIGNAGE	⊕ VERTICAL SEPARATION REQUIREMENT
⊕ EX. LIGHT POLE	
⊕ PROP. LIGHT POLE	

LEGAL DESCRIPTION
BEING ALL OF LOT 1R, BLOCK 2 OF THE TEXAS SPEEDWAY CENTRE, AN ADDITION IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 107 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

BENCHMARK: TBM MNS
NORTHING = 7058496.44
EASTING = 2345239.32
ELEVATION = 619.73

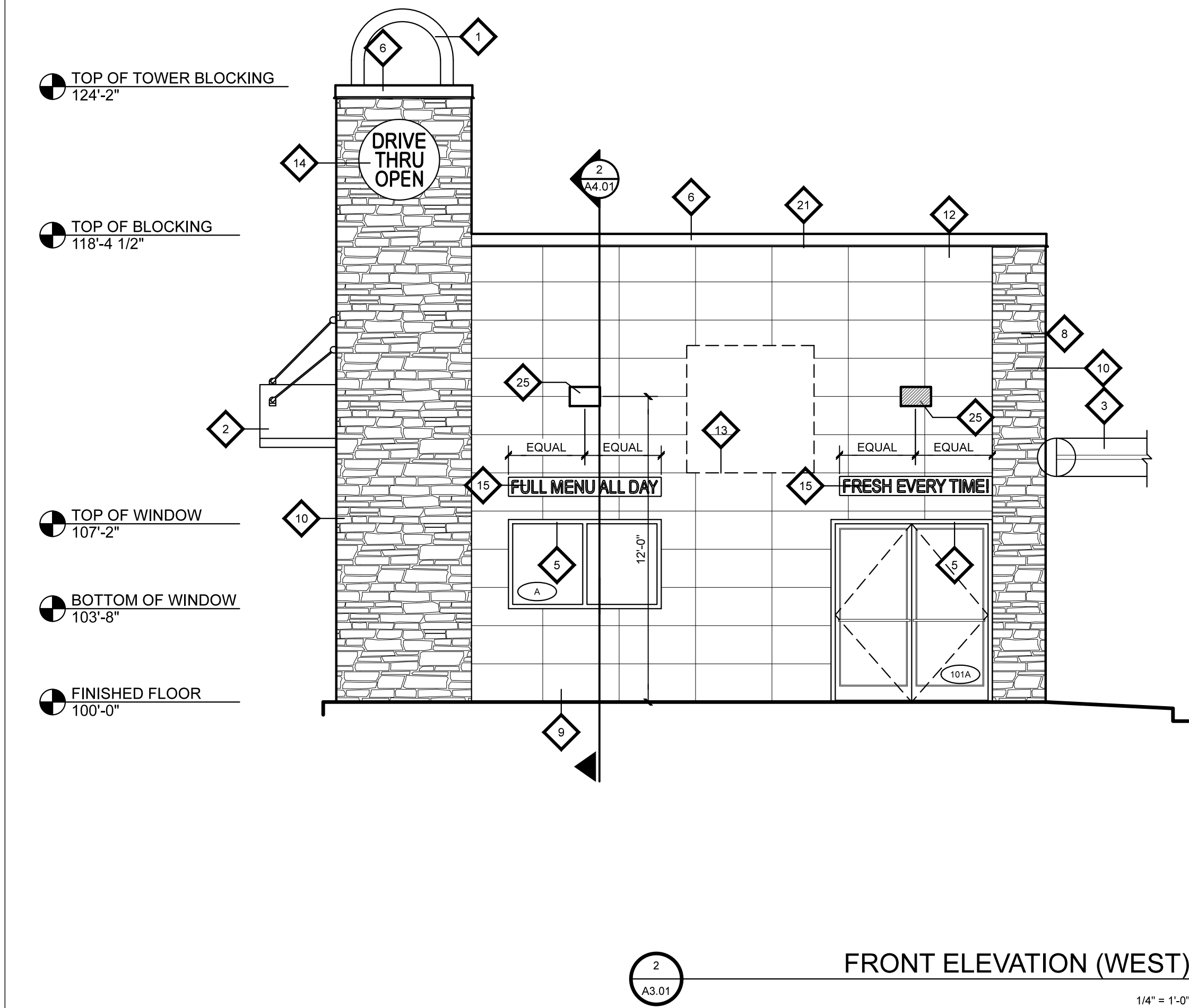
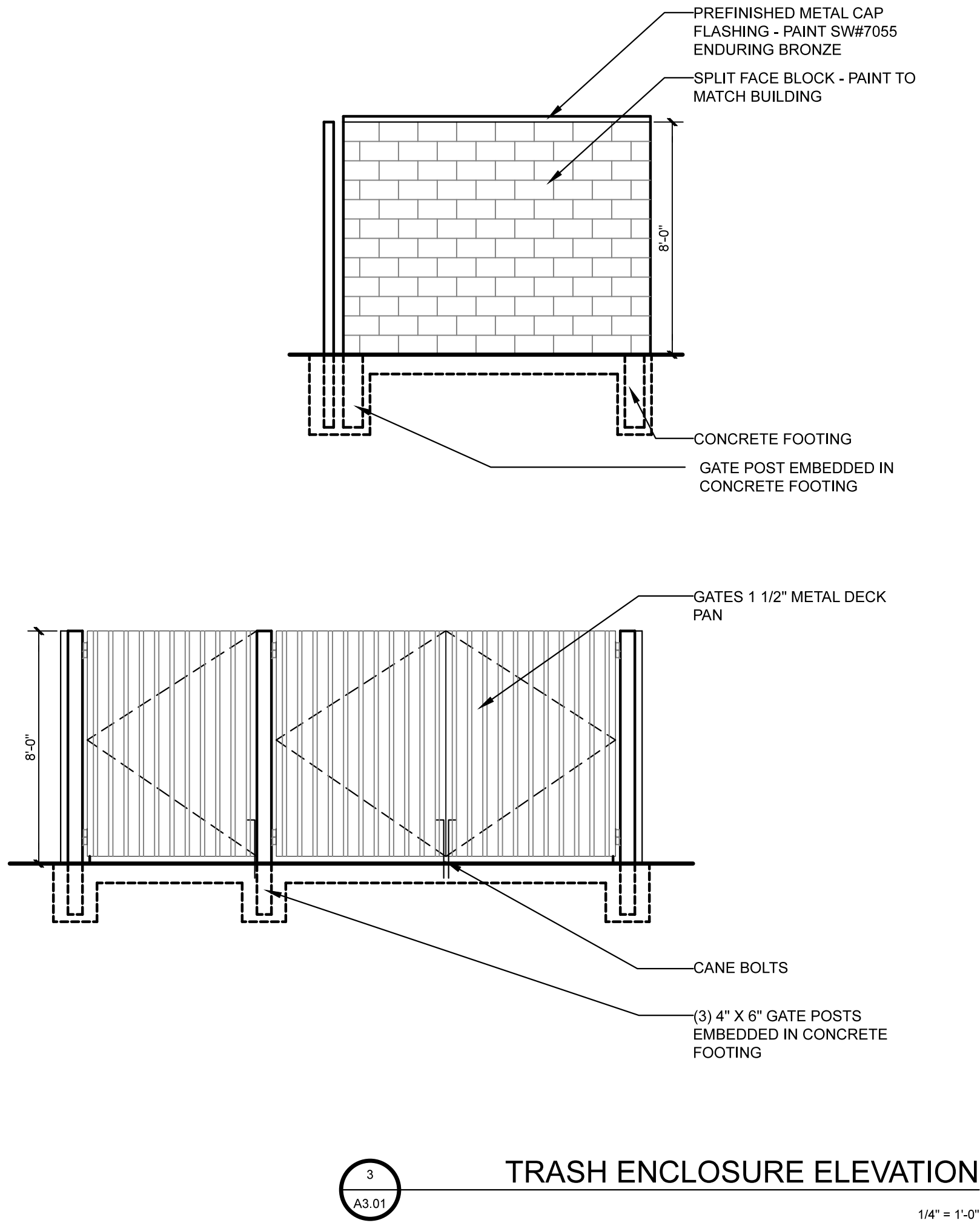
SONIC CORPORATION
300 JOHNNY BENCH DRIVE
OKLAHOMA CITY, OK 73104
OFFICES: 405-225-5000
CORPORATE: 1988-2018 DESIGN'S SERVICE - A CORP.

PERMIT SET

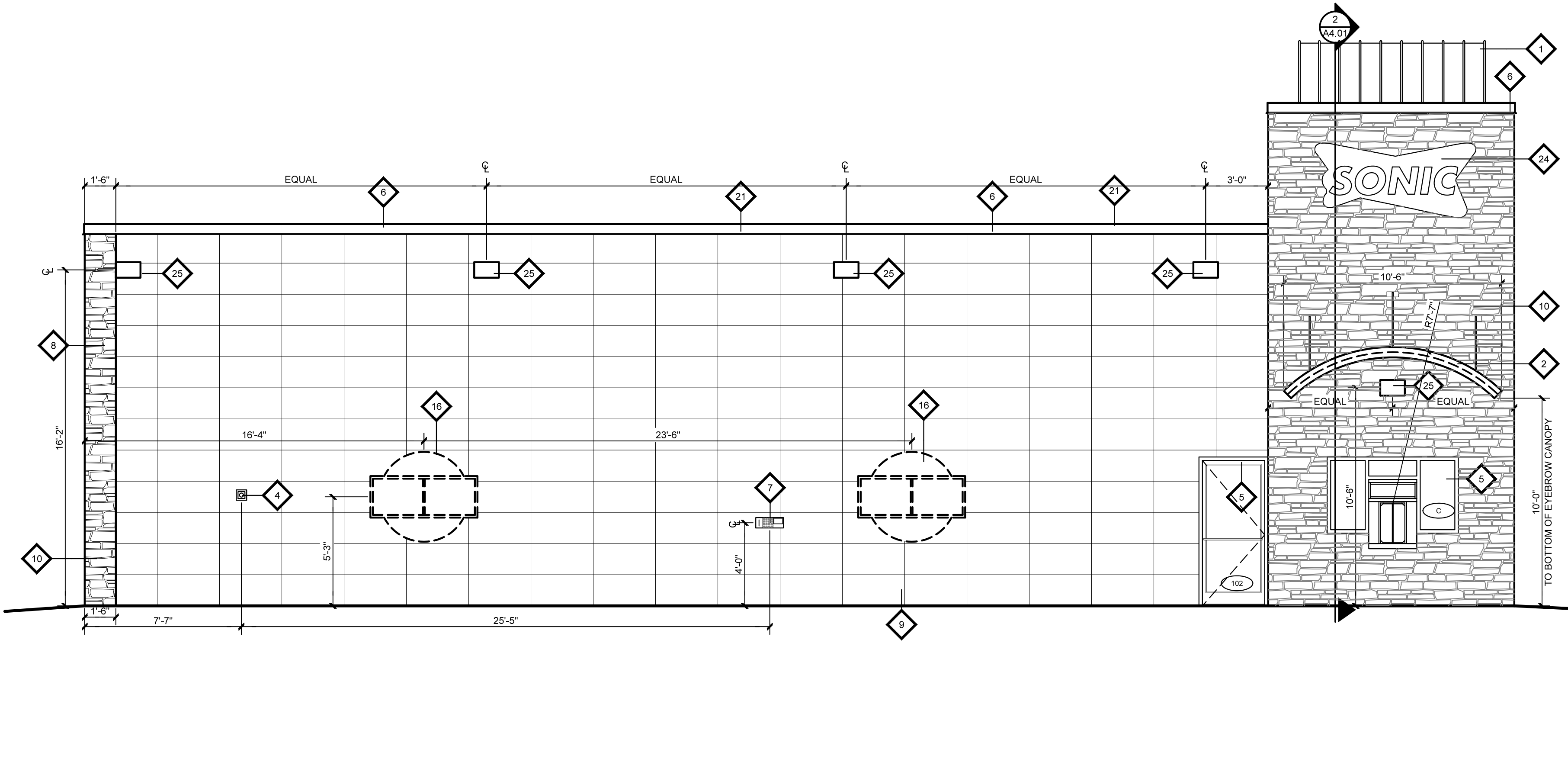
SONIC DRIVE - IN
SONIC TYPE: 12X
NORTHLAKE, TX

LANDSCAPE PLAN

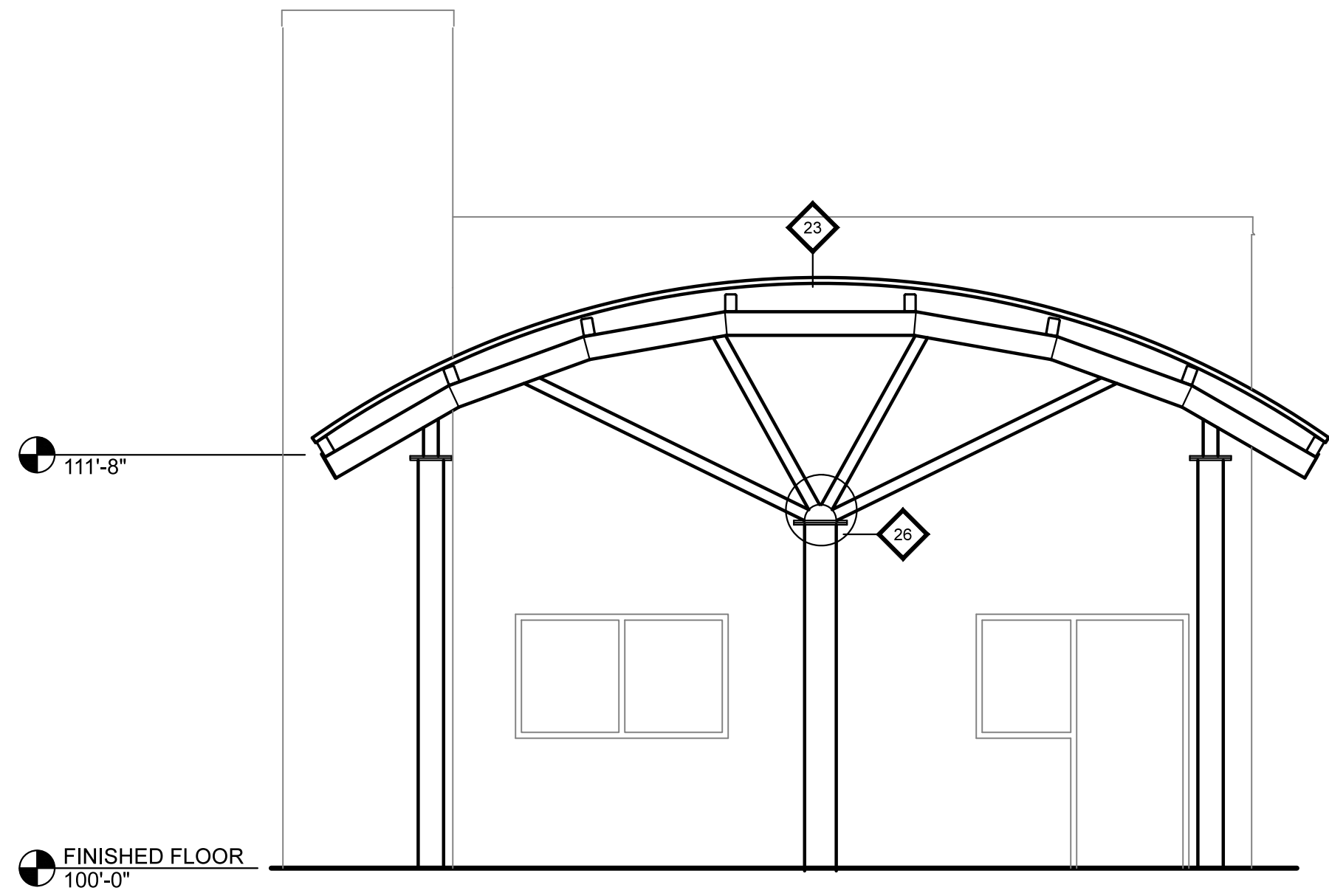
SHEET
L1.0
DWG: 15127
DATE: 04.05.16



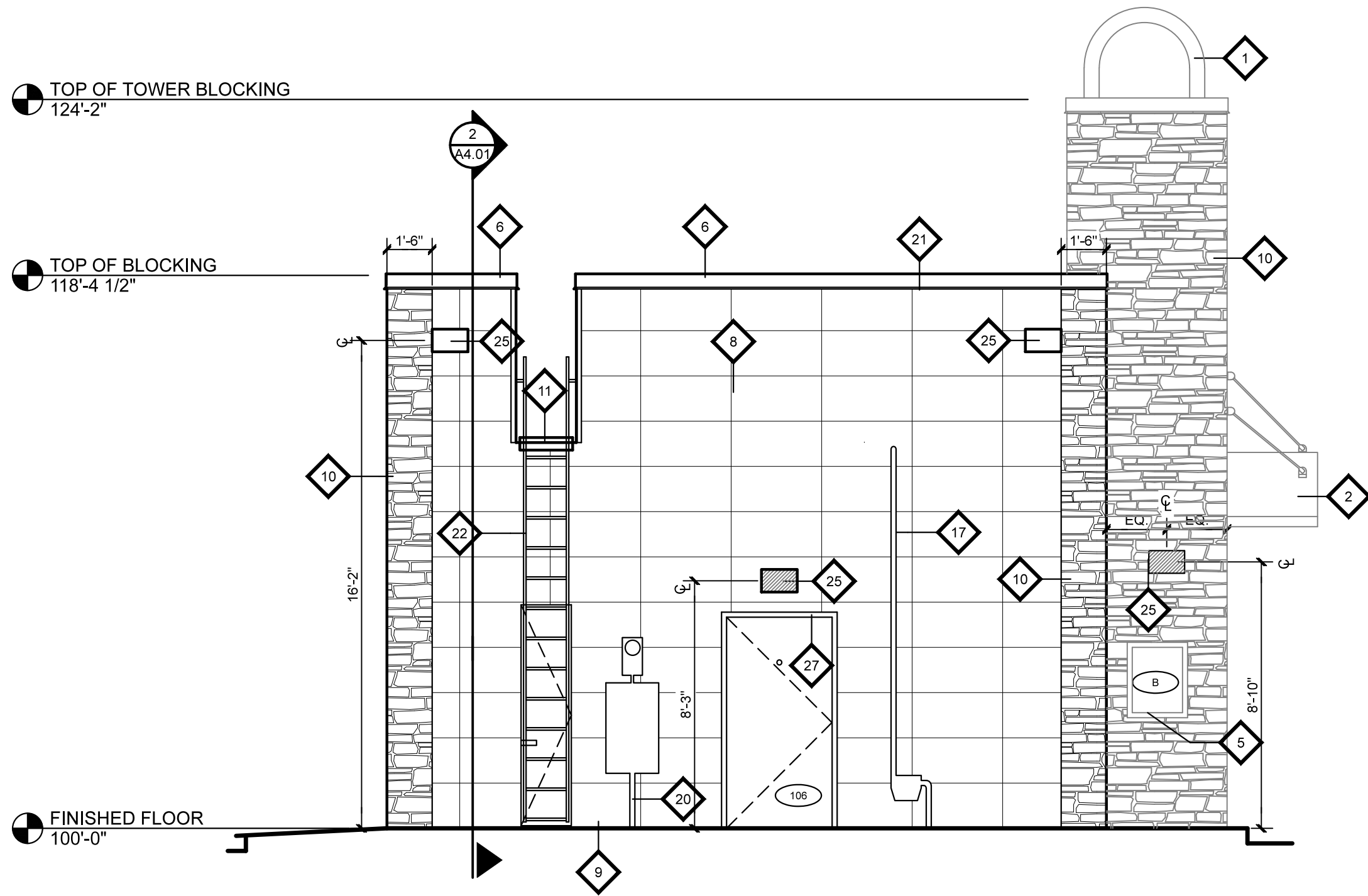
DRAWING LEGEND	
GENERAL NOTES	
- DIMENSIONS OF REVEALS ARE TO CENTERLINE	
- VERIFY GRADE PRIOR TO CONSTRUCTION	
- DO NOT SCALE DRAWINGS	
- CONTACT ARCHITECT FOR ANY DISCREPANCIES ARE FOUND	
- REFER TO CANOPY DRAWINGS FOR ADDITIONAL PREMANUFACTURED CANOPY INFORMATION	
KEYED NOTES	
1. PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE L.E.D. LIGHT STRIPLIGHTS - PROVIDED BY CANOPY VENDOR	10. POSTER DISPLAY BOARD WITH BLUE DISK SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL.
2. PREMANUFACTURED YELLOW METAL DRIVE-THRU AWNING WITH GREEN L.E.D. STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR	11. GAS SERVICE - PAINT TO MATCH COLOR #2
3. PREMANUFACTURED SILVER ALUMINUM CANOPY FASCIA WITH YELLOW AND RED L.E.D. STALL STARS - SUPPLIED AND INSTALLED BY CANOPY VENDOR	12. NOT USED
4. CO2 ACCESS PANEL 5'-4" A.F.F. TO CENTER	13. ADA RESTROOM SIGNAGE - REFER TO B1.01 FOR ADDITIONAL INFORMATION
5. STOREFRONT DOORS AND WINDOW FRAMES - COLOR #1	14. ELECTRICAL SERVICE - PAINT TO MATCH COLOR #5
6. PREFINISHED METAL - COLOR #2	15. DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - BEYOND
7. ADDITIONAL PAYS UNIT - VERIFY LOCATION WITH OWNER - REFER TO ELECTRICAL	16. ROOF LADDER - REFER TO 31A5.02
8. DASHED LINE INDICATES ROOF LINE BEYOND	17. PATIO CANOPY WITH METALLIC SILVER STANDING SEAM ROOF - REFER TO SHEET A7.01, S4.01 AND S5.01 FOR ADDITIONAL INFORMATION
9. FIBER CEMENT SANDSTONE - COLOR #4	18. AVAILABLE SIGN LOCATION AS DETERMINED BY OWNER PER LOCAL SIGN ORDINANCES. SIGNS BY SIGN COMPANY. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL
10. FIBER CEMENT BOARD STONE - COLOR #3	19. DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - HATCHED IN VERSIONS ARE EMERGENCY FIXTURES - REFER TO DIMENSION FOR MOUNTING HEIGHT
11. OVERFLOW SCUPPER - REFER TO 111A5.02	20. ROUND LED OPEN SIGN SUPPLIED BY OWNER AND MOUNTED TO FRONT OF PATIO CANOPY. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION
12. ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR	21. HOLLOW METAL DOOR AND FRAME - COLOR #2
13. ALUCOBOND GRAPHIC PANEL - MOUNTED 11'-4" A.F.F. TO CENTER - PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR	
14. ROUND LED DRIVE-THRU SIGN SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION	
15. LED SIGN OVER WINDOW: "FULL MENU ALL DAY" AND "FRESH EVERY TIME". SIGN SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. UTILIZE SIGN OUTLET(S) AT INTERIOR. RUN LOW VOLTAGE WIRE THRU WALL TO SIGNS. (CENTER OVER WINDOW)	
COLOR SCHEDULE	
COLOR #1 WINDOW AND STOREFRONT DOOR FRAMES COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP.	COLOR #4 MAIN BUILDING FINISH FIBER CEMENT BOARD MANUF: NICHHA MODEL: SANDSTONE COLOR: GENTLE GRAY
COLOR #2 PREFINISHED METAL SILICAP FLASHING COLOR: PAINT BACK DROP SW7025	
COLOR #3 ACCENT BUILDING FINISH FIBER CEMENT BOARD MANUF: NICHHA MODEL: KURASTONE COLOR: MOUNTAIN	



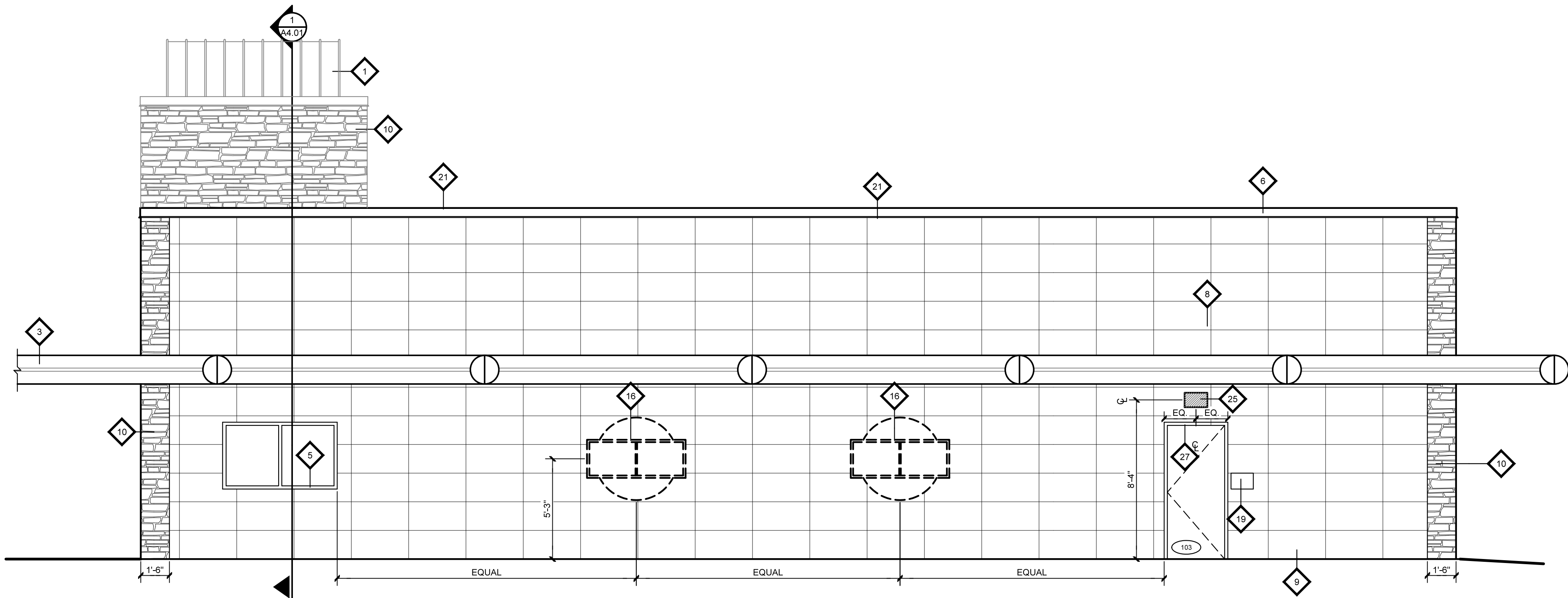
SONIC
SONIC DRIVE-IN RESTAURANT
13211 RACEWAY DRIVE
NORTHLAKE, TX 76262
STORE #6578



3
A3.02
PATIO CANOPY ELEVATION
1/4" = 1'-0"



2
A3.02
REAR ELEVATION (EAST)
1/4" = 1'-0"



1
A3.02
INBOUND ELEVATION (SOUTH)
1/4" = 1'-0"

DRAWING LEGEND

GENERAL NOTES

- DIMENSIONS OF REVEALS ARE TO CENTERLINE
- VERIFY GRADE PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWINGS
- CONTACT ARCHITECT FOR ANY DISCREPANCIES ARE FOUND
- REFER TO CANOPY DRAWINGS FOR ADDITIONAL PREMANUFACTURED CANOPY INFORMATION

KEYED NOTES

- 1. PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE L.E.D. LIGHT STRIPLIGHTS - PROVIDED BY CANOPY VENDOR
- 2. PREMANUFACTURED YELLOW METAL DRIVE-THRU AWNING WITH GREEN L.E.D. STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR
- 3. PREMANUFACTURED SILVER ALUMINUM CANOPY FASCIA WITH YELLOW AND RED L.E.D. STALL STARS - SUPPLIED AND INSTALLED BY CANOPY VENDOR
- 4. CO2 ACCESS PANEL 5'-4" A.F.F. TO CENTER
- 5. STOREFRONT DOORS AND WINDOW FRAMES - COLOR #1
- 6. PREFINISHED METAL - COLOR #2
- 7. ADDITIONAL PAYS UNIT - VERIFY LOCATION WITH OWNER - REFER TO ELECTRICAL
- 8. DASHED LINE INDICATES ROOF LINE BEYOND
- 9. FIBER CEMENT SANDSTONE - COLOR #4
- 10. FIBER CEMENT BOARD STONE - COLOR #3
- 11. OVERFLOW SCUPPER - REFER TO 11A5.02
- 12. ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT / AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
- 13. ALUCOBOND GRAPHIC PANEL - MOUNTED 11'-4" A.F.F. TO CENTER - PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR
- 14. ROUND LED DRIVE-THRU SIGN SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION.
- 15. LED SIGN OVER WINDOW: "FULL MENU ALL DAY" AND "FRESH EVERY TIME". SIGN SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. UTILIZE SIGN OUTLET(S) AT INTERIOR. RUN LOW VOLTAGE WIRE THRU WALL TO SIGNS. (CENTER OVER WINDOW)
- 16. POSTER DISPLAY BOARD WITH BLUE DISK SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL.
- 17. GAS SERVICE - PAINT TO MATCH COLOR #2
- 18. NOT USED
- 19. ADA RESTROOM SIGNAGE - REFER TO B1.01 FOR ADDITIONAL INFORMATION
- 20. ELECTRICAL SERVICE - PAINT TO MATCH COLOR #5
- 21. DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - BEYOND
- 22. ROOF LADDER - REFER TO 31A5.02
- 23. PATIO CANOPY WITH METALLIC SILVER STANDING SEAM ROOF - REFER TO SHEET A7.01, S4.01 AND S5.01 FOR ADDITIONAL INFORMATION
- 24. AVAILABLE SIGN LOCATION AS DETERMINED BY OWNER PER LOCAL SIGN ORDINANCES. SIGNS BY SIGN COMPANY. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL
- 25. DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - HATCHED IN VERSIONS ARE EMERGENCY FIXTURES - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
- 26. ROUND LED OPEN SIGN SUPPLIED BY OWNER AND MOUNTED TO FRONT OF PATIO CANOPY. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION.
- 27. HOLLOW METAL DOOR AND FRAME - COLOR #2

COLOR SCHEDULE

COLOR #1
WINDOW AND STOREFRONT DOOR FRAMES
COLOR: DARK BRONZE ANODIZED
MANUF: US ALUMINUM CORP.

COLOR #2
PREFINISHED METAL SILICAP FLASHING
COLOR: PAINT BACK DROP SW7025

COLOR #3
ACCENT BUILDING FINISH
FIBER CEMENT BOARD
MANUF: NICHHA
MODEL: KURASTONE
COLOR: MOUNTAIN

COLOR #4
MAIN BUILDING FINISH
FIBER CEMENT BOARD
MANUF: NICHHA
MODEL: SANDSTONE
COLOR: GENTLE GRAY

CONSULTANT:



15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.8860/ www.wilkusarch.com

CLIENT:



MASON HARRISON RATLIFF
ENTERPRISES, LLC

P.O. BOX 22775
OKLAHOMA CITY, OK 73123
OFFICES: 405-722-9393
FAX: 405-720-9113

PROJECT INFORMATION:

SONIC
SONIC DRIVE-IN RESTAURANT
13211 RACEWAY DRIVE
NORTHLAKE, TX 76262
STORE #6578

SEAL:

PROJECT NO.: 2015-1675

DRAWN BY: J.A.K.

CHECKED BY: M.J.W.

ISSUE: DATE:

EXTERIOR ELEVATIONS 03-10-16

REVISION: DATE:

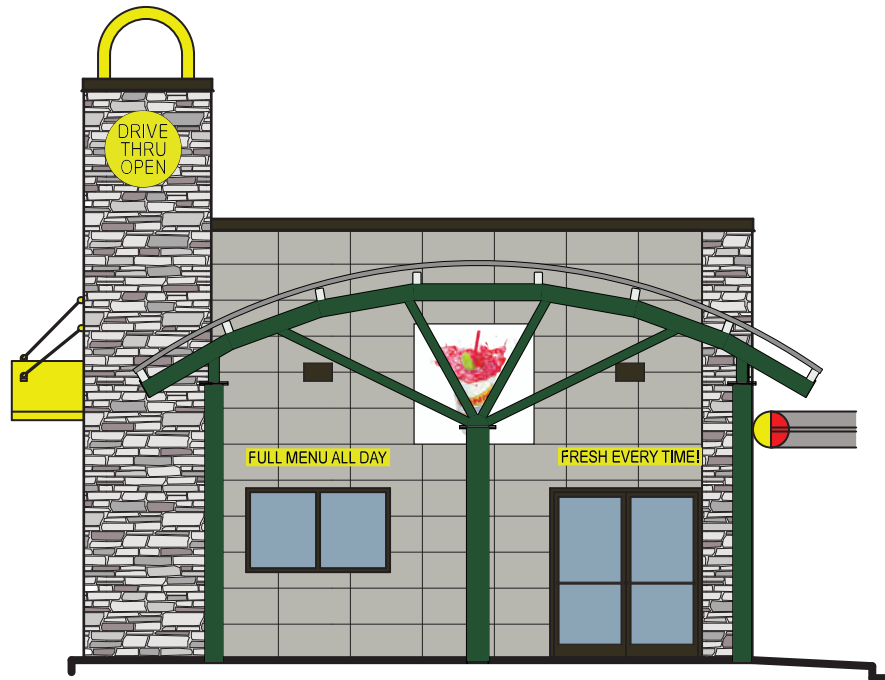
PROJECT LOCATION:

NORTHLAKE, TX

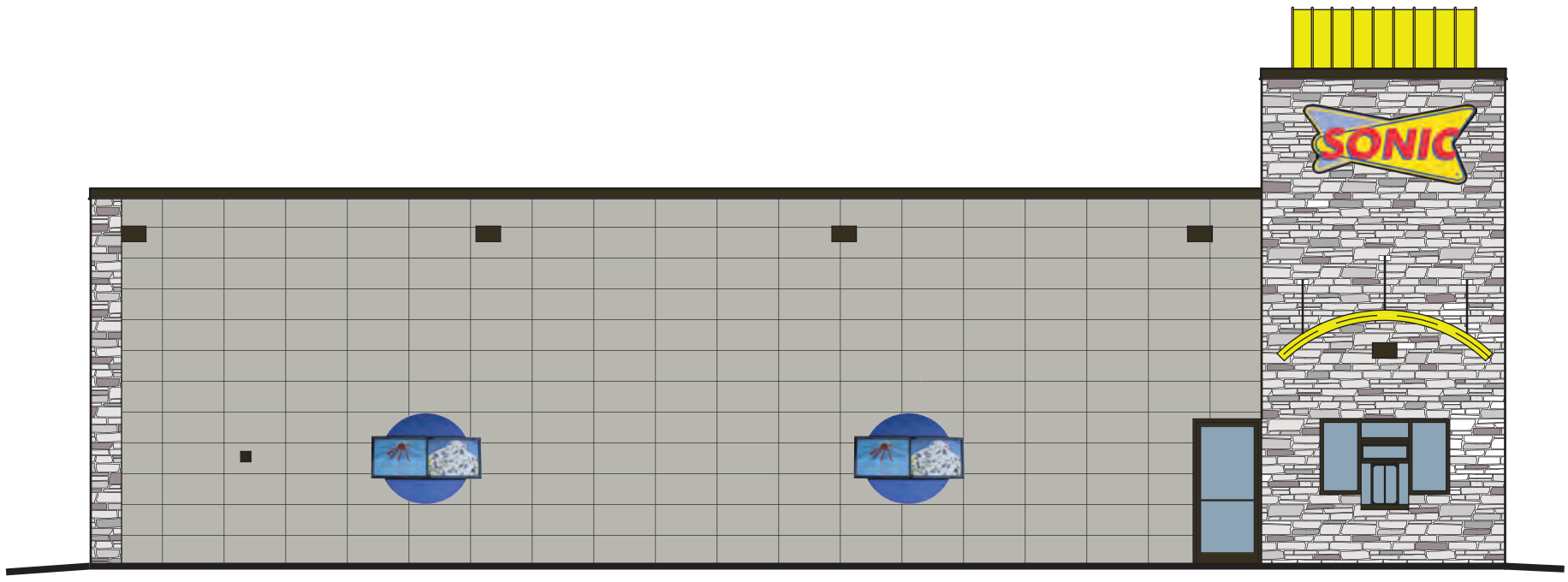
SHEET NUMBER / TITLE:

A3.02

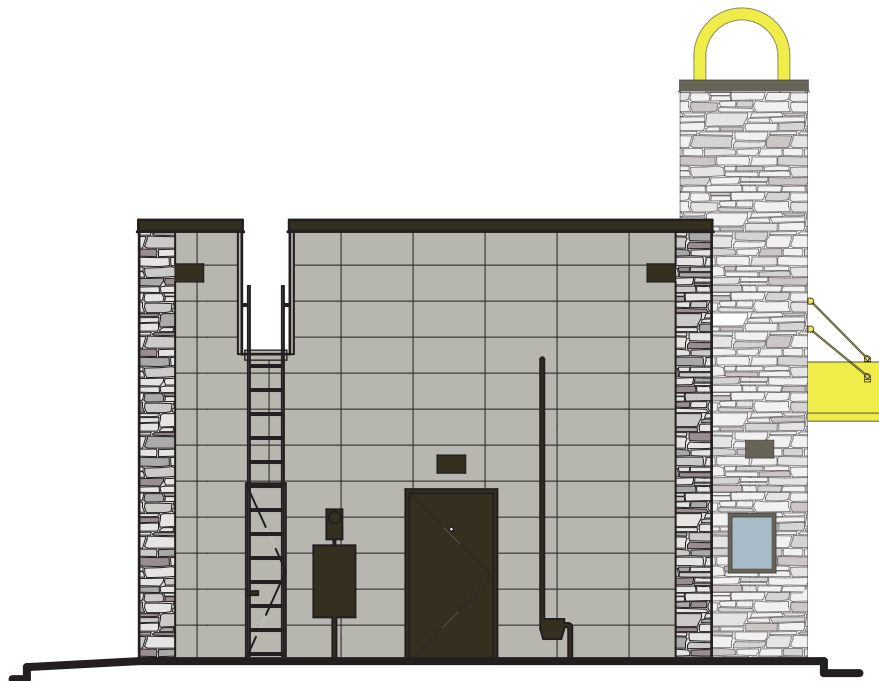
EXTERIOR ELEVATIONS



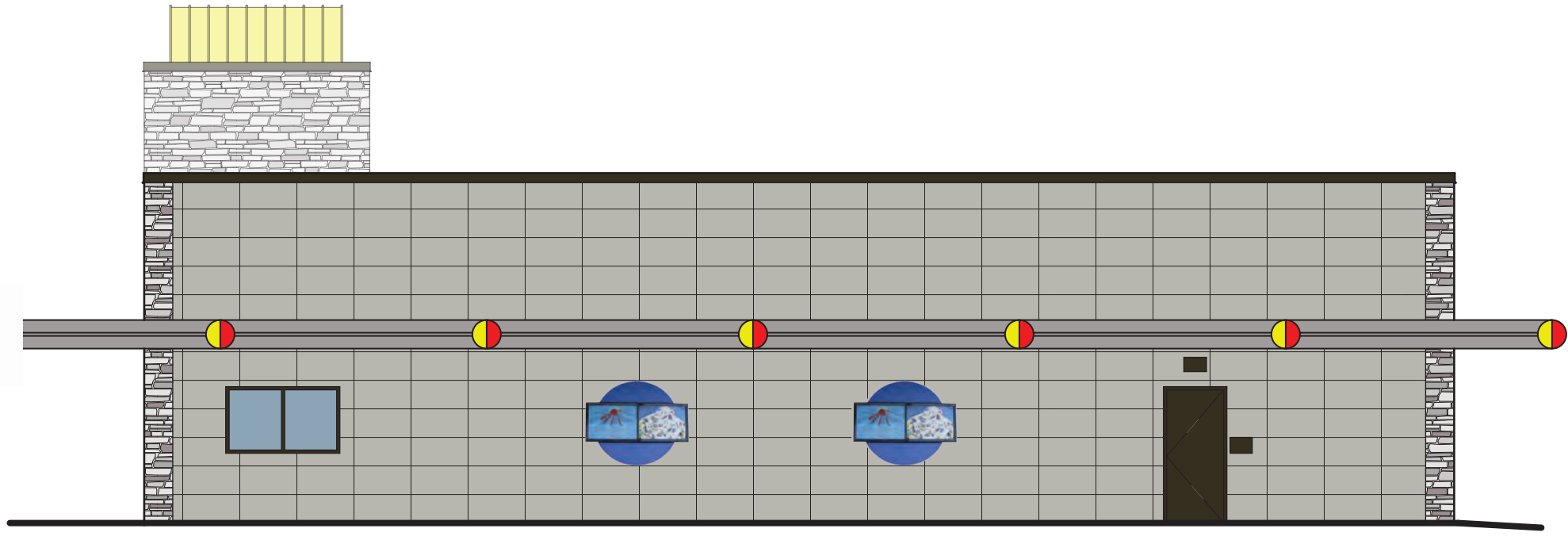
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WILKUS
ARCHITECTS

15 Ninth Avenue North
Hopkins, MN 55343
Phone: 952.941.8660
www.wilkusarch.com

FINISH SCHEDULE

WINDOW AND STOREFRONT DOORS:
COLOR: DARK BRONZE ANODIZED
MANUF: US ALUMINUM CORP.

PREFINISHED METAL SILL/CAP FLASHING:
COLOR: PAINT DARK BRONZE

FIBER CEMENT PANELS
COLOR: GENTLE GREY
MANUF: NICHHA

STONE VENEER:
STYLE/ COLOR: MOUNTAIN
GROUT: TBD
MANUF: NICHHA



PROJECT LOCATION:
SONIC DRIVE IN #6578
13211 RACEWAY DRIVE
NORTHLAKE, TEXAS 76262

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 14, 2016
Re: Specific Use Permit for 3309 Robson Ranch Road accessory building (SUP-16-001)

Purpose: Consider approval of a Specific Use Permit (SUP) to authorize an accessory structure to be constructed on a 5.001-acre lot known as Lot 3, Brian's Place, at 3309 Robson Ranch Road, and zoned Rural Residential (RR).

Public Hearing Information: Northlake's Unified Development Code (UDC) in accordance with state law requires that a zoning change must be approved by ordinance following public notice and a public hearing. The public hearing is scheduled to be held at this meeting. Notice of the public hearing was published in the Denton Record Chronicle 15 days prior to the public hearing, and a notice was mailed 31 days prior to the public hearing to all Northlake property owners subject to the SUP site and within 200 feet its boundary. Staff has received no responses to the notifications as of the writing of this memo. Any other responses received prior to the public hearing will be presented at the Town Council meeting.

Owner/Applicant: Horacio Gonzalez

Existing Conditions: The subject site is a vacant, platted property within the Brian's Place addition. The property owner has been making improvements to the site recently, including landscaping and a new gated driveway and fence, with the goal of building a new home on the property, but the owner plans to maintain the property for agricultural purposes until then. The property owner is requesting to build a structure to store food for animals, agricultural equipment, gardening equipment, and tools in order to maintain the property.

Adjacent Zoning/Existing Land Uses:

North:	Robson Ranch development in the City of Denton
South:	Rural Residential (RR)/Vacant with accessory structure
East:	Rural Residential (RR)/Single-Family Home and accessory structure
West:	Rural Residential (RR)/Vacant

Staff Analysis: The Unified Development Code (UDC) was amended in 2013 to prohibit the construction of an accessory structure without a primary structure on the site with the exception of

accessory structures to be used for agricultural purposes on large lots or tracts. Such structures are allowed by right on lots or tracts with an area greater than 10 acres, but such structures on lots or tracts with an area of 2 acres to 10 acres require the approval of a Specific Use Permit (SUP). The subject site is just over 5 acres, therefore a SUP is required, and its use must be limited to agricultural purposes.

Staff has reviewed this application in accordance with the Unified Development Code (UDC). The applicant has provided a specific use permit application with a site plan in accordance with the UDC. A letter of request and photos and plans of the proposed building were also submitted with the application. The SUP application appears to meet the minimum requirements outlined in the UDC for consideration. The location of the building on the site plan meets all setback requirements. Staff also reviewed the SUP request against the following criteria for approval outlined in the UDC.

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties;
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood;
8. The proposed use and associated site plan promote the health, safety or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town; or
9. Other criteria which, at the discretion of the Town Council are deemed relevant and important in the consideration of the SUP.

The proposed building and use meet the general purpose and intent of the Rural Residential (RR) zoning district and appears to be in character with the neighborhood and surrounding properties. The lot to the south has an accessory structure without a residence on it, and the adjacent lot to the east has an approximately 1,500 square foot accessory building located on the same portion of that lot, the southwest corner. The proposed location of the structure in the southwest corner of this site minimizes visibility from the street and provides space for a future home to be constructed in front of the accessory structure.

Staff finds the SUP acceptable for approval with the following conditions which have been incorporated in the draft ordinance:

1. The accessory building shall be a maximum of 2,000 square feet; and
2. The use of the building shall be limited to agricultural purposes such as the storage of food for animals, agricultural equipment, gardening equipment, and tools used to maintain the property; and
3. The Specific Use Permit (SUP) shall expire within six (6) months from the date of SUP approval if a building permit has not been issued for the accessory building; and
4. The Specific Use Permit (SUP) shall automatically expire upon completion of a residence on the property as certified by an approved final inspection.

Attachments:

- Public Hearing Information (Public Hearing Notice, Buffer Map and Contact List)
- Letter of Request and accompanying exhibits
- Proposed Ordinance with Legal Description and Site Plan Exhibits



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, April 14, 2016, at a meeting to begin at 5:30 pm at Northlake Town Hall, 1400 FM 407, Northlake, Texas. The purpose of this hearing is to hear comments for or against a Specific Use Permit (SUP) for an accessory building to be constructed on Lot 3, Brian's Place, a 5.001-acre lot at 3309 Robson Ranch Road and zoned Rural Residential (RR). Horacio Gonzalez is the owner/applicant. Case # SUP-16-001.

ABOUT THIS REQUEST

A summary of the SUP request is provided on the following page/s. If you would like more information or have any questions about this request, please contact Nathan Reddin, Development Director, at 940-242-5703 or nreddin@town.northlake.tx.us. You may also visit Northlake Town Hall between the hours of 8:00 am to 4:00 am, Monday – Friday.

PUBLIC HEARING PROCESS

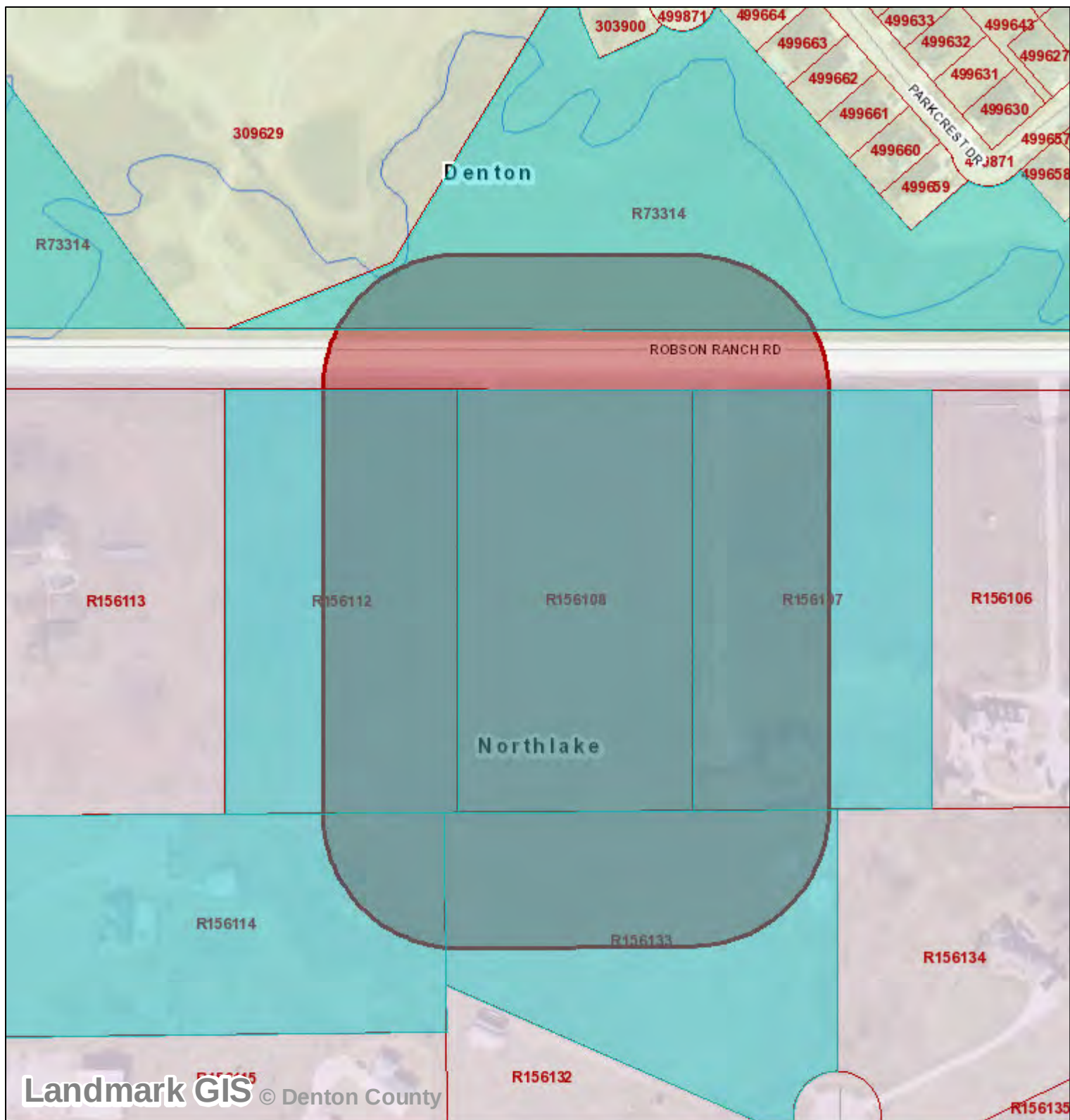
The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Town Council. During the public hearing, interested persons are asked to sign in and speak before the Town Council to provide comments for or against the request before the Town Council. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property are notified of the request by mailing of this notice thirty (30) days prior to the date of the public hearing. Notifications are also published in the Denton Record-Chronicle fifteen (15) days prior to the date of the public hearing.

WRITTEN RESPONSE PROCESS

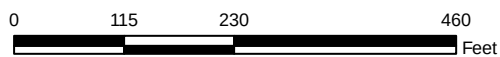
You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Council is informed of the percent of responses in support and in opposition of the request. If the owners of more than twenty (20) percent of the Northlake land area within two hundred (200) feet of the site submit written opposition, then four (4) out of five (5) votes of the Town Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

SUMMARY OF SUP REQUEST

The property owner has submitted this Specific Use Permit (SUP) request to allow for the construction of a 2,000 square-foot accessory building at 3309 Robson Ranch Road, a 5.001-acre vacant lot zoned Rural Residential (RR). Since the property is smaller than 10 acres and a home has not been built on it, the Unified Development Code (UDC) requires the approval of an SUP prior to construction and the use of the building to be restricted to agricultural purposes. The enclosed SUP proposal provides more information on the request.



200 Foot Buffter Map



<http://www.dentoncounty.com>

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



200 Foot Notification List for Public Hearing

Case Name: 3309 Robson Ranch Rd Accessory Building
Case Type: Specific Use Permit (SUP)
Case Number: SUP-16-001
Public Hearing Date: April 14, 2016

PROPERTY ID	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION
APPLICANT	Horacio Gonzalez	3851 N Summer Trail Dr	Fort Worth	TX	76137	Brian's Place Lot 3
156112	Lapointe, Michael & Nancy L	6313 Ebony Legends Ave	Las Vegas	NV	89131	Brian's Place Lot 4
156107	Martin, Rodger K & Cynthia S	3255 Robson Ranch Rd	Northlake	TX	76226	Brian's Place Lot 2
156114	Muns, Monica M & David T	6155 Faught Rd	Northlake	TX	76226	Brian's Place Lot 6
156133	Bubela, Robert G & Sue A	2536 Brown Dr	Flower Mound	TX	75022	Brian's Place Lot 25

All other properties within 200 feet are located outside of the Town of Northlake and not subject to the notification requirement.

February 16, 2016.

NATHAN REDDIN
DEVELOPMENT DIRECTOR
THE TOWN OF NORTHLAKE
1400 FM 407 NORTHLAKE, TX 76247

Subject: Steel Building Permit

Dear Mr. Reddin:

My name is Horacio Gonzalez, I am the property owner of 3309 Robson Ranch Road, Northlake, Tx. (Lot. 3).

I would like to express my interest for a building permit to construct a 40' X 50' prefabricated steel building. The purpose is to store food for animals, agricultural equipment, gardening equipment and tools. I submit the documents listed below together with all architectural, structural and building services plans for your action:

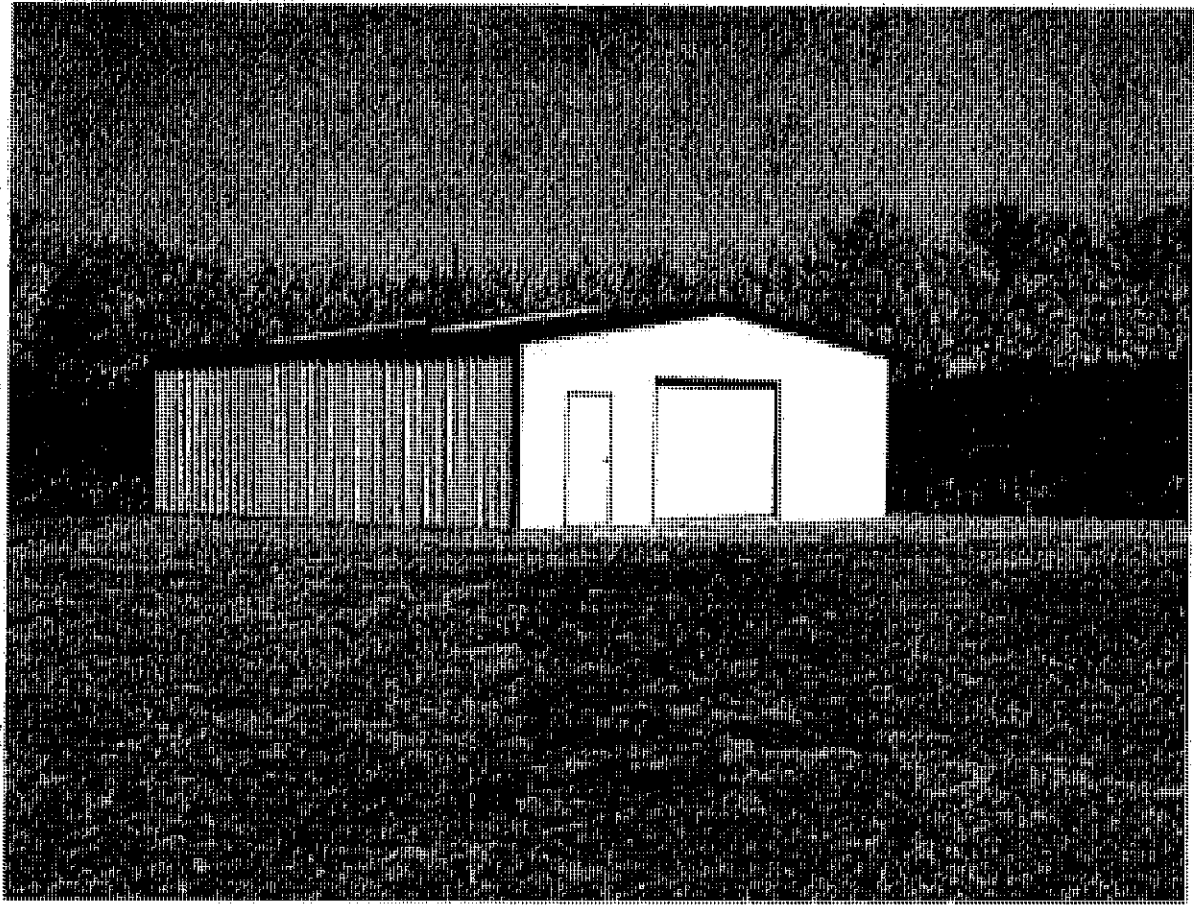
- Frame Cross-Section
- Front Sidewall
- Right Endwall

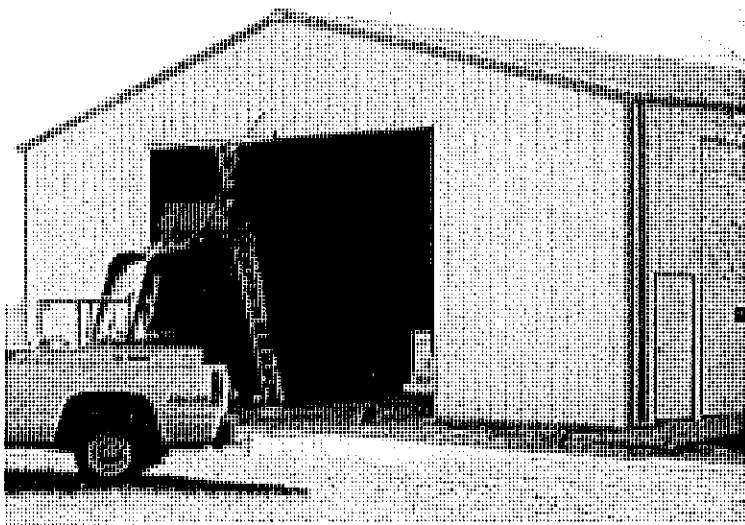
If further information is required please call me (817) 825-6305.

Thank you for your time.

A handwritten signature in black ink, appearing to read "Horacio Gonzalez", with a stylized flourish at the end.

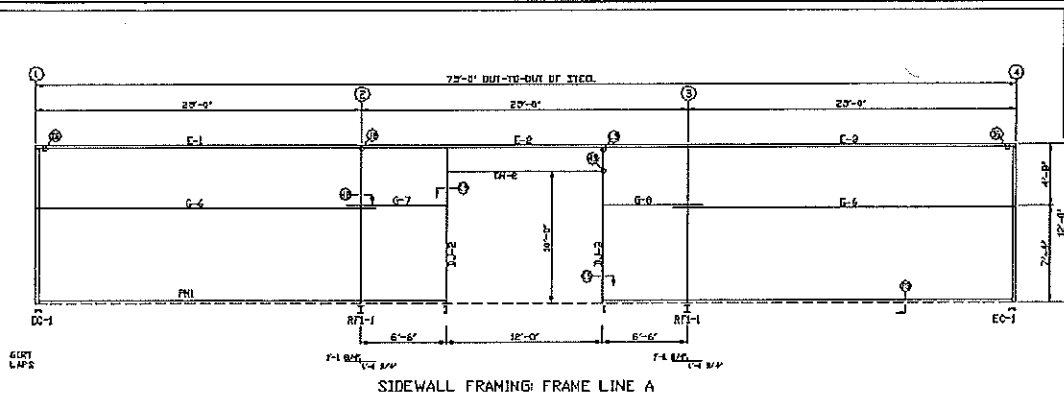
HORACIO GONZALEZ
3851 N. Summer Trail, Dr.
Fort Worth, TX. 76137



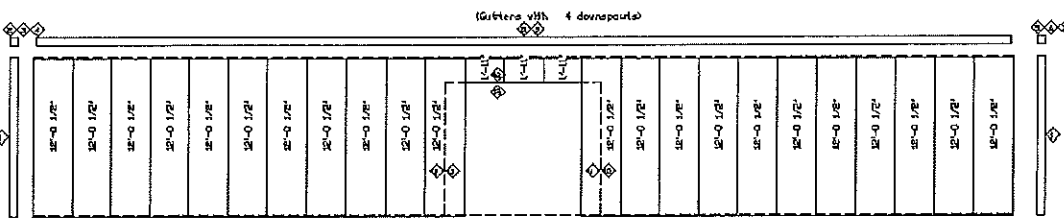


Front Sidewall

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FRONT WALL A			
ITEM	DESCRIPTION	QTY	UNIT
1	2x4 SIPS	100	LF
2	2x6 SIPS	100	LF
3	2x8 SIPS	100	LF
4	2x10 SIPS	100	LF
5	2x12 SIPS	100	LF
6	2x14 SIPS	100	LF
7	2x16 SIPS	100	LF
8	2x18 SIPS	100	LF
9	2x20 SIPS	100	LF
10	2x22 SIPS	100	LF
11	2x24 SIPS	100	LF
12	2x26 SIPS	100	LF
13	2x28 SIPS	100	LF
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100	2x202 SIPS	100	LF



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 GA. PR - HED COLOR

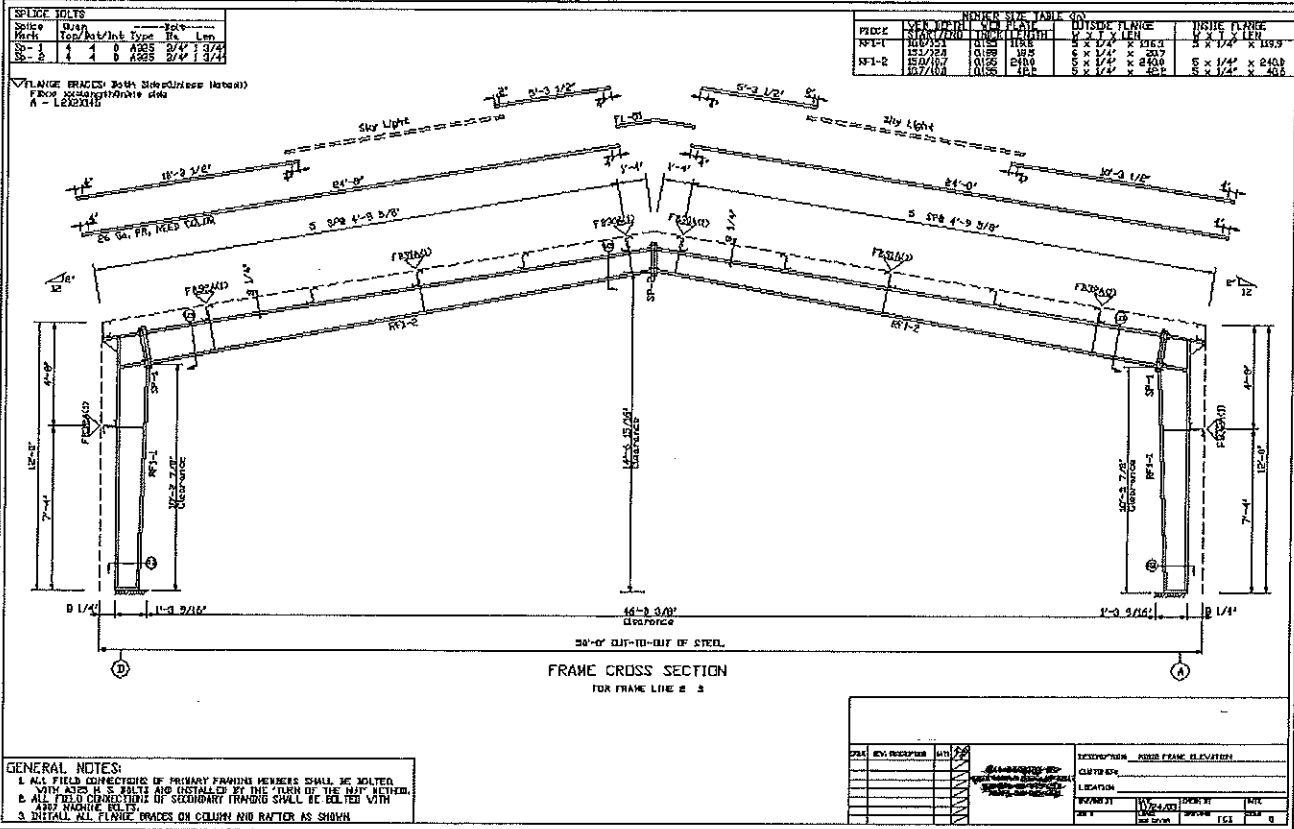
- GENERAL NOTES:
1. INSTALL ALL GIRTS AND FLANGE BRACES USED AS SHOWN.
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. OTHER THAN FOR WALK BEAMS AND VIBROVES SHOWN ON THE CONTRACT TO SET AND ADJUST WALL BRACES WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
 4. AFTER INSTALLATION, VOTE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY SETTING.

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/00
2	REVISION	10/1/00
3	REVISION	10/1/00
4	REVISION	10/1/00
5	REVISION	10/1/00
6	REVISION	10/1/00
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Frame Cross-Section

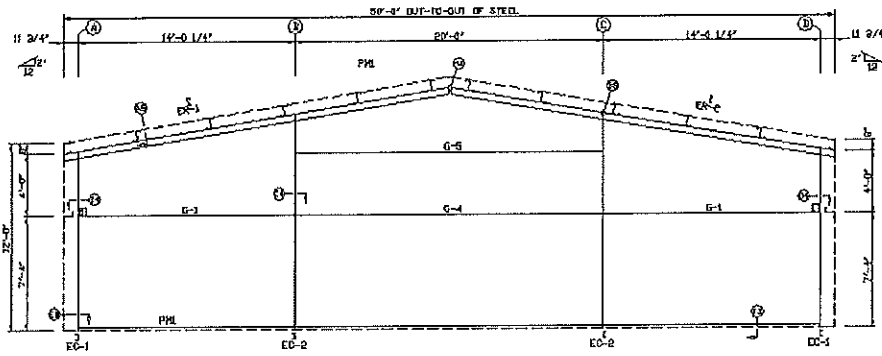
[Return to Drawing Index](#)

Note: because of the many straight lines drawn at shallow angles, this particular drawing does not render well as a digital image of this size. In other words, the real drawing looks much better.

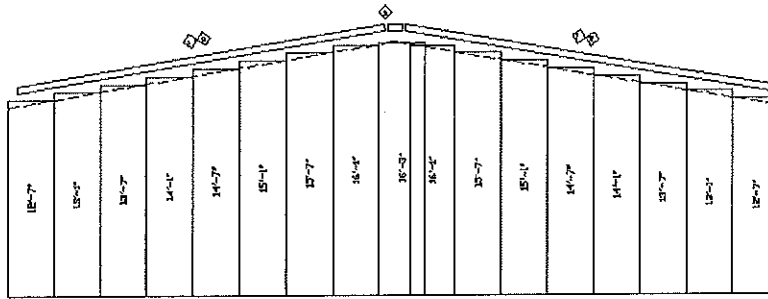


Right Endwall

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ENDWALL FRAMING FRAME LINE 4



ENDWALL SHEETING & TRIM FRAME LINE 4
PANELS: 26 G. PR - NEED COLOR

GENERAL NOTES:

1. INSTALL ALL RISERS AND FLANGE BRACES (F.B.) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE ENDWALL.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING DEPARTMENT OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, VOTE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

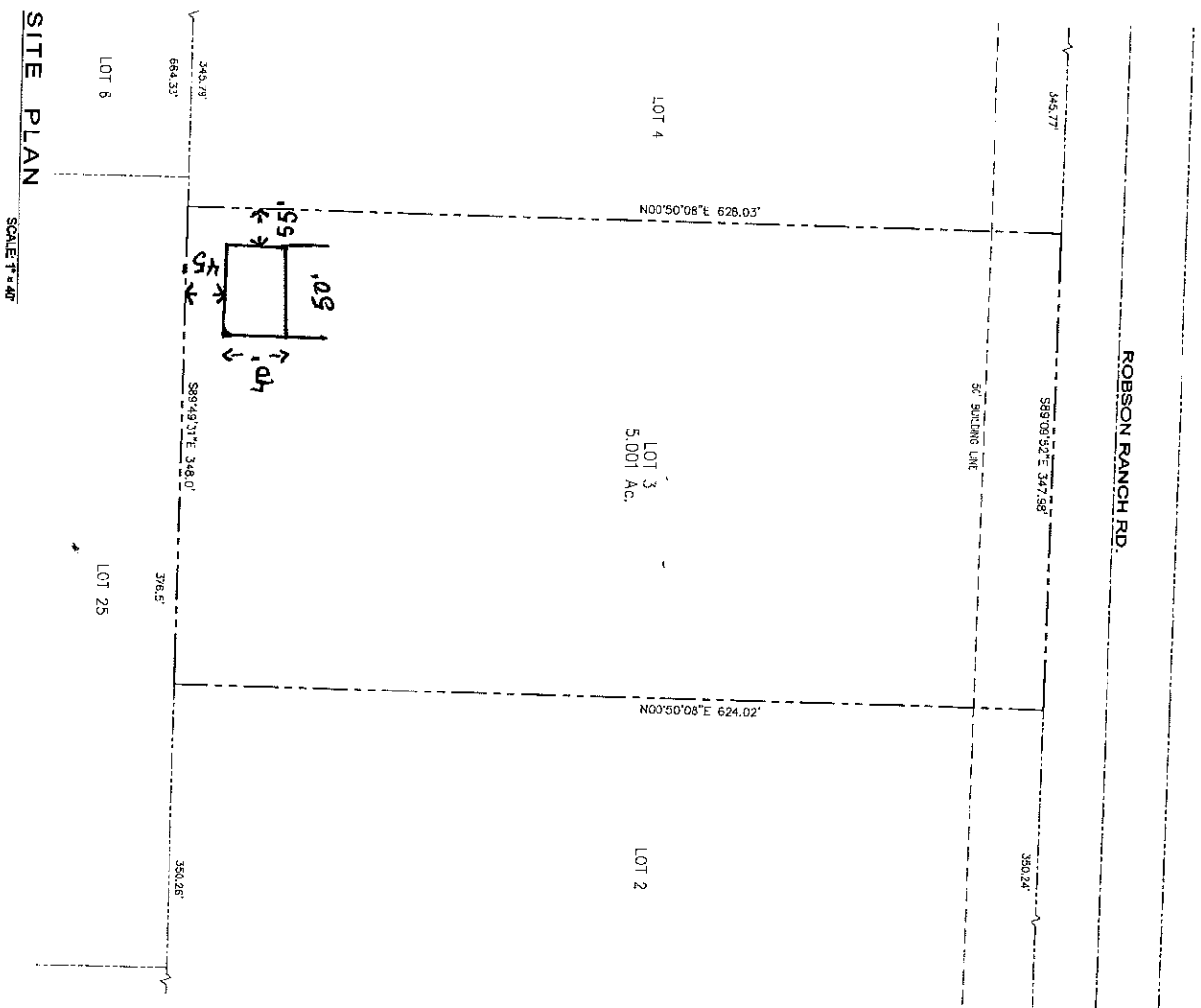
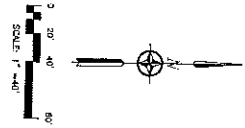
TRIM TABLE			
ITEM	QTY	UNIT	REMARKS
1	1	EA	TRIM 4
2	1	EA	TRIM 4
3	1	EA	TRIM 4

DOOR TABLE			
ITEM	QTY	UNIT	REMARKS
1	1	EA	DOOR 4
2	1	EA	DOOR 4
3	1	EA	DOOR 4

ROOF TABLE			
ITEM	QTY	UNIT	REMARKS
1	1	EA	ROOF 4
2	1	EA	ROOF 4
3	1	EA	ROOF 4

CONNECTION PLATES			
ITEM	QTY	UNIT	REMARKS
1	1	EA	CONNECTION PLATE 4
2	1	EA	CONNECTION PLATE 4
3	1	EA	CONNECTION PLATE 4

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/1/00	ISSUED FOR PERMIT	XXX
2	10/1/00	ISSUED FOR CONSTRUCTION	XXX
3	10/1/00	ISSUED FOR AS-BUILT	XXX



SITE PLAN
SCALE 1" = 40'

SP - 1	HORACIO GONZALEZ 3309 ROBSON RANCH RD. NORTHLAKE, TX 76226	 PHYSICS & ENGINEERING Contracting and Consulting Luis Antonio Ortiz PH: 214-724-5660	REVISIONS			
	SITE PLAN					
	PROJECT NO.: 0940-15 DRAWN BY: MJ DATE: 09/29/15 CHECKED BY: AS NOTED		No.	DATE	DESCRIPTION	BY

TOWN OF NORTHLAKE, TEXAS

ORDINANCE NO. 16-0414

AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS AMENDING ORDINANCE NO. 13-0124A, THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY APPROVING A SPECIFIC USE PERMIT TO AUTHORIZE AN ACCESSORY STRUCTURE IN ACCORDANCE WITH CERTAIN CONDITIONS TO BE LOCATED AT 3309 ROBSON RANCH ROAD; PROVIDING CERTAIN REGULATIONS FOR SAID SUP IN ACCORDANCE WITH THE EXHIBITS ATTACHED HERETO AND WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL INDICATE “RR – SUP” FOR THE SUBJECT PROPERTY; PROVIDING THAT THE ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-0124A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, the zoning regulations provide for the use of accessory buildings in the Rural Residential zoning district; and

WHEREAS, accessory buildings are not permitted without a primary use or structure on the property with the exception of agricultural buildings/structures which may be permitted without a primary structure on lots or tracts from a minimum of two (2) acres up to ten (10) acres with the approval of a “SUP” Specific Use Permit; and

WHEREAS, the owner of certain property located at 3309 Robson Ranch Road, known as Lot 3, Brian’s Place, a 5.001-acre lot and as more particularly described in Exhibit “A”, has filed an application for a specific use permit to allow an accessory structure on said property without a primary use structure and to change the zoning classification from “RR” Rural Residential to “RR – SUP”; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on April 14, 2016 with respect to the zoning application described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve a Specific Use Permit for the construction of an accessory building on this property.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1

THAT the zoning regulations of the Town of Northlake are hereby amended by approving a specific use permit to authorize an accessory structure to be constructed in accordance with this ordinance and conditions as provided herein on a 5.001-acre tract of land in Northlake, Denton County, Texas commonly referred to as 3309 Robson Ranch Road and more specifically described on Exhibit "A," attached hereto and incorporated for all purposes.

SECTION 2

The Town Council finds that the information submitted by the applicant pursuant to the requirements of the zoning regulations is sufficient to approve the specific use permit in accordance with the site plan as provided in Exhibit "B" attached hereto and the requirements hereof, subject to the following conditions:

1. The accessory building shall be a maximum of 2,000 square feet; and
2. The use of the building shall be limited to agricultural purposes such as the storage of food for animals, agricultural equipment, gardening equipment, and tools used to maintain the property; and
3. The Specific Use Permit (SUP) shall expire within six (6) months from the date of SUP approval if a building permit has not been issued for the accessory building; and
4. The Specific Use Permit (SUP) shall automatically expire upon completion of a residence on the property as certified by an approved final inspection.

SECTION 3

The specific use permit as herein established has been made for the purpose of promoting the health, safety, morals, and general welfare of the Town of Northlake, Texas. It has been approved after a full and complete public hearing with reasonable consideration, among other things, of the character of the specific use permit and its peculiar suitability for the particular use and with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality.

SECTION 4

The official Zoning Map of the Town of Northlake is hereby amended and the Town Secretary is hereafter directed to revise the zoning map to reflect the revised zoning classification of "RR – SUP," Rural Residential – Specific Use Permit, for the property described herein.

SECTION 5

The use of the property herein above described shall be subject to the Site Plan as provided in Exhibit "B" attached hereto and all the applicable regulations contained in the Unified Development Code and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 6

This ordinance shall be cumulative of all ordinances of the Town of Northlake, Texas, and shall not repeal any of the provisions of such ordinances except in those instances where the provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 7

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offence.

SECTION 9

All rights and remedies of the Town of Northlake are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED on this the 14TH day of APRIL 2016

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit A

Legal Description

Lot 3, of Brian's Place, an Addition to the Town of Northlake, Denton County, Texas, according to the Plat thereof recorded in Cabinet H, Page 63, of the Plat Records of Denton County, Texas.

Curve	Delta	Radius	Tangent	Arc	Chord
NWB	Delta	Radius	Length	Length	Length
C1	150°00'00"	60.00	223.92	157.08	114°49'31"W 115.91
C2	150°00'00"	60.00	223.92	157.08	151°10'29"W 115.91

R. Murray Johnson
1934-09-22, Vol. 248, P. 444
890.4 acres

POINT OF BEGINNING
The northwest corner of the
Patrick Rock Survey, A-1063.

M. SCURLOCK SURVEY

FILED FOR RECORD
89 MAY -1 PM 4:14

MAHON & JOHNSON
COUNTY CLERK, DENTON CO., TEX.

STATE OF TEXAS
COUNTY OF DENTON

PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the County of Denton, State of Texas, being a part of the PATRICK ROCK SURVEY, Abstract No. 1063, being a portion of that called 208 acre tract of land described in two tracts and conveyed by Annie E. Fought, et al to O. C. Hanby, Jr. by deed recorded in Volume 1393, page 868, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows.

BEGINNING at an iron pin recovered in the intersection of Fought Road and Crawford Road for a corner, said corner being the northwest corner of the Patrick Rock Survey, Abstract No. 1063;

THENCE South 89 degrees, 09 minutes and 52 seconds East, with the north line of the Patrick Rock Survey, in Crawford Road, a distance of 1773.36 feet to an iron pin recovered for a corner;
THENCE South 00 degrees, 08 minutes and 24 seconds East, a distance of 1392.51 feet to an iron pin recovered for a corner;
THENCE South 89 degrees, 13 minutes and 44 seconds East, a distance of 312.05 feet to an iron pin recovered for a corner;
THENCE South 00 degrees, 05 minutes and 31 seconds East, a distance of 1394.61 feet to an iron pin set for a corner, said corner being the southeast corner of the O. C. Hanby Tract I;
THENCE North 89 degrees, 18 minutes and 58 seconds West, a distance of 275.29 feet to an iron pin set for a corner, said corner being the northeast corner of the O. C. Hanby Tract II;
THENCE South 00 degrees, 24 minutes and 22 seconds West, at a distance of 1631.13 feet an iron pin set in the north line of Old Justin Road, in all a distance of 1856.63 feet to an iron pin set for a corner, said corner being in the centerline of Old Justin Road;
THENCE North 88 degrees, 55 minutes and 37 seconds West, with the centerline of Old Justin Road, a distance of 1808.88 feet to an iron pin set for a corner, said corner being in the west line of the Patrick Rock Survey in Fought Road;
THENCE North, with the west line of the Patrick Rock Survey in Fought Road, a distance of 548.53 feet to an iron pin set for a corner;
THENCE North 89 degrees, 57 minutes and 38 seconds East, at a distance 16.80 feet an iron pin in the east line of Fought Road, in all a distance of 516.4 feet to an iron pin set for a corner;
THENCE North 01 degrees, 37 minutes and 00 seconds East, a distance of 561.08 feet to an iron pin set for a corner;
THENCE North 89 degrees, 01 minutes and 38 seconds West, a distance of 118.47 feet to an iron pin set for a corner, said corner being in a fence line;
THENCE With said fence line, the following courses and distances to iron pins set for corners: South 09 degrees, 59 minutes and 48 seconds West, a distance of 24.38 feet; South 52 degrees, 47 minutes and 00 seconds West, a distance of 24.70 feet; South 01 degrees, 22 minutes and 28 seconds West, a distance of 16.52 feet; North 88 degrees, 54 minutes and 49 seconds West, a distance of 68.97 feet; South 80 degrees, 32 minutes and 42 seconds West, a distance of 56.39 feet; South 63 degrees, 09 minutes and 32 seconds West, a distance of 79.57 feet; North 88 degrees, 55 minutes and 06 seconds West, at a distance of 548.67 feet an iron pin set in the east fence line of Fought Road, in all a distance of 367.37 feet to an iron pin for a corner, said corner being in the west line of the Patrick Rock Survey in Fought Road;
THENCE North, with the west line of the Patrick Rock Survey in Fought Road, a distance of 3532.16 feet to the point of beginning and containing 190.866 acres, more or less.

OWNER'S CERTIFICATE

We, Brian H. Frazier, and O. C. Hanby, Trustees of the hereon described property to hereby adopt this plat and dedicate the same to be known as BRIAN'S PLACE and we do further hereby dedicate to the public use forever all streets, roads, right of way and easements indicated on this plat.

Brian H. Frazier 4/19/89
Brian H. Frazier, Trustee Date
O. C. Hanby, Trustee 4/19/89
O. C. Hanby, Trustee Date

BEFORE ME, the undersigned authority, on this day personally appeared Brian H. Frazier and O. C. Hanby, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated. Witness my hand and seal of office:

Notary Public Date 4-19-89 Commission expiration 6-15-91

SURVEYOR'S CERTIFICATE

I, E. G. Glover Jr., do hereby certify I prepared the hereon described property description from an actual and accurate survey of the land and the corner monuments shown were placed under my personal supervision. Witness my hand and seal of office:

E. G. Glover, APSW 1222, State of Texas Date 4-19-89
P. O. Box 199, Cleburne, Texas 76033; Tel.: 817 645-3377

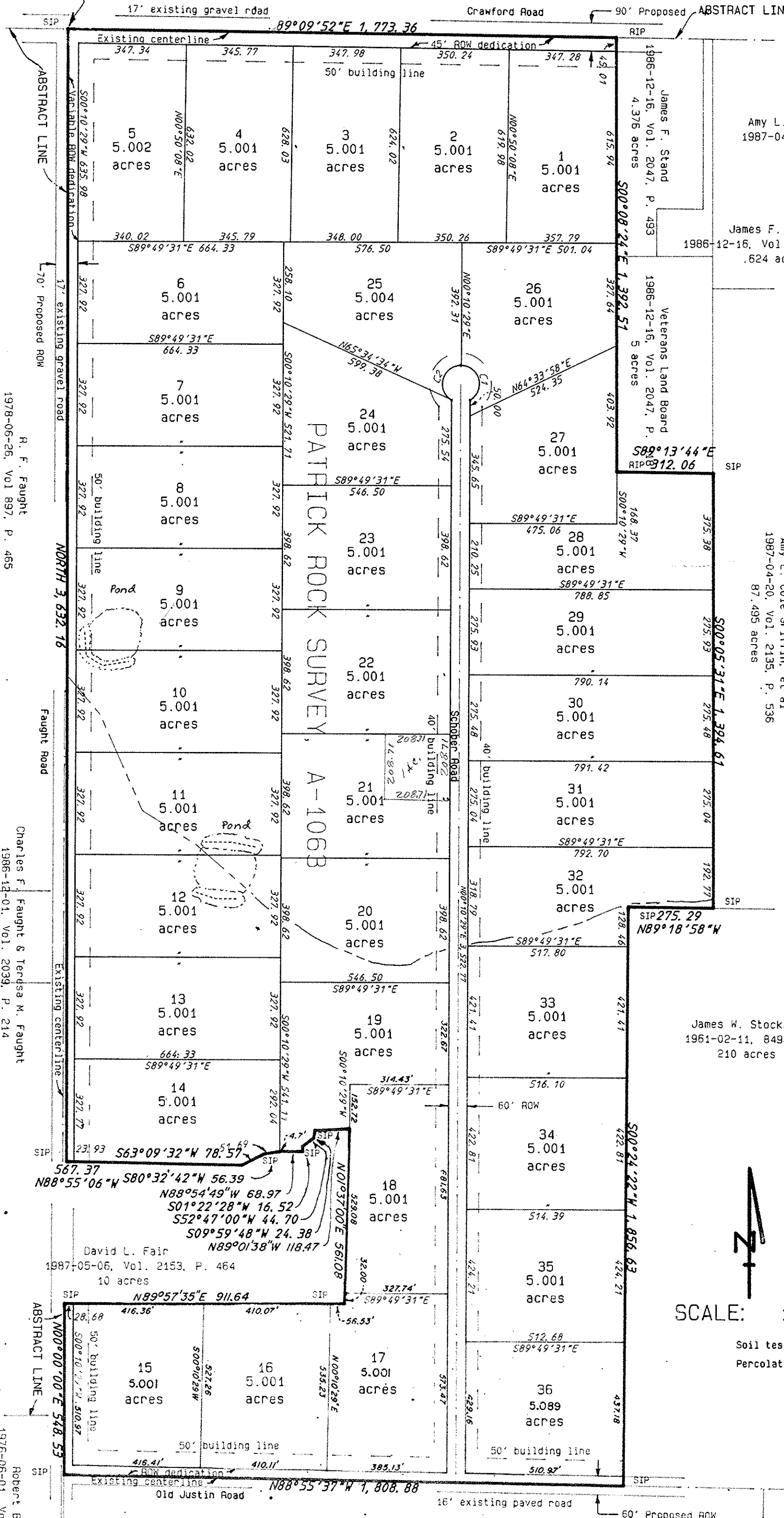
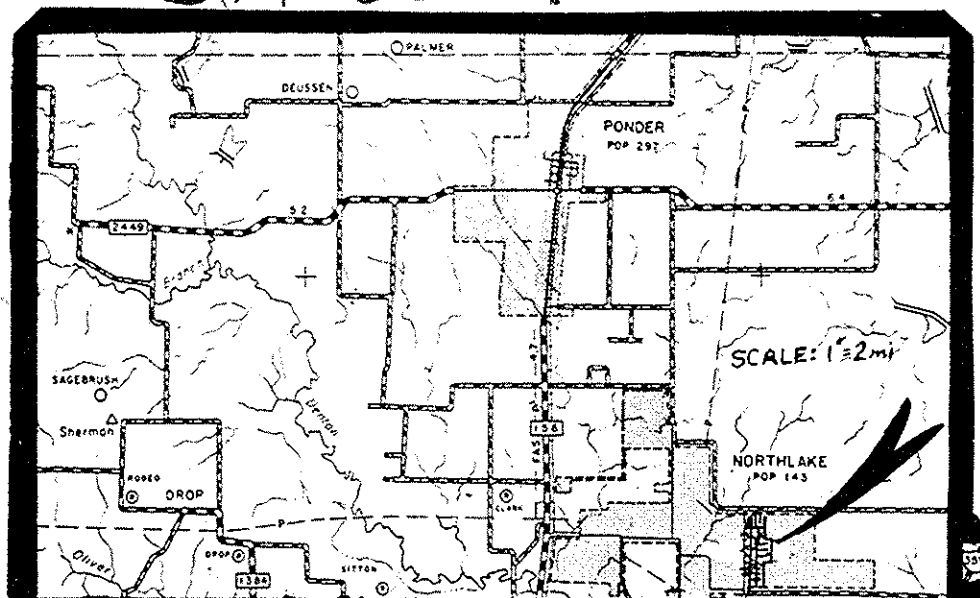
APPROVAL: CITY OF NORTHLAKE, DENTON COUNTY, TEXAS

Nita Seale 5-189
Mayor Date
Nita Seale 5-1-89
City Secretary Date

LAND USAGE - Total: 190.866 ac. County Road ROW: 5.831 ac.
36 Lots: 180.043 ac. New ROW: 4.992 ac.
CENTERLINE length: 3522.77 ft.

Utility easements shall be 10' inside all front, rear and non-adjacent side lot boundaries and be 5' on each side of adjacent lot side boundaries unless otherwise shown on plat.

SC0082A



TOTAL AREA
190.866
acres

SCALE: 1" = 300'

Soil test:
Percolation test:

Set up
candle
Kathy
7/17/89

J. M. PAINE SURVEY

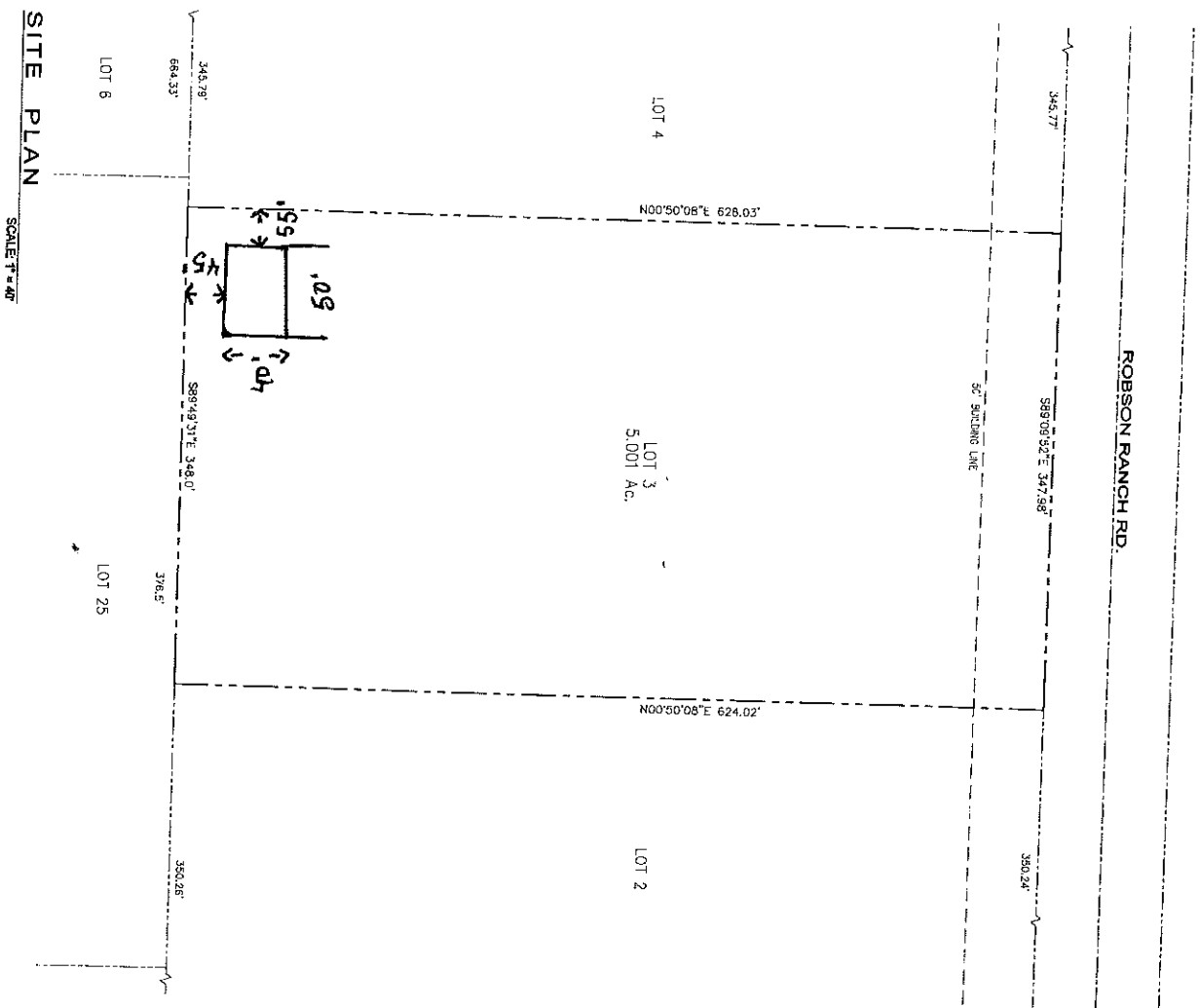
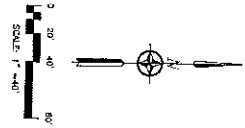
OWNER/DEVELOPER:
Brian Frazier, Trustee
Hanby-Phipps Investments
1609 Range Drive
Mesquite, Texas 75149
Tel.: 214-285-5296

FINAL PLAT Brian's Place

A 190.866 acre tract of land, being a part of the
Patrick Rock Survey, Abstract No. 1063 in the
City of Northlake, Denton County, Texas.

Exhibit B

Site Plan



SITE PLAN
SCALE 1" = 40'

SP - 1	HORACIO GONZALEZ 3309 ROBSON RANCH RD. NORTHLAKE, TX 76226	 PHYSICS & ENGINEERING Contracting and Consulting Luis Antonio Ortiz PH: 214-724-5660	REVISIONS			
	SITE PLAN					
	PROJECT NO.: 0940-15 DRAWN BY: MJ DATE: 09/29/15 CHECKED BY: AS NOTED		No. DATE DESCRIPTION BY			



**TOWN OF NORTHLAKE, TEXAS
RESOLUTION 16-13**

**A RESOLUTION NOMINATING ONE CANDIDATE TO A SLATE OF NOMINEES FOR THE
BOARD OF MANAGERS OF THE Denco AREA 9-1-1 DISTRICT**

WHEREAS, Section 772, Health and Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District.

**NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF NORTHLAKE, TEXAS:**

Section 1

The Town of Northlake hereby nominates Jim Carter as a candidate for the appointment to the Board of Managers for the Denco Area 9-1-1 District.

Section 2

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 14th day of April, 2016

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE

7. Executive Session

The Town Council may enter into Executive Session during the meeting to seek legal advice from its attorney on any posted agenda item, or to discuss any item that is authorized by the Texas Open Meetings Act to be discussed in closed session including:

- a) In accordance with Texas Government Code, Section 551.071, consultation with attorney regarding pending or contemplated litigation or a settlement offer involving - Town of Northlake vs City of Justin
- b) In accordance with Texas Government Code, Section 551.071, consultation with attorney regarding pending or contemplated litigation or a settlement offer involving- Hath Hathaway vs Town of Northlake, Case 4:16-cv-00251
- c) In accordance with Texas Government Code, Section 551.087, Economic Development Negotiations
 - a. Pioneer Grant Program Application PGP-15-002

TOWN OF NORTHLAKE

8. Adjournment
