

1. Agenda

Documents:

[06-08-2017 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[06-08-2017 COUNCIL PACKET.PDF](#)



**Town of Northlake
Council Meeting Agenda
Thursday, June 8, 2017 at 5:30 pm
1400 FM 407 - Chamber Room
Northlake, Texas**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a work session and regular meeting on Thursday, June 8th, 2017 at 5:30 pm at the Northlake Town Hall in the Chamber Room, 1400 FM 407, Northlake Texas. The items listed below are placed on the agenda for discussion and/or action.

1. Call Regular Work Session to Order
2. Special Recognition - Robert Crawford 5 Years of Service as Chief of Police Northlake Police Department
3. Briefing Items
 - A. FY 2018 Budget Planning Workshop: Preliminary Budget Outlook
4. Call Regular Meeting to Order
 - Pledge of Allegiance-Moment of Silence
5. Public Input

This item is available for citizens to address the Town Council on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda
6. 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 Councilmember so requests, in which event the item will be removed and considered separately

 - B. Consider for approval the meeting minutes dated May 11, 2017
 - C. Consider for approval the meeting minutes dated June 3, 2017
 - D. Consider for approval a resolution authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of two cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation (Resolution No. 17-14)
 - E. Consider for approval an ordinance altering the prima facie speed limits established for vehicles under the provisions of Transportation Code Section 545.356 upon State Highway No. 1171 or parts thereof, within the incorporate limits of the Town of Northlake, as set out in this ordinance, and providing a penalty of a fine not to exceed \$200.00 for the violation of this ordinance (Ordinance No. 17-0608)
 - F. Consider for approval an Interlocal Cooperation Agreement for Tax Collection between Denton County, Texas and Town of Northlake, Texas
 - G. Consider for approval an Interlocal Cooperation Agreement for Public Improvement Assessment Collection between Denton County, Texas and The Highlands Public Improvement District

- H. Consider for approval an Interlocal Cooperation Agreement for Public Improvement Assessment Collection between Denton County, Texas and Northlake PID No. 1 (Harvest)
- I. Consider for approval a resolution approving the 2017 Northlake Investment Policy (Resolution No. 17-15)

7. Regular Items

- J. Consider for approval a resolution of the Town Council stating official intent to protect the ranch preservation character area of the 2016 Comprehensive Land Use Plan through the reduction of sewer capacity in this area (Resolution No. 17-16)
- K. Consider for approval an appointment of a Mayor Pro Tem for a one-year term
- L. Consider for approval an appointment of a Municipal Court Judge for a two-year term
- M. Consider for approval an appointment of a Municipal Prosecutor for a two year term
- N. Consider for approval a Preliminary Plat of Lots 1-9, Block 1, Chadwick Farms, a proposed mixed-use development consisting of 9 lots on a 24.638-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located south of SH 114 approximately 1,000 feet east of IH 35W, and zoned Mixed-Use Planned Development (MPD). Chadwick Farms LTD is the owner/applicant. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # PP-17-003.
- O. Consider for approval a Site Plan for Phase 1 of Chadwick Farms, Lots 1-9, Block 1, a proposed mixed-use development consisting of a 17,400 square-foot commercial building and 249 apartment units on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of SH 114 approximately 1,000 feet east of IH 35W, and zoned Mixed-Use Planned Development (MPD). Chadwick Farms LTD is the owner/applicant. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-17-001.
- P. Consider for approval a Site Plan for 7-Eleven, a proposed 2,940 square-foot gas station/convenience store on 1.06 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 4B, Town Commons, generally located on the north side of FM 407 approximately 200 feet east of Cleveland-Gibbs Rd at 1246 FM 407, and zoned Mixed-Use Planned Development (MPD). Harvest Phase I, LLC is the owner. Vertical Construction Management, LLC is the applicant/developer. Evolving Texas is the engineer. Case # SP-17-004.
- Q. Consider for approval a Site Plan for a proposed 10,724 square-foot retail center on 1.583 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 2, Block 5, Northport Addition, generally located on the north side of SH 114 approximately 1,000 feet east of the IH 35W northbound service road at 5000 SH 114, and zoned Commercial (C). Northport Partners is the owner. Flower Mound Plaza, LP is the applicant/developer. Matthew King Architect is the architect. Case # SP-17-003.
- R. Consider for approval a Site Plan for Staybridge Suites, a proposed 103-room hotel on 1.98 acres, to be platted as Lot 3R, Block 2, Texas Speedway Centre, generally located on the east side of Raceway Drive approximately 500 feet south of SH 114, and zoned Mixed-Use Planned Development (MPD). Speedway Hotels, LLC is the owner. A&M Developers is the applicant/developer. Catalyst Technical Group is the engineer. Case # SP-16-008.
- S. Consider for approval appointment/reappointment to the Northlake Economic and Community Development Corporation Board of Directors

8. Convene into Tax Increment Reinvestment Zone No. 1 Board of Directors Meeting

- i. Approval of the meeting minutes of 8-11-2016
- ii. Approval of the FY 2018 Budget
- iii. Reconvene to Regular Session

9. Convene into Executive Session

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except:
 - 1) When the governmental body seeks the advice of its attorney about:
 - (a) Pending or contemplated litigation; or
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'Town of Northlake vs. City of Justin (Cause No. 15-08170-367)
 - (c) Appellate Docket No. 02-17-00111-CV
City of Justin vs. Town of Northlake
- b. Section 551.087 authorizes a governmental body to convene into executive session to deliberate regarding economic development negotiations
 - 1) Property located in the Town or the Town's ETJ located at the northwest corner of Sam Reynolds Road and Boss Range Road

10. Adjournment

CERTIFICATION

I hereby certify that the above agenda was posted on the front glass doors and bulletin board at Town Hall 1400 FM 407, Northlake, Texas on Friday, June 2, 2017 by 5:00 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 Section 551.071 (Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 55.076 (Deliberations about Security Devices); 551.087 (Economic Development Negotiations)



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Regular Work Session

Agenda Item 1



Special Recognition

Agenda Item 2

Robert Crawford

5 Years of Service as Chief of Police Northlake Police Department



Briefing Items

Agenda Item 3

- A. FY 2018 Budget Planning Workshop: Preliminary Budget Outlook

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
cc: Karen Bolyard, Finance Director
Shirley Rogers, Town Secretary
Date: June 8, 2017
Re: Budget Outlook for FY 2017-2018

At the June 8th council meeting, staff will present preliminary budget numbers for the upcoming fiscal year. The preliminary budget expenses are initial expense projections and budget requests as submitted by the departments. The preliminary property tax revenue is based on appraisal district estimates and is subject to significant fluctuation. Staff projected the remaining revenues.

Residential and commercial property values have increased approximately 60% and 100%, respectively. Over two-thirds of the increase in residential value is new construction in Canyon Falls and one-acre lot neighborhoods with the remaining third being increased appraisals on existing property. Commercial property value increases are primarily due to completion of construction which was still in progress last year. New commercial value can be attributed to the completion of Farmer Bros headquarters and equipment and inventory of Farmer Bros, Hempel and Wesco. Residential property values represent about 20% of the overall increase with commercial values the remainder.

The Town continues to be challenged maintaining service levels in the face of such rapid growth. Multiple positions are needed to ensure that public infrastructure is installed and inspected in a timely manner, to ensure existing properties meet Town regulations, to adhere to reporting regulations from State and federal regulatory agencies and to provide records to the public. Staff is recommending four additional staff positions: infrastructure inspector, code enforcement officer, and records technicians for Police and Public Works.

The inspector and code officer positions will need vehicles to accomplish their duties. In addition, multiple vehicles in both Police and Public Works will be replaced. The second phase of the server virtualization project will be completed in FY 2018. Recruiting and retaining the Town's dedicated staff remains a priority for next year. Several initiatives are being explored: cost-of-living-adjustment, education pay for college degrees, decreasing retirement age, increasing the number of salary steps for police officers and offering lateral hiring in Police. The Town's healthcare consultant is projecting a 15% increase in medical coverage costs.

Budget Outlook for FY 2017-2018

June 8, 2017

Page 2 of 2

With the lease finalized for Town offices in Harvest Commons, the completion and finish out of the office space will be budgeted in FY 2018 with rent ensuing either at the end of FY 2018 or beginning of FY 2019. In the FY 2016 Revised Budget, council transferred \$200,000 of General Fund excess reserves to the Building Services Fund for office space finish-out. Another transfer of excess reserves from the General Fund to the Building Fund is anticipated for FY 2017 Revised Budget.

With the increase in water and sewer usage, the Town's utility operations have recovered from near-term shortfalls caused by increases from the Town's wholesale treatment providers: Upper Trinity Regional Water District, Fort Worth Wholesale Water and Trinity River Authority. However, usage increases will not be sufficient in future years to cover the ever-increasing wholesale water and sewer treatment costs.

Impact fee collections are also anticipated to increase with the surge in new development. Planning has begun to expand the water system in two crucial areas: 1) at IH 35W and SH 114 which includes Northport, Chadwick and Speedway Business Centre; and 2) along FM 407 which includes Harvest, Heritage Field, one-acre tract neighborhoods and the recently approved Pecan Square development. Both areas will require elevated storage, new or increased ground storage, and new or increased pumping capacity. Design will commence in FY 2018 with construction starting in FY 2019.

FY 2017-2018 appears to be a complete economic recovery and movement into uncharted territory. The economic development incentives offered by the Town and economic development boards have increased commercial property taxable value from \$265,963,135 to \$519,024,710 (these figures are after abatements and exemptions have been applied).

The latest demographic information contends that about 400 people move to North Texas daily. Northlake, through its Comp Plan, benefits from and leverages this phenomenal growth by recruiting quality development that bring jobs, amenities and tax base to Northlake while preserving vast areas (over 11 square miles) for large rural estate residential. In other word, the best of both worlds.

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



Regular Session

Agenda Item 4



Public Input

Agenda Item 5



Consent Items

Agenda Item 6

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- F. Consider for approval an Interlocal Cooperation Agreement for Tax Collection between Denton County, Texas and Town of Northlake, Texas
- G. Consider for approval an Interlocal Cooperation Agreement for Public Improvement Assessment Collection between Denton County, Texas and The Highlands Public Improvement District
- H. Consider for approval an Interlocal Cooperation Agreement for Public Improvement Assessment Collection between Denton County, Texas and Northlake PID No. 1
- I. Consider for approval the 2018 Northlake Invest Policy (Resolution 17-15)



**Town of Northlake
Council Meeting Minutes
Thursday, May 11, 2017
1400 FM 407 - Chamber Room
Northlake, Texas**

1. Mayor Peter Dewing called the regular work session to order at 5:30 pm and stated all members were present

Councilmembers present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson

Staff members present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Eric Tamayo, Public Works Director; Dwight Thornton, Sergeant; and Shirley Rogers, Town Secretary

Consultants presents: Ashley Dierker, Legal Counsel; Ben McGahey, PE Engineer

2. Mayor Dewing read the Proclamations into the record

- | | | |
|-------------|----------------------------|---|
| A. No. 17-1 | Motorcycles Awareness | Month of May |
| B. No. 17-2 | National Police Week | May 11 th – 17 th |
| C. No. 17-3 | National Public Works Week | May 21 st – 27 th |

3. Briefing Items

- D. Sally Michalak, President & CEO Northwest Metroport Chamber of Commerce updated the council on Chamber's mission, benefits, annual report, events, economic development
- E. Eric Tamayo briefed the council on outsourcing septic system inspections recordation
- F. Drew Corn briefed on the Mayor and Council proposed budget principals for FY 2017 and Proposed Budget Principals for FY 2018: maintain fiscal responsibility while investing in town infrastructure; ensure sustainable development thru strategic planning; attract and retain diversified business types for stable future tax base; construct and maintain road, water, sewer and drainage infrastructure; attract, retain and train highly qualified personnel; validate external and internal capabilities with appropriate facilities; increase productivity and efficiency thru equipment and technology

Listed out the accomplishments, short term objectives, mid-range objectives and long term objectives on each of the principals

4. Mayor Dewing called the regular meeting to order at 6:00 pm, all members present
Pledge of Allegiance and Moment of Silence was observed

5. Public Input

Rena Hardeman, Northlake resident, had comments about the Master Thoroughfare Plan – in favor of two collector roads located north of North Ridge Estates had been taken off the map, but stated a collector road on property located in the ETJ near Faith Lane said she spoke with property owner Thurman Scrivner and he was not in favor of location of the road on his property

6. Consent Items

Councilmember Ganz moved to approve the Consent Items as presented. 2nd by Councilmember Young
Vote: Motion to approve unanimous

G. Meeting Minutes dated April 13, 2017

H. Ordinance No. 17-0511A approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2017 Rate Review Mechanism Filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring reconciliation and rate adjustments if Federal Income tax rates change; terminating the RRM process for 2018 pending renegotiation of RRM terms and conditions; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings

I. Stormwater Facility Maintenance Agreement for Stardust Ranch

7. Regular Items

J. An Ordinance amending Ordinance No. 15-0730 being a Rural Estates Planned Development, amending the zoning classification and development standards of certain property in the Town of Northlake as described in Exhibit 'A'; being more particularly described as a 215.09 acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, in the Town of Northlake, Denton County, Texas known as Stardust Ranch Development

i. Mayor Dewing opened the public hearing at 6:07 pm to hear comments for or against the proposed zoning amendment

Rena Hardeman, Northlake resident opposed the well pad site location being reduced in distance from any residential structure

Jim Douglass, Douglas Properties, developer of the subdivision stated he had no objections to the zoning changes

Mayor Dewing closed the public hearing at 6:10 pm

ii. Councilmember Ganz moved to approve Ordinance No. 17-0511B. 2nd by Mayor Pro Tem Simpson

Vote: Motion to approve passed
For: Ganz, Simpson, Young, McBride
Against: Sessions

K. Councilmember Young moved to approve Case # FP-16-006 Final Plat of Stardust Ranch Phase 2, the final phase of the Stardust Ranch development consisting of 130 single-family residential lots and 5 open space lots on 185.676 acres of land in the J.E. Anderson Survey, Abstract No. 22, generally located north of Robson Ranch Road, south and west of Yarbrough Way, and east of Florance Road, and zoned Rural Estates Planned Development (RE-PD) conditioned on Town approval of the final public infrastructure improvement construction plans and drainage study prior to recording of the final plat with the Denton County Clerk. 2nd by Councilmember Ganz

Vote: Motion to approve unanimous

- L. An Ordinance amending Ordinance No. 16-1110, the 2016 Master Thoroughfare Plan Update as amended, by replacing the Master Thoroughfare Plan Map

- i. Mayor Dewing opened the public hearing at 6:25 pm to hear comments for or against the amendment to the Master Thoroughfare Plan Map

Marla Gagnon, Northlake resident, stated her confusion about collector roads on property with no development on it

Rena Hardeman, Northlake resident, stated she would like to see less roads on the plan

Mayor Dewing closed the public hearing at 6:32 pm

- ii. Councilmember McBride moved to approve Ordinance No. 17-0511C. 2nd by Mayor Pro Tem Simpson

Vote: Motion to approve passed

For: McBride, Simpson, Ganz

Against: Sessions

Recused: Young (filed a conflict of interest affidavit before the meeting for this item)

- M. Council Sessions moved to approve Case # 17-004 Final Plat of Lots 1-4, Block 3, Northport Addition, a 14.0026-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Dale Earnhardt Way, and zoned Commercial (C) condition that the construction plans be approved and any changes to the plat determined to be necessary while completing construction plan review shall be made prior to recording of plat.. 2nd by Councilmember McBride

Vote: Motion to approve unanimous

- N. Councilmember Ganz moved to approve Case # SP-17-002 Site Plan for 7-Eleven, a proposed 3,010 square-foot gas station/convenience store on 1.12 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 2, Block 3, Northport Addition, generally located on the north side of SH 114 approximately 200 feet west of Dale Earnhardt Way/Cleveland-Gibbs Rd at 4250 SH 114, and zoned Commercial (C). 2nd by Councilmember McBride

Vote: Motion to approve unanimous

- O. Councilmember Young moved to approve a Development Agreement with Northlake Office Park, LLC. 2nd by Councilmember McBride

Vote: Motion to approve unanimous

- P. Councilmember Sessions moved to approve Case # FP-17-002 Final Plat of Lot 1, Block A, Northlake Office Park, a 2.0-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located

in the extraterritorial jurisdiction (ETJ) of the Town of Northlake at the northwest corner of FM 407 and Thompson Road condition that the construction plans be approved and any changes to the plat determine to be necessary while completing construction plan review shall be made prior to recording of the plat. 2nd by Councilmember Ganz

Vote: Motion to approve unanimous

- Q. Councilmember Sessions moved to approve Resolution 17-12 to contract with SC Tracking Solutions for backflow device, customer service inspections and on-site sewage facility tracking and reporting. 2nd by Mayor Pro Tem Simpson

Vote: Motion to approve unanimous

8. Executive Session - Mayor Dewing convened the council into closed session at 7:16 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except:
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 - 1) Property located in the Town or the Town's ETJ located at the northwest corner of Sam Reynolds Road and Boss Range Road
- c. Section 551.072 authorizes a governmental body to convene into executive session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person concerning the below real property:
 - 1) Water Tower Site
 - 2) Northern Cleveland Gibbs Rd-Young Tract (Young left the closed session during this discussion)

Mayor Dewing reconvened the council into open session at 7:43 pm

One item from closed session:

Councilmember Ganz moved to authorize the Mayor to enter into negotiations on a Real Property Exchange Agreement. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

9. Mayor Dewing adjourned the meeting at 7:44 pm

Passed and approved on this the 8th day of June, 2017

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary



**Town of Northlake
Regular Meeting Minutes
Saturday, June 3, 2017
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Mayor Dewing convened the meeting at 10:01 am and stated a quorum was present

Councilmembers present: Peter Dewing, Roger Sessions, Danny Simpson, Jean Young, Mike McBride

Councilmembers absent: Michael Ganz

Staff Present: Shirley Rogers, Town Secretary

1. Councilmember Sessions moved to approve resolution no. 17-13 canvassing the results of the May 6, 2017 General Election of Town Officers. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

2. Shirley Rogers, Town Secretary, administered the Oath of Office to Peter Dewing-Mayor, Roger Sessions-Place 4 and Danny Simpson- Place 5

(Before the meeting commenced, each officer-elect signed the Statement of Election Officer)

3. Mayor Dewing issued the Certificate of Election to candidates declared elected
4. By general consent the meeting was adjourn at 10:04 am

Passed and approved on this the 8th day of June, 2017

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 17-14

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF TWO CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION

- WHEREAS, the Town of Northlake is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the city; and
- WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and
- WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and
- WHEREAS, the Town is a member of ACSC; and
- WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs,

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

I.

That the Town is authorized to continue its membership with the Atmos Cities Steering Committee to protect the interests of the Town of Northlake and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the Town limits.

II.

The Town is further authorized to pay its 2017 assessment to the ACSC in the amount of two cents (\$0.02) per capita.

III.

A copy of this Resolution and approved assessment fee payable to "*Atmos Cities Steering Committee*" shall be sent to:

David Barber
Atmos Cities Steering Committee
c/o Arlington City Attorney's Office, Mail Stop 63-0300
101 S. Mesquite St., Suite 300
Arlington, Texas 76010

PRESENTED AND PASSED on this the 8th day of June, 2017, by a vote of _____ ayes and _____ nays at a regular meeting of the Town Council of the Town of Northlake, Texas.

Town of Northlake, Texas

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

APPROVED AS TO FORM:

Ashley Dierker, Town Attorney

ACSC Cities (168 Total)

Abilene	Fairview	Oak Leaf
Addison	Farmers Branch	Ovilla
Allen	Farmersville	Palestine
Alvarado	Fate	Pantego
Angus	Flower Mound	Paris
Anna	Forest Hill	Parker
Argyle	Fort Worth	Pecan Hill
Arlington	Frisco	Petrolia
Aubrey	Frost	Plano
Azle	Gainesville	Ponder
Bedford	Garland	Pottsboro
Bellmead	Garrett	Prosper
Benbrook	Grand Prairie	Quitman
Beverly Hills	Grapevine	Red Oak
Blossom	Groesbeck	Reno (Parker County)
Blue Ridge	Haltom City	Rhome
Bowie	Harker Heights	Richardson
Boyd	Haskell	Richland
Bridgeport	Haslet	Richland Hills
Brownwood	Hewitt	River Oaks
Buffalo	Highland Park	Roanoke
Burkburnett	Highland Village	Robinson
Burleson	Honey Grove	Rockwall
Caddo Mills	Hurst	Roscoe
Canton	Hutto	Rowlett
Carrollton	Iowa Park	Royse City
Cedar Hill	Irving	Sachse
Celeste	Justin	Saginaw
Celina	Kaufman	Sansom Park
Centerville	Keene	Seagoville
Cisco	Keller	Sherman
Clarksville	Kemp	Snyder
Cleburne	Kennedale	Southlake
Clyde	Kerens	Springtown
College Station	Kerrville	Stamford
Colleyville	Killeen	Stephenville
Colorado City	Krum	Sulphur Springs
Comanche	Lakeside	Sweetwater
Commerce	Lake Worth	Temple
Coolidge	Lancaster	Terrell
Coppell	Lewisville	The Colony
Copperas Cove	Lincoln Park	Trophy Club
Corinth	Little Elm	Tyler
Corral City	Lorena	University Park
Crandall	Madisonville	Venus
Crowley	Malakoff	Vernon
Dalworthington Gardens	Mansfield	Waco
Denison	McKinney	Watauga
DeSoto	Melissa	Waxahachie
Duncanville	Mesquite	Westlake
Eastland	Midlothian	Westover Hills
Edgecliff Village	Murphy	Whitesboro
Emory	Newark	White Settlement
Ennis	Nocona	Wichita Falls
Euless	North Richland Hills	Woodway
Everman	Northlake	Wylie

STAFF REPORT ON ASSESSMENT RESOLUTION FOR ATMOS CITIES STEERING COMMITTEE

Purpose of the Resolution:

Most municipalities have retained original jurisdiction over gas utility rates and services within municipal limits. The Atmos Cities Steering Committee (“ACSC”) is composed of municipalities in the service area of Atmos Energy Corporation, Mid-Tex Division regardless of whether original jurisdiction has been retained. Atmos is a monopoly provider of natural gas. Because Atmos has no competitors, regulation of the rates that it charges its customers is the only way that cities can ensure that natural gas rates are fair. Working as a coalition to review the rates charged by Atmos allows cities to accomplish more collectively than each city could do acting alone. Cities have more than 100 years experience in regulating natural gas rates in Texas.

ACSC is the largest coalition of cities served by Atmos Mid-Tex. There are 168 ACSC member cities, which represent more than 60 percent of the total load served by Atmos-Mid Tex. ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of residential and small commercial customers within the cities. Although many of the activities undertaken by ACSC are connected to rate cases (and therefore expenses are reimbursed by the utility), ACSC also undertakes additional activities on behalf of municipalities for which it needs funding support from its members.

The ACSC Membership Assessment Supports Important Activities:

ACSC is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Atmos within the City. These activities will continue throughout the calendar year. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that ACSC be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of Resolution Paragraphs:

- I. This paragraph authorizes the continuation of the City’s membership in ACSC.
- II. This paragraph authorizes payment of the City’s assessment to the ACSC in the amount of two cents (\$0.02) per capita.
- III. This paragraph requires notification that the City has adopted the Resolution.

Payment of Assessment

The assessment payment check should be made out to “*Atmos Cities Steering Committee*” and mailed to David Barber, Atmos Cities Steering Committee, c/o Arlington City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

TOWN OF NORTHLAKE, TEXAS
ORDINANCE NO. 17-0608A
SPEED ZONE ORDINANCE

AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON STATE HIGHWAY NO. 1171 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE TOWN OF NORTHLAKE, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VIOLATION OF THIS ORDINANCE.

Whereas, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the Town shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the Town, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

SECTION 1:

Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named street or highways, or parts thereof, described as follows:

A. BE IT ORDINANCED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

1. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon State Highway No. 1171 within the corporation limits of the Town of Northlake in excess speeds now set forth in Exhibit 'A':

SECTION 2:

The Mayor of Northlake is hereby authorized to cause to be erected appropriate signs indicating such speed zones.

SECTION 3:

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00).

Passed and approved on this the 8th day of June, 2017

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary

Approved as to legal form:

Ashley Dierker, Town Attorney

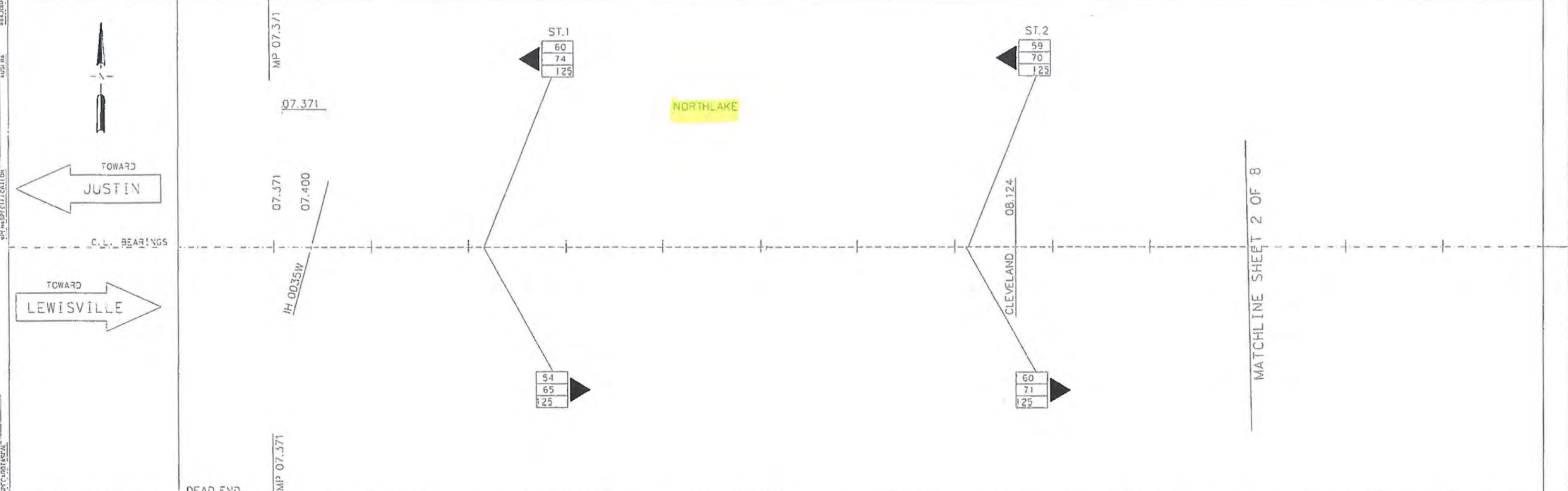
I, Shirley Rogers, Town Secretary of the Town of Northlake, Texas, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 17-0608_ adopted by the Town Council of the Town of Northlake, Texas, A.D., 2017. To certify which, witness my hand and seal of office this the 8th day of June, 2017.

Shirley Rogers, Town Secretary

Town of Northlake, Texas

FM 1171

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2'	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES
R.O.W. AND ROAD WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	1.349
ZONE SPEEDS (M.P.H.)	55 MPH



ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	1.349
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SURFACE WIDTH AND TYPE	3 LANES
GRADES OVER 3%	
CURVES OVER 2'	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 1171	CITY: N. LAKE/FLO. MOUND	REPLACES :	DATE / /
DATE OF STUDY 04-06-17	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE			
SECTION ONE	LENGTH	MILES	SECTION TWO
BEGINS	STA. OR V.P.	CONT. AND SECT.	PROJECT
ENDS	STA. OR V.P.	CONT. AND SECT.	PROJECT

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 1311 SEC. 01
LIMITS: FROM IH 35 W TO W. OF SHILOH RD.

SHEET 1 OF 8

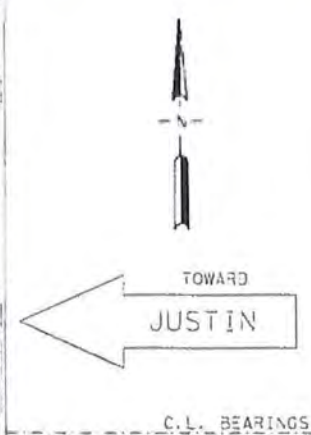
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 1171

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
CHECKED	STATE DIST. NO.	COUNTY	
	CONTROL NO.	SECTION NO.	JOB NO.
			RECORD NO.

FM 1171

DEVELOPMENT	OPEN	OPEN
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2"		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	3 LANES	
R.O.W. AND ROAD WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	1.349	5.728
ZONE SPEEDS (V.P.H.)	55 MPH	55 MPH



MATCHLINE SHEET 1 OF 8

NORTHLAKE

FLOWER MOUND

ST.3
59
76
125

MP 8.720

NORTHLAKE C.L.
FLOWER MOUND C.L.

08.778

ST.4
55
62
12558
64
125

MATCHLINE SHEET 3 OF 8

ZONE SPEEDS (V.P.H.)	55 MPH	55 MPH
ZONE LENGTHS (MILES)	1.349	5.728
ACCIDENTS		
R.O.W. AND ROAD WIDTH		
SURFACE WIDTH AND TYPE	3 LANES	
GRADES OVER 3%		
CURVES OVER 2"		
BALL BANK OR ADVISORY SPEED		
RES. SIGHT DISTANCE		
DEVELOPMENT	OPEN	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 1171	CITY: N. LAKE/FLO. MOUND	REPLACES :	DATE / /
DATE OF STUDY 04-06-17	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE

SECTION ONE				SECTION TWO			
		LENGTH	MILES			LENGTH	MILES
BEGINS	STA. OR V.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 - 00	-	()		+	-	()
	VP				MP		
ENDS	STA. OR V.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 - 00	-	()		+	-	()
	VP				MP		

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 1311 SEC.01

LIMITS: FROM IH 35 W TO W. OF SHILOH RD.

SHEET 2 OF 8

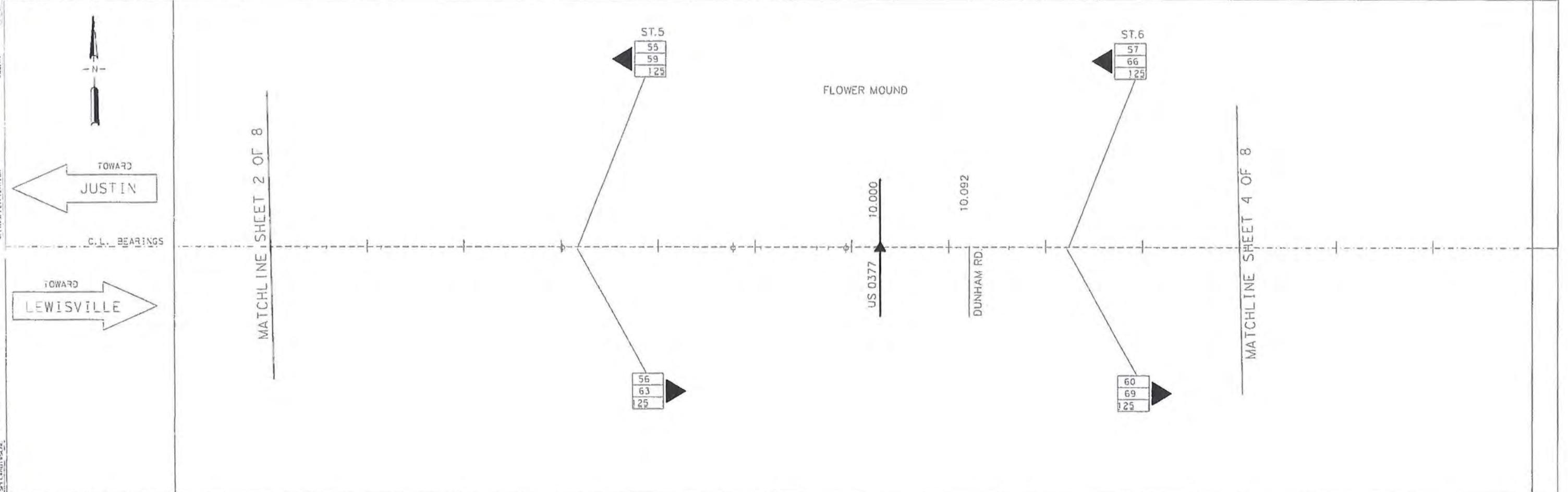
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 1171

DESIGN TEAM	DESIGN NO.	FEDERAL AID PROJECT NO.	SHEET NO.
STATE	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			HITCHCOCK NO.

FM 1171

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2"	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES
R.O.W. AND ROAD WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	5.728
ZONE SPEEDS (M.P.H.)	55 MPH



ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	5.728
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SURFACE WIDTH AND TYPE	3 LANES
GRADES OVER 3%	
CURVES OVER 2"	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 1171	CITY: N. LAKE/FLO. MOUND	REPLACES :	DATE / /
DATE OF STUDY 04-06-17	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE							
SECTION ONE		LENGTH	MILES	SECTION TWO		LENGTH	MILES
BEGINS	STA. OR V.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00		()				()
	V.P.				MP		
ENDS	STA. OR V.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00		()				()
	V.P.				MP		

42	85 PERCENTILE SPEED
62	TOP SPEED MEASURED
125	NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

— INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

○ TRIAL RUN

SPEED ZONE

CONT. 1311 SEC.01

LIMITS: FROM IH 35 W TO W.OF SHILOH RD.

SHEET 3 OF 8

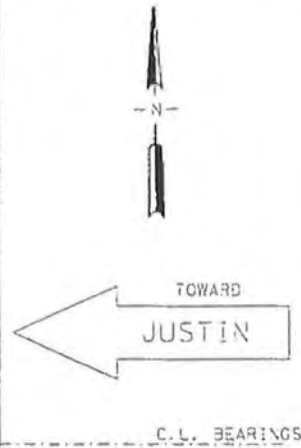
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 1171

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

FM 1171

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES
R.O.W. AND ROAD WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	5.728
ZONE SPEEDS (V.P.H.)	55 MPH



MATCHLINE SHEET 3 OF 8

FLOWER MOUND

010.727

ST. 7
53
63
125

MATCHLINE SHEET 5 OF 8

57
65
125

ZONE SPEEDS (V.P.H.)	55 MPH
ZONE LENGTHS (MILES)	5.728
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SURFACE WIDTH AND TYPE	3 LANES
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS		COUNTY: DENTON		MINUTE NO. : _____	DATE : __/__/__		
HIGHWAY: FM 1171		CITY: N. LAKE/FLO. MOUND		REPLACES : _____	DATE : __/__/__		
DATE OF STUDY 04-06-17		SCALE : 1" = 0.1 MILES		REPLACED BY : _____	DATE : __/__/__		
				CANCELLED BY : _____	DATE : __/__/__		
LIMITS OF ZONE							
SECTION ONE		LENGTH _____ MILES		SECTION TWO		LENGTH _____ MILES	
BEGINS	STA. OR V.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 - 00	-	()		MP	-	()
	V.P.						
ENDS	STA. OR V.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 - 00	-	()		MP	-	()
	V.P.						

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

— INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

○ TRIAL RUN

SPEED ZONE

CONT. 1311 SEC. 01

LIMITS: FROM IH 35 W TO W. OF SHILOH RD.

SHEET 4 OF 8

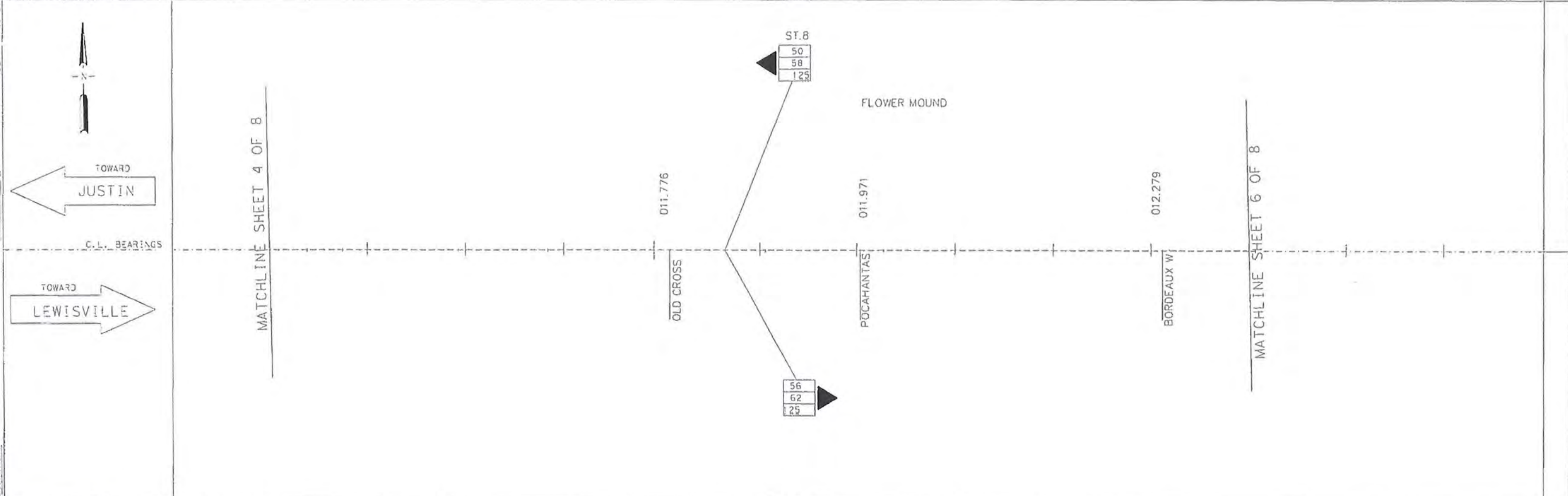
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 1171

DESIGN TEAM	FIG. NO. REV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	HIGHWAY NO.

FM 1171

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2'	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES
R.O.W. AND ROAD WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	5.728
ZONE SPEEDS (V.P.H.)	55 MPH



ZONE SPEEDS (V.P.H.)	55 MPH
ZONE LENGTHS (MILES)	5.728
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SURFACE WIDTH AND TYPE	3 LANES
GRADES OVER 3%	
CURVES OVER 2'	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 1171	CITY: N. LAKE/FLO. MOUND	REPLACES :	DATE / /
DATE OF STUDY 04-06-17	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE			
SECTION ONE	LENGTH	MILES	SECTION TWO
BEGINS	STA. OR V.P.	CONT. AND SECT.	PROJECT
ENDS	STA. OR V.P.	CONT. AND SECT.	PROJECT

42	85 PERCENTILE SPEED
62	TOP SPEED MEASURED
125	NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- ▲ SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 1311 SEC. 01

LIMITS: FROM IH 35 W TO W. OF SHILOH RD.

SHEET 5 OF 8

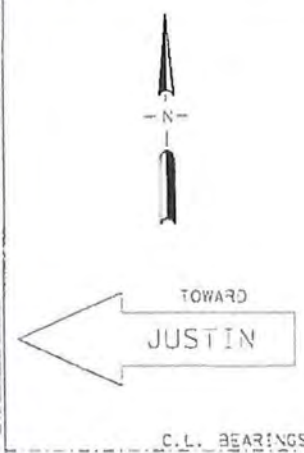
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 1171

DESIGN TEAM	FILE NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.

FM 1171

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES
R.O.W. AND ROAD WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	5.728
ZONE SPEEDS (V.P.H.)	55 MPH



MATCHLINE SHEET 5 OF 8

012.527
OAK RIDGE
100' 18" DR

FLOWER MOUND

12.797

POST OAK R

ST.9
55
67
125

12.976

CHIMNEY RD

56
63
125

13.204

HIGH RD.

MATCHLINE SHEET 7 OF 8

ZONE SPEEDS (V.P.H.)	55 MPH
ZONE LENGTHS (MILES)	5.728
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SURFACE WIDTH AND TYPE	3 LANES
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 1171	CITY: N. LAKE/FLO. MOUND	REPLACES :	DATE / /
DATE OF STUDY 04-06-17	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE							
SECTION ONE	LENGTH	MILES		SECTION TWO	LENGTH	MILES	
BEGINS	STA. OR V.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 - 00		()				()
ENDS	STA. OR V.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 - 00		()				()

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

— INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

○ TRIAL RUN

SPEED ZONE

CONT. 131 SEC. 01

LIMITS: FROM IH 35 W TO W. OF SHILOH RD.

SHEET 6 OF 8



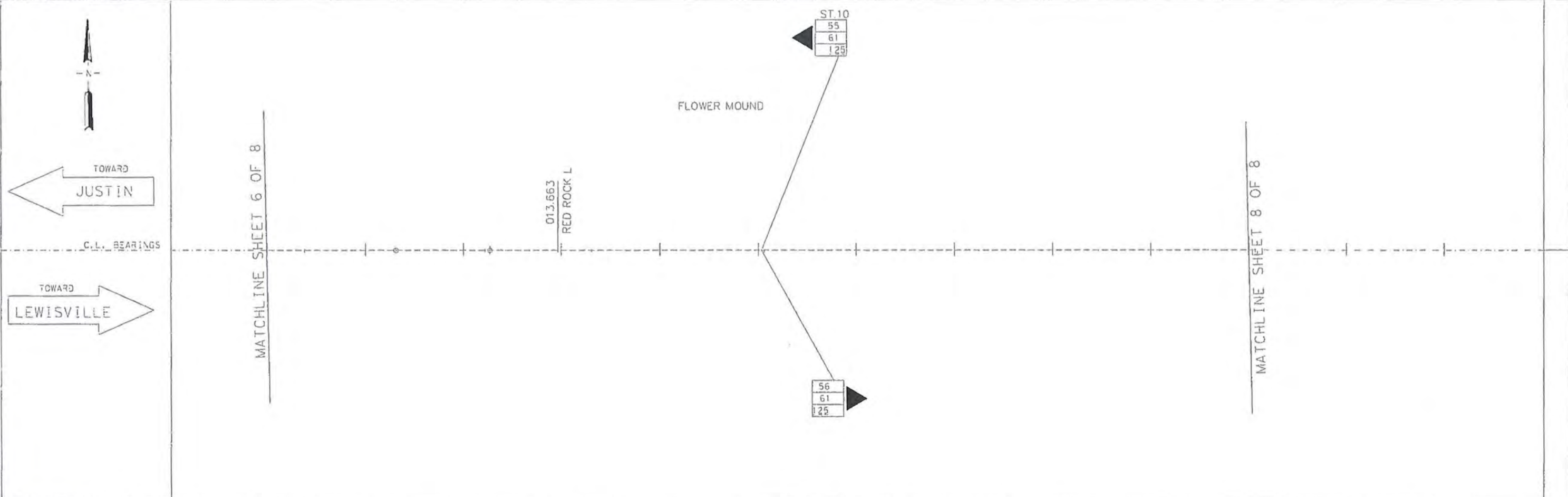
Texas Department of Transportation

SPEED STUDY
DENTON
FM 1171

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE DIST. NO.	COUNTY	
CHECKED	CONTR. NO.	SECTION NO.	JOB NO.
			TECH. NO.

FM 1171

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2"	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES
R.O.W. AND ROAD WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	5.728
ZONE SPEEDS (V.P.H.)	55 MPH



ZONE SPEEDS (V.P.H.)	55 MPH
ZONE LENGTHS (MILES)	5.728
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SURFACE WIDTH AND TYPE	3 LANES
GRADES OVER 3%	
CURVES OVER 2"	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 1171	CITY: N. LAKE/FLO. MOUND	REPLACES :	DATE / /
DATE OF STUDY 04-06-17	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE			
SECTION ONE	LENGTH	SECTION TWO	LENGTH
STA. OR V.P.	CON. AND SECT.	STA. OR M.P.	CON. AND SECT.
BEGINS 0+00	()	BEGINS	()
ENDS 0+00	()	ENDS	()

42	85 PERCENTILE SPEED
62	TOP SPEED MEASURED
125	NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

— INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

○ TRIAL RUN

SPEED ZONE

CONT. 1311 SEC 01

LIMITS: FROM IH 35 W TO W.OF SHILOH RD.

SHEET 7 OF 8

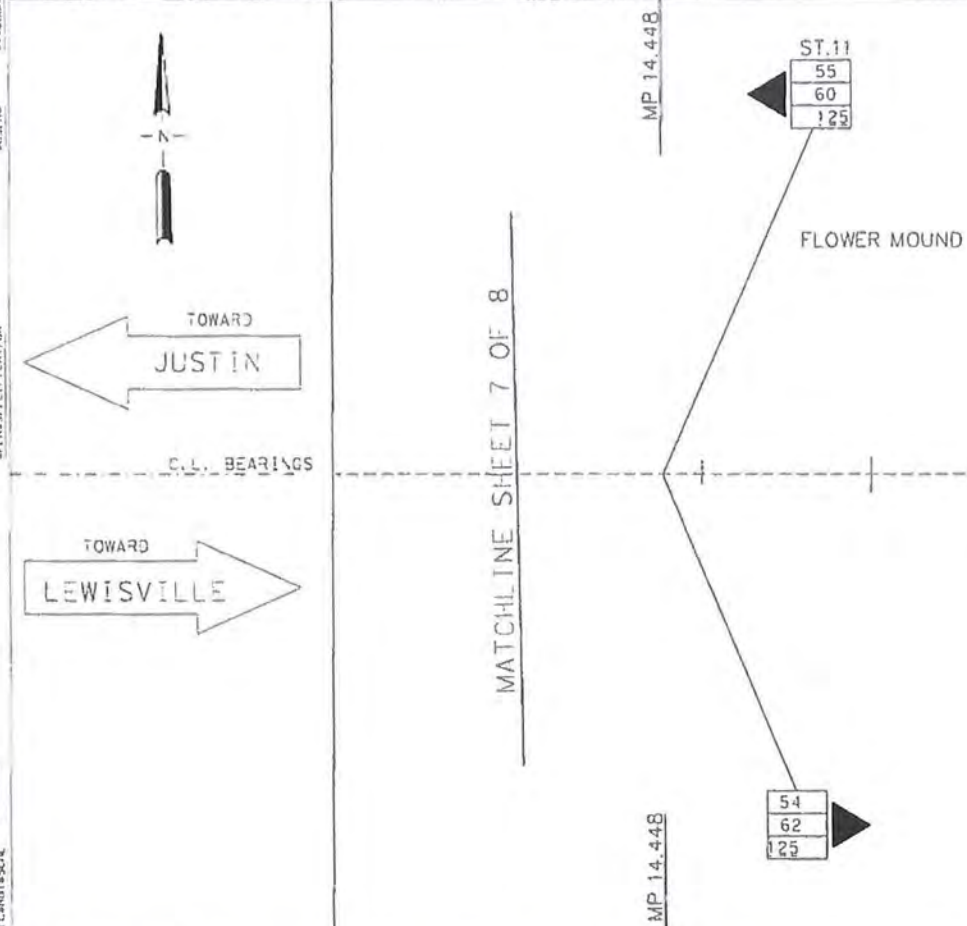
Texas Department of Transportation

SPEED STUDY
KAUFMAN COUNTY
FM 986

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.

FM 1171

DEVELOPMENT	OPEN	CHURCH COMM.
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2'		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	3 LANES	
R.O.W. AND ROAD WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	5.728	
ZONE SPEEDS (V.P.H.)	55 MPH	



ZONE SPEEDS (V.P.H.)	55 MPH
ZONE LENGTHS (MILES)	5.728
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SURFACE WIDTH AND TYPE	3 LANES
GRADES OVER 3%	
CURVES OVER 2'	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 1171	CITY: N. LAKE/FLO. MOUND	REPLACES :	DATE / /
DATE OF STUDY 04-06-17	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE							
SECTION ONE		LENGTH	MILES	SECTION TWO		LENGTH	MILES
BEGINS	STA. OR V.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00		()				()
	VP				MP		
ENDS	STA. OR V.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00		()				()
	VP				MP		

42	85 PERCENTILE SPEED
62	TOP SPEED MEASURED
125	NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 1311 SEC. 01

LIMITS: FROM IH 35 W TO W. OF SHILOH RD.

SHEET 8 OF 8

Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 1171

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

THE STATE OF TEXAS §

COUNTY OF DENTON §

**INTERLOCAL COOPERATION AGREEMENT FOR TAX COLLECTION
BETWEEN DENTON COUNTY, TEXAS, AND
CITY/ TOWN OF NORTHLAKE**

THIS AGREEMENT is made and entered into this _____ day of _____, 2017, by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and, the **City/Town of NORTHLAKE** _____, Denton County, Texas, also a political subdivision of the State of Texas, hereinafter referred to as "**MUNICIPALITY**."

WHEREAS, COUNTY and **MUNICIPALITY** mutually desire to be subject to the provisions of V.T.C.A. Government Code, Chapter 791, the Interlocal Cooperation Act, and V.T.C.A., Tax Code, Section 6.24 and 25.17 and;

WHEREAS, MUNICIPALITY has the authority to contract with the **COUNTY** for the **COUNTY** to act as tax assessor and collector for **MUNICIPALITY** and **COUNTY** has the authority to so act;

NOW THEREFORE, COUNTY and **MUNICIPALITY**, for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

I.

The effective date of this Agreement shall be the 1st day of October, 2017. The term of this Agreement shall be for a period of one year, from October 1, 2017, to and through September 30, 2018. This Agreement shall be automatically renewed for an additional one (1) year term at the discretion of the **COUNTY** and **MUNICIPALITY**, unless written notice of termination is provided by the terminating party to the other party prior to one hundred-fifty (150) days of the expiration date of the current term of the Agreement.

MUNICIPALITY agrees to deliver this agreement no later than September 5, 2017 or the first Monday of September 2017 in manner required by **COUNTY** to fully execute said collection services by **COUNTY**.

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **MUNICIPALITY** to the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified tax assessor-collector, shall serve as tax assessor-collector for parcels in Denton County of the **MUNICIPALITY** for ad valorem tax collection for tax year 2017, and each tax year for the duration of this Agreement. **COUNTY** agrees to perform all necessary ad valorem assessing and collecting duties for **MUNICIPALITY** and **MUNICIPALITY** does hereby expressly authorize **COUNTY** to do and perform all acts necessary and proper to assess and collect taxes for **MUNICIPALITY**. **COUNTY** agrees to collect base taxes, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all current and delinquent tax

statements required by statute, supplemental changes for applicable property accounts, as well as prepare and mail any other mailing as deemed necessary and appropriate by **COUNTY**; provide daily and monthly collection reports to **MUNICIPALITY**; prepare tax certificates; develop and maintain both current and delinquent tax rolls, disburse tax monies to **MUNICIPALITY** daily (business day) based on prior day tax postings. **COUNTY** agrees to approve and refund overpayment or erroneous payment of taxes for **MUNICIPALITY** pursuant to Texas Property Tax code Sections 31.11 and 31.12 from available current tax collections of **MUNICIPALITY**; meet the requirements of Section 26.04 of the Texas Tax Code; and to develop and maintain such other records and forms as are necessary or required by State law, rules, or regulations.

3. **COUNTY** further agrees that it will calculate the effective tax rates and rollback tax rates for **MUNICIPALITY** and that such calculations will be provided at no additional cost to **MUNICIPALITY**. The information concerning the effective and rollback tax rates will be published in the form prescribed by the Comptroller of Public Accounts of the State of Texas, and as required by Section 26.04 of V.T.C.A. Tax Code. **MUNICIPALITY** shall notify tax assessor-collector no later than July 25th of each year that **MUNICIPALITY** wishes publication of forms or notices specified in this section. **MUNICIPALITY** further agrees that if **COUNTY** calculates effective and rollback tax rates, **COUNTY** shall publish the required notices on behalf of **MUNICIPALITY**.

It is understood and agreed by the parties that the expense of publication shall be borne by **MUNICIPALITY** and that **COUNTY** shall provide **MUNICIPALITY**'s billing address to the newspaper publishing the effective and rollback tax rates.

4. **COUNTY** agrees, upon request, to offer guidance and the necessary forms for posting notices of required hearing and quarter-page notices as required by Sections 26.05 and 26.06 of V.T.C.A. Tax Code and Section 140.010 of Local Government Code, if **MUNICIPALITY** requests such 7 days in advance of the intended publication date, **COUNTY** agrees to manage all notices and publications on behalf of **MUNICIPALITY** if request is received no later than July 25th. **MUNICIPALITY** must approve all calculations and notices, in the format required by **COUNTY**, before publication may proceed. The accuracy and timeliness of all required notices are the responsibility of **MUNICIPALITY**.

5. Should **MUNICIPALITY** vote to increase its tax rate above the rollback tax rate the required publication of notices shall be the responsibility of **MUNICIPALITY**.

6. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the County Tax Office to **MUNICIPALITY**, and to promptly furnish written reports to keep **MUNICIPALITY** informed of all financial information affecting it.

7. **MUNICIPALITY** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the assessment and collection of taxes, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

8. **COUNTY** agrees to allow an audit of the tax records of **MUNICIPALITY** in **COUNTY'S** possession during normal working hours with at least 48 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **MUNICIPALITY**. A copy of any and all such audits shall be furnished to **COUNTY**.

9. If required by **MUNICIPALITY**, **COUNTY** agrees to obtain a surety bond for the County Tax Assessor/Collector. Such bond will be conditioned upon the faithful performance of the Tax Assessor/Collector's lawful duties, will be made payable to **MUNICIPALITY** and in an amount determined by the governing body of **MUNICIPALITY**. The premium for any such bond shall be borne solely by **MUNICIPALITY**.

10. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent tax penalties will apply to all assessed taxes which are not paid by January 31, 2018.

11. **COUNTY** agrees that it will post to a secure website collection reports for **MUNICIPALITY** listing current taxes, delinquent taxes, penalties and interest on a daily

basis through September 30, 2018. **COUNTY** will provide monthly Maintenance and Operation (hereinafter referred to as “MO”), and Interest and Sinking (hereinafter referred to as “IS”) collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

12. **MUNICIPALITY** retains its right to select its own delinquent tax collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **MUNICIPALITY** in the collection of delinquent taxes and related activities.

13. **MUNICIPALITY** will provide **COUNTY** with notice of any change in collection attorney on or before the effective date of the new collection attorney contract.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **MUNICIPALITY**. The County Tax Assessor/Collector, and/or his/her designee, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **COUNTY** and **MUNICIPALITY**.

IV.

COUNTY accepts responsibility for the acts, negligence, and/or omissions related to property tax service of all **COUNTY** employees and agents, sub-contractors and /or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

V.

MUNICIPALITY accepts responsibility for the acts, negligence, and/or omissions of all **MUNICIPALITY** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **MUNICIPALITY** to the extent allowed by law.

VI.

MUNICIPALITY understands and agrees that **MUNICIPALITY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY**. **COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **MUNICIPALITY**.

VII.

For the services rendered during the 2017 tax year, **MUNICIPALITY** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of tax statements as follows:

1. The current tax statements will be mailed by October 10th or as soon thereafter as practical. In order to expedite mailing of tax statements the **MUNICIPALITY** must adopt their 2017 tax rate by September 29, 2017. Failure of the **MUNICIPALITY** to adopt a tax rate by September 29, 2017 may cause delay in timely mailing of tax statements. Pursuant to Texas Property Tax Code §26.05 the **MUNICIPALITY** must adopt a tax rate by the later of September 30th or 60 days after the certified appraisal roll is received. Failure to adopt and deliver a tax rate by the later of September 30th or 60 days after the certified appraisal roll is received may result in delay of processing and mailing **MUNICIPALITY** tax statements. **MUNICIPALITY** agrees to assume the costs for additional delayed tax statements, processing and mailing as determined by **COUNTY**. Notwithstanding the provisions of the Tax Code, if **MUNICIPALITY** fails to deliver the adopted tax rates (M&O and I&S) to the Tax Assessor Collector by September 29, 2017, it may will cause a delay in the publication and release of tax statements.

2. **COUNTY** will mail an additional notice during the month of March following the initial mailing provided that **MUNICIPALITY** has requested such a notice on or before February 28, 2018. The fee for this service will be a rate not to exceed **\$0.82** per statement.

3. At least 30 days, but no more than 60 days, prior to April 1st, and following the initial mailing, **COUNTY** shall mail a delinquent tax statement meeting the

requirements of Section 33.11 of the Texas Property Tax Code to the owner of each parcel to the owner of each parcel having delinquent taxes.

4. At least 30 days, but no more than 60 days, prior to July 1st, and following the initial mailing, **COUNTY** will mail a delinquent tax statement meeting the requirements of Section 33.07 of the Texas Property Tax Code will be mailed to the owner of each parcel having delinquent taxes.

5. For accounts which become delinquent on or after June 1st, **COUNTY** shall mail a delinquent tax statement meeting the requirements of Section 33.08 of the Texas Property Tax Code to the owner of each parcel having delinquent taxes.

6. In event of a successful rollback election which takes place after tax bills for **MUNICIPALITY** have been mailed, **MUNICIPALITY** agrees to pay **COUNTY** a programming charge of \$5,000.00. **COUNTY** will mail corrected statements to the owner of each parcel. **COUNTY** will charge a fee for this service at a rate not to exceed **\$0.82** per statement pursuant to Property Tax Code Section 26.07 (f). When a refund is required per Property Tax Code Section 26.07 (g), **COUNTY** will charge a \$.25 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a successful rollback election, will be the responsibility of the **COUNTY**. **MUNICIPALITY** will be billed for the refunds, postage and processing fees.

7. **MUNICIPALITY** understands and agrees that **COUNTY** will, no later than January 31st, deduct from current collections of the **MUNICIPALITY** the “Total Cost” of providing all services described in paragraphs 1-5 above. This “Total Cost” includes any such services that have not yet been performed at the time of deduction. The “Total Cost” of providing all services described in paragraphs 1-5 above shall be the total of:

\$0.82 x the total number of parcels listed on **MUNICIPALITY's** September 30, 2017
end of year Tax Roll for tax year 2016.

In the event that a rollback election as described in paragraph 6 takes place, **COUNTY** shall bill **MUNICIPALITY** for the applicable programming charge, check processing fees, refunds paid, and refund postage costs. **MUNICIPALITY** shall pay **COUNTY** all billed amounts within 30 days of its receipt of said bill. In the event costs for additional delayed tax statements, processing and mailing are incurred as described in paragraph 1, **COUNTY** shall bill **MUNICIPALITY** for such amounts. **MUNICIPALITY** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

8. **MUNICIPALITY** further understands and agrees that **COUNTY** (at its sole discretion) may increase or decrease the amounts charged to **MUNICIPALITY** for any renewal year of this Agreement, provided that **COUNTY** gives written notice to **MUNICIPALITY** sixty (60) days prior to the expiration date of the initial term of the Agreement. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the **COUNTY** in performing tax collection services. The collection rate for each year is approved by County Commissioners' Court. All entities are assessed the same per parcel collection rate.

VIII.

COUNTY agrees to remit all taxes, penalties, and interest collected on **MUNICIPALITY's** behalf and to deposit such funds into the **MUNICIPALITY's** depositories as designated:

1. For deposits of tax, penalties, and interest, payment shall be by wire transfer or ACH to **MUNICIPALITY** depository accounts only, and segregated into the appropriate MO and IS accounts. Only in the event of failure of electronic transfer protocol will a check for deposits of tax, penalty and interest be sent by mail to **MUNICIPALITY**.

2. If **MUNICIPALITY** uses the same depository as **COUNTY**, the deposits of tax, penalty and interest shall be by deposit transfer.

3. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30, 2018. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

4. In event that **COUNTY** experiences shortage in collections as a result of an outstanding tax debt of **MUNICIPALITY**, the **MUNICIPALITY** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage.

IX.

In the event of termination, the withdrawing party shall be obligated to make such payments as are required by this Agreement through the balance of the tax year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this Agreement, during such period.

X.

This Agreement represents the entire agreement between **MUNICIPALITY** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **MUNICIPALITY** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XI.

Any and all written notices required to be given under this Agreement shall be delivered or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
110 West Hickory
Denton, Texas 76201
Telephone 940-349-2820

MUNICIPALITY:

The City/Town of Northlake

Address: 1400 FM 407

City, State, Zip: Northlake, TX 76247

Telephone: 940-648-3290 Email: mayor@town.northlake.tx.us

XII.

MUNICIPALITY hereby designates Mayor Peter Dewing to act on behalf of **MUNICIPALITY**, and to serve as Liaison for **MUNICIPALITY** to ensure the performance of all duties and obligations of **MUNICIPALITY** as stated in this Agreement. **MUNICIPALITY's** designee shall devote sufficient time and attention to the execution of said duties on behalf of **MUNICIPALITY** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **MUNICIPALITY** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **MUNICIPALITY** and **COUNTY**.

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in duplicate originals this, _____ day of _____, 2017.

COUNTY

Denton County
110 West Hickory
Denton, Texas 76201

BY: _____
Honorable Mary Horn
Denton County Judge

ATTEST:

BY: _____
Juli Luke
Denton County Clerk

APPROVED FORM AND CONTENT:

Michelle French
Denton County
Tax Assessor/Collector

MUNICIPALITY

Town/City: Northlake
Address: 1400 FM 407
City, State, Zip: Northlake, TX 76247

BY: _____
Name: Peter Dewing
Title: Mayor

ATTEST:

BY: _____
Name Shirley Rogers
Title Town Secretary

APPROVED AS TO FORM:

Name
Denton County Assistant
District Attorney

SIGN HERE

SIGN HERE

THE STATE OF TEXAS §

COUNTY OF DENTON §

**INTERLOCAL COOPERATION AGREEMENT FOR PUBLIC IMPROVEMENT ASSESSMENT
COLLECTION BETWEEN DENTON COUNTY, TEXAS AND**

The Highlands Public Improvement District **PUBLIC IMPROVEMENT DISTRICT**

THIS AGREEMENT is made and entered into this _____ day of _____, 2017, by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and **Town of Northlake**, Denton County, Texas, also a political subdivision of the State of Texas, hereinafter referred to as "**CITY/TOWN**."

WHEREAS, **COUNTY** and **CITY/TOWN** mutually desire to be subject to the provisions of V.T.C.A. Government Code, Chapter 791, the Interlocal Cooperation Act; and

WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code, Subchapter A, **CITY/TOWN** has created The Highlands Public Improvement District, hereinafter referred to as "**DISTRICT**," and has levied special assessments on properties within the boundaries of the **CITY/TOWN**, and;

WHEREAS, pursuant to § 372.0175 of the Texas Local Government Code, **CITY/TOWN** has the authority to contract with the **COUNTY** to perform the duties of **CITY/TOWN** relating to collection of special assessments levied by **DISTRICT** under Chapter 372, Subchapter A; and

NOW THEREFORE, **COUNTY** and **CITY/TOWN**, for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

I.

The effective date of this Agreement shall be the 1st day of October, 2017. The term of this Agreement shall be for a period of one year, from October 1, 2017, to and through September 30, 2018. This Agreement shall be automatically renewed for an additional one (1) year term at the discretion of the **COUNTY** and **CITY/TOWN**, unless written notice of termination is provided by the terminating party prior to one hundred-fifty (150) days of the expiration date of the current term of the Agreement. **CITY/TOWN** agrees to deliver this agreement no later than September 5, 2017 or the first Monday of September 2017 in manner required by **COUNTY** to fully execute said collection services by **COUNTY**.

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **CITY/TOWN** to the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified tax assessor-collector, shall collect **DISTRICT** assessments for tax year 2017. **CITY/TOWN** does hereby expressly authorize **COUNTY** and **COUNTY** agrees to do and perform for **CITY/TOWN** all acts necessary and proper to collect said **DISTRICT** assessments. **COUNTY** agrees to collect base assessments, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all assessment statements (included on the tax statement for each parcel, provide monthly collection reports to **CITY/TOWN**, maintain both current and delinquent assessment rolls, disburse assessment monies to **CITY/TOWN** daily (business day) based on prior day assessment postings, and to develop and maintain such other records and forms as are necessary or required by State law, rules or regulations.

3. If **COUNTY** determines, based on **DISTRICT** assessment roll, that a person erred in paying a **DISTRICT** assessment by making a duplicate payment or payment on the wrong account, **COUNTY** agrees to refund the payment to the person who erred in making it from current **DISTRICT** assessment collections. **COUNTY** agrees that such refund will be made as soon as practicable after **COUNTY** discovers the erroneous payment. The refund shall be accompanied by a description of the property subject to the assessment sufficient to identify the property. If the property is assigned an account number, **COUNTY** shall include that number.

4. If **COUNTY** determines, based on **DISTRICT** assessment roll, that there has been an overpayment of a **DISTRICT** assessment, **COUNTY** shall send the owner a refund application. Upon owner's return of the accurate and fully completed refund application, **COUNTY** will issue, from current **DISTRICT** assessment collections, a refund of the overpayment.

5. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the

County Tax Office to **CITY/TOWN**, and to promptly furnish written reports to keep **CITY/TOWN** informed of all financial information affecting it.

6. **CITY/TOWN** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the collection of assessments, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

7. **COUNTY** agrees to allow an audit of the assessment collection records of **CITY/TOWN** in **COUNTY'S** possession during normal working hours with at least 48 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **CITY/TOWN**. A copy of any and all such audits shall be furnished to **COUNTY**.

8. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent assessment penalties will apply to all assessments which are not paid by January 31, 2018.

9. **COUNTY** agrees that it will post to a secure website collection reports for **CITY/TOWN** listing current assessments, delinquent assessments, and penalties and interest on a daily basis through September 30, 2018. **COUNTY** will provide monthly collection reports, monthly recap reports, and monthly attorney fee collection reports.

10. **CITY/TOWN** retains its right to select its own delinquent assessment/collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **CITY/TOWN** in the collection of delinquent assessments and related activities.

11. **CITY/TOWN** will provide **COUNTY** with notice of any change in collection attorney on or before the effective date of the new collection attorney contract.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **CITY/TOWN**. The County Tax Assessor/Collector, and/or his/her designee, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **COUNTY** and **CITY/TOWN**.

IV.

It is understood and agreed between **COUNTY** and **CITY/TOWN** that the **CITY/TOWN**, in performing its obligations hereunder, is acting independently, and the **COUNTY** assumes no responsibility or liabilities in connection therewith to third parties. It is further understood and agreed between **COUNTY** and **CITY/TOWN** that the **COUNTY**, in performing its obligations hereunder, is acting independently, and the **CITY/TOWN** assumes no responsibilities in connection therewith to third parties. Nothing in this **AGREEMENT** is intended to benefit any third party beneficiary. **CITY/TOWN** agrees that it will protect, defend, indemnify, and hold harmless **COUNTY** and all of its officers, agents, and employees from and against all claims, demands, causes of action, damages, judgments, losses and expenses, including attorney's fees, of whatsoever nature, character, or description that any person or entity has or may have arising from or on account of any injuries or damages received or sustained by person, persons, or property, on account of or arising out of, or in connection with the performance of the services, including without limiting the generality of the foregoing, any negligent act or omission of the **CITY/TOWN** or any employee, officer, agent, subcontractor, servant, invitee, or assignee of the **CITY/TOWN** in the execution or performance of this **AGREEMENT**. This provision shall survive the termination of this **AGREEMENT**.

V.

COUNTY accepts responsibility for the acts, negligence, and/or omissions of all **COUNTY** employees and agents, sub-contractors and /or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

VI.

CITY/TOWN accepts responsibility for the acts, negligence, and/or omissions of all **CITY/TOWN** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **CITY/TOWN** to the extent allowed by law.

VII.

CITY/TOWN understands and agrees that **CITY/TOWN**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY**. **COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **CITY/TOWN**.

VIII.

For the services rendered during the 2017 assessment year, **CITY/TOWN** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of assessment statements as follows:

1. The current assessment statements will be mailed by October 10, 2017 or as soon thereafter as practical. If **CITY/TOWN** does not provide **COUNTY** with an assessment roll identifying the assessments levied by **CITY/TOWN**'s governing body under Local Government Code Section 372.017 on or before September 10, 2017, **COUNTY** may charge a \$5,000.00 late processing fee, plus the per statement fee not to exceed \$0.82 each. The assessment roll is to be in the form of a spreadsheet as required by the Tax Assessor/Collector and delivered to the Tax Assessor/Collector; delivery may be by CD, or FTP. All assessments become due on receipt of the tax statement each year. **Assessment roll is to be accompanied by the governing body resolution for the 2017 assessment year.**

2. All unpaid assessments become delinquent on February 1st of the year following the assessment year. Penalty and interest fees accrue at the same rate and time schedule as the same year's ad valorem property tax. (Tax Code, Section 31.02(a), and 33.01(a)).

3. Delinquent assessment collection attorneys become involved at the same times as do the delinquent ad valorem property tax attorneys. (Tax Code, Sections 6.30, 33.07, 33.08, 33.11, and 33.48)

4. An additional notice will be sent during the month of March following the initial mailing provided that **CITY/TOWN** has requested such a notice on or before February 28, 2018. The fee for this service will be a rate not to exceed **\$0.82**.

5. At least 30 days, but no more than 60 days, prior to April 1st, and following the initial mailing, a delinquent assessment statement meeting the requirements of Section 33.11 of the Texas Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

6. At least 30 days, but no more than 60 days, prior to July 1st, and following the initial mailing, a delinquent assessment statement meeting the requirements of Section 33.07 of the Texas Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

7. For accounts which become delinquent on or after June 1st, **COUNTY** shall mail a delinquent tax statement meeting the requirements of Section 33.08 of the Texas Property Tax Code to the owner of each parcel having delinquent assessments.

8. In the event **DISTRICT** levies a supplemental assessment by order of its governing body after the assessment statements have already been mailed, **CITY/TOWN** shall provide **COUNTY** with an updated assessment roll identifying the assessments levied by **DISTRICT'S** governing body under Local Government Code Section 372.017, as corrected by any supplemental assessments levied by its governing body under Section 372.019. **CITY/TOWN** agrees **COUNTY** may charge a programming charge of \$5,000.00. **COUNTY** will mail corrected statements to the owner of each affected parcel. County will charge a fee for preparing and mailing will be at rate not to exceed **\$0.82** per corrected statement. **Supplemental Assessment Roll will be accompanied by a resolution passed by the governing body authorizing the supplemental assessement(s).**

9. **CITY/TOWN** understands and agrees that **COUNTY** will, no later than January 31, 2018 deduct from current collections of **DISTRICT** the “Total Cost” of providing all services described in paragraphs 1-7 above. This “Total Cost” includes any such services that have not yet been performed at the time of deduction. The “Total Cost” of providing all services described in paragraphs 1-7 above shall be the total of:

\$0.82 x the total number of parcels on **DISTRICT** Assessment Roll as reported on September 30, 2017 **end of year assessment roll for assessment year 2016**. In the event costs for additional delayed tax statements, processing and mailing are incurred as described in paragraph 1, **COUNTY** shall bill **CITY/TOWN** for such amounts. **CITY/TOWN** shall pay **COUNTY** all billed amounts within 30 days of its receipt of said bill.

CITY/TOWN further understands and agrees that **COUNTY** (at its sole discretion) may increase or decrease the amounts charged to **CITY/TOWN** for any renewal year of this Agreement, provided that **COUNTY** gives written notice to **CITY/TOWN** sixty (60) days prior to the expiration date of the initial term of the Agreement. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the **COUNTY** in performing tax collection services. The collection rate for each year is approved by County Commissioners’ Court. All entities are assessed the same per parcel collection rate.

IX.

COUNTY agrees to remit all assessments, penalties, and interest collected on **CITY/TOWN** behalf and to deposit such funds into the **CITY/TOWN** depositories, as designated:

1. For deposits of assessments, penalties, and interest, payment shall be by wire transfer or ACH to **CITY/TOWN** depository accounts only. Only in the event of failure of electronic transfer protocol will a check for deposits of assessments, penalty and interest be sent by mail to **CITY/TOWN**.

2. If **CITY/TOWN** uses the same depository as **COUNTY**, the deposits assessments, penalty and interest shall be by deposit transfer.

3. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30, 2018. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

4. In event that **COUNTY** experiences shortage in collections as a result of an outstanding assessment debt of **CITY/TOWN**, the **CITY/TOWN** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage.

X.

In the event of termination, the withdrawing party shall be obligated to make such payments as are required by this Agreement through the balance of the assessment year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this Agreement, during such period.

XI.

This Agreement represents the entire agreement between **CITY/TOWN** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **CITY/TOWN** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XII.

Any and all written notices required to be given under this Agreement shall be delivered or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
110 West Hickory
Denton, Texas 76201
Telephone 940-349-2820

CITY/TOWN: The Highlands Public Improvement District

Address: 1400 FM 407

City, State, Zip: Northlake, TX 76247

Telephone: 940-648-3290 Email: mayor@town.northlake.tx.us

XIII.

CITY/TOWN hereby designates Drew Corn to act on behalf of **CITY/TOWN**, and to serve as Liaison for **CITY/TOWN** to ensure the performance of all duties and obligations of **CITY/TOWN** as stated in this Agreement. **CITY/TOWN** designee shall devote sufficient time and attention to the execution of said duties on behalf of **CITY/TOWN** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **CITY/TOWN** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **CITY/TOWN** and **COUNTY**.

XIV.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in duplicate originals this _____ day of _____ 2017.

COUNTY

Denton County
110 West Hickory
Denton, Texas 76201

BY: _____

Honorable Mary Horn
Denton County Judge

ATTEST:

BY: _____

Juli Luke
Denton County Clerk

APPROVED FORM AND CONTENT:

Michelle French
Denton County
Tax Assessor/Collector

CITY/TOWN

The Highlands Public Improvement District
Address: 1400 FM 407
City, State, Zip: Northlake, TX 76247

BY: _____

Name: Peter Dewing
Title: Mayor

SIGN HERE

ATTEST:

BY: _____

Name Shirley Rogers
Title Town Secretary

SIGN HERE

APPROVED AS TO FORM:

Name

Denton County Assistant District Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

**INTERLOCAL COOPERATION AGREEMENT FOR PUBLIC IMPROVEMENT ASSESSMENT
COLLECTION BETWEEN DENTON COUNTY, TEXAS AND**

The Highlands Public Improvement District **PUBLIC IMPROVEMENT DISTRICT**

THIS AGREEMENT is made and entered into this _____ day of _____, 2017, by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and Town of Northlake _____, Denton County, Texas, also a political subdivision of the State of Texas, hereinafter referred to as "**CITY/TOWN**."

WHEREAS, COUNTY and **CITY/TOWN** mutually desire to be subject to the provisions of V.T.C.A. Government Code, Chapter 791, the Interlocal Cooperation Act; and

WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code, Subchapter A, **CITY/TOWN** has created The Highlands Public Improvement District _____, hereinafter referred to as "**DISTRICT**," and has levied special rate based assessments on properties within the boundaries of the **CITY/TOWN**, and;

WHEREAS, pursuant to § 372.0175 of the Texas Local Government Code, **CITY/TOWN** has the authority to contract with the **COUNTY** to perform the duties of **CITY/TOWN** relating to collection of special assessments levied by **DISTRICT** under Chapter 372, Subchapter A; and

NOW THEREFORE, COUNTY and **CITY/TOWN**, for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

I.

The effective date of this Agreement shall be the 1st day of October, 2017. The term of this Agreement shall be for a period of one year, from October 1, 2017, to and through September 30, 2018. This Agreement shall be automatically renewed for an additional one (1) year term at the discretion of the **COUNTY** and **CITY/TOWN**, unless written notice of termination is provided by the terminating party prior to one hundred-fifty (150) days of the expiration date of the current term of the Agreement. **CITY/TOWN** agrees to deliver this agreement no later than September 5, 2017 or the first Monday of September of 2017 in manner required by **COUNTY** to fully execute said collection services by **COUNTY**.

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **CITY/TOWN** to the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified tax assessor-collector, shall collect **DISTRICT** rate based assessments for tax year 2017. **CITY/TOWN** does hereby expressly authorize **COUNTY** and **COUNTY** agrees to do and perform for **CITY/TOWN** all acts necessary and proper to collect said **DISTRICT** assessments. **COUNTY** agrees to collect base assessments, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all assessment statements (included on the tax statement for each parcel, provide monthly collection reports to **CITY/TOWN**, maintain both current and delinquent assessment rolls, disburse assessment monies to **CITY/TOWN** daily (business day) based on prior day assessment postings, and to develop and maintain such other records and forms as are necessary or required by State law, rules or regulations.

3. If **COUNTY** determines, based on **DISTRICT** assessment roll, that a person erred in paying a **DISTRICT** assessment by making a duplicate payment or payment on the wrong account, **COUNTY** agrees to refund the payment to the person who erred in making it from current **DISTRICT** assessment collections. **COUNTY** agrees that such refund will be made as soon as practicable after **COUNTY** discovers the erroneous payment. The refund shall be accompanied by a description of the property subject to the assessment sufficient to identify the property. If the property is assigned an account number, **COUNTY** shall include that number.

4. If **COUNTY** determines, based on **DISTRICT** assessment roll, that there has been an overpayment of a **DISTRICT** assessment, **COUNTY** shall send the owner a refund application. Upon owner's return of the accurate and fully completed refund application, **COUNTY** will issue, from current **DISTRICT** assessment collections, a refund of the overpayment.

5. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the

County Tax Office to **CITY/TOWN**, and to promptly furnish written reports to keep **CITY/TOWN** informed of all financial information affecting it.

6. **CITY/TOWN** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the collection of assessments, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

7. **COUNTY** agrees to allow an audit of the assessment collection records of **CITY/TOWN** in **COUNTY'S** possession during normal working hours with at least 48 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **CITY/TOWN**. A copy of any and all such audits shall be furnished to **COUNTY**.

8. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent assessment penalties will apply to all assessments which are not paid by January 31, 2018.

9. **COUNTY** agrees that it will post to a secure website collection reports for **CITY/TOWN** listing current assessments, delinquent assessments, and penalties and interest on a daily basis through September 30, 2018. **COUNTY** will provide monthly collection reports, monthly recap reports, and monthly attorney fee collection reports.

10. **CITY/TOWN** retains its right to select its own delinquent assessment/collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **CITY/TOWN** in the collection of delinquent assessments and related activities.

11. **CITY/TOWN** will provide **COUNTY** with notice of any change in collection attorney on or before the effective date of the new collection attorney contract.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **CITY/TOWN**. The County Tax Assessor/Collector, and/or his/her designee, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **COUNTY** and **CITY/TOWN**.

IV.

It is understood and agreed between **COUNTY** and **CITY/TOWN** that the **CITY/TOWN**, in performing its obligations hereunder, is acting independently, and the **COUNTY** assumes no responsibility or liabilities in connection therewith to third parties. It is further understood and agreed between **COUNTY** and **CITY/TOWN** that the **COUNTY**, in performing its obligations hereunder, is acting independently, and the **CITY/TOWN** assumes no responsibilities in connection therewith to third parties. Nothing in this **AGREEMENT** is intended to benefit any third party beneficiary. **CITY/TOWN** agrees that it will protect, defend, indemnify, and hold harmless **COUNTY** and all of its officers, agents, and employees from and against all claims, demands, causes of action, damages, judgments, losses and expenses, including attorney's fees, of whatsoever nature, character, or description that any person or entity has or may have arising from or on account of any injuries or damages received or sustained by person, persons, or property, on account of or arising out of, or in connection with the performance of the services, including without limiting the generality of the foregoing, any negligent act or omission of the **CITY/TOWN** or any employee, officer, agent, subcontractor, servant, invitee, or assignee of the **CITY/TOWN** in the execution or performance of this **AGREEMENT**. This provision shall survive the termination of this **AGREEMENT**.

V.

COUNTY accepts responsibility for the acts, negligence, and/or omissions of all **COUNTY** employees and agents, sub-contractors and /or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

VI.

CITY/TOWN accepts responsibility for the acts, negligence, and/or omissions of all **CITY/TOWN** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **CITY/TOWN** to the extent allowed by law.

VII.

CITY/TOWN understands and agrees that **CITY/TOWN**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY**. **COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **CITY/TOWN**.

VIII.

For the services rendered during the 2017 assessment year, **CITY/TOWN** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of assessment statements as follows:

1. The current assessment statements will be mailed by October 10, 2017 or as soon thereafter as practical. If **CITY/TOWN** does not provide **COUNTY** with the assessment rate levied and the assessment roll by **CITY/TOWN**'s governing body under Local Government Code Section 372.017 on or before September 10, 2017, **COUNTY** may charge a \$5,000.00 late processing fee, plus the per statement fee not to exceed \$0.82 each. **The assessment rate is to be accompanied by the resolution passed by the governing body for the 2017 assessment year.** All assessments become due on receipt of the tax statement each year. The **DISTRICT** rate based assessment shall be entered into the **COUNTY** records as a rate and applied to the taxable value of the properties assessed by the **DISTRICT** as reflected on the Appraisal District records submitted to **COUNTY**.

2. All unpaid assessments become delinquent on February 1st of the year following the assessment year. Penalty and interest fees accrue at the same rate and time schedule as the same year's ad valorem property tax. (Tax Code, Section 31.02(a), and 33.01(a)).

3. Delinquent assessment collection attorneys become involved at the same times as do the delinquent ad valorem property tax attorneys. (Tax Code, Sections 6.30, 33.07, 33.08, 33.11, and 33.48)

4. An additional notice will be sent during the month of March following the initial mailing provided that **CITY/TOWN** has requested such a notice on or before February 28, 2018. The fee for this service will be a rate not to exceed **\$0.82.**

5. At least 30 days, but no more than 60 days, prior to April 1st, and following the initial mailing, a delinquent assessment statement meeting the requirements of Section 33.11 of the Texas Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

6. At least 30 days, but no more than 60 days, prior to July 1st, and following the initial mailing, a delinquent assessment statement meeting the requirements of Section 33.07 of the Texas Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

7. For accounts which become delinquent on or after June 1st, **COUNTY** shall mail a delinquent tax statement meeting the requirements of Section 33.08 of the Texas Property Tax Code to the owner of each parcel having delinquent assessments.

8. In the event **DISTRICT** levies a supplemental corrected rate based assessment by order of its governing body after the assessment statements have already been mailed, **CITY/TOWN** shall provide **COUNTY** with an updated assessment roll identifying the corrected rate based assessments levied by **DISTRICT'S** governing body under Local Government Code Section 372.017, as corrected by any supplemental assessments levied by its governing body under Section 372.019. **CITY/TOWN** agrees **COUNTY** may charge a programming charge of \$5,000.00. **COUNTY** will mail corrected statements to the owner of each affected parcel. County will charge a fee for preparing and mailing will be at rate not to exceed **\$0.82** per corrected statement. The **DISTRICT** rate based assessment shall be entered into the **COUNTY** records as a rate and applied to the taxable value of the properties assessed by the **DISTRICT** as reflected on the Appraisal District records submitted to **COUNTY**. **The corrected assessment rate is to be accompanied by the resolution passed by the governing body for the 2017 assessment year.**

9. **CITY/TOWN** understands and agrees that **COUNTY** will, no later than January 31, 2018, deduct from current collections of **DISTRICT** the “Total Cost” of providing all services described in paragraphs 1-7 above. This “Total Cost” includes any such services that have not yet been performed at the time of deduction. The “Total Cost” of providing all services described in paragraphs 1-7 above shall be the total of:

\$0.82 x the total number of parcels on **DISTRICT** Assessment Roll as reported on September 30, 2017 **end of year assessment roll for assessment year 2016**. In the event costs for additional delayed tax statements, processing and mailing are incurred as described in paragraph 1, **COUNTY** shall bill **CITY/TOWN** for such amounts.

CITY/TOWN shall pay **COUNTY** all billed amounts within 30 days of its receipt of said bill.

CITY/TOWN further understands and agrees that **COUNTY** (at its sole discretion) may increase or decrease the amounts charged to **CITY/TOWN** for any renewal year of this Agreement, provided that **COUNTY** gives written notice to **CITY/TOWN** sixty (60) days prior to the expiration date of the initial term of the Agreement. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the **COUNTY** in performing tax collection services. The collection rate for each year is approved by County Commissioners’ Court. All entities are assessed the same per parcel collection rate.

IX.

COUNTY agrees to remit all assessments, penalties, and interest collected on **CITY/TOWN** behalf and to deposit such funds into the **CITY/TOWN** depositories, as designated:

1. For deposits of assessments, penalties, and interest, payment shall be by wire transfer or ACH to **CITY/TOWN** depository accounts only. Only in the event of failure of electronic transfer protocol will a check for deposits of assessments, penalty and interest be sent by mail to **CITY/TOWN**.

2. If **CITY/TOWN** uses the same depository as **COUNTY**, the deposits assessments, penalty and interest shall be by deposit transfer.

3. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30, 2018. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

4. In event that **COUNTY** experiences shortage in collections as a result of an outstanding assessment debt of **CITY/TOWN**, the **CITY/TOWN** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage.

X.

In the event of termination, the withdrawing party shall be obligated to make such payments as are required by this Agreement through the balance of the assessment year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this Agreement, during such period.

XI.

This Agreement represents the entire agreement between **CITY/TOWN** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **CITY/TOWN** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XII.

Any and all written notices required to be given under this Agreement shall be delivered or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
110 West Hickory
Denton, Texas 76201
Telephone 940-349-2820

CITY/TOWN: The Highlands Public Improvement District

Address: 1400 FM 407

City, State, Zip: Northlake, TX 76247

Telephone: 940-648-3290 Email: mayor@town.northlake.tx.us

XIII.

CITY/TOWN hereby designates Drew Corn to act on behalf of **CITY/TOWN**, and to serve as Liaison for **CITY/TOWN** to ensure the performance of all duties and obligations of **CITY/TOWN** as stated in this Agreement. **CITY/TOWN** designee shall devote sufficient time and attention to the execution of said duties on behalf of **CITY/TOWN** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **CITY/TOWN** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **CITY/TOWN** and **COUNTY**.

XIV.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in duplicate originals this _____ day of _____ 2017.

COUNTY

Denton County
110 West Hickory
Denton, Texas 76201

BY: _____

Honorable Mary Horn
Denton County Judge

ATTEST:

BY: _____

Juli Luke
Denton County Clerk

APPROVED FORM AND CONTENT:

Michelle French
Denton County
Tax Assessor/Collector

CITY/TOWN

The Highlands Public Improvement District

Address: 1400 FM 407

City, State, Zip: Northlake, TX 76247

BY: _____

Name: Peter Dewing

Title: Town Secretary

SIGN HERE

ATTEST:

BY: _____

Name Shirley Rogers

Title Mayor

SIGN HERE

APPROVED AS TO FORM:

Name

Denton County Assistant District Attorney



TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 17-15

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS,
APPROVING THE TOWN OF NORTHLAKE INVESTMENT POLICY**

WHEREAS, the Town of Northlake, Texas, acknowledges the high priority of providing the necessary guardianship of public funds in the municipal sector; and

WHEREAS, the Town Council expressly intends to set high fiscal standards, delegate treasury and investment duties to appropriate officials, and to review the actual performance at regular intervals; and

WHEREAS, the Town Council hereby intends to implement investment requirements set forth in Texas Revised Civil Statutes Annotated, Article 4413 (34c) and 2256.

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

SECTION 1. The Town Council has reviewed and hereby adopts the Town of Northlake Investment Policy June 8, 2017, including all revisions and changes required under State law or recommended by Town staff. This investment policy replaces the investment policy dated June 2015.

PASSED AND APPROVED THIS THE 8TH DAY OF JUNE, 2017

TOWN OF NORTHLAKE, TEXAS

PETER DEWING, Mayor

ATTEST:

SHIRLEY ROGERS, Town Secretary

INVESTMENT POLICY TOWN OF NORTHLAKE, TEXAS

I. POLICY STATEMENT

It is the policy of the Town that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the Town and conforming to all applicable state statutes governing the investment of public funds.

The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. It is the intent of the Town to be in complete compliance with local law and the Texas Public Funds Investment Act (the "Act"). The earnings from investment will be used in a manner that best serves the interests of the Town.

II. SCOPE

This investment policy applies to all the financial assets and funds of the Town. The Town commingles its funds into pooled investment accounts for investment purposes for efficiency and maximum investment opportunity. These funds are defined in the Town's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Debt Service Fund
- Utility Fund
- Hotel Occupancy Tax Fund
- Economic Development Corporation Fund
- Community Development Corporation Fund
- Special Court Revenue Fund
- Donations Fund
- Seizure Fund
- Equipment Fund
- Water and Sewer Impact Fee Fund
- Capital Improvement Projects Fund
- Public Improvement District Fund

Any new funds created by the Town unless specifically exempted by the Town Council and this policy.

III. OBJECTIVES AND STRATEGY

It is the policy of the Town that all funds shall be managed and invested with six primary objectives, listed in order of their priority: safety, suitability, liquidity, diversification, yield and marketability. Investments are to be chosen in a manner which promotes diversity by market sector, credit and maturity. The choice of high-grade government investments and high-grade, money market instruments are designed to assure the marketability of those investments should liquidity needs arise. To match anticipated cash flow requirements the maximum weighted average maturity of the overall portfolio may not exceed six months. However, under certain market conditions the Investment Officer or authorized delegates may need to shorten or lengthen the average life or duration of the portfolio to protect the Town's investment portfolio.

Safety of Principal

Safety of principal is the foremost objective of the Town. Investments of the Town shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio.

Suitability

All investments authorized in the Town's Investment Policy are suitable for the Fund types listed in Section II of the policy.

Liquidity

The Town's investment portfolio will be based on a cash flow analysis of needs and will remain sufficiently liquid to enable it to meet all operating requirements which might be reasonably anticipated.

Diversification

Diversification of the portfolio will include diversification by maturity and market sector and will include the use of a number of broker/dealers for diversification and market coverage. Competitive bidding will be used on each sale and purchase.

Yield

The Town's investment portfolio shall be designed with the objective of attaining a market rate of return, taking into account the Town's risk constraints and the cash flow needs of the portfolio. "Market rate of return" may be defined as the average yield of the current six month U.S. Treasury Bill.

Marketability

Securities with active and efficient secondary markets are needed in the event of an unanticipated cash requirement.

Effective cash management is recognized as essential to good fiscal management. Cash management is defined as the process of managing monies in order to ensure maximum cash availability. The Town shall maintain a comprehensive cash management program which includes collection of accounts receivable, prudent investment of its available cash, disbursement of payments in accordance with invoice terms and the management of banking services.

IV. LEGAL LIMITATIONS, RESPONSIBILITIES AND AUTHORITY

Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the "Act"). The Act is attached as Exhibit A. The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for all public funds deposits. All investments will be made in accordance with these statutes.

V. DELEGATION OF INVESTMENT AUTHORITY

The Town Administrator or his/her designee, acting on behalf of the Town, is designated as the Investment Officer of the Town and is responsible for insuring that the investment management decisions and activities are conducted in accordance with the Town's Investment Policy. The Administrator is also responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. All participants in the investment process shall seek to act responsibly as custodians of the public trust.

The Investment Officer shall ensure that periodic training in investments for all involved in the investment process is provided through courses and seminars offered by professional organizations and associations in order to insure the quality and capability of the Town's investment personnel making investment decisions in compliance with the Act.

The Investment Officer shall ensure that all involved in the investment process, to include investment committee members, comply with the ethics guidelines in the Act and disclose any conflicts of interest or personal business relationships that may exist.

The Investment Officer shall develop and maintain written administrative procedures for the operation of the investment program which are consistent with this Investment Policy. Procedures will include reference to safekeeping, require and include the "Bond Market Master Repurchase Agreements" (as applicable), wire transfer agreements, banking services contracts, and other investment related activities.

The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials and staff. The Investment Officer shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the Investment Officer is not available.

No officer or designee may engage in an investment transaction except as provided under the terms of this Policy and the procedures established.

Authorization Resolution

A Trading Resolution is established with this investment policy and attached hereto, authorizing the Investment Officer to engage in investment transactions on behalf of the Town. The persons authorized by the Trading Resolution to transact business for the Town are also authorized to approve wire transfers used in the process of investing.

VI. PRUDENCE

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. This standard states:

"Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived."

Monitoring of Investment Portfolio

The Investment Officer shall monitor the investment portfolio and shall keep the Council informed of significant declines in the market value of the Town's investment portfolio. Information sources may include financial/investment publications, depository banks, commercial or investment banks, financial advisors, and representatives/advisors of investment pools or money market funds. Monitoring shall be done monthly or as often as economic conditions warrant by using appropriate reports, indices or benchmarks for the type of investment. Upon awareness by investment staff of a downgrade in a investment in the Town's portfolio, prudent measures shall be taken to liquidate a investment that is downgraded to less than the required minimum rating.

Limitation of Personal Liability

The Investment Officer and those delegated investment authority under this Policy, when acting in accordance with the written procedures and this Policy and in accord with the Prudent Person Rule, shall be relieved of personal liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

VII. INTERNAL CONTROLS

The Investment Officer shall establish a system of written internal controls which will be reviewed annually with the independent auditor of the Town. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the Town.

Cash Flow Forecasting

Cash flow forecasting is designed to protect and sustain cash flow requirements of the Town. Supplemental to the financial and budgetary systems, the Investment Officer will maintain a cash flow forecasting process designed to monitor and forecast cash positions for investment purposes.

VIII. AUTHORIZED INVESTMENTS

Acceptable investments under this policy shall be limited to the instruments listed below and as further described by the Public Funds Investment Act.

- A. Obligations of the United States Government, its agencies and instrumentalities, and government sponsoring enterprises, not to exceed two years to stated maturity, excluding collateralized mortgage obligations (CMOs);
- B. Fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed one year to stated maturity;
- C. Repurchase agreement and reverse repurchase agreements as defined by the Act, not to exceed 90 days to stated maturity, provided an executed Bond Market Master Repurchase Agreement is on file with the Town and the counterparty bank or primary dealer. Flex repurchase agreements used specifically for capital projects may extend beyond two years but only to match the expenditure plan of the projects;
- D. No-load, SEC registered money market funds, not to exceed a weighted average maturity of 90 day, each approved specifically before use by the Town
- E. Constant dollar Texas Local Government Investment Pools as defined by the Public Funds Investment Act. A pool must be continuously rated no lower than AAA or AAAM or at an equivalent rating by at least one nationally recognized rating agency.

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment by the Town until this policy has been amended and the amended version approved by the Town Council.

Competitive Bidding Requirement

All securities, including certificates of deposit, will be purchased or sold after three (3) offers/bids are taken to verify that the Town is receiving fair market value/price for the investment.

Delivery versus Payment

All security transactions, including collateral for repurchase agreements, entered into by the Town, shall be conducted on a delivery versus payment (DVP) basis.

Ratings Downgrade

An Investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. The City shall take all prudent measures that are consistent with its Investment Policy to liquidate an investment that does not have the minimum rating.

IX. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

All investments made by the Town will be made through either the Town's banking services bank or a primary dealer. The Investment Committee will review the list of authorized broker/dealers annually. A list of at least three broker/dealers will be maintained in order to assure competitive bidding.

Securities broker/dealers must meet certain criteria as determined by the Investment Officer. The following criteria must be met by those firms on the list:

- Provision of an audited financial statement each year,
- Proof of certification by the National Association of Securities Dealers (NASD) and provision of CRD number,
- Proof of current registration with the State Securities Commission, and
- Completion of a Town questionnaire.

Every broker/dealer and bank with which the Town transacts business will be provided a copy of this Investment Policy to assure that they are familiar with the goals and objectives of the investment program. A representative of the firm will be required to return a signed certification stating that the Policy has been received and reviewed and that controls are in place to assure that only authorized securities are sold to the Town.

X. DIVERSIFICATION AND MATURITY LIMITATIONS

It is the policy of the Town to diversify its investment portfolio. Invested funds shall be diversified to minimize risk or loss resulting from over-concentration of assets in a specific maturity, specific issuer, or specific class of securities. Diversification strategies shall be established and periodically reviewed. At a minimum, diversification standards by security type and issuer shall be:

<u>Security Type</u>	<u>Max % of Portfolio</u>
U.S. Treasury obligations	100%
U.S. Government agencies and instrumentalities	not to exceed 50%
Fully insured or collateralized CDs	not to exceed 30%
Repurchase agreements	100%
Money Market funds	100%
For Bond funds	80%
Local Government Investment Pools	
Liquidity Pools	100%
Maximum percent ownership of pool	not to exceed 10%
For Bond Funds	not authorized

The Investment Officer shall be required to diversify maturities. The Investment Officer, to the extent possible, will attempt to match investment with anticipated cash flow requirements. Matching maturities with cash flow dates will reduce the need to sell securities prior to maturity, thus reducing market risk. Unless matched to specific requirements, the Investment Officer may not invest more than 20% of the portfolio for a period greater than one (1) year. Unless matched to specific requirements, the Investment Officer may not invest any portion of the portfolio for a period greater than two (2) years. The portfolio's weighted-average maturity shall be limited to 365 days.

XI. SAFEKEEPING AND COLLATERALIZATION

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment basis and be held in safekeeping by either the Town, an independent third party financial institution, or the Town's designated banking services depository.

All safekeeping arrangements shall be designated by the Investment Officer and an agreement of the terms executed in writing. The third party custodian shall be required to issue safekeeping receipts to the Town listing each specific security, rate, description, maturity, cusip number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the Town or pledged to the Town.

All securities pledged to the Town for certificates of deposit or demand deposits shall be held by an independent third party bank doing business in Texas. The safekeeping bank may not be within the same holding company as the bank with which the securities are pledged.

Collateralization will be required for all time and demand deposits over the applicable FDIC insurance coverage limits and for all repurchase agreements in accordance with the collateralization requirements set forth in the Investment Policy.

In order to anticipate market changes and provide a level of additional security for all funds, the collateralization level required will be 102% of the market value of the principal and accrued interest. Collateral will be held by an independent third party safekeeping agent.

XII. PERFORMANCE EVALUATION AND REPORTING

The Investment Officer shall submit monthly reports to the Town Administrator and quarterly reports to the Town Council containing sufficient information to permit an informed outside reader to evaluate the performance of the investment program and consistent with statutory requirements. All reports shall be in compliance with the Act. Market prices for market evaluations will be obtained from an independent source.

XIII. DEPOSITORIES

The Town will designate one banking institution through a competitive process as its central banking services provider at least every three years. This institution will be used for normal banking services including disbursements, collections, and safekeeping of securities. Other banking institutions from which the Town may purchase certificates of deposit will also be designated as a depository after they provide their latest audited financial statements to the Town.

XIV. INVESTMENT POLICY ADOPTION BY COUNCIL

The Town's Investment Policy shall be adopted annually by the Council. The policy and strategies shall be reviewed on an annual basis by the Council or a designated Committee of the Council. A written resolution approving the review and any changes to the policy from the review will be passed by the Council and recorded by the Town Secretary.

XV. COMPLIANCE AUDIT

A compliance audit of management controls on investments and adherence to this investment policy shall be completed in conjunction with the annual financial audit.



Regular Items

Agenda Item 7

- J. Consider for approval a resolution of the Town Council stating official intent to protect the ranch preservation character area of the 2016 Comprehensive Land Use Plan through the reduction of sewer capacity in this area (Resolution No. 17-16)
- K. Consider for approval an appointment of a Mayor Pro Tem for a one-year term
- L. Consider for approval an appointment of a Municipal Court Judge for a two-year term
- M. Consider for approval an appointment of a Municipal Prosecutor for a two year term
- N. Consider for approval a Preliminary Plat of Lots 1-9, Block 1, Chadwick Farms, a proposed mixed-use development consisting of 9 lots on a 24.638-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located south of SH 114 approximately 1,000 feet east of IH 35W, and zoned Mixed-Use Planned Development (MPD). Chadwick Farms LTD is the owner/applicant. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # PP-17-003.
- O. Consider for approval a Site Plan for Phase 1 of Chadwick Farms, Lots 1-9, Block 1, a proposed mixed-use development consisting of a 17,400 square-foot commercial building and 249 apartment units on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of SH 114 approximately 1,000 feet east of IH 35W, and zoned Mixed-Use Planned Development (MPD). Chadwick Farms LTD is the owner/applicant. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-17-001.
- P. Consider for approval a Site Plan for 7-Eleven, a proposed 2,940 square-foot gas station/convenience store on 1.06 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 4B, Town Commons, generally located on the north side of FM 407 approximately 200 feet east of Cleveland-Gibbs Rd at 1246 FM 407, and zoned Mixed-Use Planned Development (MPD). Harvest Phase I, LLC is the owner. Vertical Construction Management, LLC is the applicant/developer. Evolving Texas is the engineer. Case # SP-17-004.
- Q. Consider for approval a Site Plan for a proposed 10,724 square-foot retail center on 1.583 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 2, Block 5, Northport Addition, generally located on the north side of SH 114 approximately 1,000 feet east of the IH 35W northbound service road at 5000 SH 114, and zoned Commercial (C).

Northport Partners is the owner. Flower Mound Plaza, LP is the applicant/developer. Matthew King Architect is the architect. Case # SP-17-003.

- R. Consider for approval a Site Plan for Staybridge Suites, a proposed 103-room hotel on 1.98 acres, to be platted as Lot 3R, Block 2, Texas Speedway Centre, generally located on the east side of Raceway Drive approximately 500 feet south of SH 114, and zoned Mixed-Use Planned Development (MPD). Speedway Hotels, LLC is the owner. A&M Developers is the applicant/developer. Catalyst Technical Group is the engineer. Case # SP-16-008.
- S. Consider for approval appointment/reappointment to the Northlake Economic and Community Development Corporation Board of Directors

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 17-16

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, STATING OFFICIAL INTENT TO PROTECT THE RANCH PRESERVATION CHARACTER AREA OF THE 2016 COMPREHENSIVE LAND USE PLAN THROUGH THE REDUCTION OF SEWER CAPACITY IN THIS AREA

WHEREAS, the Town Council of the Town of Northlake, Texas, adopted its first Comprehensive Land Use Plan on July 10, 1997; and

WHEREAS, the Town Council of the Town of Northlake, Texas, repealed and replaced the 1997 Comprehensive Land Use Plan with the Strategic Master Plan on November 14, 2002; and

WHEREAS, the consultant who prepared the 2002 Strategic Master Plan, MPRG, Inc., won the Project Planning Award from the Midwest Section of the Texas Chapter of the American Planning Association; and

WHEREAS, the 2002 Strategic Master Plan per Goal 5 provided for New Urbanism which is defined as creating walkable neighborhoods containing a wide range of housing types but the Plan did not dictate which areas of Town would allow New Urbanism development; and

WHEREAS, the Town Council of the Town of Northlake, Texas, repealed and replaced the 2002 Strategic Master Plan with the 2009 Comprehensive Land Use Plan on April 9, 2009; and

WHEREAS, the 2009 Comprehensive Land Use Plan for the first time defined a specific area for rural residential land use to prohibit New Urbanism development to locate in rural areas as was allowed in the 2002 Plan; and

WHEREAS, the Town Council of the Town of Northlake, Texas, repealed and replaced the 2009 Comprehensive Land Use Plan with the 2016 Comprehensive Land Use Plan on December 8, 2016; and

WHEREAS, a goal of the 2016 Plan is to “invest in water, sewer and roadway infrastructure primarily in areas that are targeted for growth, not in areas to be preserved”, but the 2002 Plan had an inordinate amount of infrastructure in rural areas; and

WHEREAS, an action item of the 2016 Plan was to update existing infrastructure plans to ensure that the part of the Town preserving open space, farming and large tracts of land is implemented;

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby finds and determines that a public purpose and necessity exists for the Town to update infrastructure plans per the goals of the 2016 Comprehensive Land Use Plan and to preserve the rural areas of the Town.

SECTION 3. That the Town Administrator is hereby authorized, on behalf of the Town to instruct Halff and Associates to significantly reduce and/or eliminate certain infrastructure in the rural areas, Ranch Preservation Character Area, of the Town, specifically waste water collection, to comply with the goals of the 2016 Comprehensive Land Use Plan.

PASSED AND APPROVED THIS THE 8TH DAY OF JUNE, 2017.

TOWN OF NORTHLAKE, TEXAS

PETER DEWING, Mayor

ATTEST:

SHIRLEY ROGERS, Town Secretary

Memo

To: Honorable Mayor and Councilmembers
From: Shirley Rogers, Town Secretary
cc: Drew Corn, Town Administrator
Date: June 8 2017
Re: Appointment of Mayor Pro Tempore

Dear Honorable Mayor and Council Members:

Each year following the general election, the council is allowed to appoint a member of the council as mayor pro tempore. At each new governing body's first meeting or as soon as practicable, the governing body shall elect one council member to serve as mayor pro tempore for a term of one year. If the mayor fails, is unable, or refuses to act, the mayor pro tempore shall perform the mayor's duties and is entitled to receive the fees and compensation prescribed for the mayor.

If the mayor and the mayor pro tempore are absent, any council member may be appointed to preside at the meeting. (LGC 22.037)

22.037. MAYOR AS PRESIDING OFFICER; PRESIDENT PRO TEMPORE

(a) The mayor shall reside at all meetings of the governing body of the municipality and, except in elections, may vote only if there is a tie.

(b) At each new governing body's first meeting or as soon as practicable, the governing body shall elect one alderman to serve as president pro tempore for a term of one year.

(c) If the mayor fails, is unable, or refuses to act, the president pro tempore shall perform the mayor's duties and is entitled to receive the fees and compensation prescribed for the mayor.

(d) If the mayor and the president pro tempore are absent, any alderman may be appointed to preside at the meeting.

Memo

To: Honorable Mayor and Council Members
From: Shirley Rogers, Town Secretary
CC: Drew Corn, Town Administrator
Leann Oliver, Court Administrator
Date: June 8 2017
Re: Appointment of Municipal Court Judge and Prosecutor

Dear Honorable Mayor and Council Members:

The city council of a general law municipality may appoint a municipal court judge to serve a two year term and in Northlake's case, this has been historically done at the time of the election of the Mayor. The judge is not an employee-at-will and can only be removed for cause. The judge of a municipal court may administer an oath and give certificate of the fact in a matter pertaining to a duty of the court.

Each municipal court judge in the State of Texas who is not a licensed attorney in this state must complete successfully a 32-hour course in the performance of his duties within one year from the date he is first elected or appointed. The judge must complete a minimum of 12 hours each calendar year following a calendar year in which the initial course was taken.

All prosecutions in a municipal court shall be conducted by the city attorney or a deputy city attorney of the municipality. The deputy city attorney does not have to be employed by the city attorney's firm. It is the primary duty of the municipal prosecution not to convict but to see that justice is done. The prosecutor is also empowered to conduct plea negotiations with defense attorneys and enter into plea agreements at the prosecutor's discretion.



May 31, 2017

The Honorable Peter Dewing
Town of Northlake, Texas
1301 FM 407
Northlake, Texas 76247

Re: Municipal Court Judge
Town of Northlake, Texas

Honorable Mayor and Council Members:

I have had the honor of serving as Municipal Court Judge for the Town of Northlake since the Court was established in 1999. It is my heartfelt desire to be reappointed so that I may continue to serve.

I live, office, and worship in the Northlake community. Presiding over the Municipal Court is one way I can contribute and serve the Town. My responsibility is to enforce the laws of the State of Texas as well as the Town Ordinances while ensuring fair and impartial treatment of each defendant. While I would like to think I provide "pearls of wisdom", I strive to make the court one with respect and honor.

Each year I have completed the continuing education and training required by the Texas Municipal Court Association. I have the education, experience, time and energy to serve you well.

Very Truly Yours,

The Honorable Thomas W. Hobbs
Municipal Court Judge, Town of Northlake, Texas



6000 WESTERN PLACE, SUITE 200
1-30 AT BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76107
EMAIL:TOASE@TOASE.COM

TAYLOR•OLSON•ADKINS•SRALLA•ELAM
LLP
ATTORNEYS & COUNSELORS

TELEPHONE: (817) 332-2580
TOLL FREE: (800) 318-3400
FACSIMILE: (817) 332-4740
WEBSITE: WWW.TOASE.COM

WAYNE K. OLSON
EXT. 210
wolson@toase.com

May 31, 2017

Via Regular Mail and Email: pdewing@town.northlake.tx.us

Mayor and Council Members
The Town of Northlake
1400 FM 407
Northlake, Texas 76247

RE: Prosecution Services

Dear Mayor and Council:

The purpose of this letter is to affirm my firm's desire to continue serving as the prosecutor for the Town under the current arrangement we are operating under. We truly appreciate our relationship with the Town and the opportunity to provide it with quality prosecution services.

If you have any questions regarding this matter, please feel free to contact me.

Very truly yours,

Wayne K. Olson

WKO/kb

cc: Shirley Rogers VIA EMAIL

Drew Corn VIA EMAIL

Ashley Dierker
Taylor, Olson, Adkins, Sralla & Elam, LLP

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: June 8, 2017
Re: Preliminary Plat for Chadwick Farms – Lots 1-9, Block 1 (PP-17-003)

Purpose: To consider approval of a Preliminary Plat of Lots 1-9, Block 1, Chadwick Farms, a proposed mixed-use development consisting of 9 lots on a 24.638-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located south of SH 114 approximately 1,000 feet east of IH 35W, and zoned Mixed-Use Planned Development (MPD).

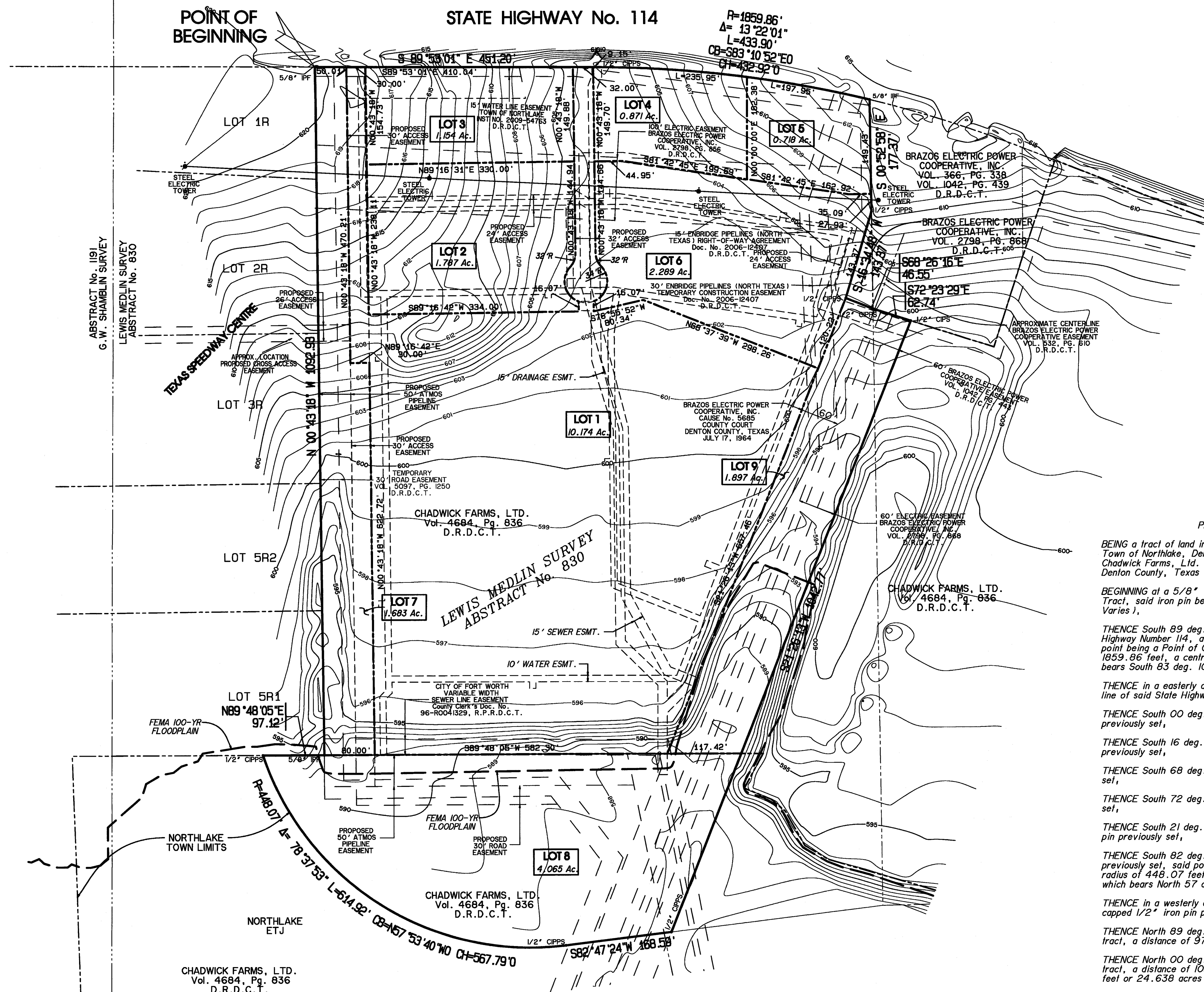
Owner/Applicant: Chadwick Farms LTD

Engineer/Surveyor: Goodwin and Marshall, Inc.

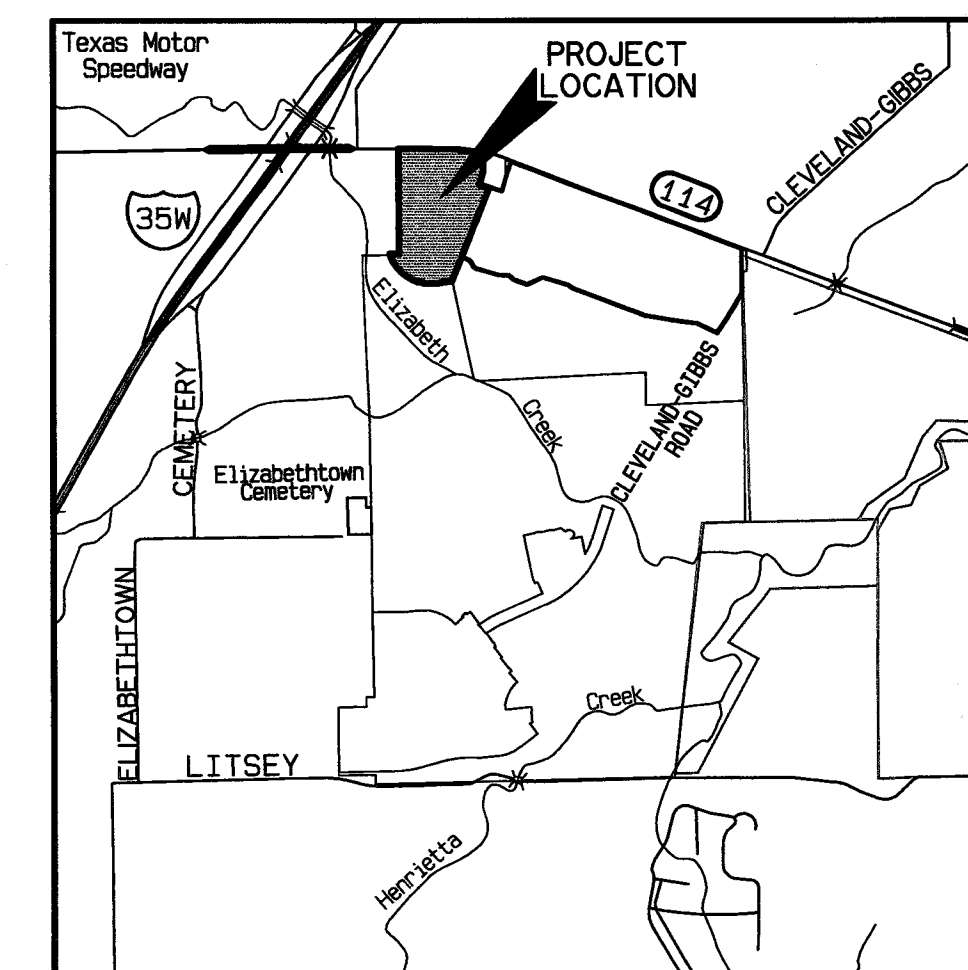
Background: Chadwick Farms is a master planned development in Northlake and Fort Worth with approximately 143 acres located in Northlake on the south side of SH 114. The site was initially zoned MPD in 2001, and the MPD was most recently amended on April 13, 2017 to accommodate the next phase of the development proposed with this preliminary plat which is within Tract 3A and Tract 3B of the MPD's development plan. Lots 2-6 are within Tract 3A which is planned for approximately 49,300 square feet of commercial space including three pad sites on SH 114. Most of Lot 1 is within Tract 3B which is planned for multi-family residential development designed to be integrated with the adjacent Tract 3A commercial development with a minimum of 10,000 square feet of commercial development required with development of Tract 3B. The remaining lots, Lots 7-9, are encumbered by several easements and floodplain and will primarily be preserved as open space and utility corridors. A site plan for the development of Lots 1 and 2 follows on this same agenda for consideration.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). A preliminary utility plan and preliminary drainage plan were submitted with the preliminary plat for review. Town Staff has reviewed the plat and plans and finds them acceptable for approval.

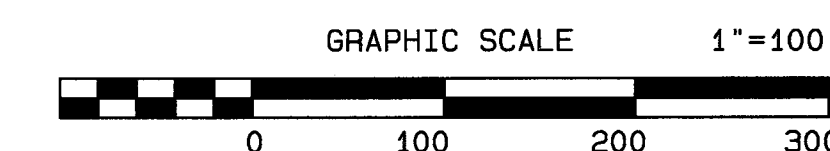
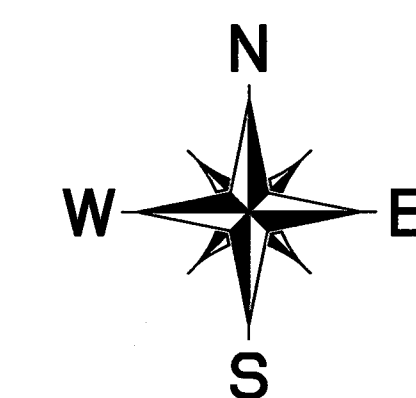
Staff Findings: Staff finds the preliminary plat acceptable for approval as submitted.



LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNDERGROUND GAS LINE MARKER
	FENCE LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND TELEPHONE CABLE MARKER SIGN
	UNDERGROUND GAS LINE MARKER PINFLAG
	CIPPS - CAPPED IRON PIN PREVIOUSLY SET
	CIPS - CAPPED IRON PIN SET
	IPF - IRON PIN FOUND



VICINITY MAP
SCALE: 1" = 2,000'



PROPERTY DESCRIPTION

BEING a tract of land in the Lewis Medlin Survey, Abstract No. 830, situated in the Town of Northlake, Denton County, Texas and being a portion of that tract conveyed to Chadwick Farms, Ltd. by deed recorded in Volume 4684, Page 836 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found at the northwest corner of said Chadwick Farms, Ltd. Tract, said iron pin being on the south right-of-way line of State Highway Number 114 (R.O.W. Varies),

THENCE South 89 deg. 53 min. 01 sec. East along the south right-of-way line of said State Highway Number 114, a distance of 451.20 feet to a capped 1/2" iron pin previously set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1659.86 feet, a central angle of 13 deg. 22 min. 01 sec., and being subtended by a chord which bears South 83 deg. 10 min. 52 sec. East - 432.92 feet,

THENCE in a easterly direction along said curve to the right and along the south right-of-way line of said State Highway Number 114, a distance of 433.90 feet to a 5/8" iron pin found,

THENCE South 00 deg. 52 min. 58 sec. East, a distance of 177.37 feet to a capped 1/2" iron pin previously set,

THENCE South 16 deg. 34 min. 48 sec. West, a distance of 143.37 feet to a capped 1/2" iron pin previously set,

THENCE South 68 deg. 26 min. 16 sec. East, a distance of 46.55 feet to a capped 1/2" iron pin set,

THENCE South 72 deg. 23 min. 29 sec. East, a distance of 62.74 feet to a capped 1/2" iron pin set,

THENCE South 21 deg. 26 min. 13 sec. West, a distance of 1042.77 feet to a capped 1/2" iron pin previously set,

THENCE South 82 deg. 47 min. 24 sec. West, a distance of 168.59 feet to a capped 1/2" iron pin previously set, said point being a Point of Curvature of a circular curve to the right, having a radius of 448.07 feet, a central angle of 78 deg. 37 min. 53 sec., and being subtended by a chord which bears North 57 deg. 53 min. 40 sec. West - 567.79 feet,

THENCE in a westerly direction along said curve to the right, a distance of 614.92 feet to a capped 1/2" iron pin previously set on the west line of said Chadwick Farms, Ltd. tract,

THENCE North 89 deg. 48 min. 05 sec. East along the west line of said Chadwick Farms, Ltd. tract, a distance of 97.12 feet to a 5/8" iron rod found,

THENCE North 00 deg. 43 min. 18 sec. West along the west line of said Chadwick Farms, Ltd. tract, a distance of 1092.93 feet to the POINT OF BEGINNING, containing 1,073,231 square feet or 24.638 acres of land.

OWNER/DEVELOPER:

CHADWICK FARMS, LTD.
2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210 - 0463

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

**PRELIMINARY PLAT
OF
CHADWICK FARMS
LOTS 1-9, BLOCK 1
BEING 24.638 ACRES**

SITUATED IN THE
**LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS**
9 LOTS
ZONING: PD
MARCH 2017

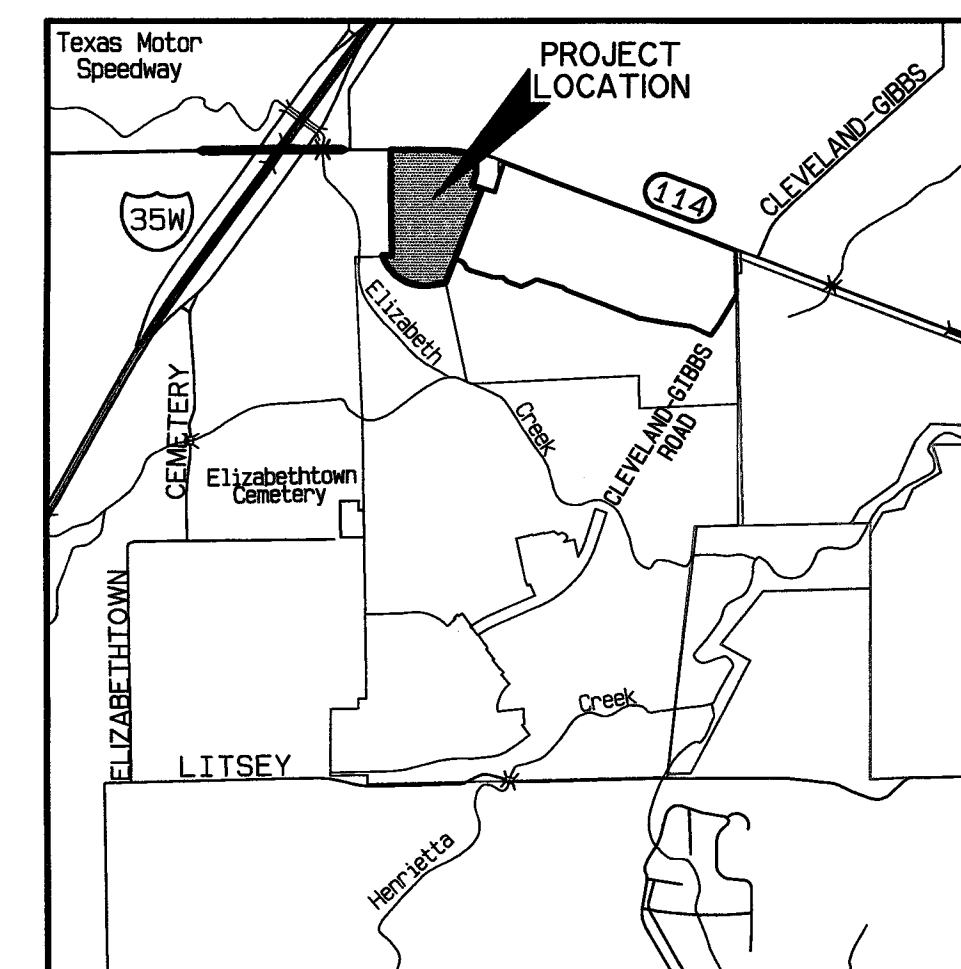
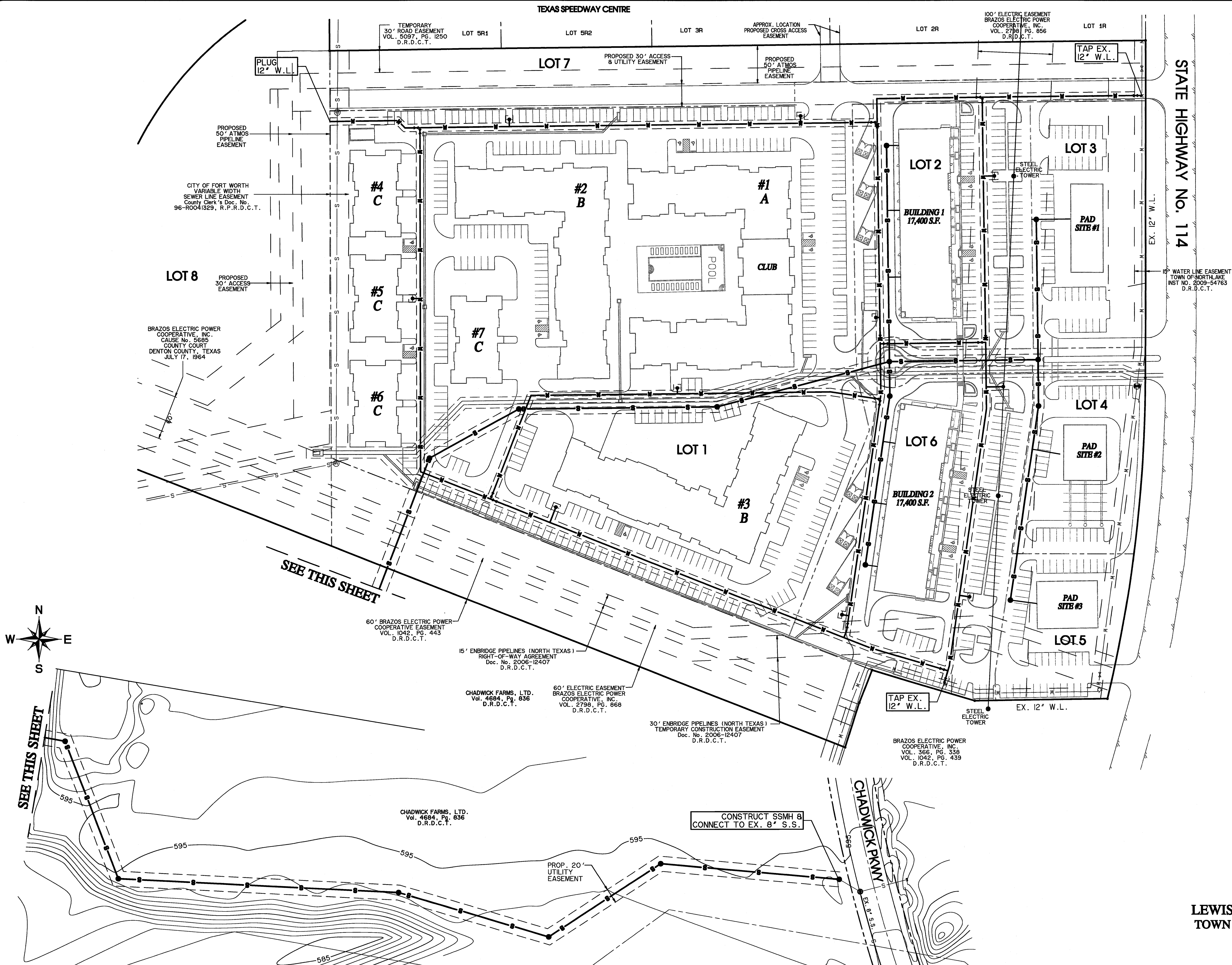
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
- Approximate location of 100-yr floodplain shown per Letter of Map Revision Case No. 11-06-340IP dated July 20, 2011.
- This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Ownership information shown hereon was obtained from the Denton County Central Appraisal District's website and may be inaccurate or out-of-date.
- Drainage, water and sanitary sewer easements for all public lines will be provided as shown with the Final Plat. Easements will be provided for all Drainage and sanitary sewer mains crossing property lines and all water distribution lines including fire hydrants.

APPROVED BY THE TOWN COUNCIL ON:

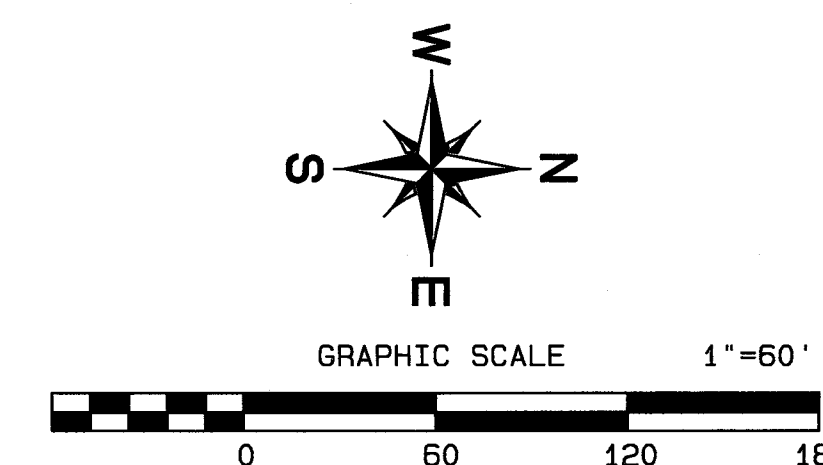
Date _____

Mayor, Town of Northlake _____

Town Secretary, Town of Northlake _____



VICINITY MAP
SCALE: 1" = 2,000'



UTILITY LEGEND	
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WATER LINE & GATE VALVE

OWNER/DEVELOPER:

CHADWICK FARMS, LTD.
2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210-0463

PREPARED BY:

GOODWIN AND MARSHALL INC.

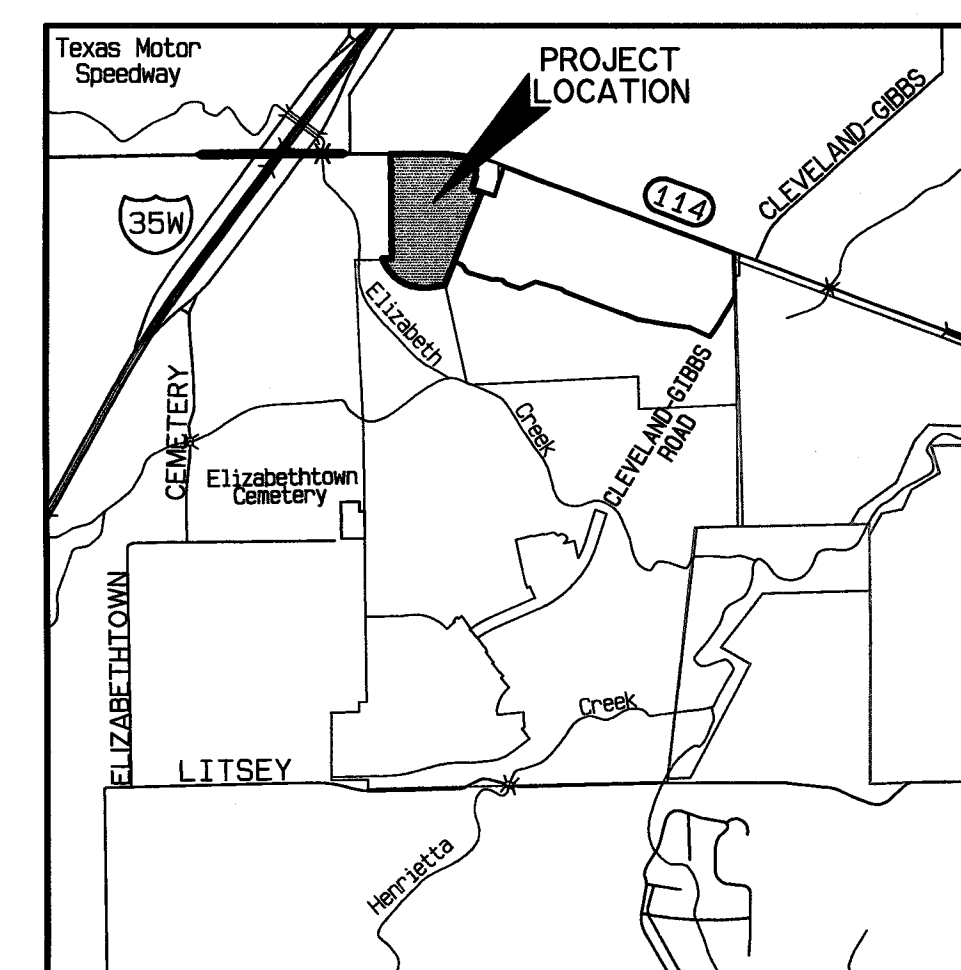
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

**PRELIMINARY UTILITY PLAN
OF
CHADWICK FARMS**

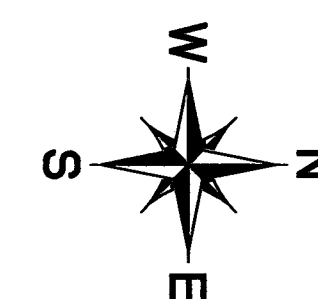
**LOTS 1-9, BLOCK 1
BEING 24.638 ACRES**

SITUATED IN THE
LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
9 LOTS
ZONING: PD
MARCH 2017

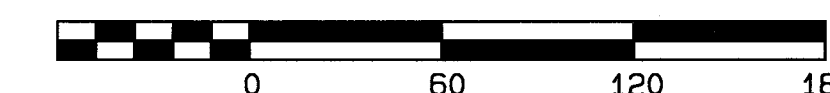


VICINITY MAP

SCALE: 1" = 2,000'



GRAPHIC SCALE



NOTE: REFER TO INCLUDED SH 114
DRAINAGE PLANS FOR DETAILED
OFF-SITE DRAINAGE CALCULATIONS.

OWNER/DEVELOPER:

CHADWICK FARMS, LTD.

**2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210-0463**

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051

Metro (817) 329-4373

TBPLS FIRM No. 10021700

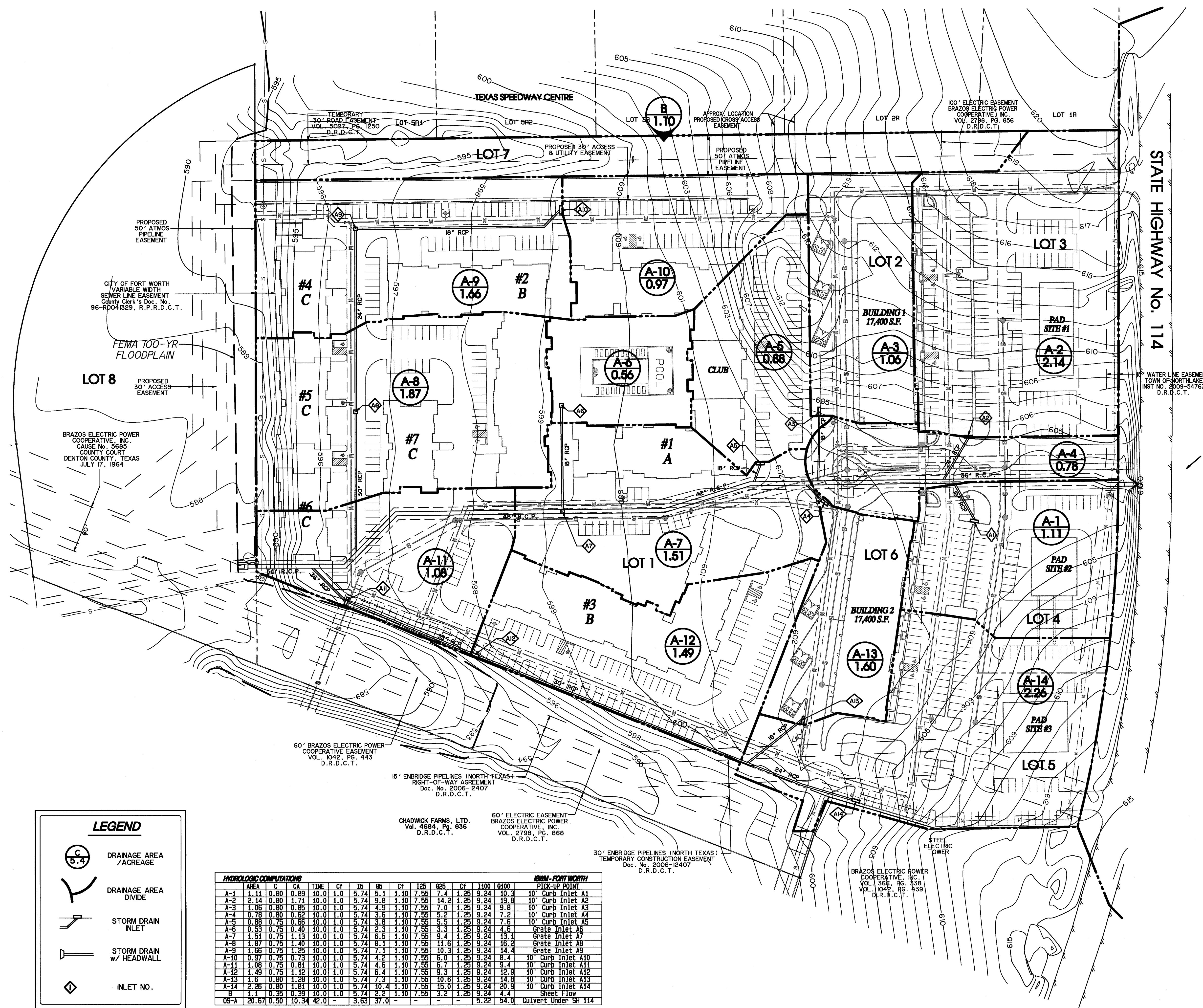
PRELIMINARY DRAINAGE PLAN OF CHADWICK FARMS

**LOTS 1-9, BLOCK 1
BEING 24.638 ACRES**

SITUATED IN THE
LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

9 LOTS
ZONING: PD
MARCH 2017

SHEET 1 OF 1



HYDROLOGIC COMPUTATIONS													ISWM - FORT WORTH		
	AREA	C	CA	TIME	CF	I5	CF	I25	Q25	CF	I100	Q100		PICK-UP POINT	
A-1	1.11	0.80	0.99	10.0	1.0	5.74	5.1	1.10	7.55	5.4	1.25	9.24	10.3	10" Curb Inlet A1	
A-2	1.06	0.80	0.99	10.0	1.0	5.74	5.8	1.10	7.55	5.2	1.25	9.24	9.8	10" Curb Inlet A2	
A-3	1.06	0.80	0.95	10.0	1.0	5.74	4.9	1.10	7.55	5.0	1.25	9.24	9.8	10" Curb Inlet A3	
A-4	1.07	0.80	0.92	10.0	1.0	5.74	3.6	1.10	7.55	5.2	1.25	9.24	7.2	10" Curb Inlet A4	
A-5	0.88	0.75	0.66	10.0	1.0	5.74	3.8	1.10	7.55	5.5	1.25	9.24	7.6	10" Curb Inlet A5	
A-6	0.53	0.75	0.40	10.0	1.0	5.74	2.3	1.10	7.55	3.3	1.25	9.24	4.6	Grate Inlet A6	
A-7	1.51	0.75	1.13	10.0	1.0	5.74	6.5	1.10	7.55	9.4	1.25	9.24	13.1	Grate Inlet A7	
A-8	1.75	0.75	1.40	10.0	1.0	5.74	8.9	1.10	7.55	11.6	1.25	9.24	16.2	Grate Inlet A8	
A-9	1.66	0.75	1.25	10.0	1.0	5.74	7.0	1.10	7.55	10.3	1.25	9.24	14.4	Grate Inlet A9	
A-10	0.97	0.75	0.73	10.0	1.0	5.74	4.2	1.10	7.55	6.0	1.25	9.24	8.4	10" Curb Inlet A10	
A-11	1.08	0.75	0.81	10.0	1.0	5.74	4.6	1.10	7.55	6.7	1.25	9.24	9.4	10" Curb Inlet A11	
A-12	1.49	0.75	1.12	10.0	1.0	5.74	6.4	1.10	7.55	9.3	1.25	9.24	12.9	10" Curb Inlet A12	
A-13	1.6	0.80	1.28	10.0	1.0	5.74	7.3	1.10	7.55	10.6	1.25	9.24	14.8	10" Curb Inlet A13	
A-14	2.26	0.80	1.81	10.0	1.0	5.74	10.4	1.10	7.55	15.0	1.25	9.24	20.9	10" Curb Inlet A14	
MS-A	20.0	0.70	15.0	30.0	1.0	3.63	27.0	1.0	7.55	3.2	1.25	9.24	52.2	54.0	Collector Under SH 114

NOTE: ALL PIPE SIZES ARE PRELIMINARY IN NATURE AND SUBJECT TO FINAL DESIGN

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: June 8, 2017
Re: Site Plan for Phase 1 of Chadwick Farms, Lots 1-9, Block 1 (SP-17-001)

Purpose: Consider approval of a Site Plan for Phase 1 of Chadwick Farms, Lots 1-9, Block 1, a proposed mixed-use development consisting of a 17,400 square-foot commercial building and 249 apartment units on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of SH 114 approximately 1,000 feet east of IH 35W, and zoned Mixed-Use Planned Development (MPD).

Owner/Applicant: Chadwick Farms LTD

Engineer/Surveyor: Goodwin and Marshall, Inc.

Existing Condition of the Property: The subject property is currently vacant, and the previous agenda item is the preliminary plat for the site. The MPD zoning for the property was amended at the April 13, 2017 Town Council meeting in anticipation of this development.

Staff Analysis:

This site plan package is only for Phase 1 which includes development of Lot 2 with a 17,400 square-foot commercial building, Lot 1 with a 249-unit apartment community, and Lot 7 with a proposed drive to access a gas well site to the south as well as to provide future access to the west via a stub out. A proposed site plan layout of the remainder of the lots to be developed in future phases is provided, but at a minimum, landscape plans and building elevations for development on those lots will be required to approve the site plan for those phases.

Access: Access to the site will initially be provided from SH 114 with two shared access drives, one along the west side of the site and the other at the center of the site and serving as the primary entrance leading to the apartments. Another driveway access point from SH 114 on the east side of the site is planned in future phases. A driveway connection to line up with the driveway planned between the Holiday Inn Express and Staybridge Suites sites to the west will provide access and connectivity to Raceway Drive. A driveway stub out to the east is proposed to provide future connectivity with Chadwick Parkway and the rest of the planned Chadwick Farms retail development. All driveways on SH 114 are subject to TxDOT approval.

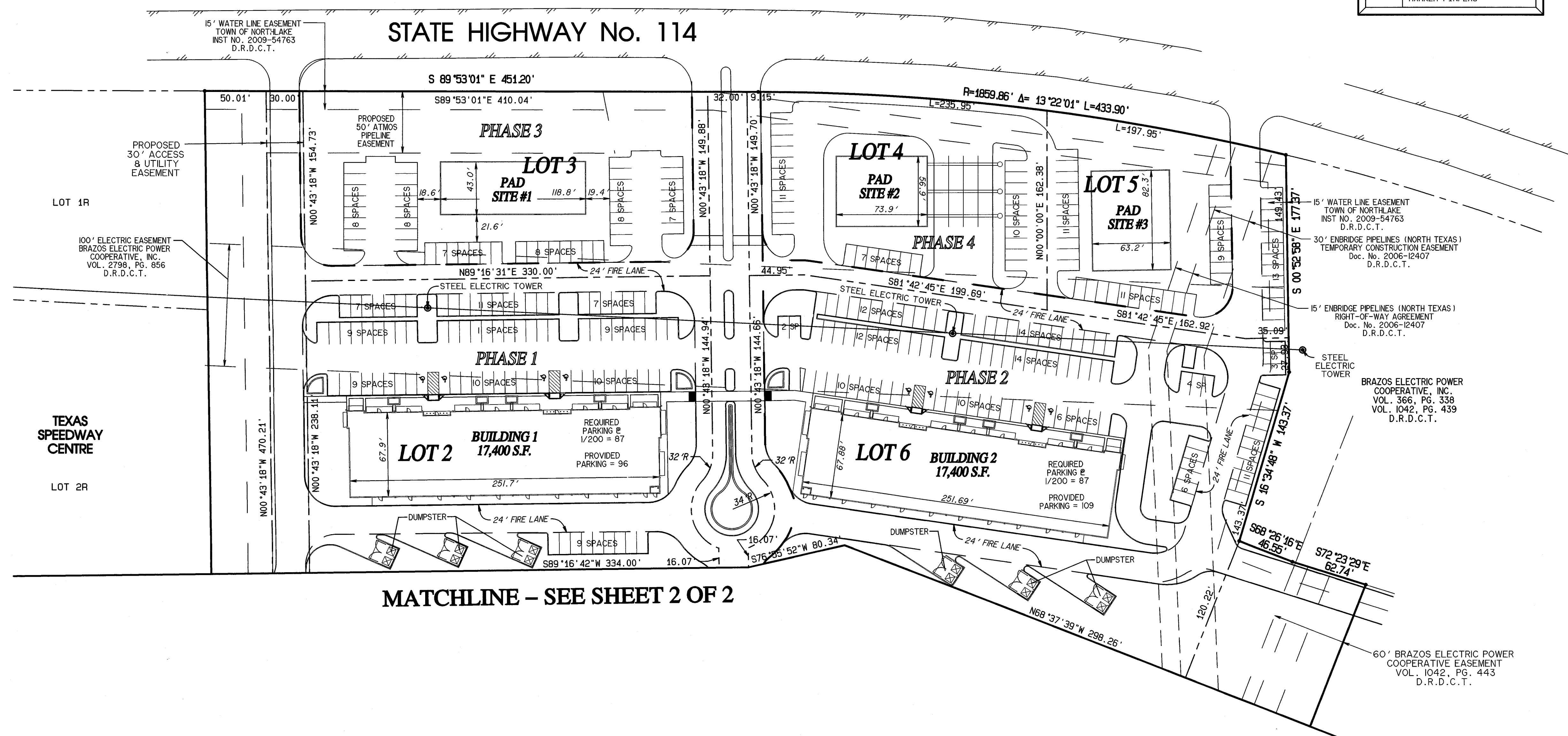
Parking: Lot 2 is planned for a mix of retail/commercial uses with 1 space per 200 sf required by the MPD. 87 spaces are required for the 17,400 sf building, and 92 spaces are provided on the site plan. Lot 1 is planned for 249 apartment units with 1.8 spaces per unit required by the MPD, requiring a total of 448 spaces. 448 spaces are provided on the site plan. 54 of the spaces are covered, exceeding the MPD requirement that 10% of the required spaces be covered.

Fencing, Lighting, and Signage: No fencing is proposed on the site plan. Dumpster locations are shown on the site plan with enclosure screening details which meet the requirements of the MPD. No signage or outdoor lighting plans were provided with the site plan. Any details on fencing, lighting and signage not provided with the site plan package must meet the requirements of the UDC or MPD as applicable at time of permitting.

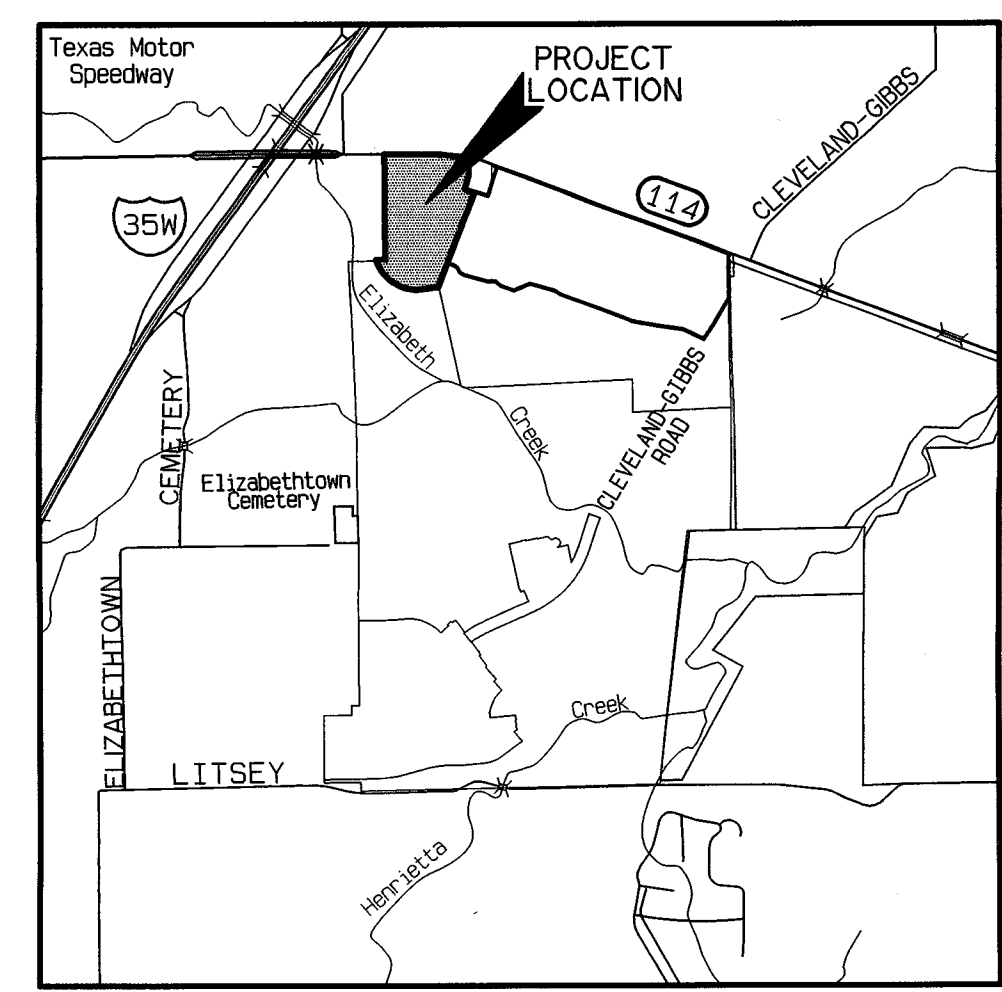
Landscaping: Detailed landscape plans have been provided showing landscaping meeting and exceeding the requirements of the MPD.

Building Elevations: Architectural elevations of the buildings are provided showing all four sides of the proposed commercial building as well as each apartment building type. The building elevations appear to comply with the requirements of the MPD.

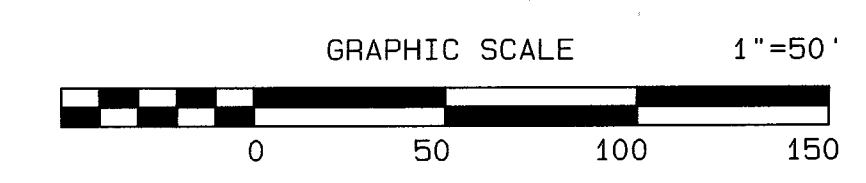
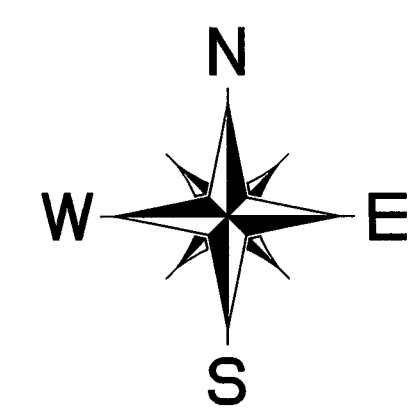
Staff Findings: Staff has reviewed the site plan package and finds it meets or exceeds all applicable requirements of the Unified Development Code (UDC) and Mixed-Use Planned Development (MPD). Staff finds the site plan acceptable for approval as submitted.



LEGEND	
⊠	TELEPHONE PEDESTAL
⊡	UTILITY POLE
⊙	GUY ANCHOR
⊕	WATER VALVE
⊗	FIRE HYDRANT
⊘	SIGN
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	UNDERGROUND GAS LINE MARKER
—X—	FENCE LINE
—E—	OVERHEAD UTILITY LINE
—T—	UNDERGROUND TELEPHONE CABLE MARKER SIGN
—A—	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
SCALE: 1" = 2,000'



NOTE: ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.

BUILDING LEGEND

- #1 - BUILDING NUMBER
- A - BUILDING TYPE (REFER TO ARCHITECT PLANS)

LOT	PHASE
LOT 1	PHASE 1
LOT 2	PHASE 3
LOT 3	PHASE 4
LOT 4	PHASE 2
LOT 5	PHASE 1
LOT 6	
LOT 7	
LOT 8	
LOT 9	

**SITE PLAN
OF
CHADWICK FARMS
LOTS 1-9, BLOCK 1
BEING 24.638 ACRES**

SITUATED IN THE
**LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS**

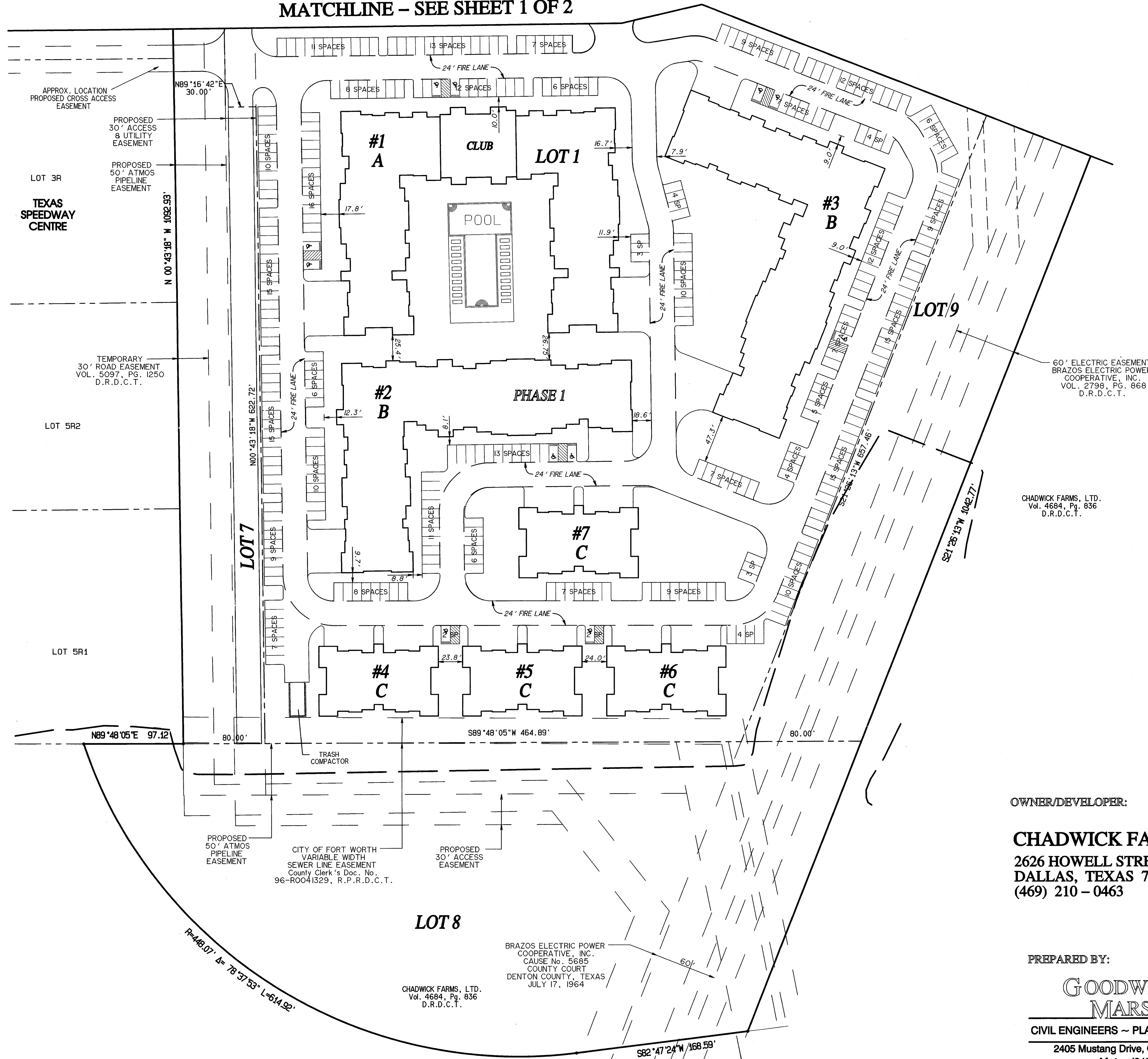
**9 LOTS
ZONING: PD
MARCH 2017**

OWNER/DEVELOPER:
CHADWICK FARMS, LTD.
2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210 - 0463

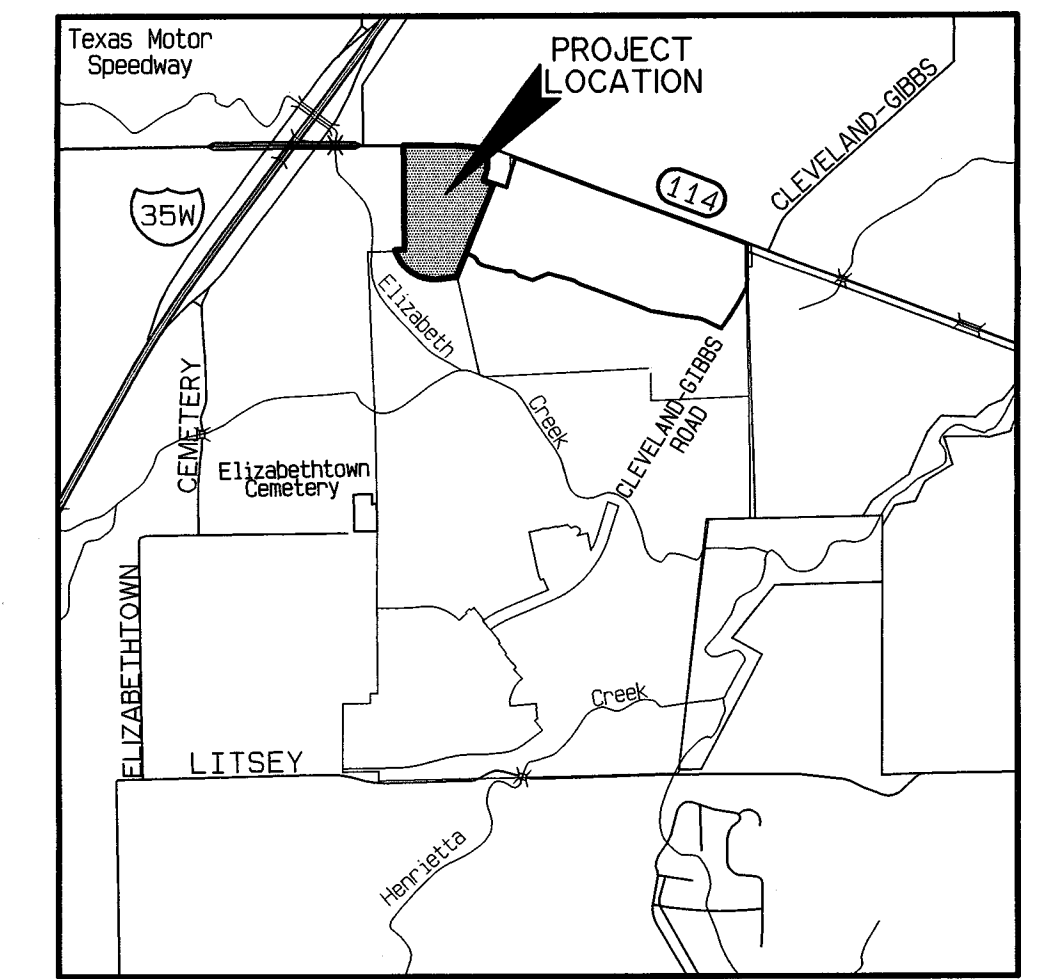
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

E:\0551 - Chadwick Farms Prelim\PRELIMINARY PLAT.dwg Wed Apr 19 15:30:14 2017

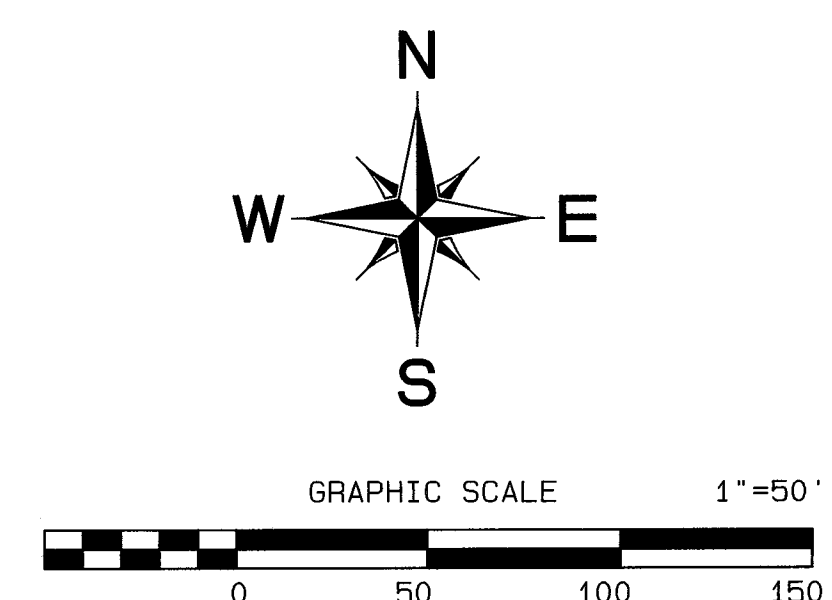
MATCHLINE - SEE SHEET 1 OF 2



LEGEND	
⊠	TELEPHONE PEDESTAL
⊡	UTILITY POLE
⊢	GUY ANCHOR
⊣	WATER VALVE
⊤	FIRE HYDRANT
⊥	SIGN
⊦	SANITARY SEWER MANHOLE
⊧	STORM SEWER MANHOLE
⊨	UNDERGROUND GAS LINE MARKER
⊩	FENCE LINE
⊪	OVERHEAD UTILITY LINE
⊫	UNDERGROUND TELEPHONE CABLE MARKER SIGN
⊬	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
SCALE: 1" = 2,000'



NOTE: ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.

BUILDING LEGEND

#1 - BUILDING NUMBER
A - BUILDING TYPE (REFER TO ARCHITECT PLANS)

LOT	PHASE
LOT 1	PHASE 1
LOT 2	PHASE 3
LOT 3	PHASE 3
LOT 4	PHASE 4
LOT 5	PHASE 4
LOT 6	PHASE 2
LOT 7	PHASE 1
LOT 8	
LOT 9	

LOT 1, BLOCK 1 GENERAL SITE INFORMATION	
SITE ACREAGE	10.174 Acres
BUILDING COVERAGE (INCLUDING GARAGES)	5.08 Acres (221,328 SF)
# OF UNITS	249
# OF PARKING SPACES REQUIRED (1.8 PER UNIT)	448
# OF PARKING SPACES PROVIDED	453
# OF COVERED PARKING SPACES PROVIDED	104
# OF HC PARKING SPACES REQUIRED (401 to 500)	11
# OF HC PARKING SPACES PROVIDED (401 to 500)	11

OWNER/DEVELOPER:

CHADWICK FARMS, LTD.
2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210 - 0463

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

SITE PLAN OF CHADWICK FARMS
LOTS 1-9, BLOCK 1
BEING 24.638 ACRES
SITUATED IN THE LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
9 LOTS
ZONING: PD
MARCH 2017

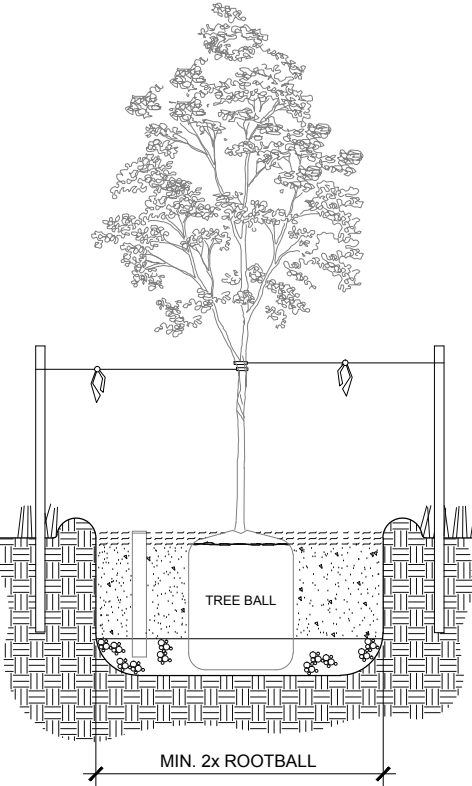
GENERAL SITE LANDSCAPE REQUIREMENTS:	
STREET TREE REQUIREMENTS	
REQUIRED:	25' BUFFER ALONG MAJOR THOROUGHFARES; 15' ADJACENT TO ALL OTHER STREETS EXCLUSIVE OF MAJOR THOROUGHFARES. (1) SHADE TREE FOR EVERY (50) LINEAR FEET
PROVIDED:	(1) SHADE TREE FOR EVERY 50 L.F.
BUFFER REQUIREMENTS	
REQUIRED:	(10) GALLON EVERGREEN SHRUBS SHALL BE PROVIDED TO SCREEN AREAS WHERE PARKING LOTS AND DRIVES ABUT THE LANDSCAPE ALONG A RIGHT OF WAY
PROVIDED:	(10) GALLON EVERGREEN SHRUBS PROVIDED TO SCREEN AREAS WHERE PARKING LOTS AND DRIVES ABUT THE LANDSCAPE ALONG A RIGHT OF WAY
INTERIOR PARKING REQUIREMENTS	
REQUIRED:	PROVIDE (1) SHADE TREE PER 10 PARKING SPACES. 346 PARKING STALLS / 10 = 34.6 TREES REQUIRED
PROVIDED:	41 TREES PROVIDED
REQUIRED:	PARKING LOTS TO INCLUDE A MINIMUM OF 8% OPEN SPACE. PARKING LOT = 183,495 S.F. X .08 = 14,680 S.F. REQUIRED OPEN SPACE
PROVIDED:	32,049 S.F. / 183,495 S.F. = 17% OPEN SPACE
FOUNDATION PLANTING REQUIREMENTS	
REQUIRED:	PROVIDE 5' WIDE PLANTING BEDS ALONG AT LEAST 50% OF HIGH-USE, HIGH-VISIBILITY WALLS
PROVIDED:	5' WIDE PLANTING BEDS ALONG AT LEAST 50% OF HIGH-USE, HIGH-VISIBILITY WALLS

LANDSCAPE PLANT LEGEND				
SYMBOL	CANOPY & ORNAMENTALS	QTY	SIZE	MATURE HT.
	BALD CYPRESS TAXODIUM DISTICHUM	17	3" CAL.	50-70'
	LIVE OAK QUERCUS VIRGINIANA	41	3" CAL.	60-80'
SYMBOL	SHRUBS & MISC.	QTY	SIZE	SPACING
	DWARF BURFORD HOLLY ILEX CORNUTA BURFORDII 'PYGMY'	114	10 GAL.	36" O.C.
	CLEYERA TERNSTROEMIA GYMNANTHERA	108	10 GAL.	36" O.C.
	JAPANESE AUCUBA AUCUBA JAPONICA	97	5 GAL.	36" O.C.
	DWARF MAIDEN GRASS MISCANTHUS SINENSIS 'ADAGIO'	52	5 GAL.	36" O.C.
	RIVER ROCK - 2" DIA.	2,065 SF	COLOR TBD BY OWNER	

IRRIGATION REQUIREMENTS	
AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED WITH RAIN SENSORS AND LOW GALLONAGE, LOW ANGLE NOZZLES IN SUCH A WAY AS TO AVOID WATER OVERFLOW INTO THE STREET. A FREEZE SENSOR SHALL BE PLACED IN EACH CONTROLLER TO PREVENT THE IRRIGATION SYSTEM FROM ACTIVATING TO CREATE UNSAFE SPILLAGE ON ROADS AND/OR SIDEWALKS	

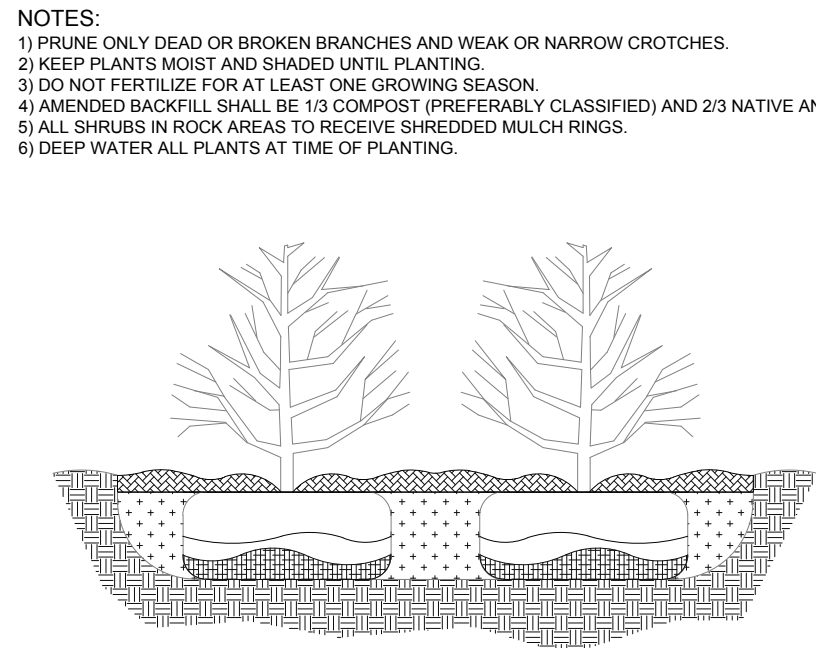
GENERAL MAINTENANCE	
ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER VALUE.	

NOTES:
1) MARK THE NORTH SIDE OF TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
2) AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3) STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7) WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8) COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9) DEEP WATER ALL PLANTS AT THE TIME OF PLANTING.



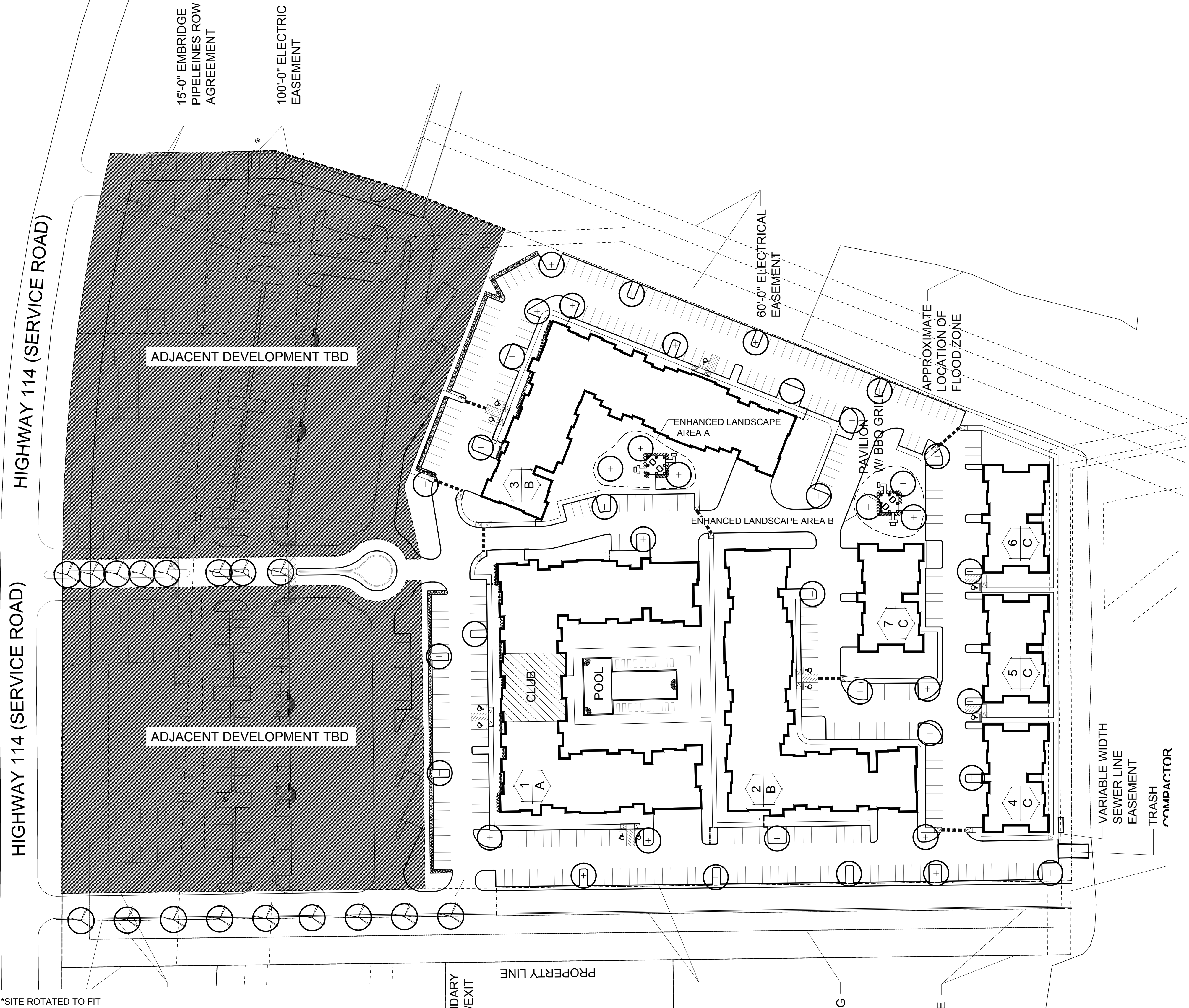
1 TREE PLANTING DETAIL
3" CAL. MINIMUM

REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).
ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.
SET TREE VERTICAL. STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEeward AND WINDWARD SIDES. STAKE TREES OVER 3" CALIPER WITH 3 EQUALLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT BAG FOR SWAY.
PROVIDE FLAGGING TAPE WITH MINIMUM 1" DANGLING. SET STAKES IN MINIMUM 1" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.
TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE.
3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" DIAMETER WOOD MULCH RING AND 8" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM UNDISTURBED SOIL.
AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.



2 SHRUB PLANTING DETAIL

SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.
PLANT TOP OF ROOTBALL AT GRADE.
3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM UNDISTURBED SOIL.
REMOVE ALL PACKAGING MATERIAL FOR POT BOUND PLANTS ONLY. MAKE 4-6 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
FOR ROOT BIND AT BOTTOM OF BALL. SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.



XX/XX/XXXX

CHADWICK FARMS
NORTHLAKE, TEXAS

DATE:
01/10/2017

PROJECT NUMBER:
16073

REVISIONS

NO DATE

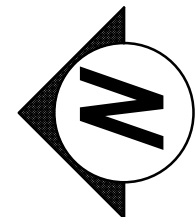
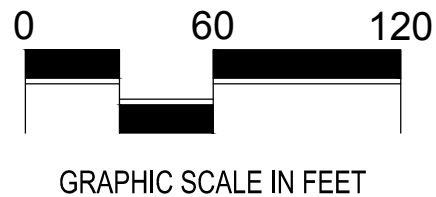
DRAWINGS ISSUED FOR:
BID/PERMIT
SHEET NUMBER

LP0.01

CITY SUBMITTAL -
LANDSCAPE PLAN
COPYRIGHT © 2016

1 LANDSCAPE PLAN

SCALE: 1"=60'-0"



STREET TREE REQUIREMENTS

REQUIRED: 25' BUFFER ALONG MAJOR THOROUGHFARES; 15' ADJACENT TO ALL OTHER STREETS EXCLUSIVE OF MAJOR THOROUGHFARES: (1) SHADE TREE FOR EVERY (50) LINEAR FEET

PROVIDED: (1) SHADE TREE FOR EVERY 50 L.F.

BUFFER REQUIREMENTS

REQUIRED: (10) GALLON EVERGREEN SHRUBS SHALL BE PROVIDED TO SCREEN AREAS WHERE PARKING LOTS AND DRIVES ABUT THE LANDSCAPE ALONG A RIGHT OF WAY

PROVIDED: (10) GALLON EVERGREEN SHRUBS PROVIDED TO SCREEN AREAS WHERE PARKING LOTS AND DRIVES ABUT THE LANDSCAPE ALONG A RIGHT OF WAY

INTERIOR PARKING REQUIREMENTS

REQUIRED: PROVIDE (1) SHADE TREE PER 10 PARKING SPACES. 92 PARKING STALLS / 10 = 9.2 TREES REQUIRED

PROVIDED: 9 TREES PROVIDED

REQUIRED: PARKING LOTS TO INCLUDE A MINIMUM OF 8% OPEN SPACE. PARKING LOT = 14,904 S.F. X .08 = 1,192 S.F. REQUIRED

PROVIDED: 8,748 SF OPEN SPACE PROVIDED

FOUNDATION PLANTING REQUIREMENTS

REQUIRED: PROVIDE 5' WIDE PLANTING BEDS ALONG AT LEAST 50% OF HIGH-USE, HIGH-VISIBILITY WALLS

PROVIDED: 5' WIDE PLANTING BEDS ALONG AT LEAST 50% OF HIGH-USE, HIGH-VISIBILITY WALLS

LANDSCAPE PLANT LEGEND				
SYMBOL	CANOPY & ORNAMENTALS	QTY	SIZE	MATURE HT.
	BALD CYPRESS TAXODIUM DISTICHUM	5	3" CAL.	50-70'
	LIVE OAK QUERCUS VIRGINIANA	8	3" CAL.	60-80'
SYMBOL	SHRUBS & MISC.	QTY	SIZE	SPACING
	DWARF BURFORD HOLLY ILEX CORNUTA BURFORDII "PYGMY"	18	10 GAL.	36" O.C.
	CLEYERA TERNSTROEMIA GYMNANTHERA	9	10 GAL.	36" O.C.
	RIVER ROCK - 2" DIA.	123 SF	COLOR TBD BY OWNER	

AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED WITH RAIN SENSORS AND LOW GALLONAGE, LOW ANGLE NOZZLES IN SUCH A WAY AS TO AVOID WATER OVERFLOW INTO THE STREET. A FREEZE SENSOR SHALL BE PLACED IN EACH CONTROLLER TO PREVENT THE IRRIGATION SYSTEM FROM ACTIVATING TO CREATE UNSAFE SPILLAGE ON ROADS AND/OR SIDEWALKS

ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER VALUE.

NOTES:

MARK THE NORTH SIDE OF TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

DO NOT REMOVE BRANCHES THAT ARE NEAR THE TRUNK OR BRANCHES THAT ARE NEAR THE TRUNK. DO NOT REMOVE BRANCHES THAT ARE NEAR THE TRUNK OR BRANCHES THAT ARE NEAR THE TRUNK. DO NOT REMOVE BRANCHES THAT ARE NEAR THE TRUNK OR BRANCHES THAT ARE NEAR THE TRUNK.

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

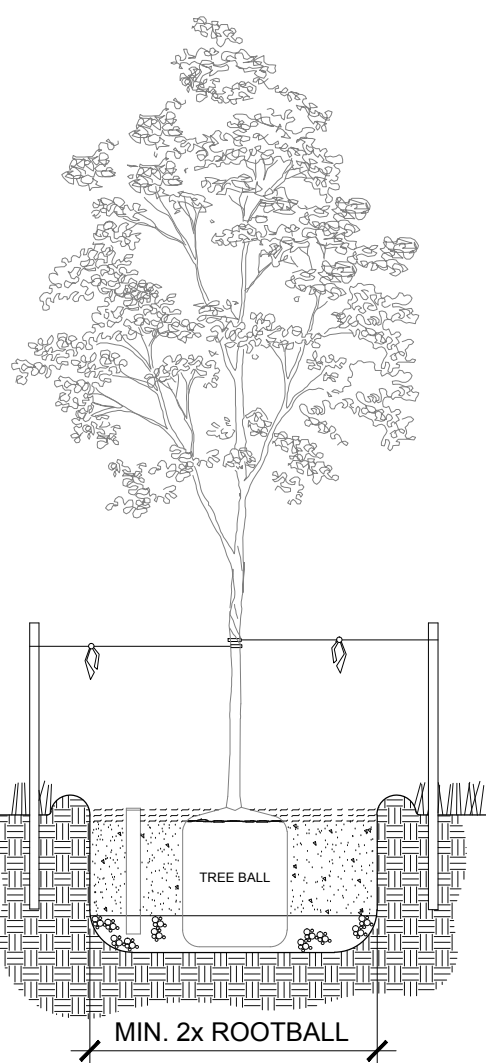
PLANTING: PLANT THE SEEDLINGS IN THE GROUNDS.

PLANTED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CALAGNAN) AND 2/3 NATURAL AND/OR IMPROVED TOPSOIL.

WEEP WATER ON EXPOSED STEMS AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE. NOT TWINE.

DO NOT REMOVE BRANCHES THAT ARE NEAR THE TRUNK OR BRANCHES THAT ARE NEAR THE TRUNK. DO NOT REMOVE BRANCHES THAT ARE NEAR THE TRUNK OR BRANCHES THAT ARE NEAR THE TRUNK.

DRAIN TRUNK ALL PLANTS AT THE TREE OF PLANTING.

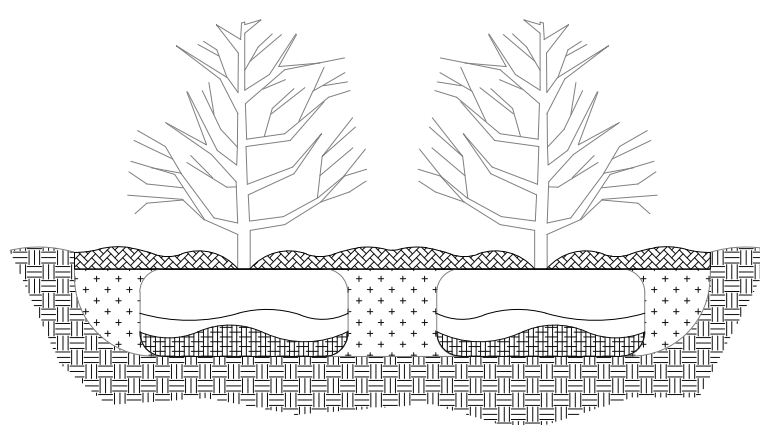


1 TREE PLANTING DETAIL
3" CAL. MINIMUM

N.T.S

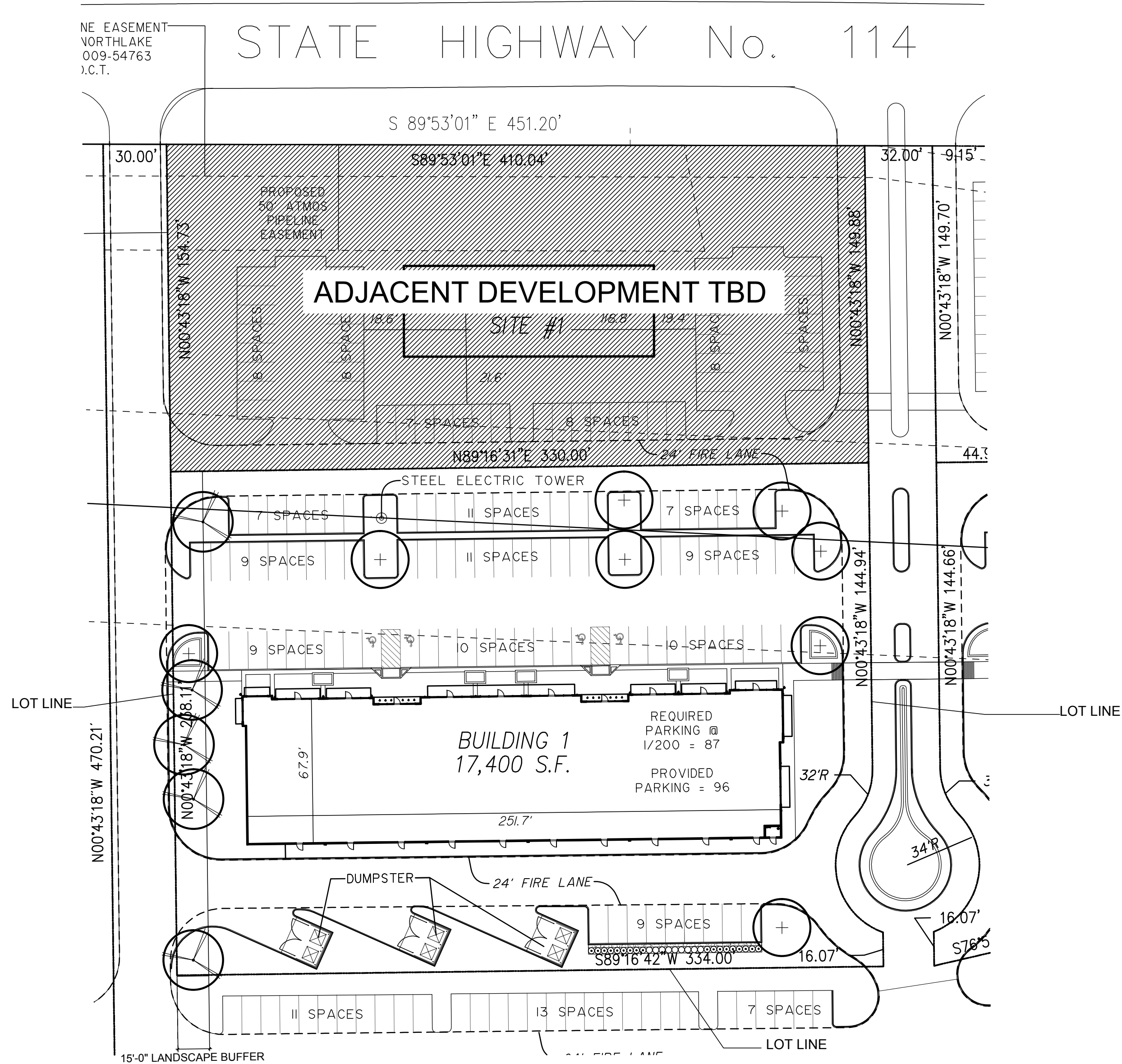
NOTES:

- 1) PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- 2) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- 4) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- 5) ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
- 6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.



② SHRUB PLANTING DETAIL

N.T.S.



SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS.
LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE
2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD
MULCH.
PLANT TOP OF ROOTBALL AT GRADE.

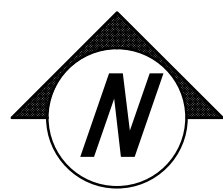
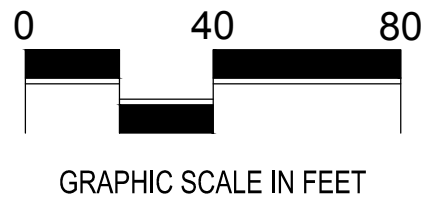
3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOI
MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE

1 LANDSCAPE PLAN

SCALE: 1"=60'-0"



XX/XX/XXXX

CHADWICK FARMS
NORTHLAKE, TEXAS

DATE: _____

01/10/2017

PROJECT NUMBER:

16073

REVISIONS

NO	DATE
----	------

DRAWINGS ISSUED FOR:

BID/PERMIT

SHEET NUMBER

LP0.01

CITY SUBMITTAL -
LANDSCAPE PLAN

COPYRIGHT © 2016

DATE:
02/17/2017

PROJECT NUMBER:
15060

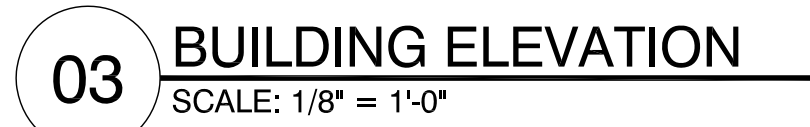
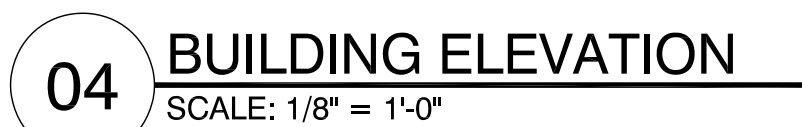
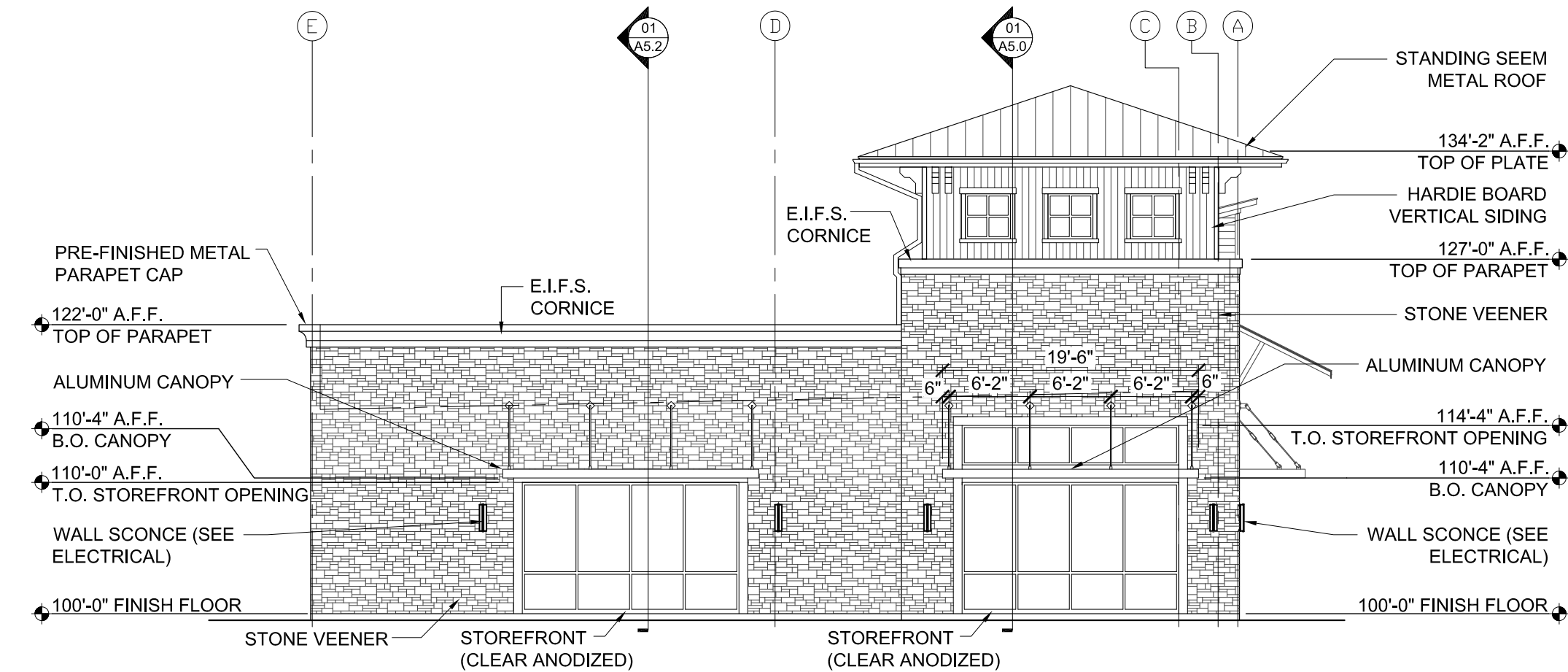
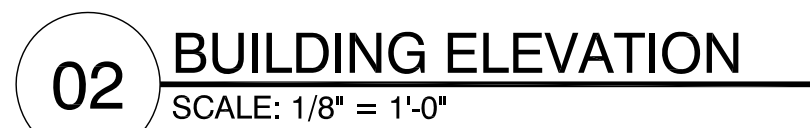
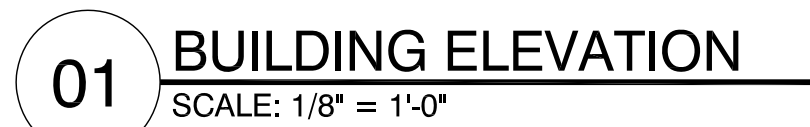
REVISIONS

NO	DATE
----	------

A3.0

BUILDING
ELEVATIONS

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01 BUILDING 'A' FRONT ELEVATION RENDER
SCALE: 3/32" = 1'-0"

XX/XX/XXXX

NOT FOR CONSTRUCTION



ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

CHADWICK FARMS
NORTHLAKE, TEXAS

DATE:
02/07/2017

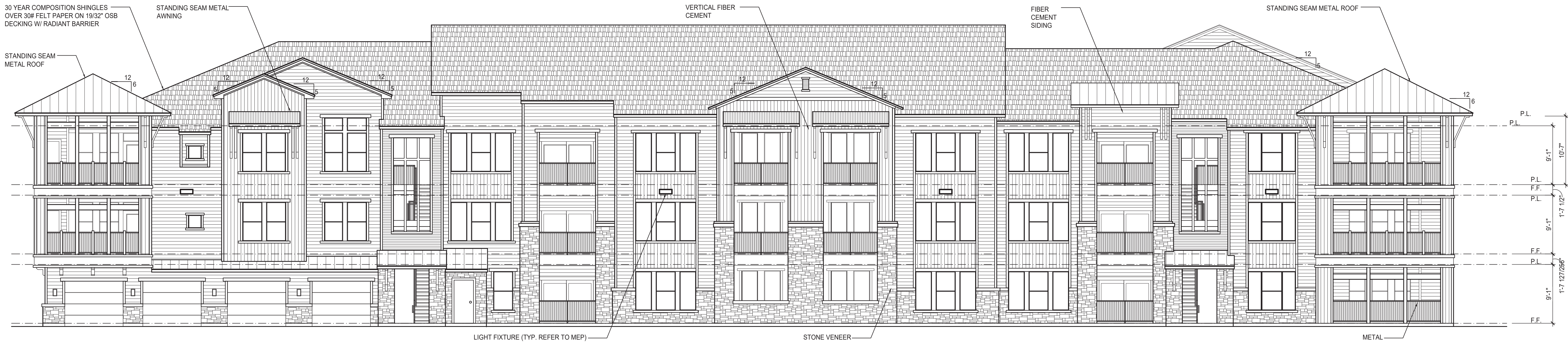
PROJECT NUMBER:
16073

REVISIONS
NO DATE

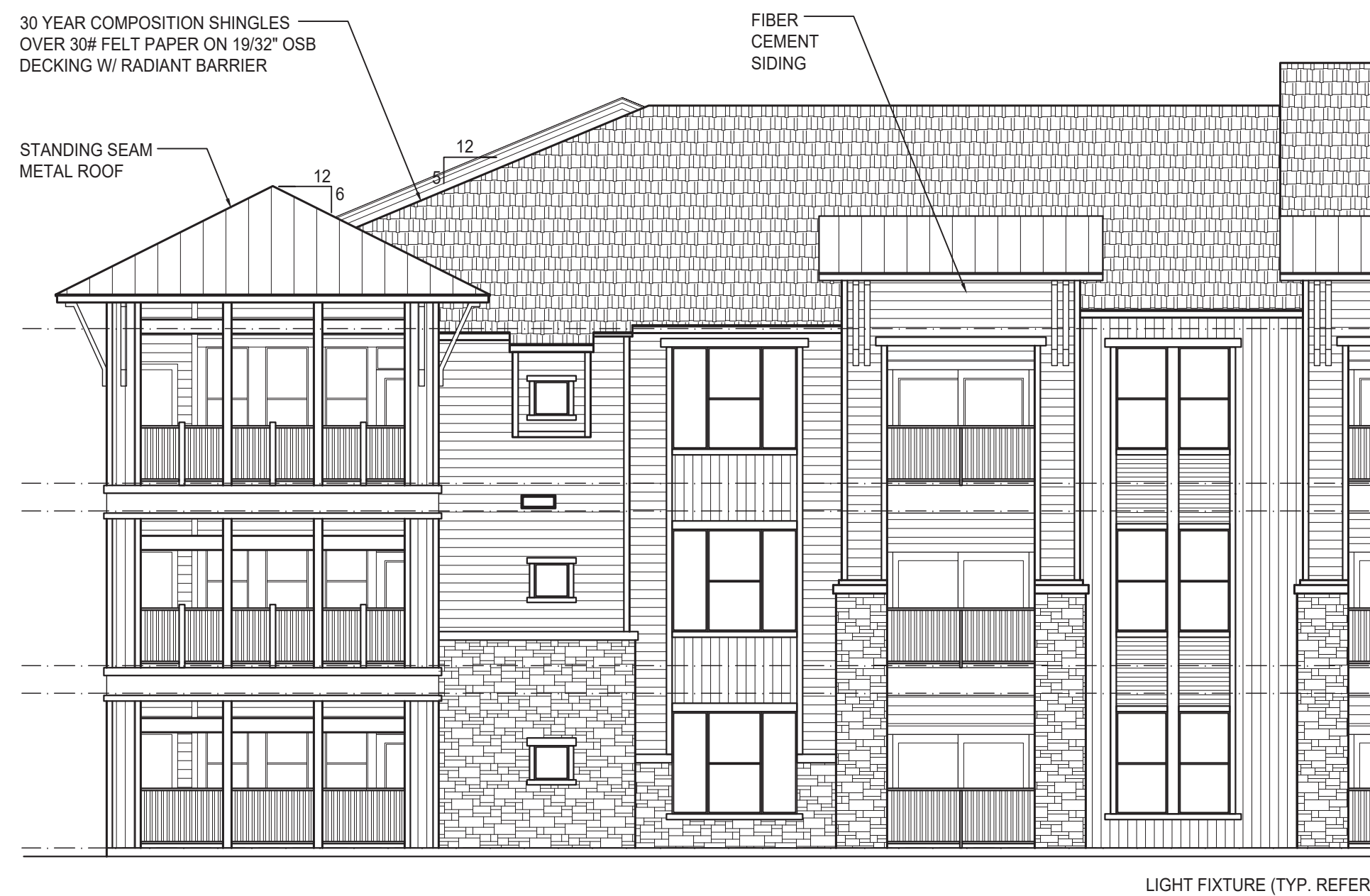
DRAWINGS ISSUED FOR:
REVIEW
SHEET NUMBER

A4.10
BLDG. 'A'
ELEVATION
RENDER

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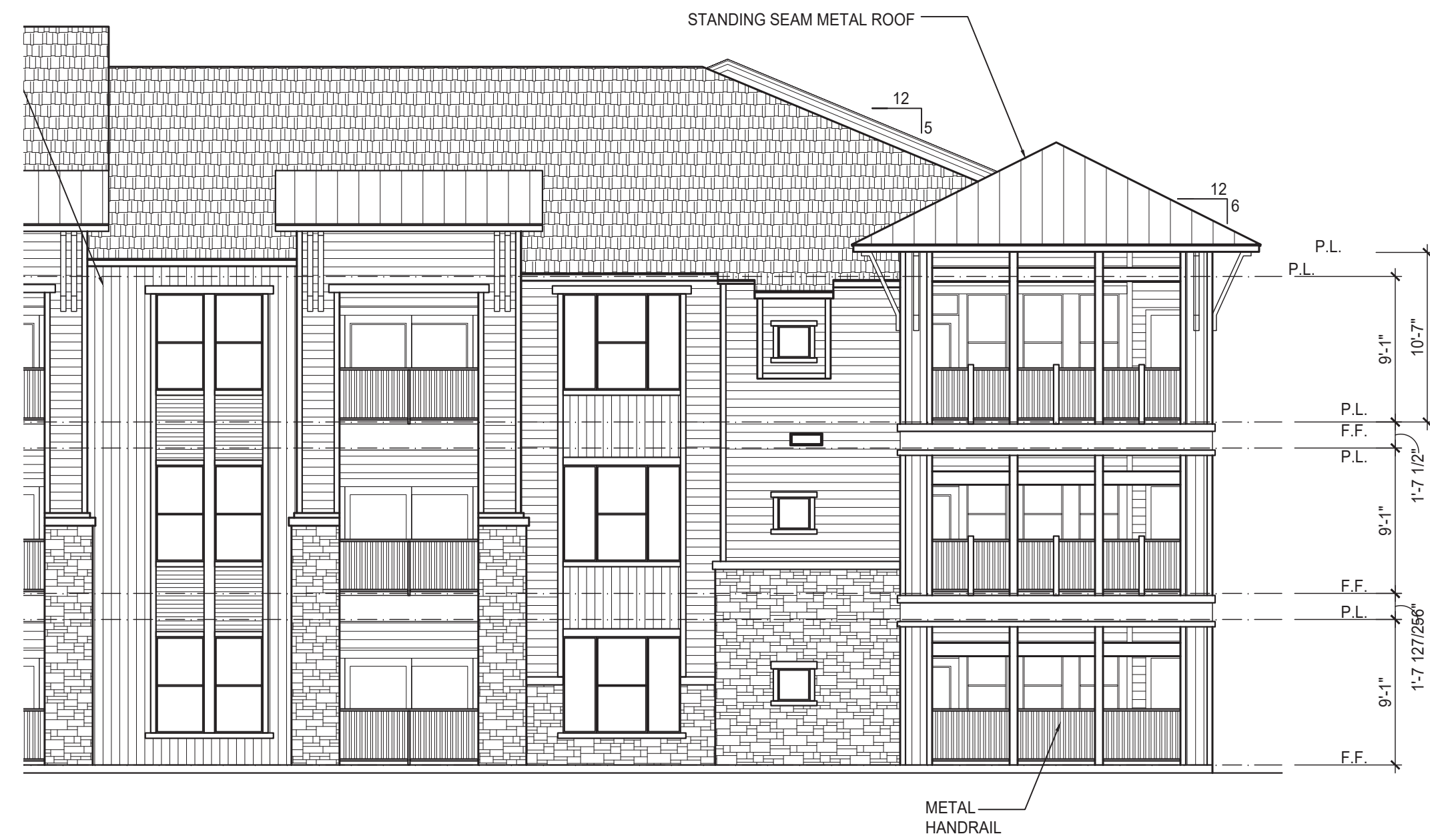
04 BUILDING TYPE 'A' LEFT ELEVATION
SCALE: 1/8" = 1'-0"



03 BUILDING TYPE 'A' RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING TYPE 'A' RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 'A' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

XX/XX/XXXX
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Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

CHADWICK FARMS
NORTHLAKE, TEXAS

DATE:
02/07/2017

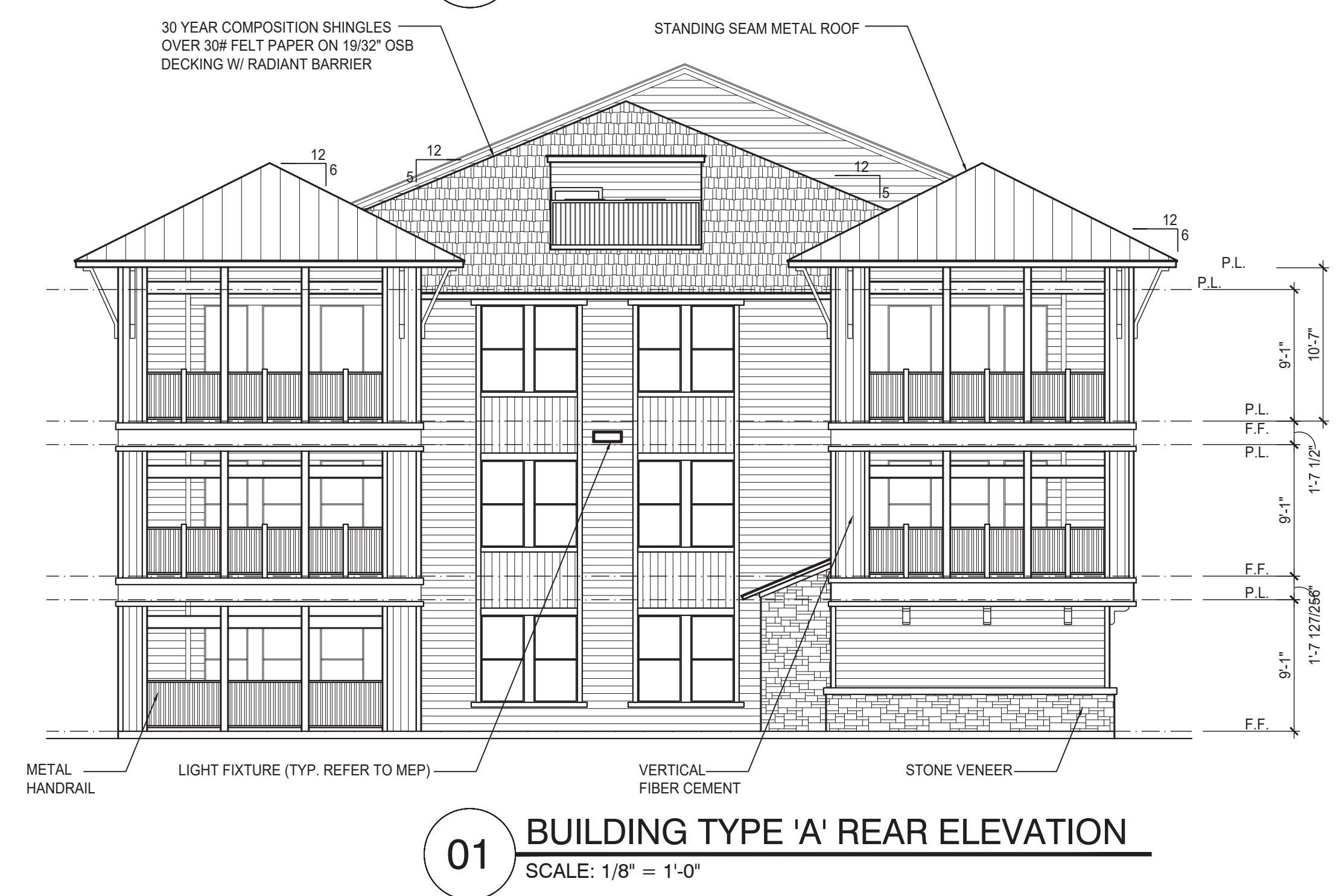
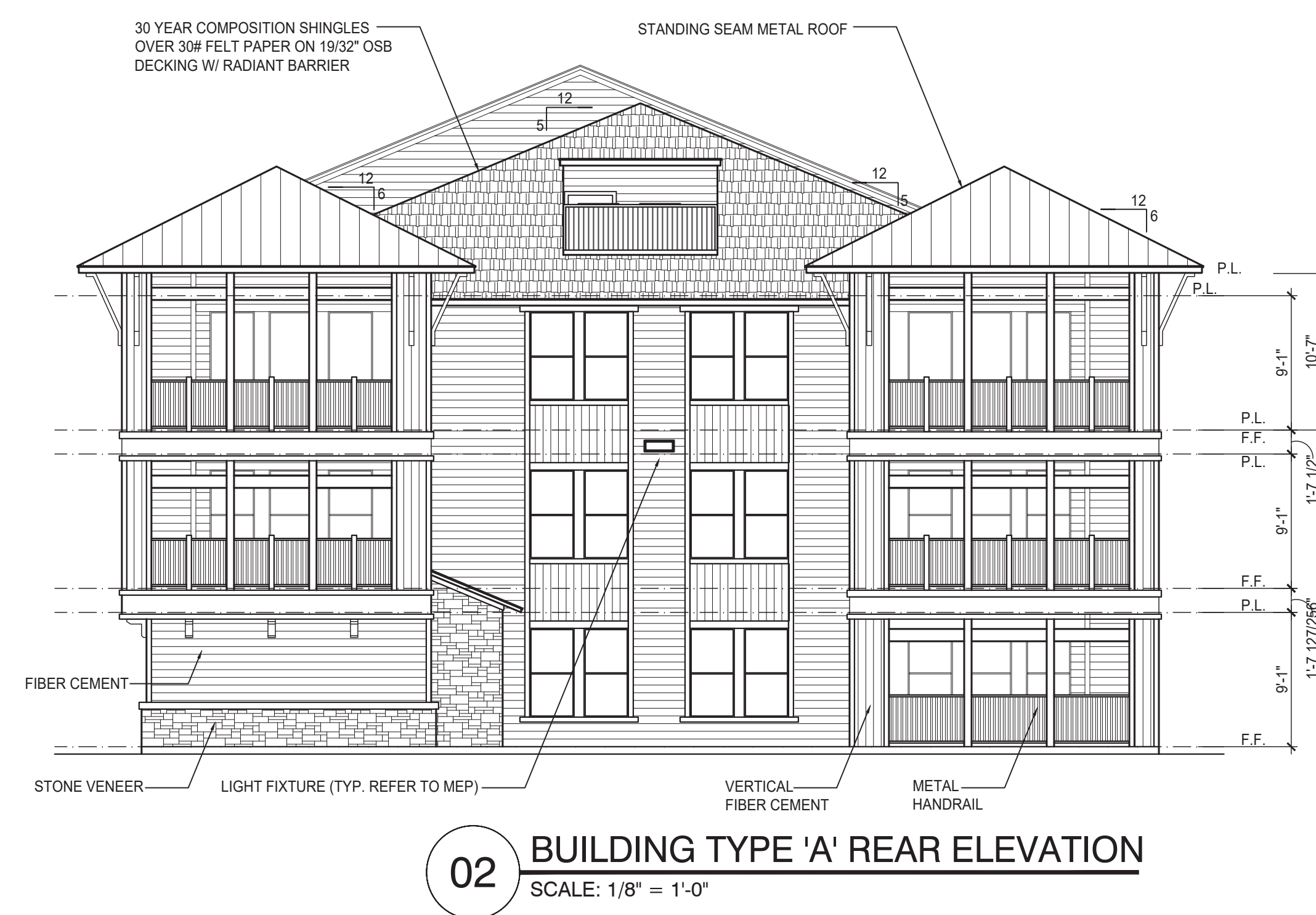
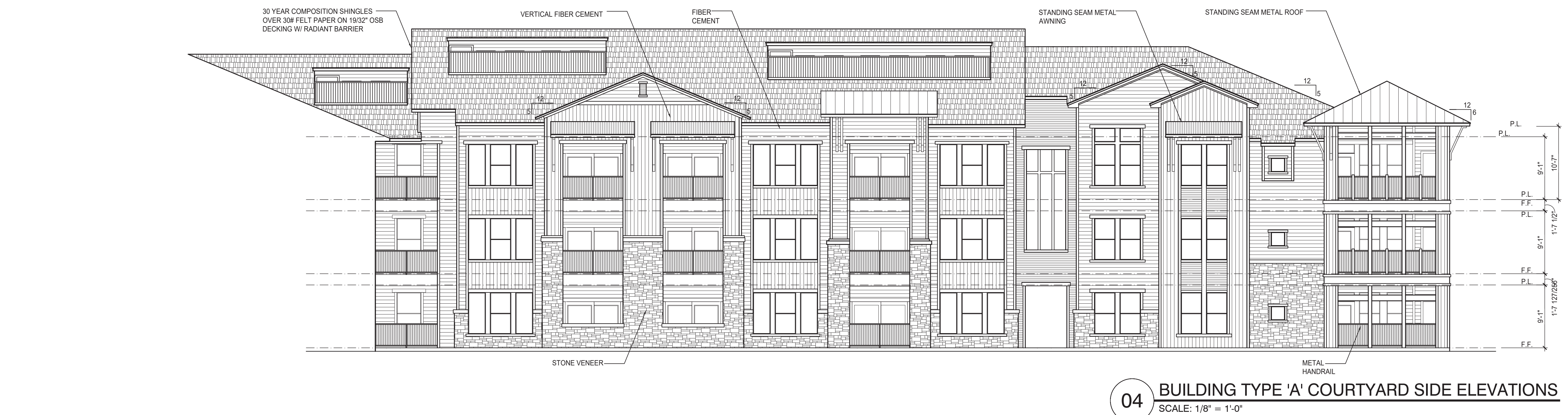
PROJECT NUMBER:
16073

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
REVIEW
SHEET NUMBER

A4.12
BLDG. 'A'
EXTERIOR
ELEVATIONS
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X/XX/XXXX

NOT FOR CONSTRUCTION



ARCHITECT:
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1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

CHADWICK FARMS NORTHLAKE, TEXAS

DATE: _____

02/07/2017

PROJECT NUMBER:

6073

REVISIONS

DATE

DRAWINGS ISSUED FOR:

REVIEW

SHEET NUMBER

A4.13

BLDG. 'A'
EXTERIOR
ELEVATIONS

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CHADWICK FARMS
NORTHLAKE, TEXAS

DATE:

02/07/2017

PROJECT NUMBER:

16073

REVISIONS

NO DATE

DRAWINGS ISSUED FOR:

REVIEW

SHEET NUMBER

A4.14

BLDG. 'A'
EXTERIOR
ELEVATIONS

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02

BUILDING TYPE 'A' RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



01

BUILDING TYPE 'A' RIGHT COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"



03 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING TYPE 'B' RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

XX/XX/XXXX

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Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644 F: 972.312.8666
WWW.CROSSARCHITECTS.COM

CHADWICK FARMS
NORTHLAKE, TEXAS

DATE:
02/07/2017

PROJECT NUMBER:
16073

REVISIONS
NO DATE

DRAWINGS ISSUED FOR:
REVIEW
SHEET NUMBER

A4.16
BLDG. 'B'
EXTERIOR
ELEVATIONS
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DATE:

02/07/2017

PROJECT NUMBER:

16073

REVISIONS

NO DATE

DRAWINGS ISSUED FOR:

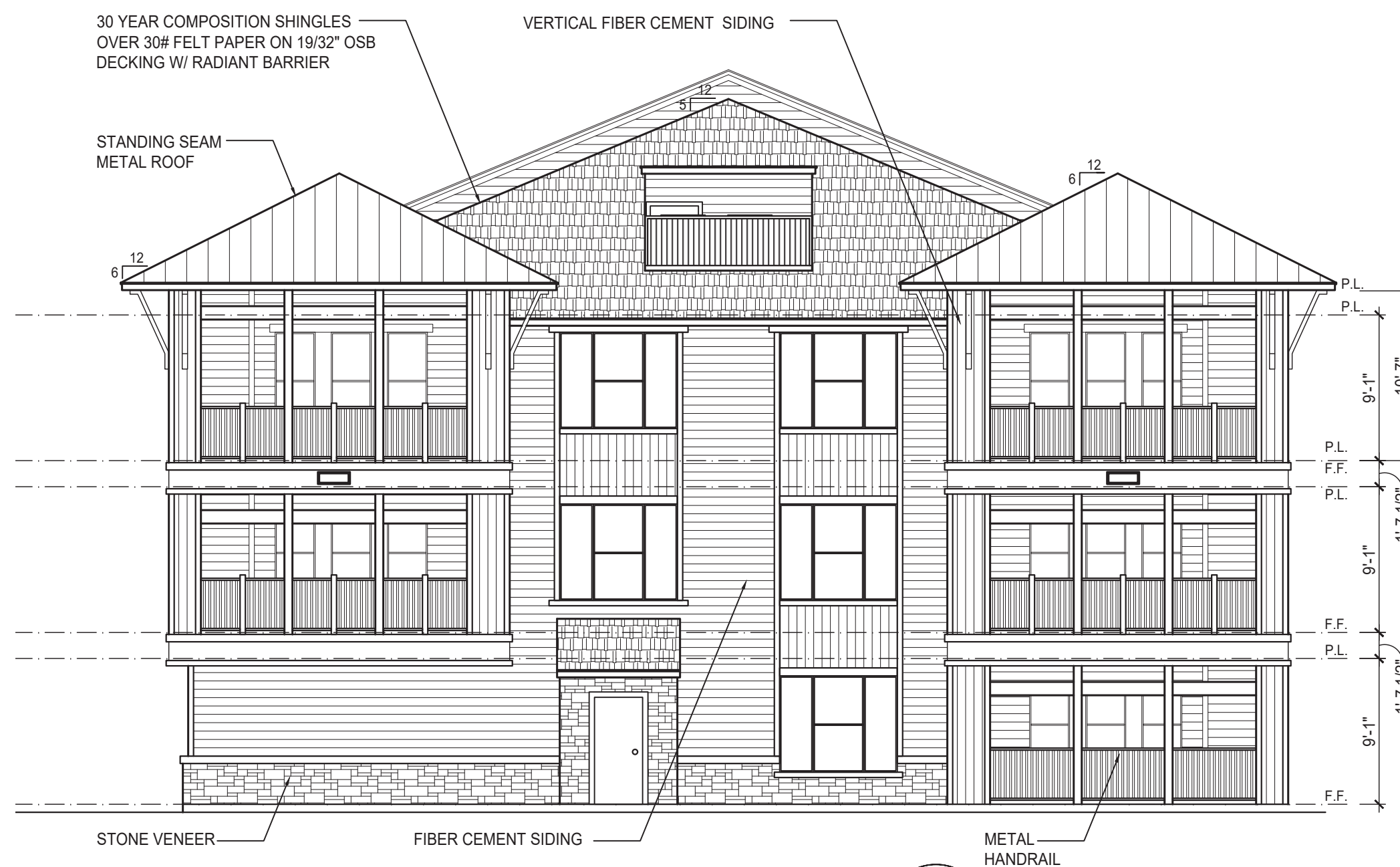
REVIEW

SHEET NUMBER

A4.17

BLDG. 'B'
EXTERIOR
ELEVATIONS

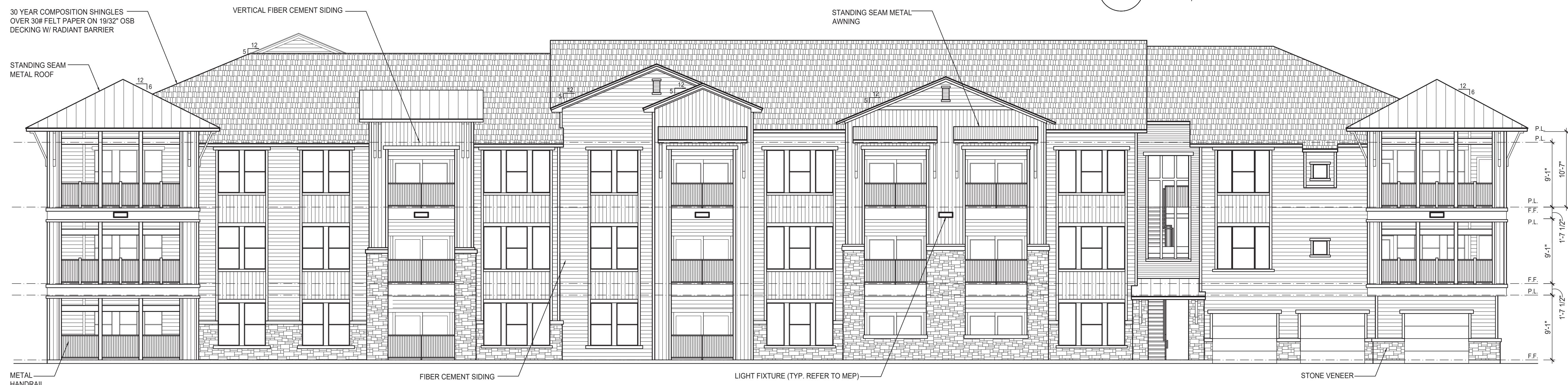
COPYRIGHT © 2016



03 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



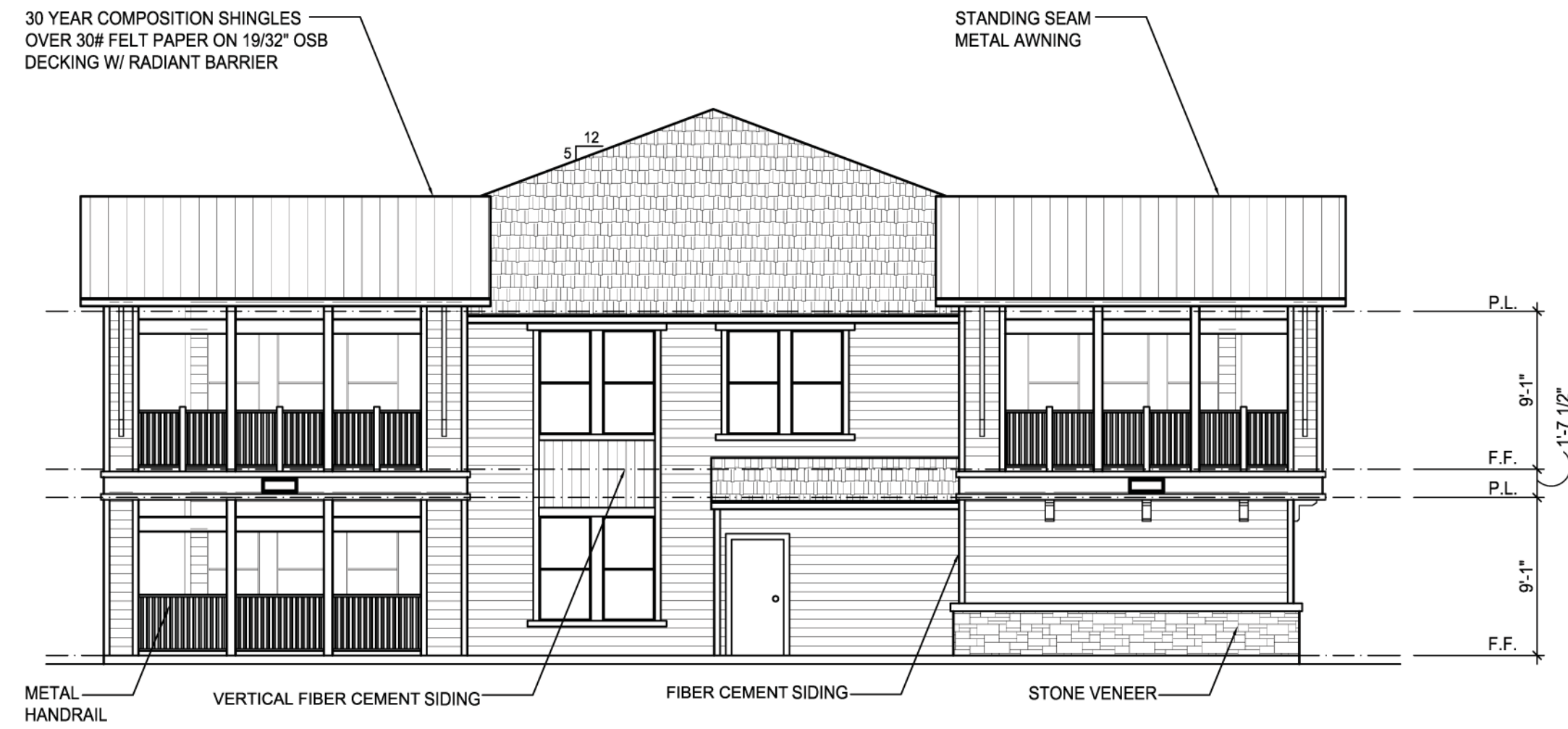
02 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



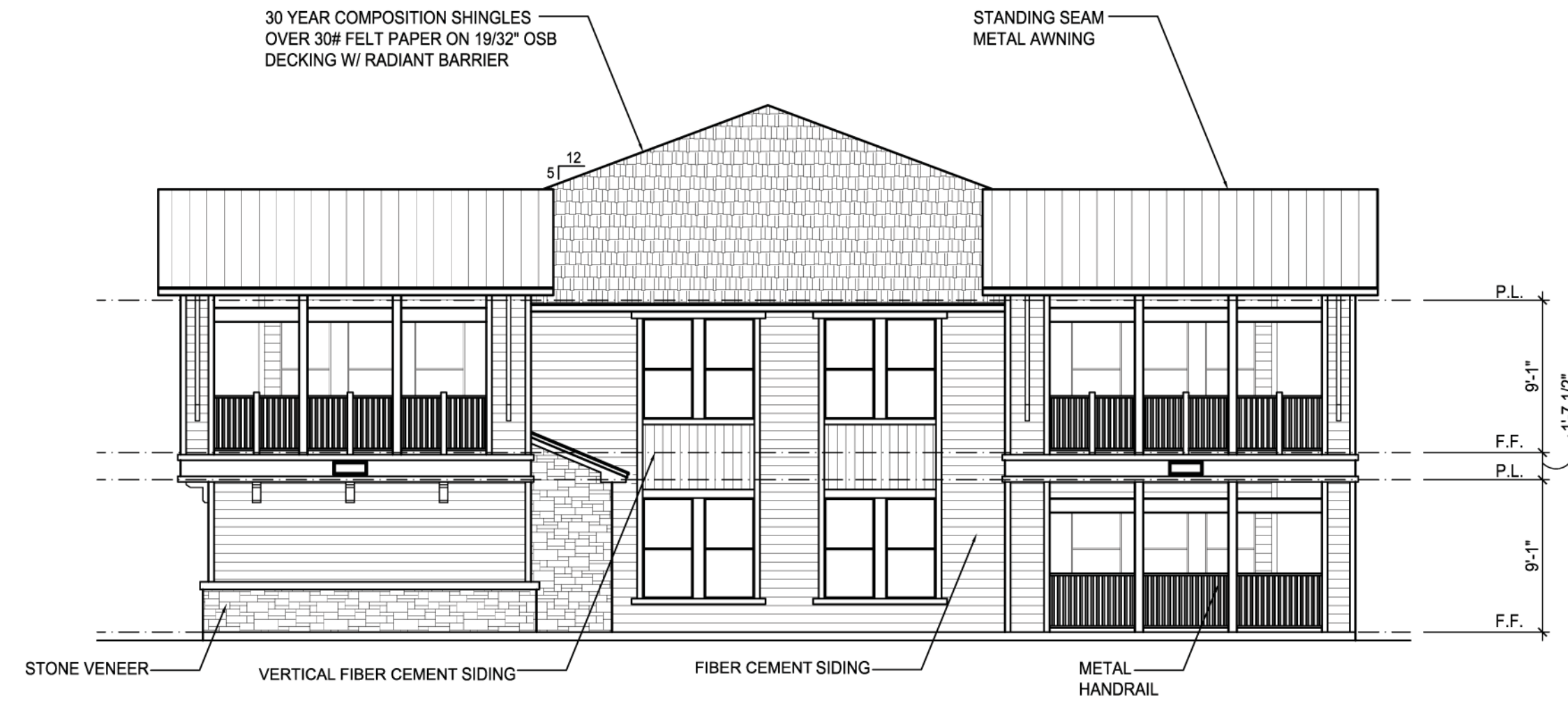
01 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"



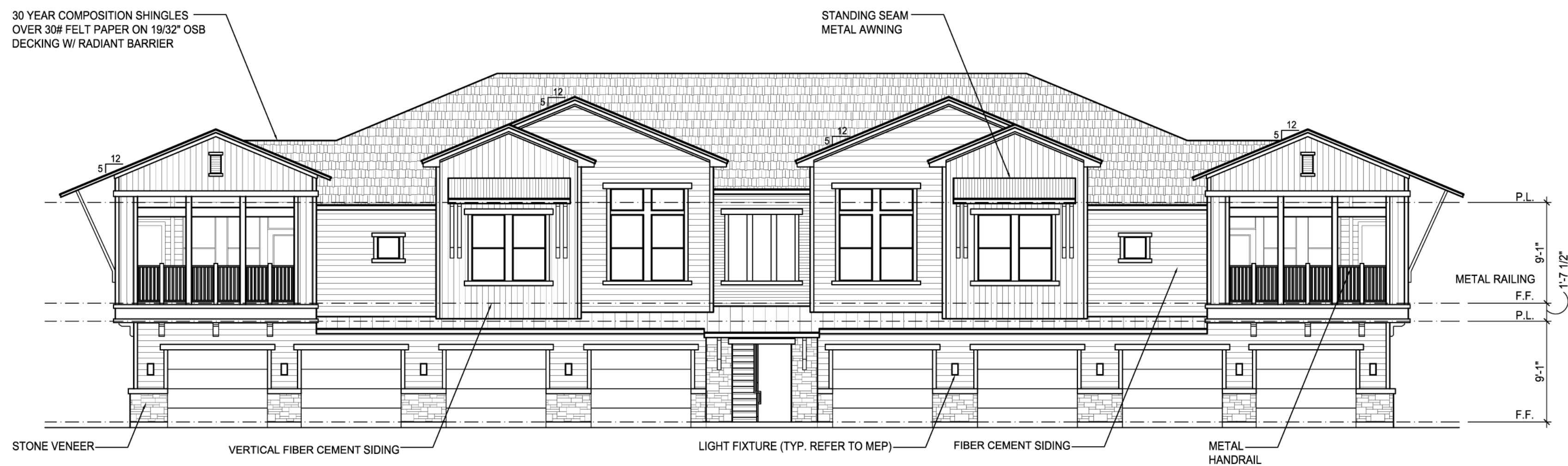
04 BUILDING TYPE 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING TYPE 'C' LEFT ELEVATION
SCALE: 1/8" = 1'-0"



03 BUILDING TYPE 'C' RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 'C' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

XX/XX/XXXX

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architects

ARCHITECT:
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PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

CHADWICK FARMS
NORTHLAKE, TEXAS

DATE: 02/07/2017

PROJECT NUMBER: 16073

REVISIONS

NO DATE

DRAWINGS ISSUED FOR:

REVIEW
SHEET NUMBER

A4.18

BLDG. 'C'
EXTERIOR
ELEVATIONS

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Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: June 8, 2017
Re: Site Plan for 7-Eleven at 1246 FM 407 (SP-17-004)

Purpose: Consider approval of a Site Plan for 7-Eleven, a proposed 2,940 square-foot gas station/convenience store on 1.06 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 4B, Town Commons, generally located on the north side of FM 407 approximately 200 feet east of Cleveland-Gibbs Rd at 1246 FM 407 in the extraterritorial jurisdiction (ETJ) of the Town of Northlake.

Owner: Harvest Phase I, LLC

Applicant/Developer: Vertical Construction Management, LLC

Engineer: Evolving Texas

Existing Condition of the Property: The subject property is currently vacant, but master infrastructure for the site and surrounding Town Commons development is currently being constructed. Although located in the ETJ, per a development agreement the property is subject to the Mixed-Use Planned Development (MPD) standards applicable to the adjacent property within the Town limits.

Staff Analysis:

Access: Access to the site will be provided from one shared driveway from FM 407 and two shared access drives from Cleveland-Gibbs Road. The driveway off FM 407 has already been permitted by TxDOT and will incorporate a right turn deceleration lane.

Parking: The UDC requires one space per 250 square feet for Gasoline Stations/Fuel Pumps. A minimum of 12 spaces are required. 26 parking spaces are provided on the site plan of which one of the spaces will meet ADA requirements. Spaces at each fueling station will also fulfil parking needs.

Fencing and Lighting: No fencing is required for screening since similar zoning is on all sides of the site, and no fencing is proposed on the site plan. A brick screening wall to match the building is proposed to enclose the dumpster. An Outdoor Lighting Plan is provided in the site plan package which appears to meet all requirements of the UDC. Any

other details on fencing and lighting not provided with the site plan package must meet the requirements of the UDC and MPD at time of permitting.

Signage:

A monument sign location is shown on the site plan along the FM 407 frontage. A full "Unified Sign Development Plan" was also include within the site plan package. Such a plan is required to be prepared for certain variance requests which may be considered with the site plan, and such plans may also be required for multi-property, multi-tenant signage in order to illustrate consistency and uniformity of signs within a development. The plan submitted for this 7-Eleven provides for all proposed signage for the 7-Eleven development. The signage proposed in the plan appears to meet all requirements of the UDC except for the area of the monument sign. The maximum area of a monument sign is 60 square feet, but the proposed monument sign is a total of 114 square feet. It meets all other requirements for monument signs including maximum height. The 7-Eleven logo alone would meet the area requirement, but the additional area requested is proposed to be utilized for displaying gas prices. Staff has no objection to the request if Council chooses to approve it as part of this site plan. Otherwise the monument sign will have to meet the minimum area requirement at time of permitting.

Landscaping:

Detailed landscape plans have been provided showing landscaping meeting the requirements of the UDC and MPD.

Building Elevations:

Architectural elevations of the building are provided showing all four sides of the proposed building and gas canopy. The building elevations and canopy structure appear to comply with the requirements of the UDC and MPD.

Staff Findings: Staff has reviewed the site plan package and finds it meets or exceeds all applicable requirements of the Unified Development Code (UDC) except for variance included in the Unified Sign Development Plan referenced above. Staff finds the site plan acceptable for approval as submitted.

7" - REINFORCED PORTLAND CEMENT CONCRETE WITH A 3600 PSI COMPRESSION STRENGTH AT 28 DAYS (CLASS "C"). REINF. WITH #3 BARS AT 18" O.C.E.W. JOINTS CAN NOT EXCEED 15'

6" - LIME STABILIZED SUBGRADE COMPACTED TO A MIN. OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 AND PLACED 4" ABOVE THE OPTIMUM MOISTURE CONTENT.

6" - LIME STABILIZED SUBGRADE COMPACTED TO A MIN. OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 AND PLACED 4" ABOVE THE OPTIMUM MOISTURE CONTENT.

LOT AREA	46,174 S.F. (1.06 AC.)
BUILDING AREA	2,940 S.F.
PROPOSED USE	RETAIL
BUILDING HEIGHT	20' 8"
IMPERVIOUS AREA	62,465 SF
ZONING:	NORTHLAKE ETJ
PARKING REQUIRED BY CITY:	12 (1/250 S.F.)
TOTAL PARKING PROVIDED:	26
ACCESSIBLE PARKING PROVIDED:	1



1. Prior to beginning construction, Contractor shall verify all dimensions in the field and report any conflicts to Owner's Engineer.
2. Contractor shall implement and maintain erosion control devices throughout construction.
3. All work and materials shall comply with all City/County regulations and codes as well as O.S.H.A. Standards.
4. Contractor shall refer to specifications and geotechnical report details for paving design and proper materials.
5. The contractor shall be responsible for maintaining the site until work is accepted by the owner.
6. All signs shall be per M.U.T.C.D.
7. Contractor is responsible for providing and maintaining adequate traffic control throughout the project, including proper traffic control devices and/or personnel as required. This includes both vehicular and pedestrian traffic control. Traffic control shall be in accordance with M.U.T.C.D.
8. Contractor shall refer to the architectural plans for exact locations and dimensions of vestibules, slope paving, sidewalks, exit porches, truck docks, precise building dimensions and exact building utility entrance locations.
9. All curbing shall be Type B per detail Type B curb, unless otherwise noted.
10. All curved radii are to be 3' or 10' unless otherwise noted.
11. All dimensions and radii are to the face of curb unless otherwise noted.
12. Existing structures within construction limits are to be abandoned, removed or relocated as necessary, unless otherwise noted. all cost shall be included in base bid.
13. Contractor shall be responsible for all relocation (unless otherwise noted on plans) including but not limited to, all utilities, storm drainage, signs, traffic signals, & poles etc. as required. All work shall be in accordance with governing authorities requirements and project sitework specifications and shall be approved by such. All cost shall be included in base bid.
14. Site boundary, topography, utility and road information taken from a survey by land surveyor.
15. The Contractor is cautioned that local City standard details may differ from those shown herein. Construction is to be performed in accordance with local City, State or Federal specifications and details should they be more stringent than those represented herein.

PROPOSED CONC. PAVEMENT 5" LIGHT DUTY THICKNESS (SEE NOTE*)		
FIRE LANE		
DRIVE APPROACH PER TOWN OF NORTHLAKE STANDARDS		
DRIVE APPROACH PER TxDOT STANDARDS		
PROPOSED CONC. PAVEMENT 7" HEAVY DUTY THICKNESS (SEE NOTE*)		
OFFSITE DRIVEWAYS (EGRESS/INGRESS)		
CONCRETE (REF: ARCH. PLANS)		
SIDEWALKS		
PAVEMENT MARKING		(WHITE STRIPING)
EXPANSION JOINT		
CURBED PAVING EDGE		
NO CURB PAVING EDGE		
EXISTING PAVEMENT		

*NOTE:
CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PREPARED
BY RONE ENGINEERING (PROJECT # 16-21677) FOR PAVING DESIGN
AND PROPER MATERIALS.

CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS)
800-245-4545 (TEXAS ONE),
69-8344 (LONESTAR NOTIFICATION)
OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS:

BM #1 - "X-CUT" SET IN NORTHEAST CORNER OF CONCRETE CURB IN L'E
ON THE EAST SIDE OF CLEVELAND-GIBBS ROAD, APPROXIMATELY 640'
NORTH-NORTHEAST OF THE CENTERLINE OF ASPHALT PAVING OF
FARM-TO-MARKET ROAD 407
N: 7086.304 40
E: 2355860.66
ELEVATION726.48'

BM #2 - "X-CUT" SET IN SOUTHEAST CORNER OF CONCRETE
PEDESTRIAN RAMP AT THE SOUTHWEST INTERSECTION OF 1ST STREET
AND HARVEST WAY, APPROXIMATELY 44' SOUTH OF FIRE HYDRANT
N: 7086066.85
E: 2357347.59
ELEVATION712.77'

SITE PLAN
of
7-ELEVEN
1242 FM 407
Lot 4B, Town Commons
Town of Northlake, Denton County, Texas
1.06 Acres
May 2017

[illegible]PRELIMINARY
NOT FOR CONSTRUCTION

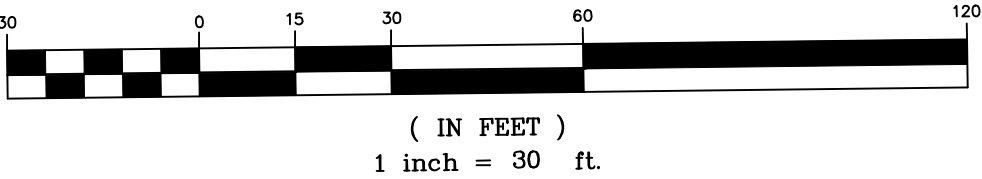
7-ELEVEN - STORE #38149
Town Commons
Lot 4B, Block 1
 1.06 Acres in the Patrick Rock Survey, Abstract No. 1063
 In the Town of Northlake & the ETJ of Town of Northlake
Denton County, Texas
 March 2017

Site Paving & Dimensional Control Plan (South)

SCALE:	1" = 30'
DRAWN BY:	JFN
DESIGNED BY:	RL
CHECKED BY:	SDR
PROJECT NO.	2016067
DATE:	March 2017
SHEET:	4 OF 21

SITE DATA	
LOT AREA	46,174 S.F. (1.06 AC.)
BUILDING AREA	2,940 S.F.
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BUILDING HEIGHT	20' 8"
IMPERVIOUS AREA	62,465 SF
ZONING:	NORTHLAKE ETJ
PARKING REQUIRED BY CITY:	12 (1/250 S.F.)
TOTAL PARKING PROVIDED:	26
ACCESSIBLE PARKING PROVIDED:	1

GRAPHIC SCALE



SITE PLAN GENERAL NOTES

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LEGEND

PROPOSED CONC. PAVEMENT 5" LIGHT DUTY THICKNESS (SEE NOTE*)	
DRIVE APPROACH PER TOWN OF NORTHLAKE STANDARDS	
DRIVE APPROACH PER TxDOT STANDARDS	
PROPOSED CONC. PAVEMENT 7" HEAVY DUTY THICKNESS (SEE NOTE*)	
OFFSITE DRIVEWAYS (EGRESS/INGRESS)	
CONCRETE (REF: ARCH. PLANS)	
SIDEWALKS	
PAVEMENT MARKING	
EXPANSION JOINT	
CURBED PAVING EDGE	
NO CURB PAVING EDGE	
EXISTING PAVEMENT	

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AND PROPER MATERIALS.

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BEFORE YOU DIG
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OR OTHER UTILITY LOCATING SERVICES

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WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE
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ON THE EAST SIDE OF CLEVELAND-GIBBS ROAD, APPROXIMATELY 640'
NORTH-NORTHEAST OF THE CENTERLINE OF ASPHALT PAVING OF
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AND HARVEST WAY, APPROXIMATELY 44' SOUTH OF FIRE HYDRANT
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SITE PLAN
of
7-ELEVEN
1242 FM 407
Lot 4B, Town Commons
Town of Northlake, Denton County, Texas
1.06 Acres
May 2017

SCALE:	1" = 30'
DRAWN BY:	JFN
DESIGNED BY:	RL
CHECKED BY:	SDR
PROJECT NO.	2016067
DATE:	March 2017
SHEET:	5 OF 21

7-ELEVEN - STORE #38149
Town Commons
Lot 4B, Block 1
1.06 Acres in the Patrick Rock Survey, Abstract No. 1063
in the Town of Northlake & the ETJ of Town of Northlake
Denton County, Texas
March 2017

Site Paving & Dimensional
Control Plan (North)

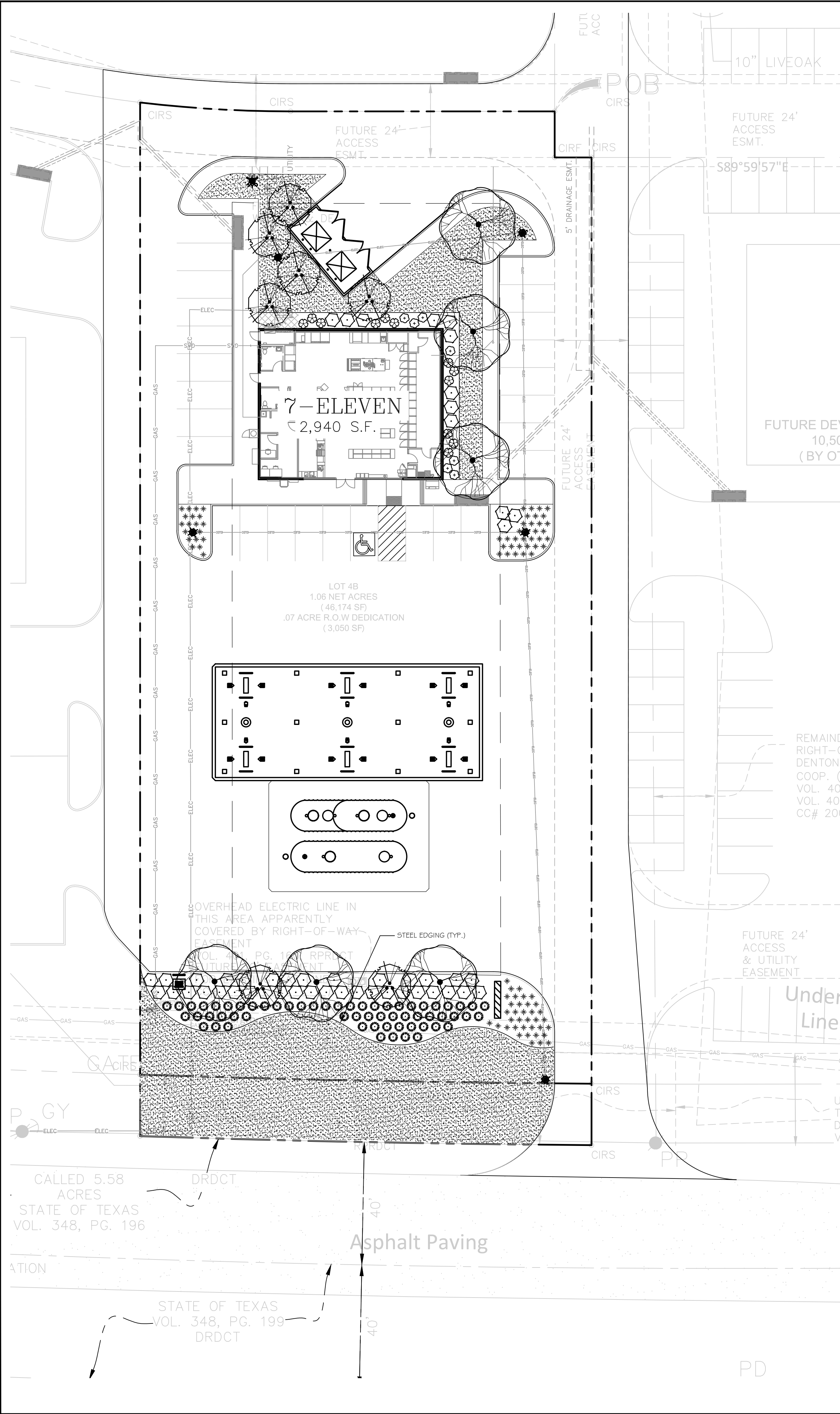
TBPE NO. F-12452
evolving
civil engineering • planning
420 Throckmorton, Ste 930, Fort Worth, TX 76102
817-599-2700 evolvingtexas.com

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE:

COMMENTS

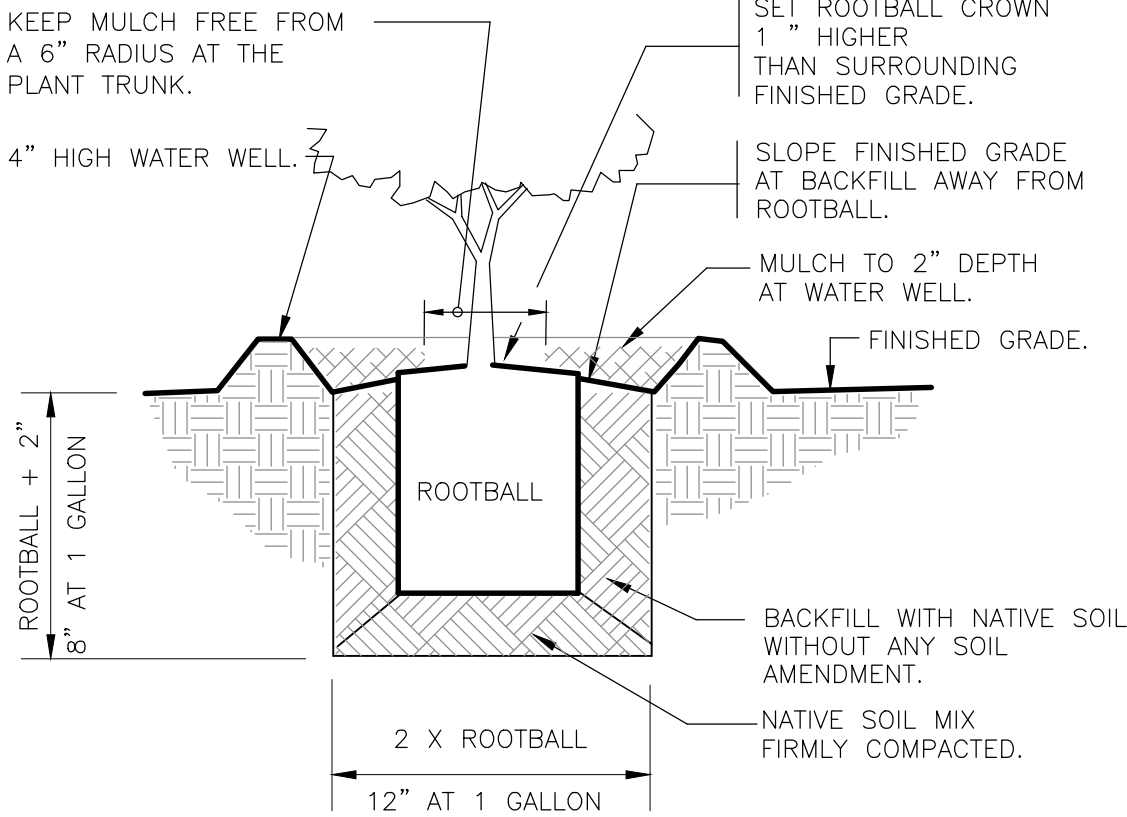


CITY REQUIREMENTS:

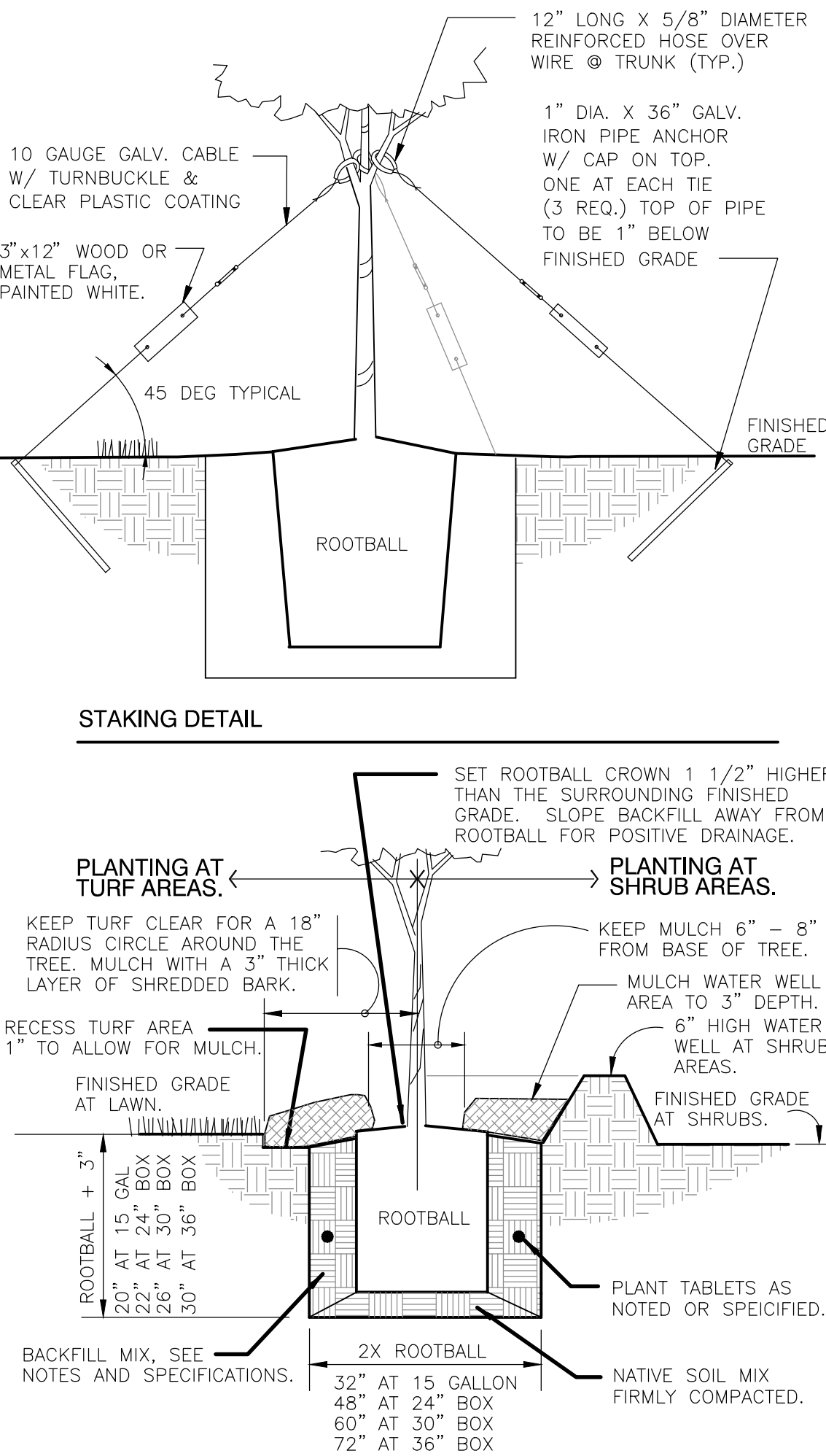
		REQ.	PROV.
SITE PERIMETERS	1-3" CAL. TREE AND 8-5 GALLON SHRUBS PER 50 LF OF FRONTAGE FM 407: 147LF / 50 = 3 TREES & 24 SHRUBS	3/24	3/36
	LAYER SHADE TREES, ORNAMENTAL TREES, AND PLANTING BEDS OF GRASSES AND PERENNIALS		PROVIDED
	NO MORE THAN 50% SOD IN SETBACK AREAS, REMAINDER IN PLANTING BEDS WITH STEEL EDGING 4.564SF X 0.5 = 2.277SF MAX SOD IN FRONT SETBACK	2,277	2,179
	PARKING LOTS SHALL BE SCREENED W/ 10 GALLON SHRUBS MIN. 3' IN MATURE HEIGHT		PROVIDED
INTERIOR PARKING AREAS	1-2.5' TREE PROVED PER 10 PARKING SPACES 26 SPACES / 10 = 3 TREES REQUIRED MINIMUM 8% OPEN SPACE SHALL BE PROVIDED 23,409SF X 0.08 = 1,872 SF	3 1,872	3 3,421
FOUNDATION PLANTINGS	MINIMUM OF 50% OF BUILDING WALLS SHALL PROVIDE 5' WIDE PLANTING BED		PROVIDED
IRRIGATION	ALL LANDSCAPE AREAS SHALL BE IRRIGATED W/ AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.		PROVIDED
TREE PRESERVATION	NO EXISTING TREES EXIST ON SITE		N/A

- GENERAL LANDSCAPE NOTES:
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
 - UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
 - ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED. LARGE CANOPY STREET TREES AND THOSE TREES LOCATED NEAR GROUND SIGNAGE SHALL BE LIMBED UP TO A HEIGHT OF 9' ABOVE GRADE TO ENSURE SAFE SIGHT LINES ARE ACHIEVED FOR VEHICULAR NAVIGATION TO AND FROM THE SITE.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
 - THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
 - THE LANDSCAPE ARCHITECT MUST APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.
 - THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
 - ALL PLANTING AREAS, AND UNPAVED AREAS ON SITE NOT SPECIFIED FOR BED AREAS, MUST BE COMPLETELY SODDED, SEEDED, OR HYDROSEEDED. ANY PERMEABLE AREAS (ON SITE, OFF SITE, OR IN RIGHT-OF-WAY, DAMAGED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SODDED, SEEDED OR HYDROSEEDED. ALL SLOPES THAT EXCEED 3:1 SHALL BE TREATED WITH SOD UNLESS SPECIFIED OTHERWISE ON PLAN.
 - ALL BEDS AREAS SHALL BE PREPARED FOR PLANTING BY REMOVING GRASS AND WEEDS FROM THE AREA, ROTO TILLING TO A MINIMUM DEPTH OF 6", AND MIXING BED AMENDMENT INTO THE PREPARED BED AREA TO A DEPTH OF 4". AMOUNT AND TYPE OF AMENDMENT TO BE LOCALLY SOURCED BED MIX AND/OR COMPOST FREE OF DEBRIS, ROOTS, AND SEED.
 - ALL BED AREAS SHALL RECEIVE A MINIMUM 2" SHREDDED HARDWOOD MULCH OVER WEED BARRIER FABRIC UNLESS SPECIFIED ON PLAN DIFFERENTLY. BED AREAS ADJACENT TO TURF GRASS LAWN AREAS SHALL BE SEPARATED FROM THE LAWN WITH LANDSCAPE EDGING.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
 - THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
 - THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
 - IF CONTRACTOR IS UNABLE TO DIG PLANT FITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
 - THE TOP EDGE OF ALL LANDSCAPE EDGING SHALL BE A MINIMUM OF 5" BELOW FINISHED FLOOR ELEVATION.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.

1 NATIVE SHRUB PLANTING



2 TREE GUY WIRE PLANTING



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	6	Cedar Elm / <i>Ulmus crassifolia</i>	65 gal	3.5" Cal	12-15' H
	7	Chaste Tree / <i>Vitex agnus-castus</i>	30 gal	1.5" Cal	6-7' H
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	7	Glossy Abelia / <i>Abelia x grandiflora</i> "Kaleidoscope"	3 gal		
	60	Autumn Glow Muhly / <i>Muhlenbergia lindheimeri</i> "Leni"	3 gal		
	48	Dwarf Southern Wax Myrtle / <i>Myrica pusilla</i>	10 gal		
	89	Mexican Feather Grass / <i>Nassella tenuissima</i>	1 gal		
	12	Autumn Sage / <i>Salvia greggii</i> "Raspberry"	3 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	7,092 sf	Bermuda Grass / <i>Cynodon dactylon</i> "Tif 419"	sod		
	8	Huntington Carpet Rosemary / <i>Rosmarinus officinalis</i> "Huntington Carpet"	1 gal		36" o.c.

SHEET
L1.0
LANDSCAPE
PLAN

ISSUE / REVISION RECORD

DATE	DESCRIPTION
03-17-17	UPDATED SITE LAYOUT
04-26-17	UPDATED PER DEVELOPER COMMENTS
05-15-17	UPDATED PER TOWN COMMENTS

05-15-17

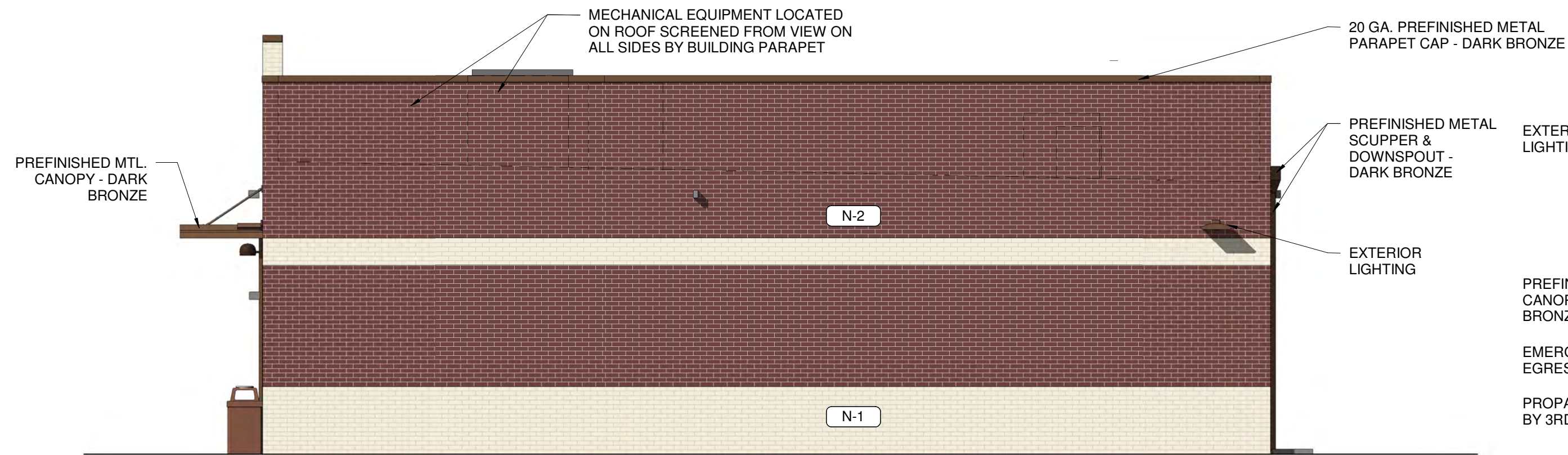
7-ELEVEN
CLEVELAND-GIBBS & FM 407
NORTHLAKE, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677

5/23/2017 3:14:30 PM C:\Users\csavage\Documents\Revit Local\16190 Northlake, TX ARCH 6049 (2016)_StephenChase5084.rvt

2 ELEVATION FACING WEST

3/16" = 1'-0"



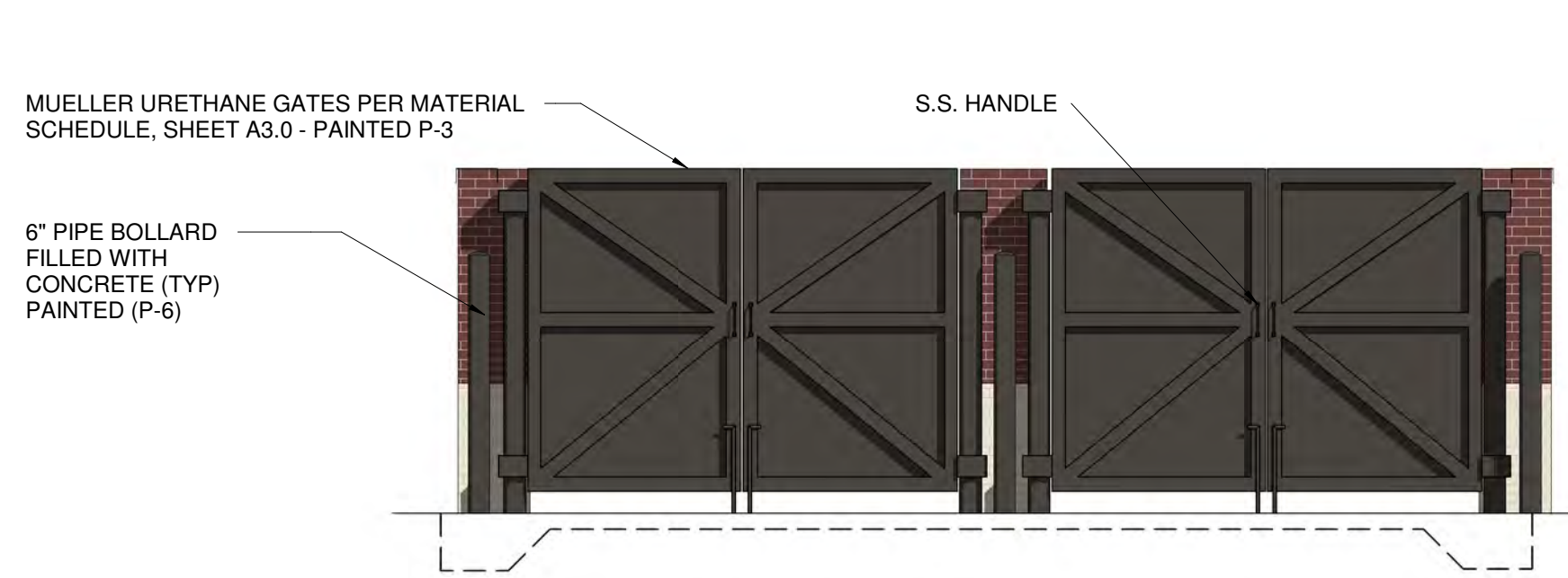
4 ELEVATION FACING EAST

3/16" = 1'-0"

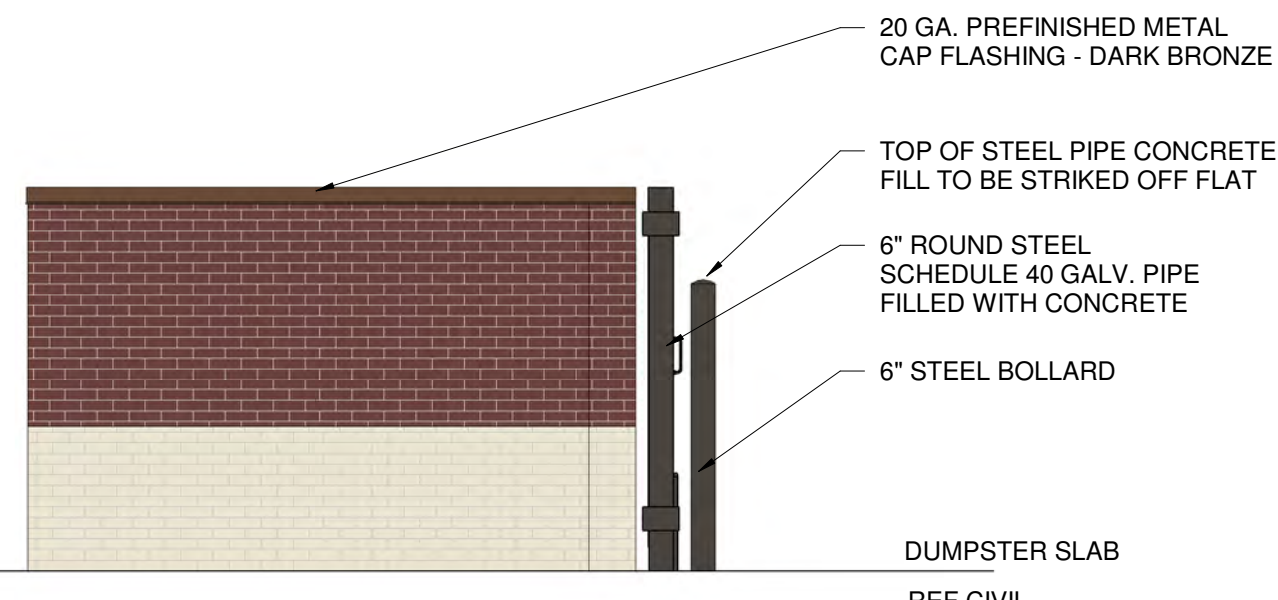


7 ELEVATION - DUMPSTER ENCLOSURE

1/4" = 1'-0"

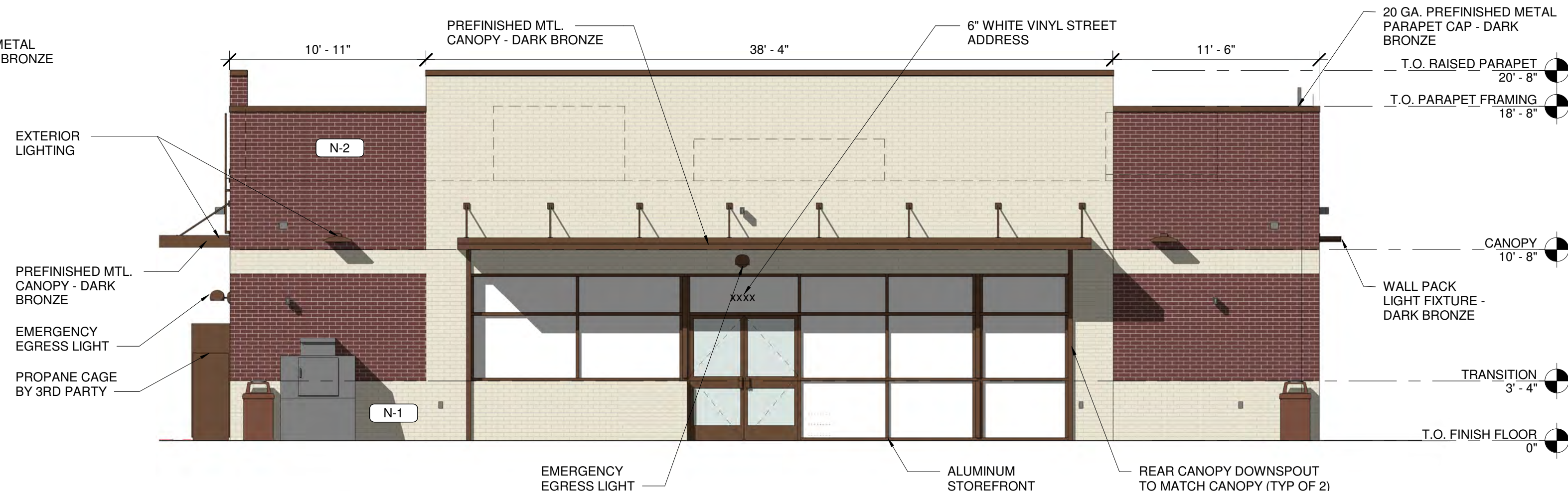


DUMPSTER SLAB REF. CIVIL



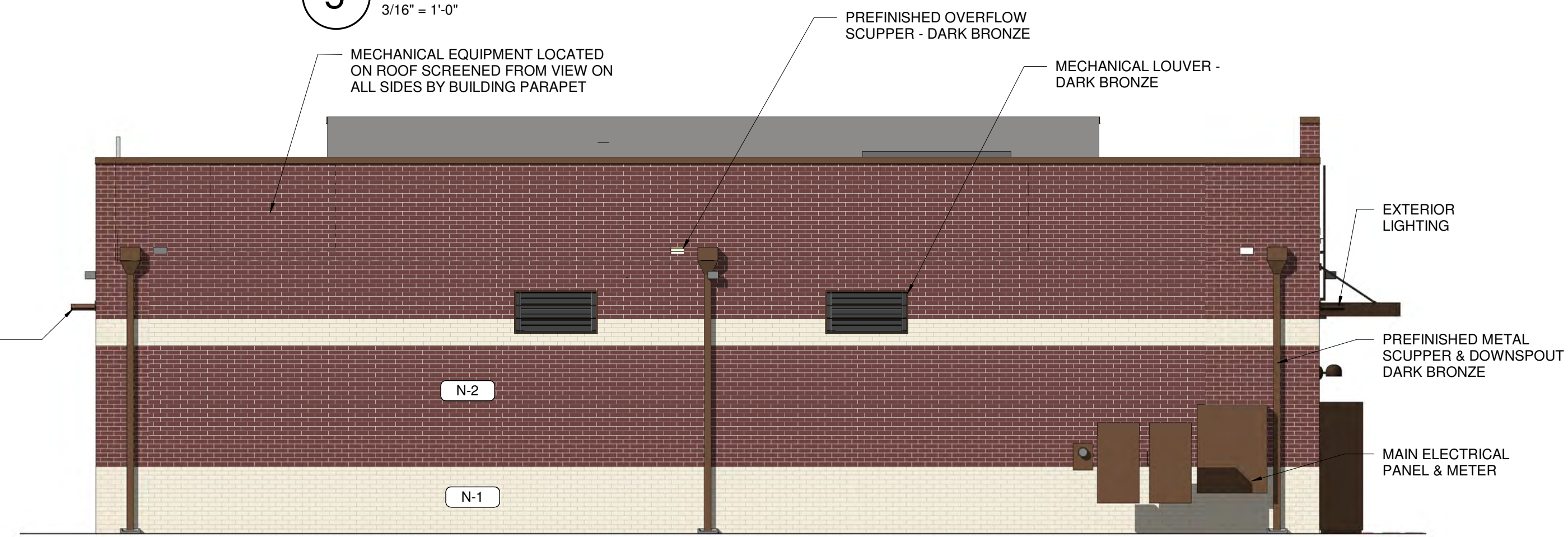
1 ELEVATION FACING FM 407

3/16" = 1'-0"



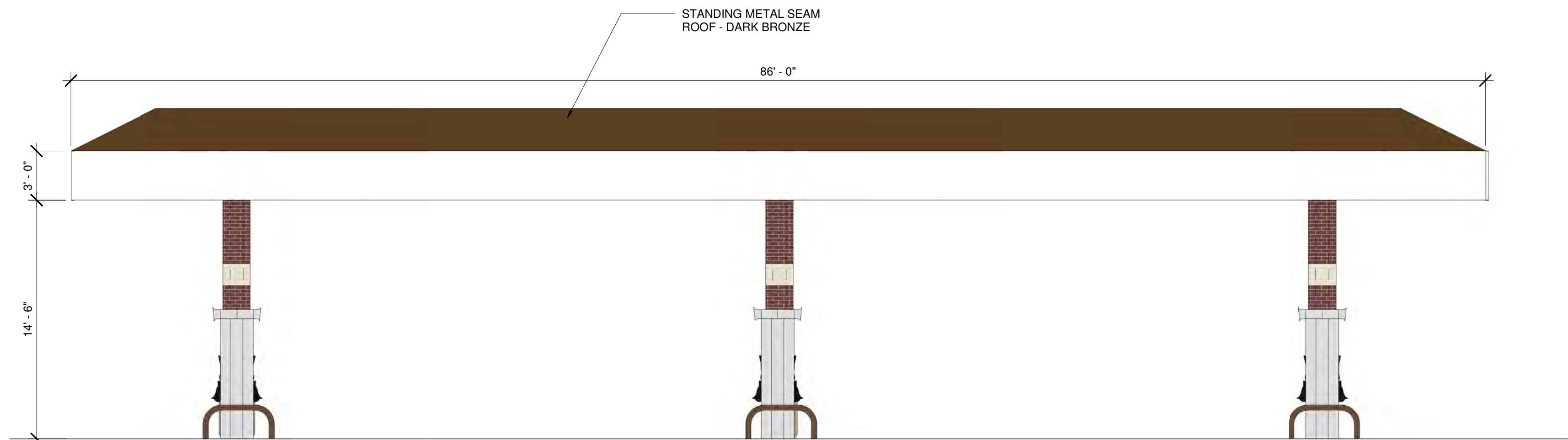
3 ELEVATION FACING SOUTH

3/16" = 1'-0"



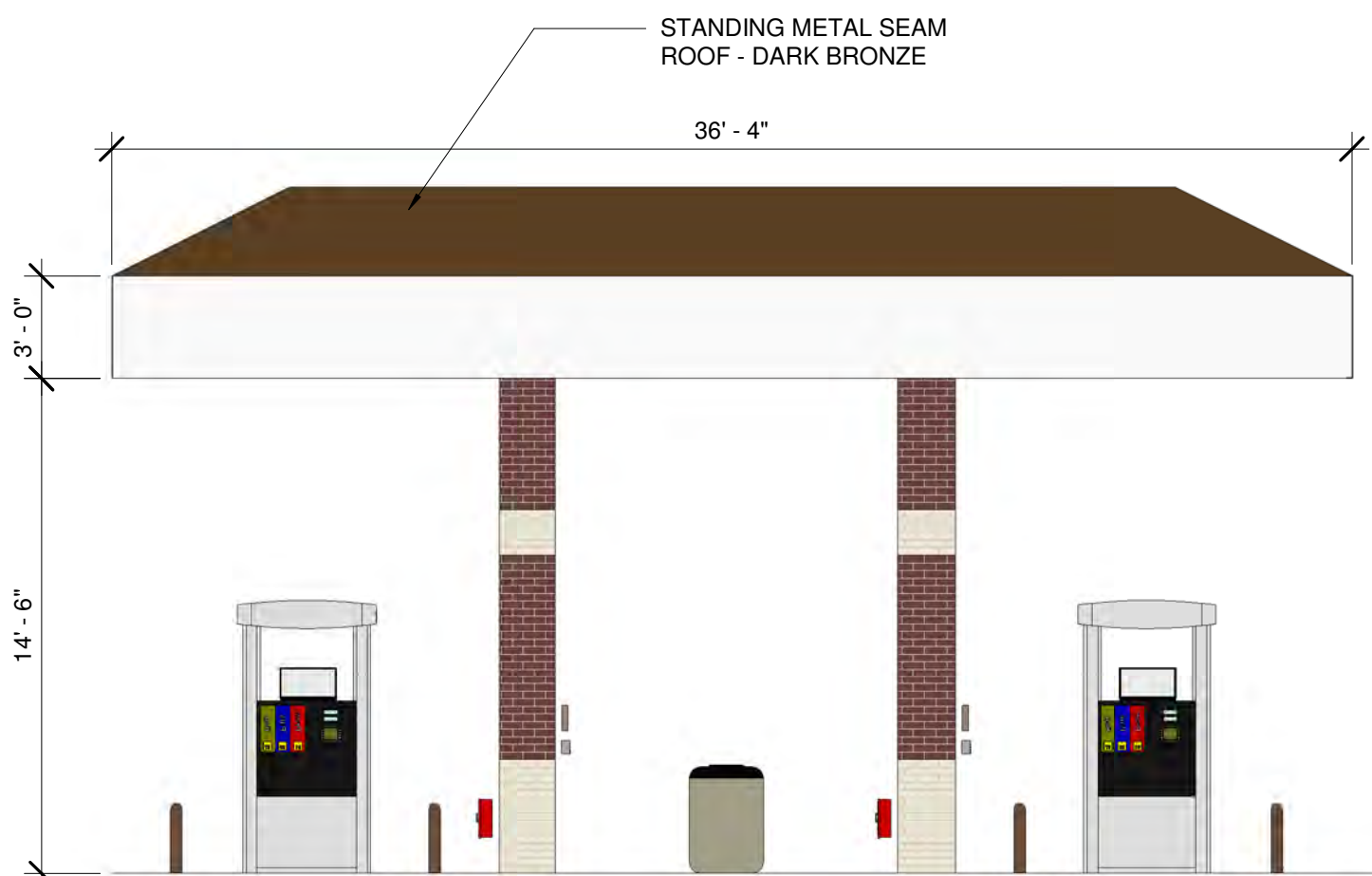
5 CANOPY ELEVATION - LONG

3/16" = 1'-0"



6 CANOPY ELEVATION - SHORT

3/16" = 1'-0"



EXTERIOR MATERIALS SCHEDULE		
NO.	MATERIA	MANUF.-
MR - 1	MEMBRANE ROOFING	DUROLAST - WHITE
N-1	MASONRY BRICK	ACME BRICK - NORFOLK (HERITAGE)
N-2	MASONRY - BRICK	ACME BRICK - CR RED - SMOOTH TEXTURE OR EQ
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES, WALL PACKS, PARAPET CAP, ELECTRICAL SWITCHGEAR	MATCH STOREFRONT
P-6	EXTERIOR BOLLARDS	MATCH STOREFRONT FINISH
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER - 451T VG
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - BRONZE BAKED ENAMEL W/ REAR GUTTER CONNECTIONS

7-ELEVEN STORE SITE NO. 38149

1256 FM 407
NORTHLAKE, TX 76247

VERTICAL CONSTRUCTION

1211 SOUTH WHITE CHAPEL BOULEVARD,
SOUTH LAKE, TEXAS 76092



Client Site/Store #:

38149

Drawing Size

24 x 36

Project #:

16190

Drawn By:

CAF

Checked By:

CS

Title:

REVIEW BOARD

BUILDING, DUMPSTER,

& FUELING CANOPY

ELEVATIONS

Sheet

RB-E

Date: 2/15/17

©2016 by k2m Design, Inc.

Seal:

Scott C. Maloney, License #15139

Expiration Date: 10/01/2017

Consultants:

MEP ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

FIRE PROTECTION ENGINEER:

LANDSCAPE ARCHITECT:

Submissions:

DATE: PHASE

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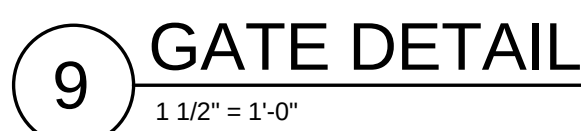
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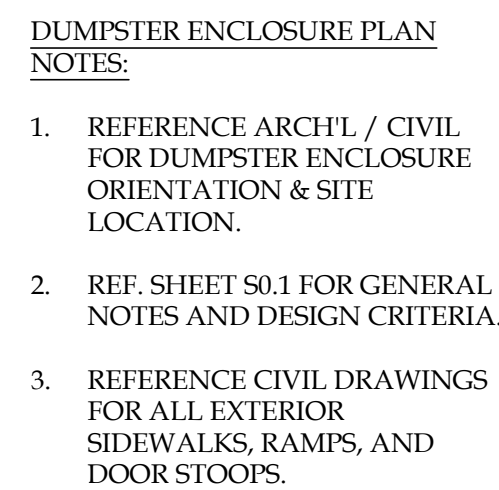
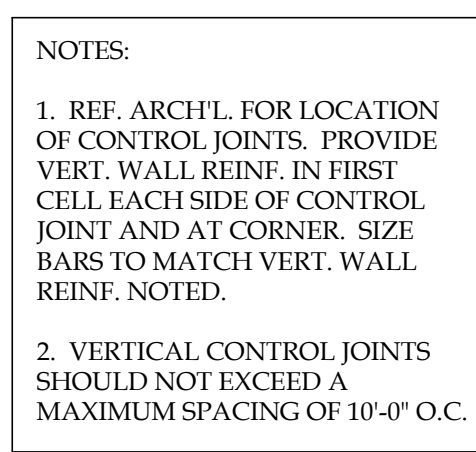
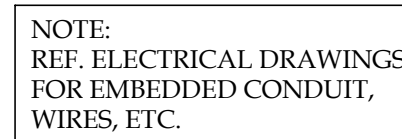
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$$1/4'' = 1'-0''$$

$$3/4'' = 1'-0''$$


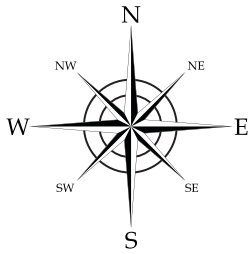
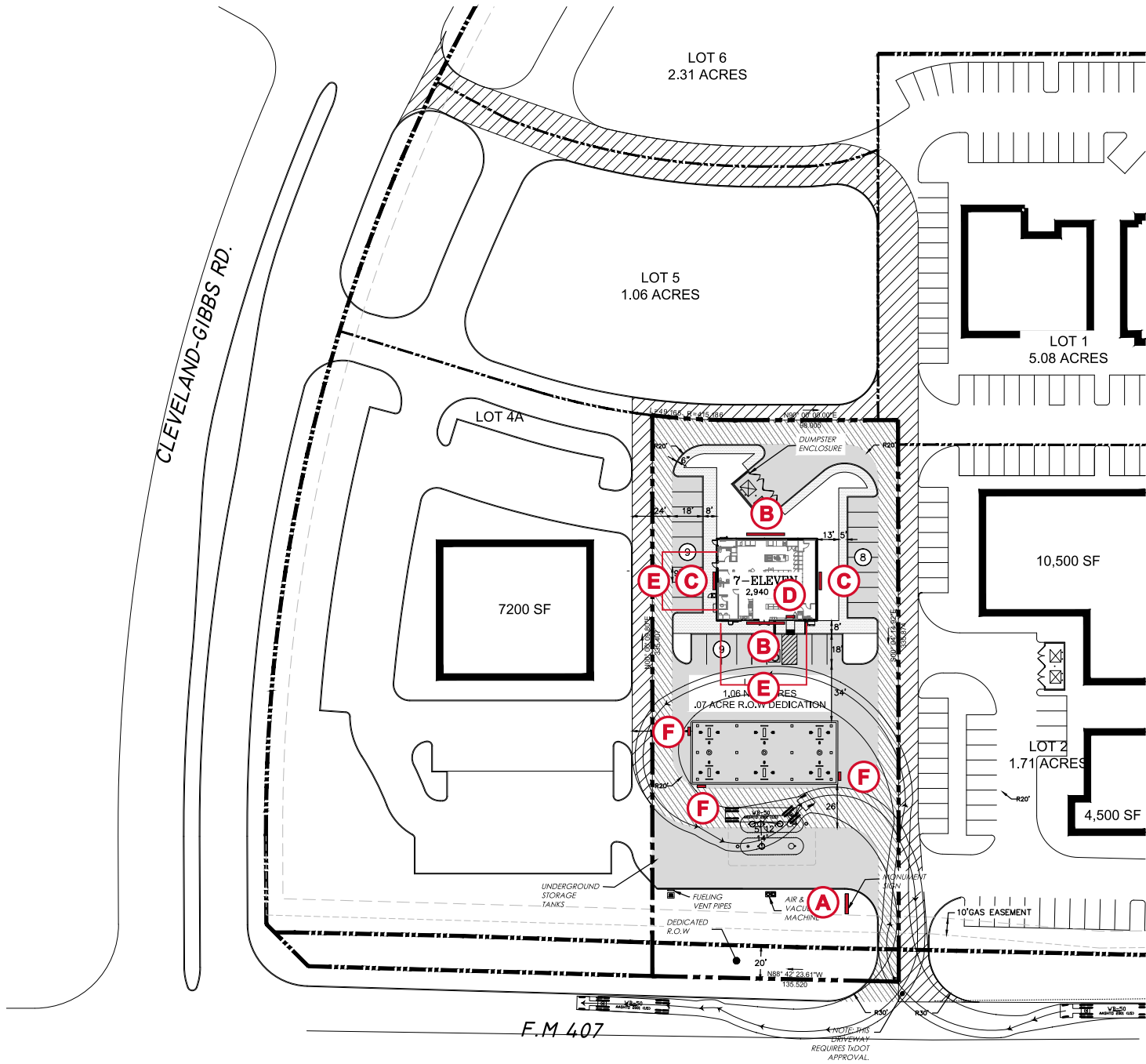
N.T.S.

N.T.S.



N.T.S.

510 SOUTH CONGRESS
SUITE B-100
AUSTIN, TX 78704
512 328 5353 PHONE
512 328 5359 FAX



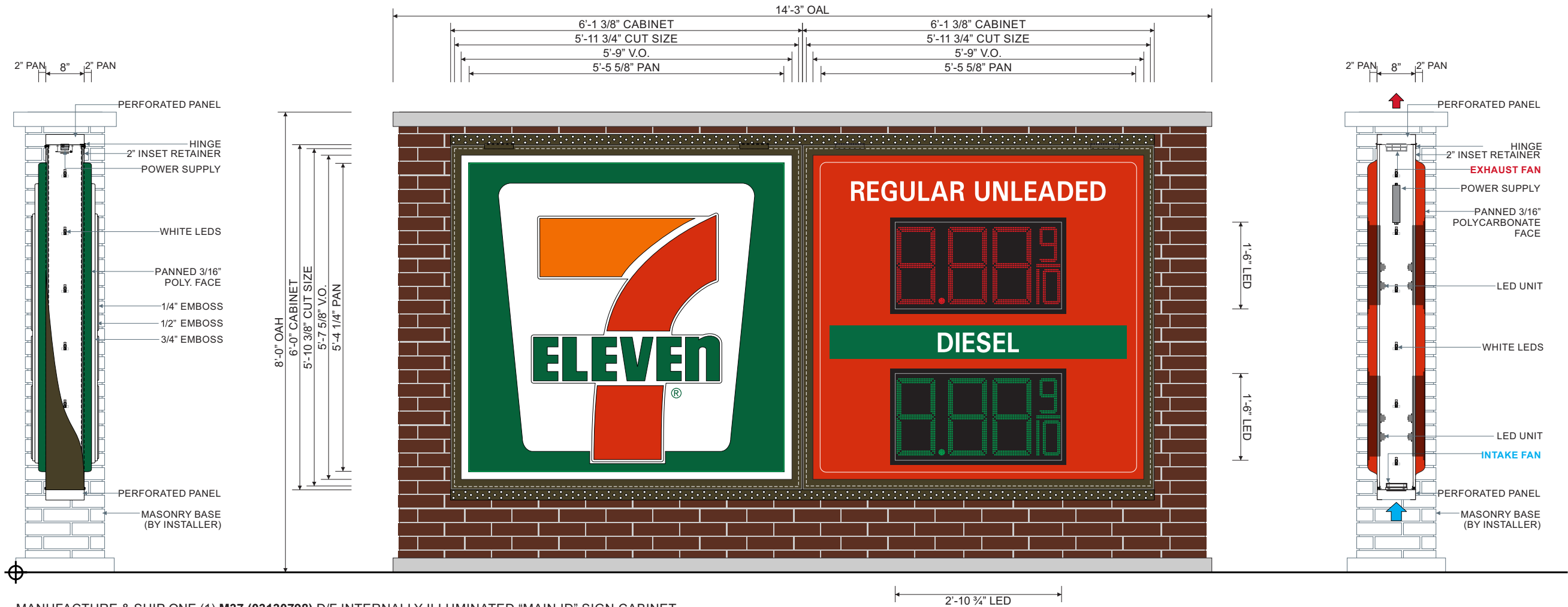
(A)	M37 & L37 Monument Sign
(B)	3' SEJ Tateyama WS (5-Pack)
(C)	3' SEJ Tateyama WS (3-Pack)
(D)	ATM Interior Wall Sign
(E)	Window Graphics
(F)	3X3 Canopy Signs

Site Plan
1" = 90'-0"



date:	rev.	description:	designer:
09.23.16	00	Original Concept	bw
10.04.16	R1	Added Tateyamas to Rear and Side of building.	bw
10.11.16	R2	Revised site plan.	mh
01.25.17	R3	Revised site plan, building elevations & site number.	mh
04.10.17	R4	Revised building elevations.	mh





MANUFACTURE & SHIP ONE (1) **M37 (03130798)** D/F INTERNALLY ILLUMINATED "MAIN ID" SIGN CABINET.
3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED **DURANODIC BRONZE**.
2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
7-ELEVEN PAINT SPECS: DURANODIC BRONZE

MANUFACTURE & SHIP ONE (1) **L37G2D** D/F DOUBLE-PRODUCT DIESEL INTERNALLY ILLUMINATED SIGN CABINET W/ GREEN & RED LED DIGITS.
3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACE W/ **3M 3630-26 GREEN** TRANSLUCENT VINYL APPLIED SECOND SURFACE THEN
BACK SPRAYED **PMS 485 RED & PMS WHITE**. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED **DURANODIC BRONZE**.
2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

PROVIDE CUSTOMER W/ **STANDARD** 16" DIGIT **RED** LED MODULES.
PROVIDE CUSTOMER W/ **STANDARD** 16" DIGIT **GREEN** LED MODULES.
PROVIDE CUSTOMER W/ **CUSTOM** 2 1/8" PERFORATED PANEL PAINTED **DURANODIC BRONZE**.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN, 3M 7725-12 BLACK
7-ELEVEN PAINT SPECS: DURANODIC BRONZE, PMS 485 RED, PMS WHITE

NOTE: MASONRY MONUMENT BASE TO BE PROVIDED BY INSTALLER (TO MATCH EXISTING BUILDING MASONRY).
NOTE: STRUCTURE TO HAVE 2 1/8" GAPS ABOVE & BELOW CABINETS FOR PROPER LED VENTILATION SYSTEM.
NOTE: DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET, MUST BE PROVIDED BY CUSTOMER.

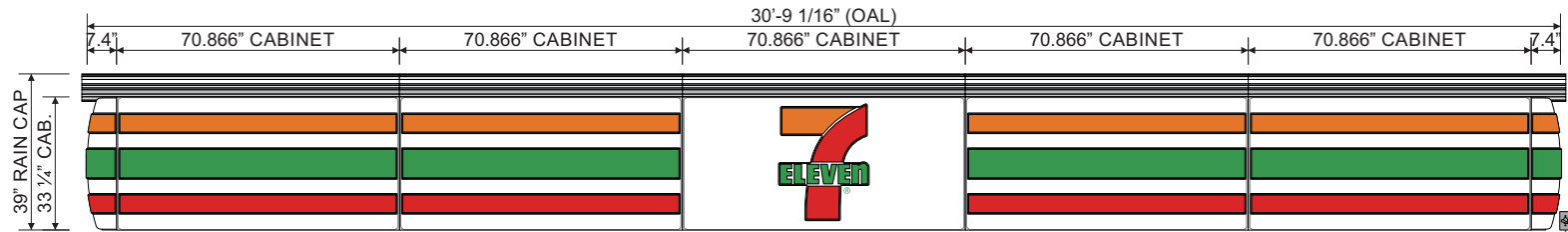
Front Elevation & Side Detail - **M37 & L37** Sign Cabinets w/ Perf. Panels - Monument Structure - **Sign A**

1/2" = 1'-0"

**7-ELEVEN LOGO
DIMENSIONS:**
OAH: 58 1/2"
OAL: 53 7/16"

LED UNIT SIZE: 20.1" X 36.7"
LED UNIT V.O: 20.1" X 36.7"
LED CHARACTER SIZE: 16"
PRODUCT BACKGROUND: 7" X 62"
PRODUCT COPY: 4.25"

Display Square Footage (Cabinets Combined): **73.4**



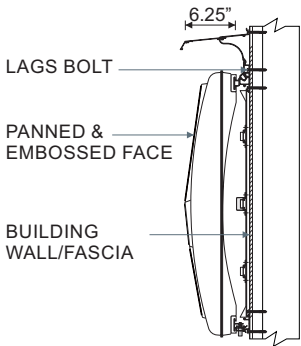
TWO (2) SET OF 33 1/4" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign B

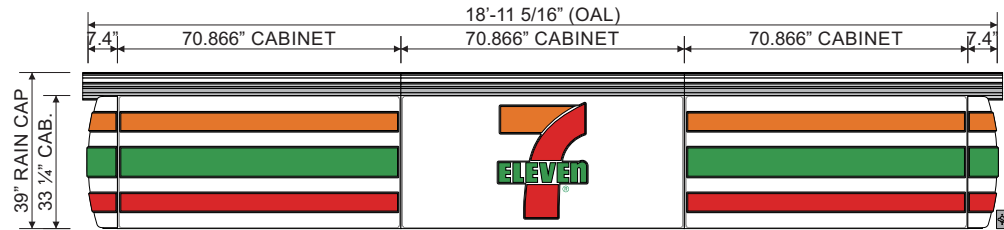
1/4" = 1'-0"

Display Square Footage(Cabinets): 85.3



Side Mounting Detail - Signs B

NTS



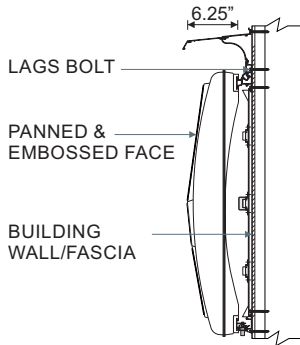
TWO (2) SET OF 33 1/4" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign C

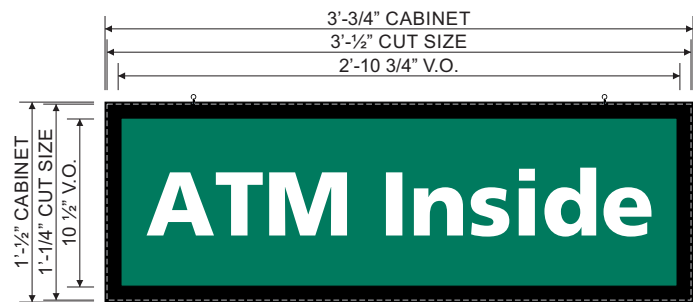
1/4" = 1'-0"

Display Square Footage(Cabinets): 52.5



Side Mounting Detail - Signs C

NTS



INSTALL ONE (1) **STANDARD** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE ACRYLIC FACE W/TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ T-8 H.O. FLUORESCENT LAMPS. 5 1/8" DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **BLACK**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: 3M 3630-26 GREEN

NOTE: ATM SIGN TO BE FABRICATED & PROVIDED BY OTHERS!

Front Elevation & Side Mounting Detail - **Standard ATM S/F Window Sign - Sign D**

1" = 1'-0"

Display Square Footage (Cabinet): **3.2**



WINDOW VINYL GRAPHICS.
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation - **Typical Window Vinyl Graphics - Sign E**

3/8" = 1'-0"

harbinger
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #38149 (1039990)
Cleveland-Gibbs Rd
@ FM 407
Northlake, Texas 76226

SVE5473-R4

F:\Customers\7 Eleven\Art
\SVE5473-R4 #38149 (1039990).cdr

date:	rev.	description:	designer:
09.23.16	00	Original Concept	bw
10.04.16	R1	Added Tateyamas to Rear and Side of building.	bw
10.11.16	R2	Revised site plan.	mh
01.25.17	R3	Revised site plan, building elevations & site number.	mh
04.10.17	R4	Revised building elevations.	mh

Salesperson: rg

PM: bb

Designer: bw

Page: 4

customer approval

date:



THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC

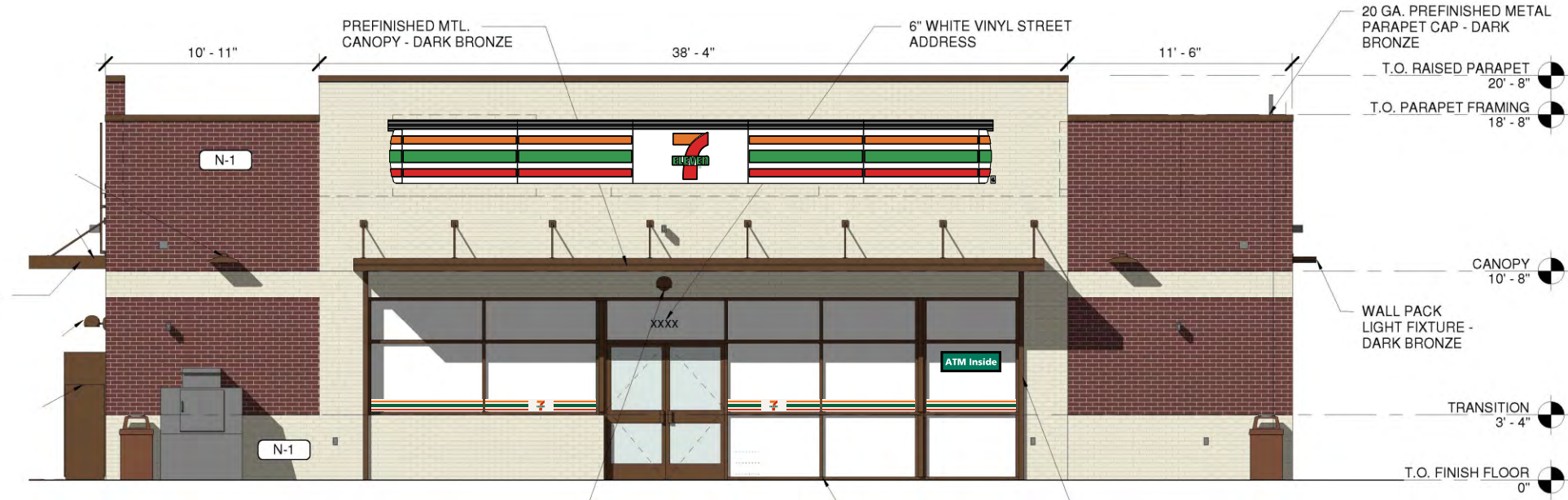
THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.



Square footage Calculations:	
Allowed:	0.0 sqft
Proposed:	85.3 sqft

Rear Elevation - **Sign B**

1/8"= 1'-0"



Square footage Calculations:	
Allowed:	0.0 sqft
Proposed:	85.3 sqft

Storefront Elevation - **Signs B, D & E**

1/8"= 1'-0"

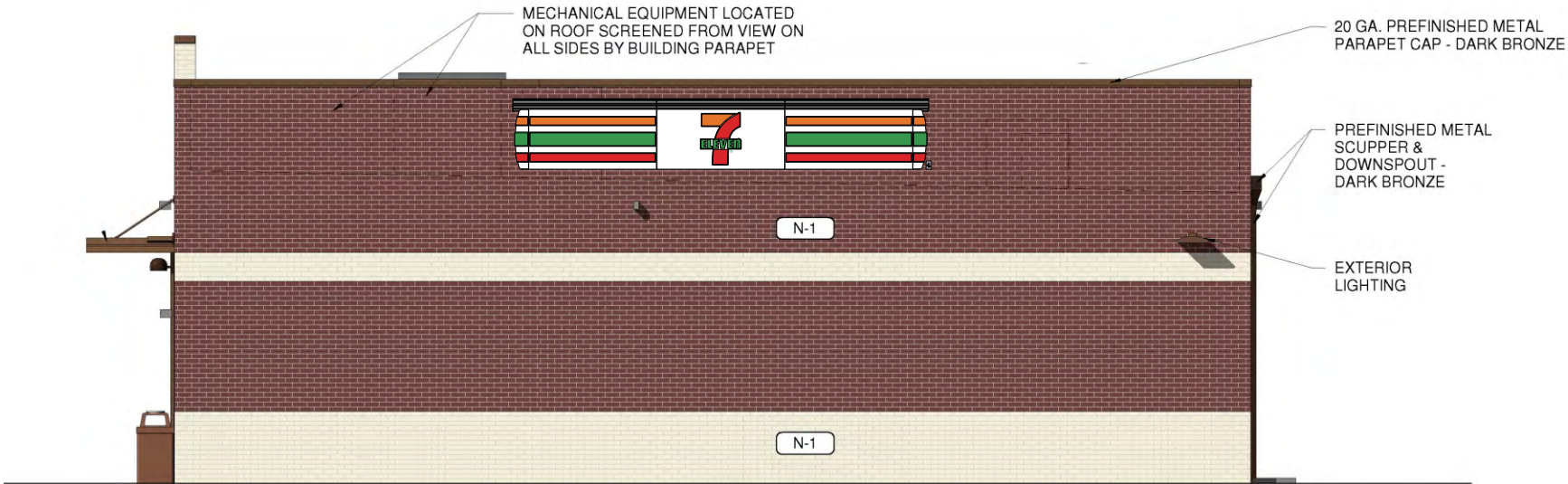


date:	rev.	description:	designer:
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01.25.17	R3	Revised site plan, building elevations & site number.	mh
04.10.17	R4	Revised building elevations.	mh



Square footage Calculations:	
Allowed:	0.0 sqft
Proposed:	52.5 sqft

Side (Left) Elevation - **Sign C, E**
1/8"= 1'-0"



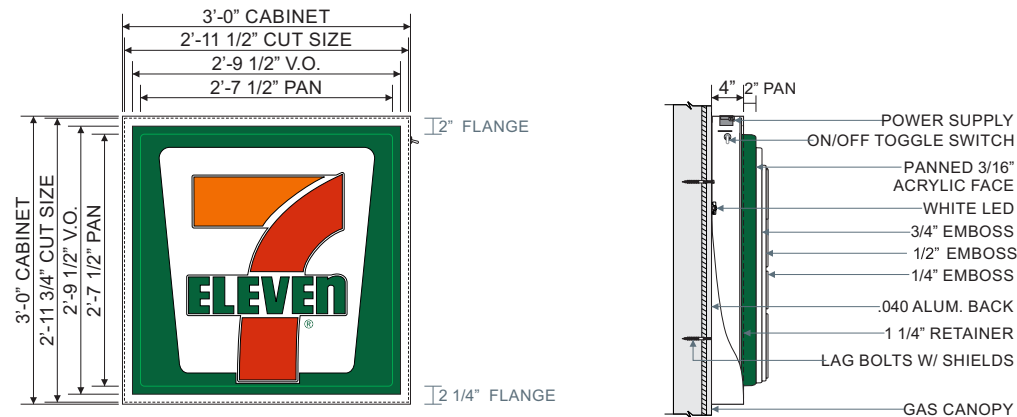
Square footage Calculations:	
Allowed:	0.0 sqft
Proposed:	52.5 sqft

Side (Right) Elevation - **Sign C**
1/8"= 1'-0"



date:	rev.	description:	designer:
09.23.16	00	Original Concept	bw
10.04.16	R1	Added Tateyamas to Rear and Side of building.	bw
10.11.16	R2	Revised site plan.	mh
01.25.17	R3	Revised site plan, building elevations & site number.	mh
04.10.17	R4	Revised building elevations.	mh





MANUFACTURE & SHIP THREE (3) **W9 (00000000)** S/F INTERNALLY ILLUMINATED CANOPY SIGN CABINET. 3/16" THICK PAN FORMED & EMBOSSED WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS TO BE PAINTED **WHITE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
PAINT SPECS: PMS WHITE

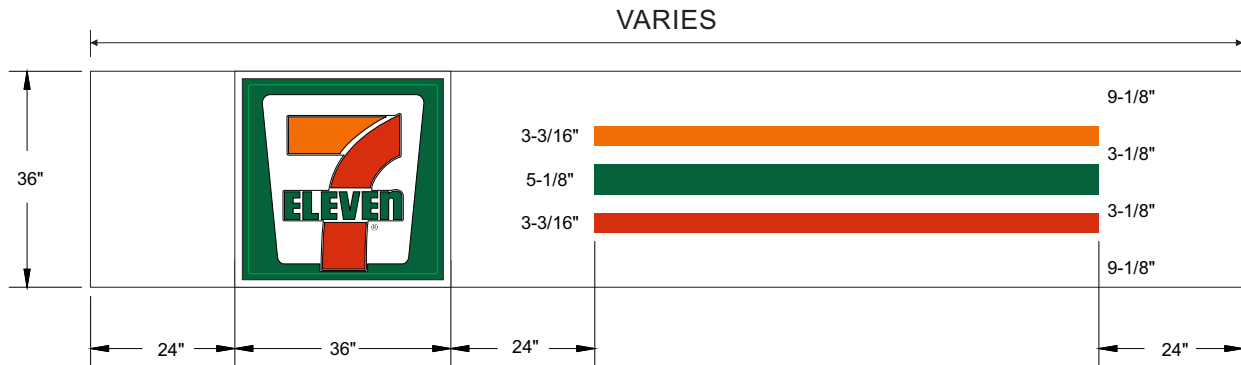
NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.
NOTE: ACCOMPANYING TRI-STRIPE GRAPHICS TO BEGIN 2'-0" FROM CABINET.
NOTE: TRI-STRIPE GRAPHICS TO BE SUPPLIED BY 7-ELEVEN CANOPY CONTRACTOR.

7-ELEVEN LOGO
DIMENSIONS:
OAH: 29 1/2"
OAL: 27"

Face & Side Detail - **W9 (00000000)** Canopy Sign Cabinet - **Sign F**

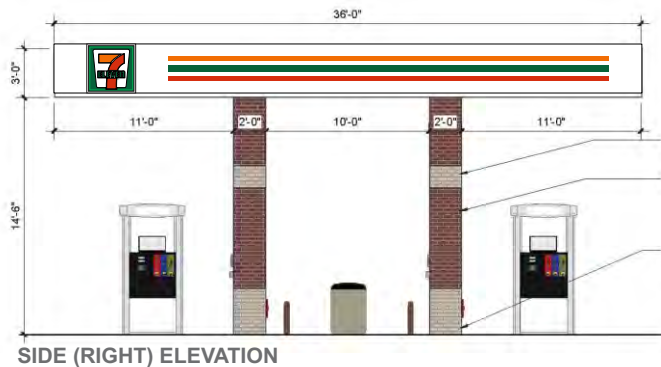
1/2" = 1'-0"

Display Square Footage(Cabinet): **9.0**

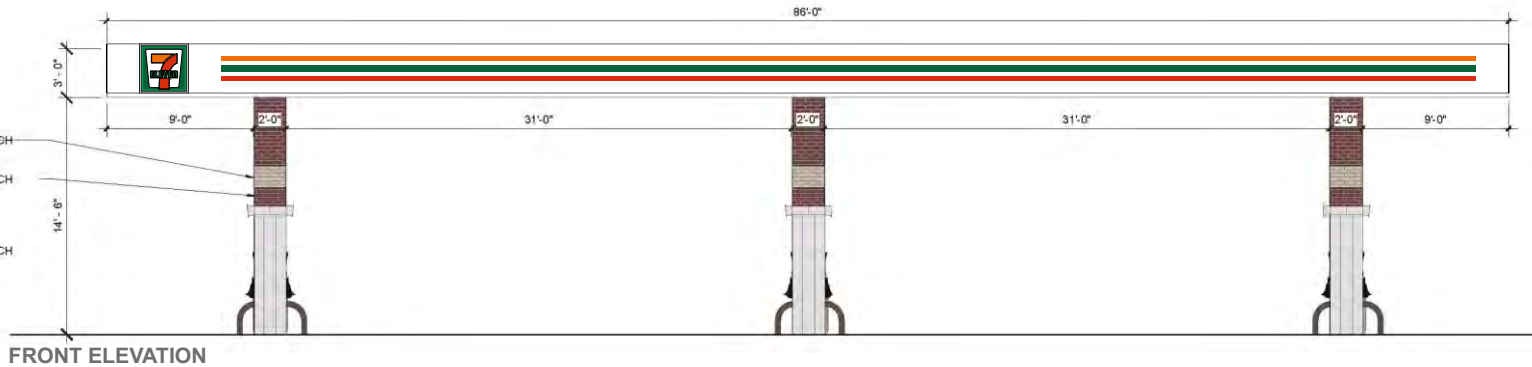


Front Elevation - **36" Canopy Height - Sign And Graphics Layout**

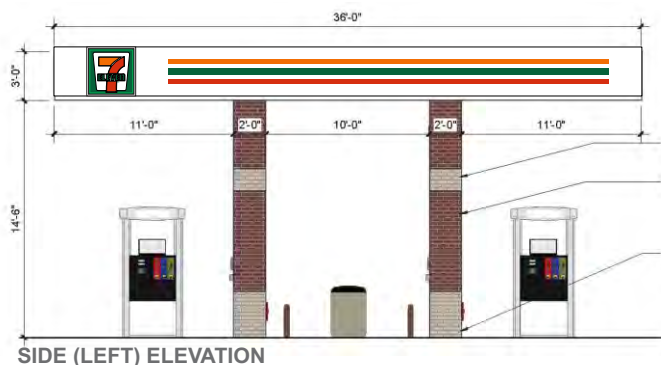
3/8" = 1'-0"



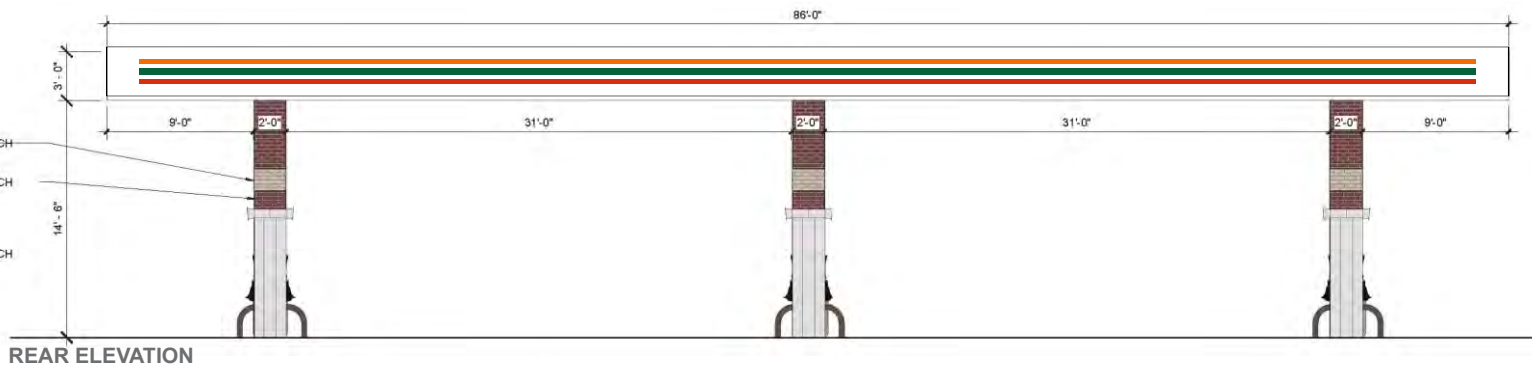
SIDE (RIGHT) ELEVATION



FRONT ELEVATION



SIDE (LEFT) ELEVATION



REAR ELEVATION

Front and Side Elevation (Canopy Configuration) - **Sign F**

NTS

Display Square Footage(Cabinets): **9.0 Each**

harbinger
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #38149 (1039990)
Cleveland-Gibbs Rd
@ FM 407
Northlake, Texas 76226

SVE5473-R4

F:\Customers\7 Eleven\Art
\SVE5473-R4 #38149 (1039990).cdr

date:	rev.	description:	designer:
09.23.16	00	Original Concept	bw
10.04.16	R1	Added Tateyamas to Rear and Side of building.	bw
10.11.16	R2	Revised site plan.	mh
01.25.17	R3	Revised site plan, building elevations & site number.	mh
04.10.17	R4	Revised building elevations.	mh

Salesperson: rg

PM: bb

Designer: bw

Page: 7

customer approval

date:



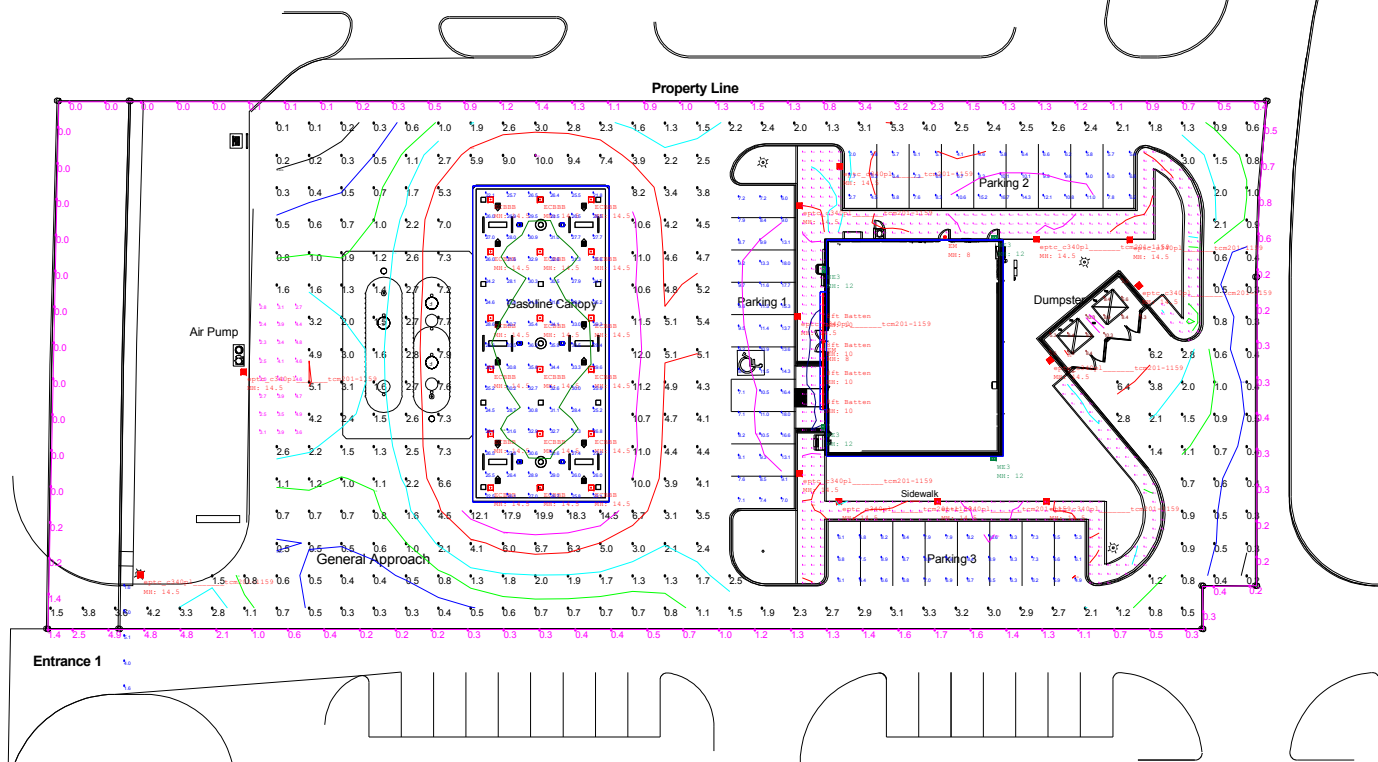
Complies with
UL 48
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED
TO MEET OR EXCEED ALL APPLICABLE CODES OR
REQUIREMENTS OF THE NEC-2014 AND OR
THE 2014 FBC AND OR THE 2007 SFBC

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Air Pump	Illuminance	FC	3.53	4.9	2.0	1.77
Dumpster	Illuminance	FC	6.89	10.3	2.6	2.65
Entrance 1	Illuminance	FC	3.26	5.1	1.6	2.04
Gasoline Canopy	Illuminance	FC	28.82	36.2	21.8	1.32
General Approach	Illuminance	FC	2.95	19.9	0.1	29.50
Parking 1	Illuminance	FC	10.82	18.0	6.0	1.77
Parking 2	Illuminance	FC	7.50	16.7	1.7	4.41
Parking 3	Illuminance	FC	7.26	10.6	4.9	1.48
Property Line	Illuminance	FC	0.84	4.9	0.0	N.A.
Sidewalk	Illuminance	FC	7.24	22.1	0.7	10.34

CALCULATION ZONES

ZONE FC AVG SPEC
 Entrances 10 FC AVG
 Air Pump 10 FC AVG
 Gasoline Canopy 30 FC AVG
 Dumpster 10 FC AVG
 Parking 10 FC AVG
 General Approach 3 FC AVG
 Sidewalk NO SPEC
 Property Line NO SPEC



Luminaire Schedule							
Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Filename
4	18	ECBBB	ECBB085F5501AWHTE	8110	64	1.000	ECBB_B5F550_tcm201-100252.IES
2	2	EM	LEDPRS-BR-CL (Philips)	32	20	0.010	EM-AGI32.ies
4	4	WE3	EWS20E3D150-DKBZ	8400	91	1.000	EWS2_E3D150_tcm201-97428.IES
13	13	eptc_c340pl	EPTC C340PL	6800	83	1.000	eptc_c340pl_tcm201-115962.ies

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: June 8, 2017
Re: Site Plan for Retail Center at 5000 SH 114 (SP-17-003)

Purpose: Consider approval of a Site Plan for a proposed 10,724 square-foot retail center on 1.583 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 2, Block 5, Northport Addition, generally located on the north side of SH 114 approximately 1,000 feet east of the IH 35W northbound service road at 5000 SH 114, and zoned Commercial (C).

Owner: Northport Partners

Applicant/Developer: Flower Mound Plaza, LP

Architect: Matthew King Architect

Existing Condition of the Property: The subject property is currently vacant and is zoned Commercial (C). The site is adjacent to the driveway entrance to the Farmer Brothers distribution center on the east side of the site. The vacant site to the west is proposed for an IHOP restaurant.

Staff Analysis:

Access: Access to the site will be provided from SH 114 by connecting to existing driveways to Valero to the west and Farmer Brothers distribution center to the east. The driveways are within access easements which also provide connectivity for access to the IH 35W northbound service road.

Parking: The building is proposed for retail and restaurant use with a restaurant on each end cap. UDC requires one space per 250 square feet for retail use and one space per 100 square feet for restaurants. A minimum of 80 spaces is required according to the use distribution proposed. 83 parking spaces are provided on the site plan of which three of the spaces will 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 stone veneer screening wall to match the building is proposed to enclose the dumpster. An Outdoor Lighting Plan is provided in the site plan package which appears to meet all requirements of the

UDC. A sign location is shown on the site plan within a parking lot island within the site, but no other sign details are provided. Staff is working with the applicant to determine if a better location for the sign is available working around easements on the frontage. Any other details on fencing, lighting and signage not provided with the site plan package must meet the requirements of the UDC at time of permitting.

Landscaping: Detailed landscape plans have been provided showing landscaping generally meeting the requirements of the UDC. Several trees shown along the SH 114 frontage appear to be within gas line easements and therefore may not be permitted in the locations shown. Staff is working with the applicant to determine whether these can remain or to find a suitable alternative.

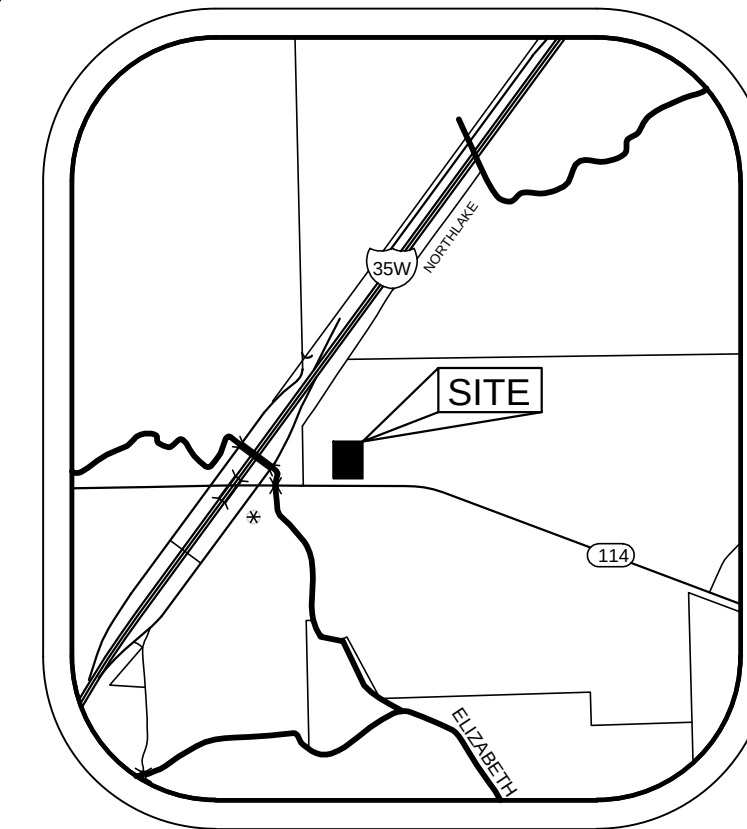
Building Elevations: Architectural elevations of the building are provided showing all four sides of the proposed building. The building elevations appear to comply with the requirements of the UDC.

Drainage and Utilities: Preliminary plans for storm drainage and utilities are shown on the site plan. The Town Engineer has reviewed them and provided comments which should be addressed by the Town Council meeting. Revised plans to address the comments will be provided at the meeting.

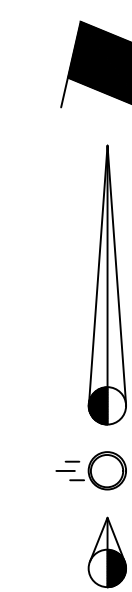
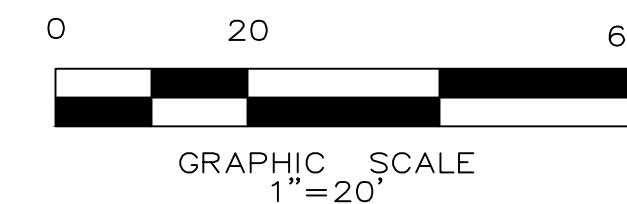
Staff Findings: As staff is continuing to work with the applicant on the issues noted above, and the applicant is working to address the Town Engineer's comments, staff will make a final recommendation at the Town Council meeting.

3 FAMILY LIMITED PARTNERSHIP
Doc. No. 2016-95657
D.R.D.C.T.

PROPOSED
Lot 8, Block 5
NORTHPORT PARTNERS, LLC
Doc No. 2015-83003



VICINITY MAP
NTS



PROPOSED
Lot 3, Block 5
NORTHPORT PARTNERS, LLC
Doc No. 2015-83003
D.R.D.C.T.
USE: VACANT
ZONED: C

10,724 sf
USE: RETAIL/RESTAURANT
ZONED: C
PROPOSED
Lot 2, Block 5
NORTHPORT PARTNERS, LLC
Called 7.315 Acres
Doc No. 2015-83003
D.R.D.C.T.
68,943 Sq. Feet
1.583 Acres

USE: MANUFACTURING
ZONED: PD
PROPOSED
Lot 1, Block 5
NORTHPORT ADDITION
Doc No. 2015-2108

LEGEND

- Firelane
- Proposed Sidewalk (Private)
- Ex. Concrete Pavement
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Handicap Parking Sign
- FDC Fire Department Connection

SYNOPSIS

Zoning:	C
Proposed Use:	Retail - Restaurant
Lot Area:	1.583 Acres (68,946 sf)
Building Area:	10,724 sf
Impervious Area:	51,856 sf
Lot Coverage:	15.55%
Floor Area Ratio:	0.16 : 1
Building Height:	25'
Required Parking:	Retail 1:250 (4,760/250) = 20 Spcs. Restaurant 1:100 (5,964/100) = 60 Spcs.
Parking Required Total:	(80 Parking Spaces)
Parking Provided Total:	(83 Parking Spaces) 3 Handicap Spc.

SITE PLAN
OF
ALBERT RETAIL/RESTAURANT

5000 S.H. 114
LOT 2, BLOCK 5, Northport Addition
Town of Northlake, Denton County, Texas
1.583 Acres
May 2017

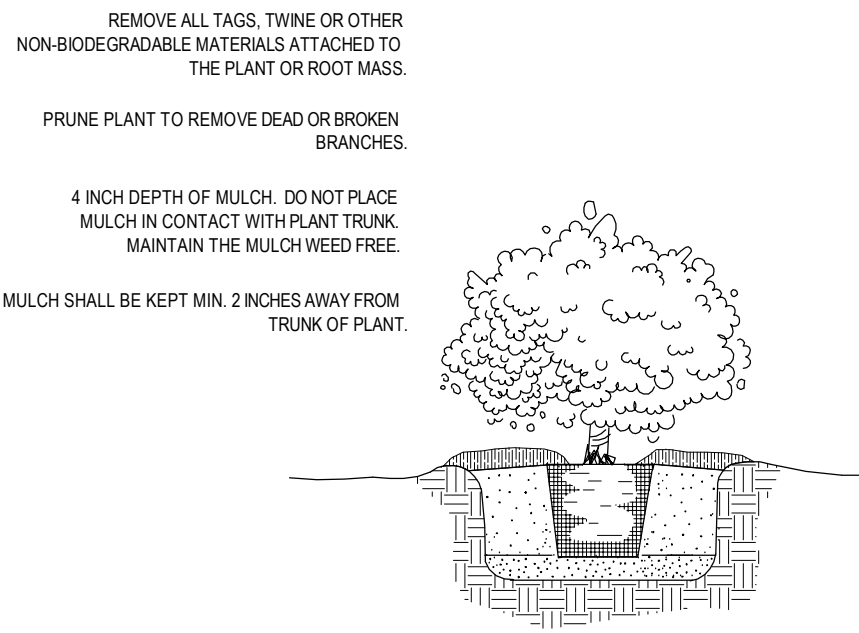
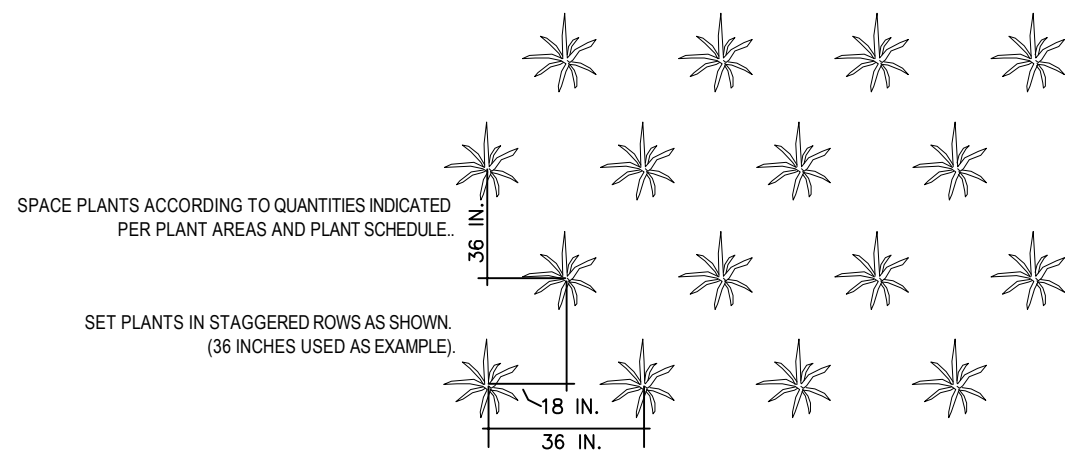
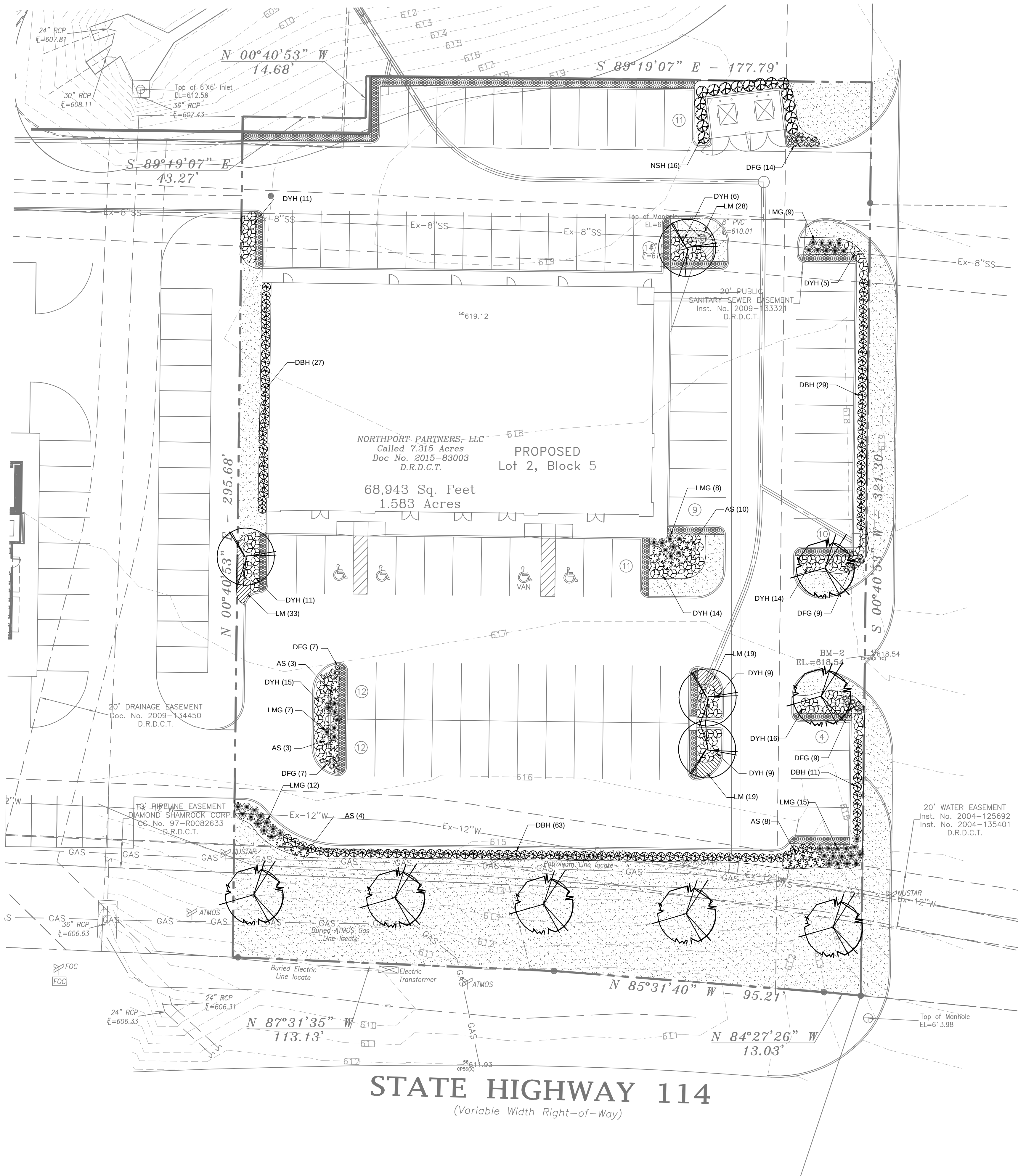
OWNER:
SCSD-Finnell, Ltd.
1600 Corporate Court, Ste. 150
Irving, TX 75038
Phone (972) 241-2165
Fax (972) 241-2167
Contact: Cary Albert

ARCHITECT:
Matt King Architect
1212 Cabernet Drive
Allen, TX 75002
Phone (469) 742-0678
Contact: Matt King

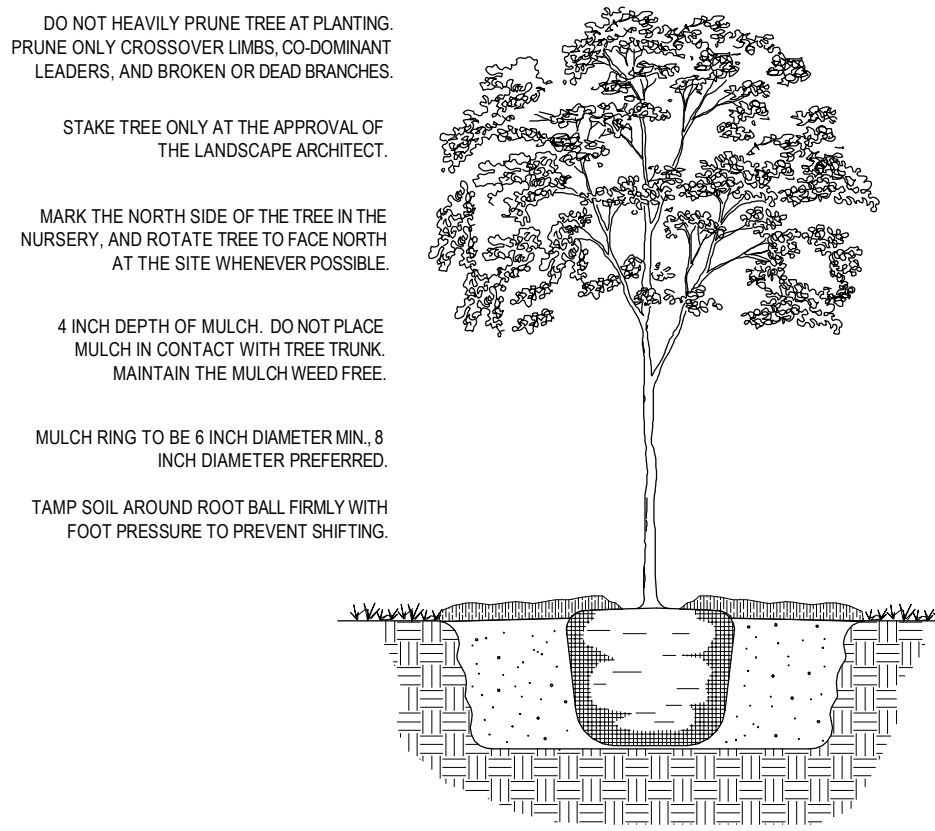
ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn

STATE HIGHWAY 114
(Variable Width Right-of-Way)

ALBERT RETAIL/RESTAURANT



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

Landscape Requirement Calculations			
Required Number of Trees Along Street Buffer (STATE HWY 114)	1 Tree Per 50 l.f.	Required Parking Lot Trees	1 Per 20 Spaces
Length of Landscape Buffer	221.00'	Number of Site Parking Spaces	83
Number of Trees Required	5	Number of Parking Lot Trees Required	5
Number of Trees Provided	5	Number of Parking Lot Trees Provided	5

Proposed Trees				
Symbol	Key	Name	Size	Spacing
	LE	Elm, Lacebark <i>Ulmus crassifolia</i>	2 1/2" Cal.	As Scaled
	SRO	Oak, Shumard Red <i>Quercus shumardii</i>	2 1/2" Cal.	As Scaled

Proposed Plants				
Symbol	Key	Name	Size	Spacing
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burfordi'</i>	10 Gal.	36"
	NSH	Holly, Nellie Stevens <i>Ilex x Nellie R. Stevens'</i>	48" Ht. Min.	48"
	AS	Sage, Autumn <i>Salvia greggii</i>	5 Gal.	36"
	DYH	Holly, Dwarf Yaupon <i>Ilex vomitoria 'Nana'</i>	5 Gal.	36"
	GSN	Grass, Dwarf Fountain <i>Pennisetum alopecuroides 'Hameln'</i>	3 Gal.	24"
	LMG	Grass, Lindheimer's Muhly <i>Muhlenbergia lindheimeri</i>	5 Gal.	36"
	LM	Liriope <i>Liriope muscari</i>	1 Gal.	18"

- Common Bermuda Solid Sod - 13,020 s.f. +/- Shown
 - River Rock Bed - 1,150 s.f. +/- Shown
- To be 2" to 4" Stone Size, 6" Depth. Excavate areas denoted to a depth of 5" below finish grade. Cover entire area with medium weight, commercial grade, weed fabric. Use 5 1/4" composite bender boards as edge restraints.

Note: Contractors bidding the job shall verify all quantities. Contractor responsible for providing all landscape material as shown by symbols on plans.

Irrigation Affidavit:
All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

Notes
No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.
All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be include in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.

All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ASNSNS).

Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.

Amendments shall be added to each planting pit and bed area.

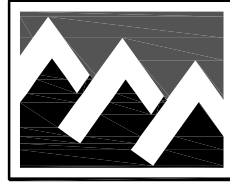
All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

All plantings shall be "watered in" by flooding the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.



WILLIAMS DESIGN GROUP
LANDSCAPE ARCHITECTURE
1401 E. WILLOW AVE., SUITE 100
NORTH LAKE, TEXAS 75070
P: (972) 456-3441 E: williams@wdgpa.com



LANDSCAPE PLAN

PLANT TITLE

ALBERT RETAIL NORTHLAKE, TEXAS

PROJECT TITLE:

REVISION DESCRIPTION

REV. DATE

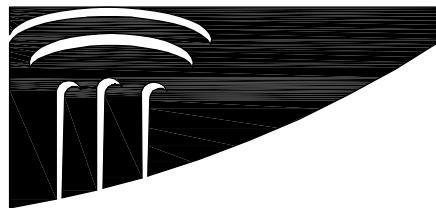
DATE:

5-26-2017
LANDSCAPE PLAN

SHEET NO:

L1.01





Architecture · Design · Planning

Matthew King
Architect

Phone: 469-742-0678
matking@mkingsarchitect.com

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PERMITTING OR CONSTRUCTION.
FOR INTERIM REVIEW ONLY.
MATTHEW P. KING
ARCHITECT
TX REGISTRATION
NO. 17957

May 26, 2017

Owner:

SCSD-Finnel, LTD
1600 Corporate Court #150
Irving, Tx. 75038

Project:

Multi Tenant Shell Bldg

114 & I-35 West

Northlake, Texas 76262

Scale: as noted

Issue For:

Site plan submittal: May12, 2017

Site plan corrections: May26, 2017

ST1 Site
Lighting

Sheet Number

Calculation Summary						
Calculation Grd Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
SITE	0	Fc	1.90	3.9	0.3	6.33

Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor
	S1	10	LITHONIA KAD LED 20C 700 40K R4 MVOLT	5643	48	1.000
	S2-90	5	LITHONIA KAD LED 20C 700 40K R4 MVOLT	11286	96	1.000
	S3	1	LITHONIA KAD LED 20C 700 40K R4 MVOLT	16929	144	1.000
	S1-V	4	LITHONIA KAD LED 20C 700 40K R5 MVOLT	5989	48	1.000



KAD LED LED Area Luminaire



Specifications

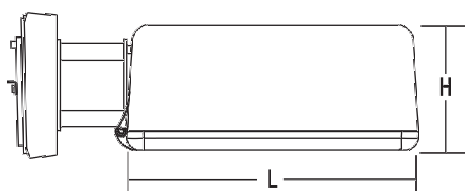
EPA: 1.2 ft²
(0.11 m²)

Length: 17-1/2"
(44.5 cm)

Width: 17-1/2"
(44.5 cm)

Height: 7-1/8"
(18.1 cm)

Weight (max): 36 lbs.
(16.3 kg)



Catalog Number

Note

Type

For the full list of luminaire cover the page to see all disruptive elements.

A+ Capable Luminaire

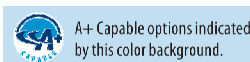
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1

- This luminaire is part of an A+ Certified solution for ROAMP2 or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED												
Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting						
KAD LED	20C ¹ 20 LEDs	530	530 mA	30K 3000 K	R2 Type II	MVOLT 277 ²	Shipped included				Shipped separately	
	30C ¹ 30 LEDs	700	700 mA	40K 4000 K	R3 Type II	120 ³ 147 ¹	SPUMBAK ⁴	Square pole universal mounting adapter ⁴	04	4" arm	DA012P	Degree arm (pole)
	40C 40 LEDs	1000	1000 mA	50K 5000 K	R4 Type IV	208 ² 480 ¹	RFUMBAK ⁴	Round pole universal mounting adapter ⁴	06	6" arm ¹		
	60C 60 LEDs				R5 Type V	240 ²	SPD ⁵	Square pole	09	9" arm ¹	DA012WB	Degree arm (wall)
							RPD ⁶	Round pole	12	12" arm ¹	KMA	Max arm external fitting
							WSD ⁷	Wall bracket				
							WWO ⁸	Wood pole or wall				

Options

Shipped installed

PERIS 1/32" twist-lock five-wire receptacle only (no controls)¹

PER7 Seven-wire receptacle only (no controls)¹

SF Single fuse (120, 277, 347V)¹

DF Double fuse (120, 240, 480V)¹

PBIR 8-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5°C¹⁰

PBRH 8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5°C¹⁰



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.229.8041 • www.lithonia.com
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KAD-LED
Rev. 02/07/17

Shipped separately¹¹

W6 White guard

PRMT003 Part right, dim 0.1 down 14"

PRMT003 Part right, dim 5 14"

PRMT003 Part right, dim 6 14"

PRMT003 Part right, dim 7 14"

HS Housecall shield¹¹

Shipped separately¹¹

DOBRD Dark bronze

DBLBD Black

DBWBD Natural aluminum

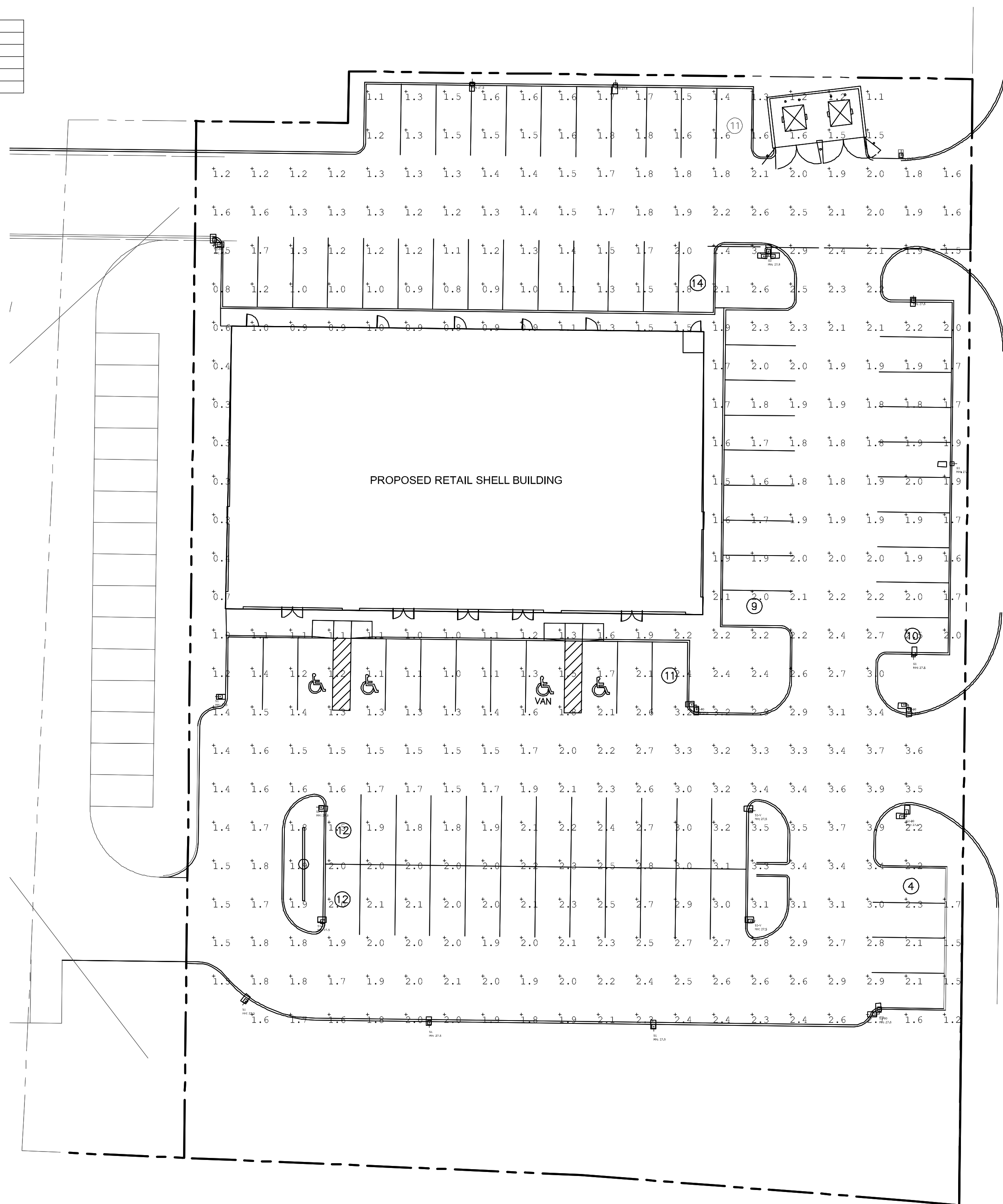
DWHRD White

DOBRD Dark bronze

DBLBD Black

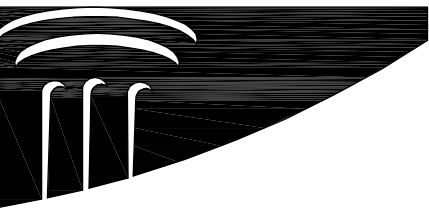
DBWBD Natural aluminum

DWHRD White



lighting site plan
scale: 1"=20'

SITE LIGHTING NOTE: ALL SITE LIGHTING SHALL MEET THE REQUIREMENTS OF THE UDC AT TIME OF PERMITTING.



Architecture · Design · Planning

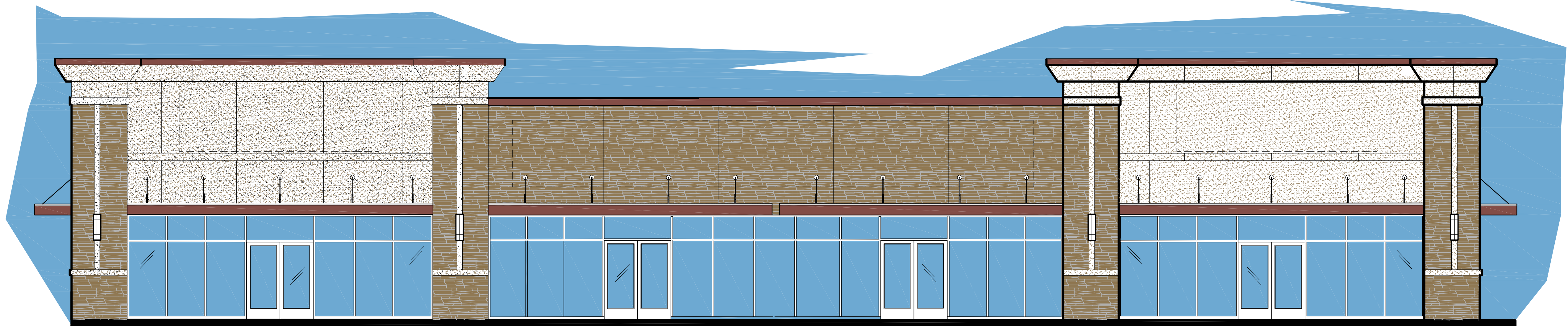
Matthew King
Architect

Phone: 469-742-0678
matting@mkingarchitect.com

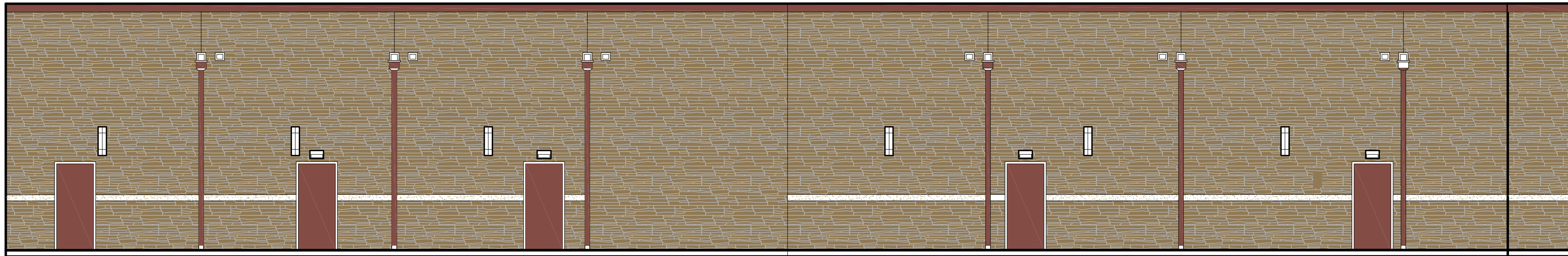
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ARCHITECT
TX REGISTRATION
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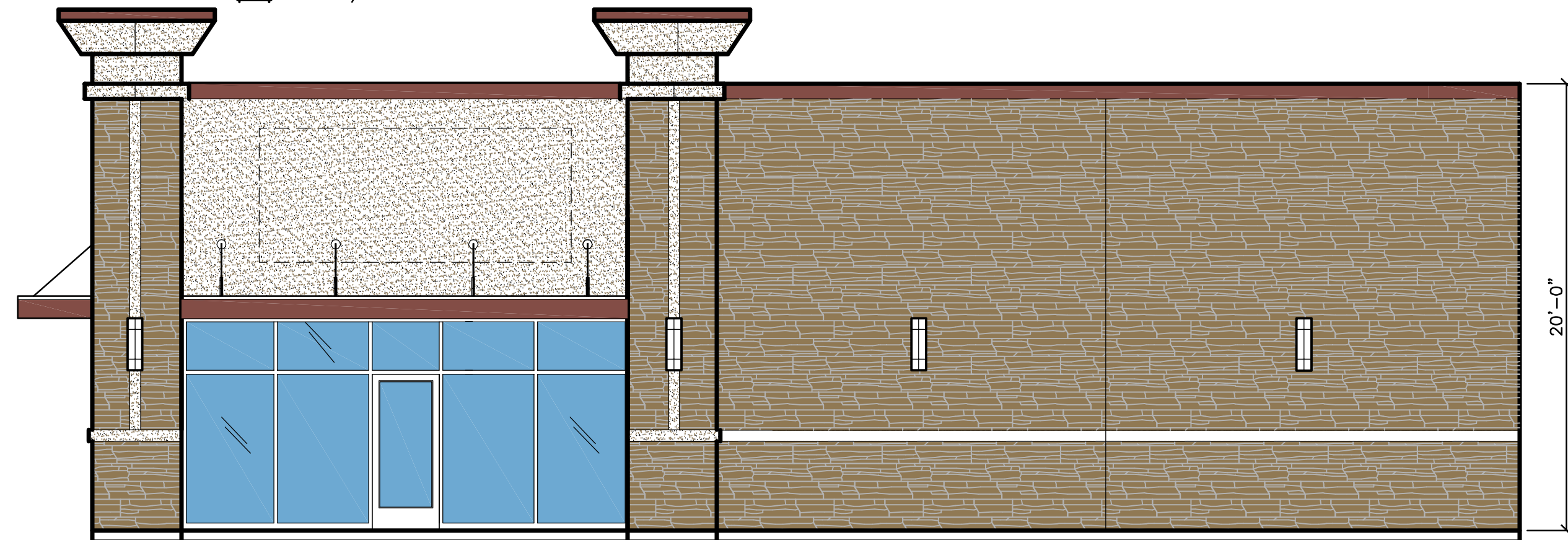
May 26, 2017



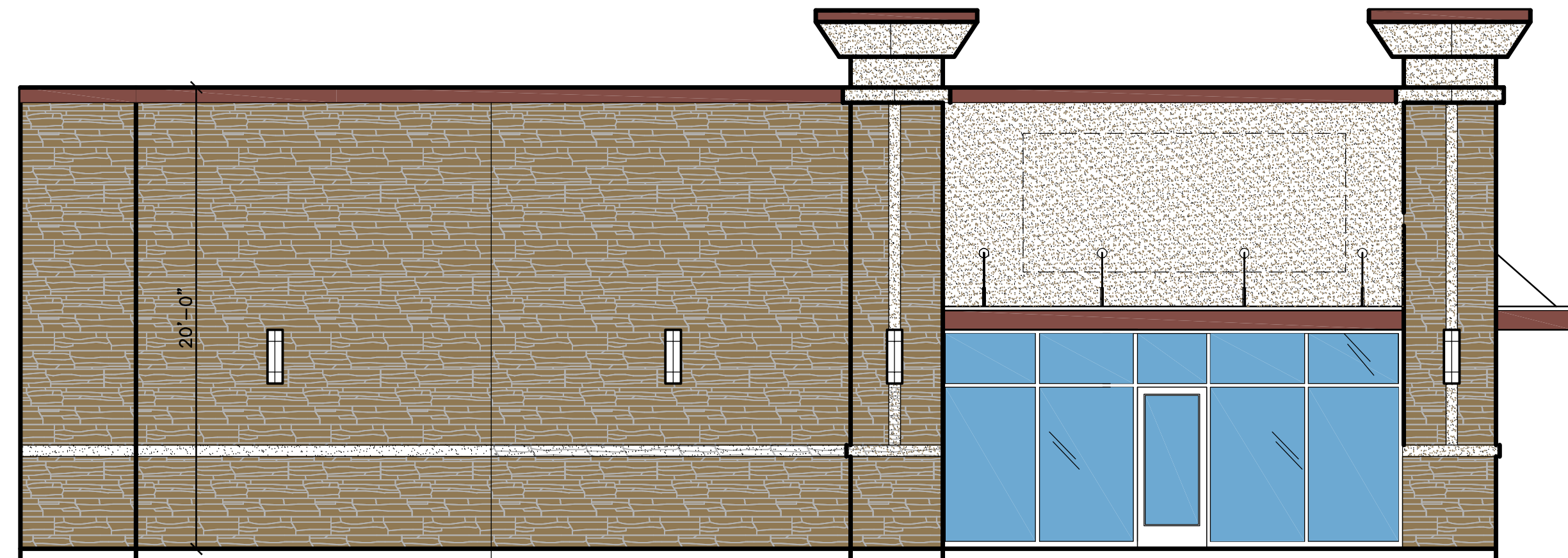
1 south elevation
scale: 3/16" = 1'-0"



2 north elevation
scale: 3/16" = 1'-0"



3 east elevation
scale: 3/16" = 1'-0"



4 west elevation
scale: 3/16" = 1'-0"

Owner:

SCSD-Finnel, LTD

1600 Corporate Court #150
Irving, Tx. 75038

Project:

Multi Tenant Shell Bldg

114 & I-35 West

Northlake, Texas 76262

Scale: as noted

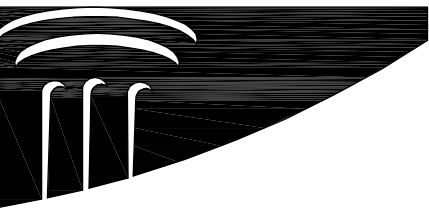
Issue For:

Site plan submittal: May12, 2017

Site plan corrections: May26, 2017

A2
Exterior Elev's

Sheet Number



Architecture · Design · Planning

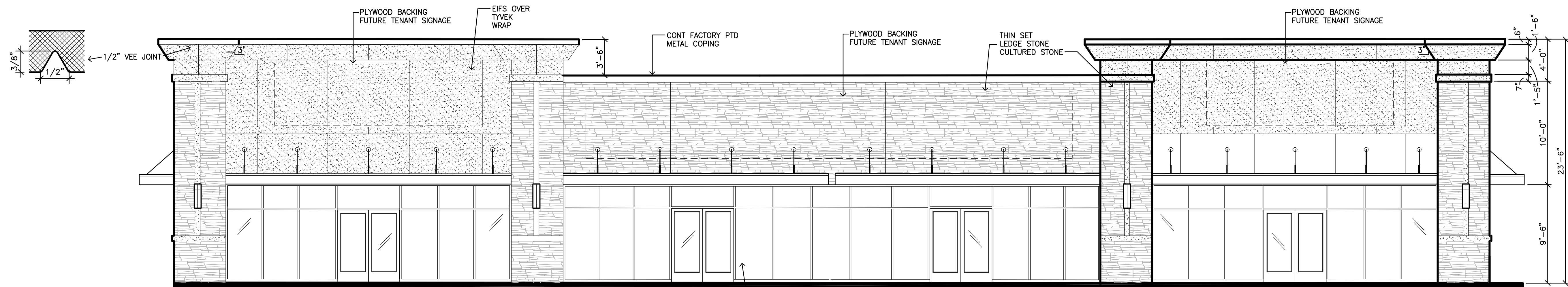
Matthew King
Architect

Phone: 469-742-0678
matking@mkingsarchitect.com

©Matthew King Architect

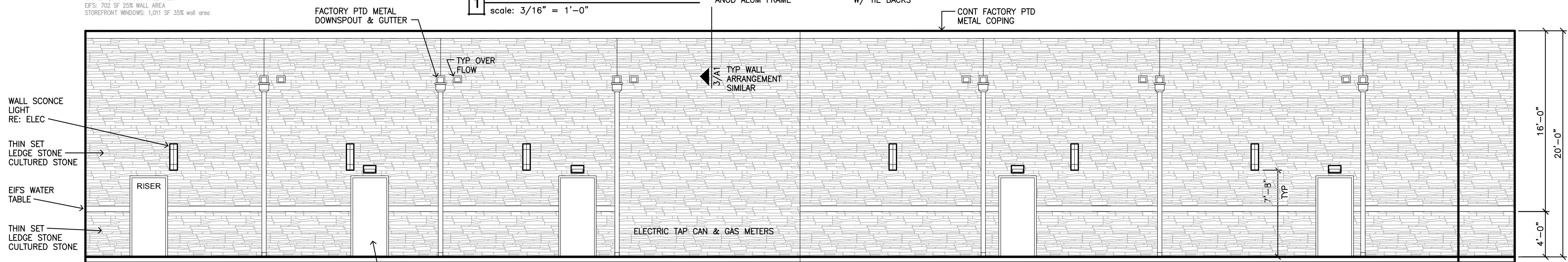
PRELIMINARY NOT
FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.
FOR INTERIM REVIEW ONLY.
MATTHEW P. KING
ARCHITECT
TX REGISTRATION
NO. 17957

May 26, 2017



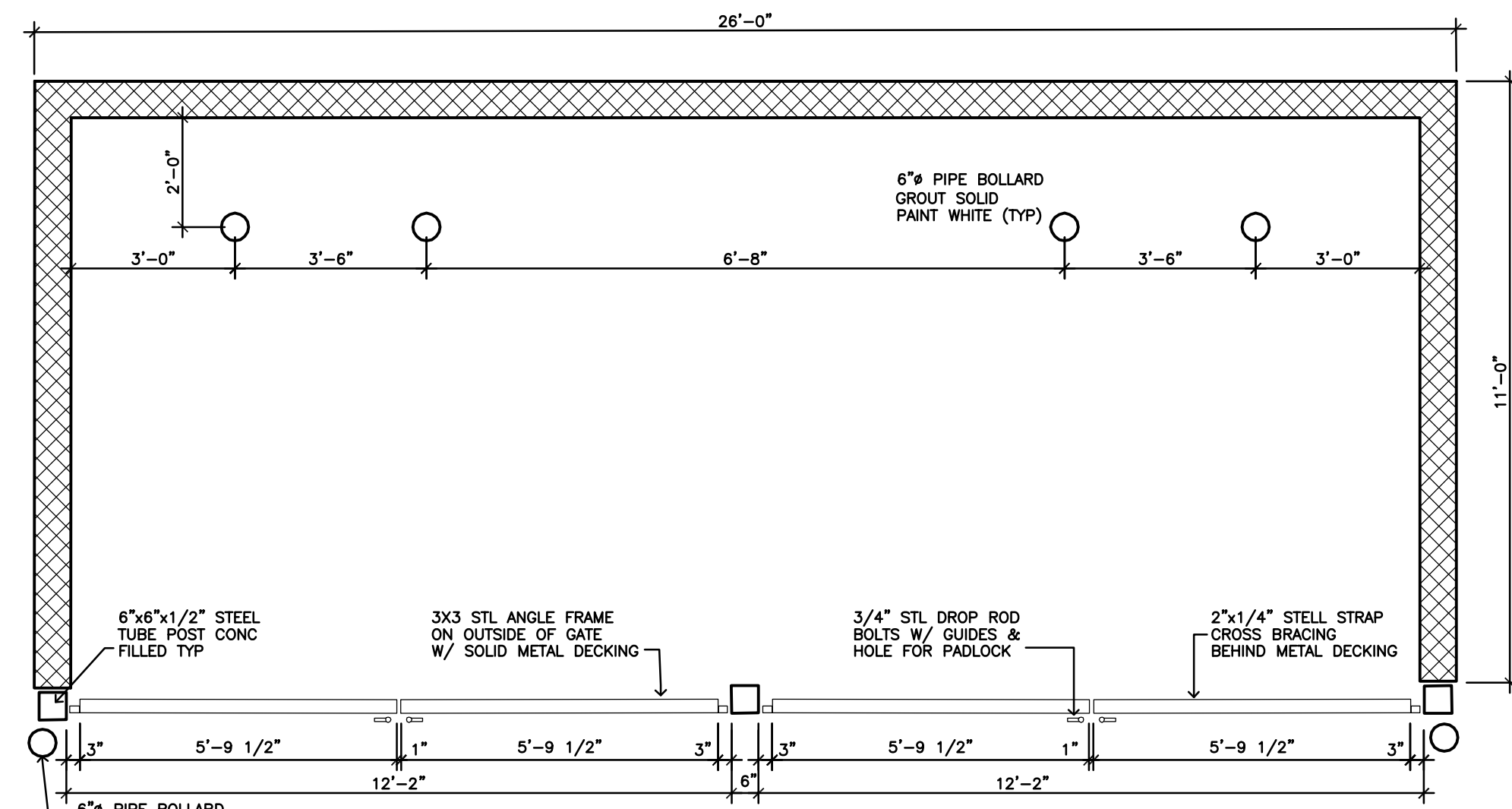
ELEVATION AREA SUMMARY - 2,911 SF
STONE: 1,080 SF 38% WALL AREA
EIFS: 702 SF 25% WALL AREA
STOREFRONT WINDOWS: 1,011 SF 35% wall area

1 south elevation
scale: 3/16" = 1'-0"

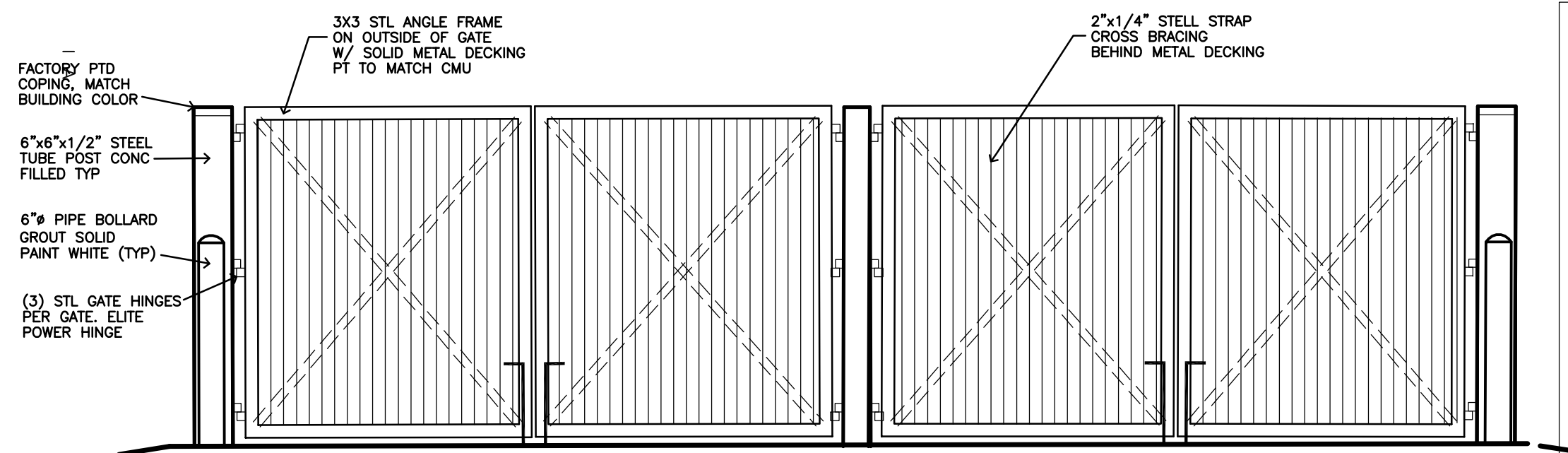


ELEVATION AREA SUMMARY - 2,560 SF
STONE: 2,455 SF 96% WALL AREA
DOORS: 105 SF 4% wall area

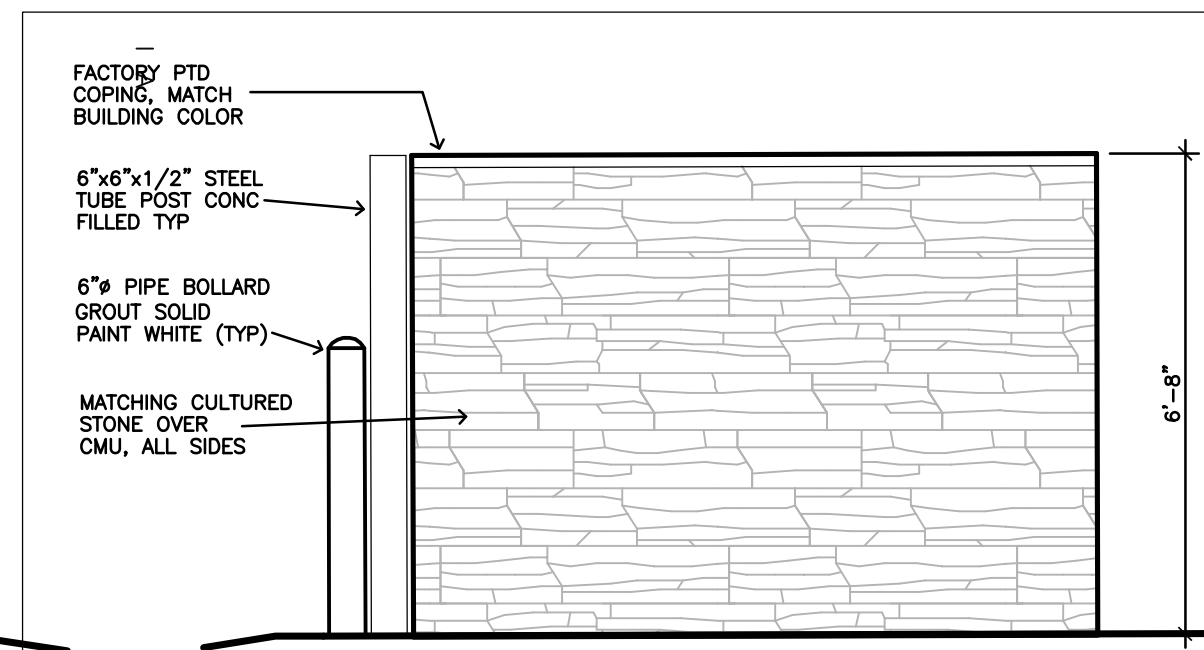
2 north elevation
scale: 3/16" = 1'-0"



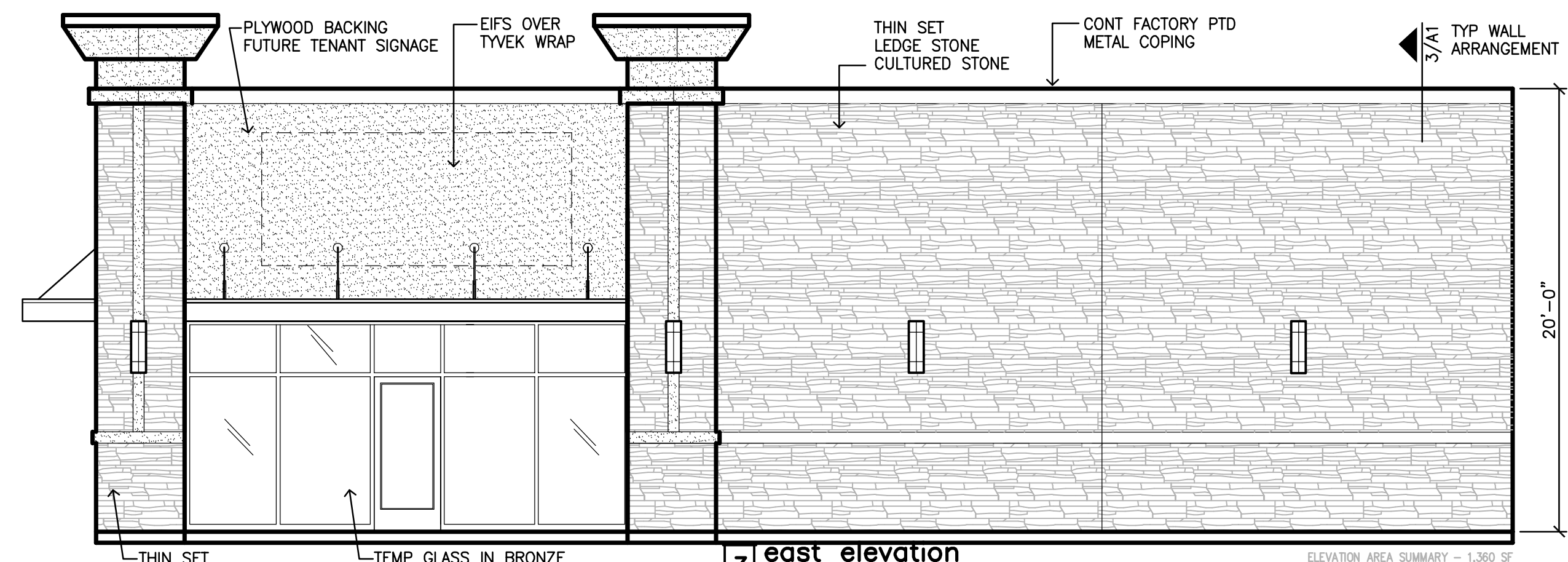
5 dumpster plan
scale: 3/16" = 1'-0"



6 dumpster elevation
scale: 3/16" = 1'-0"

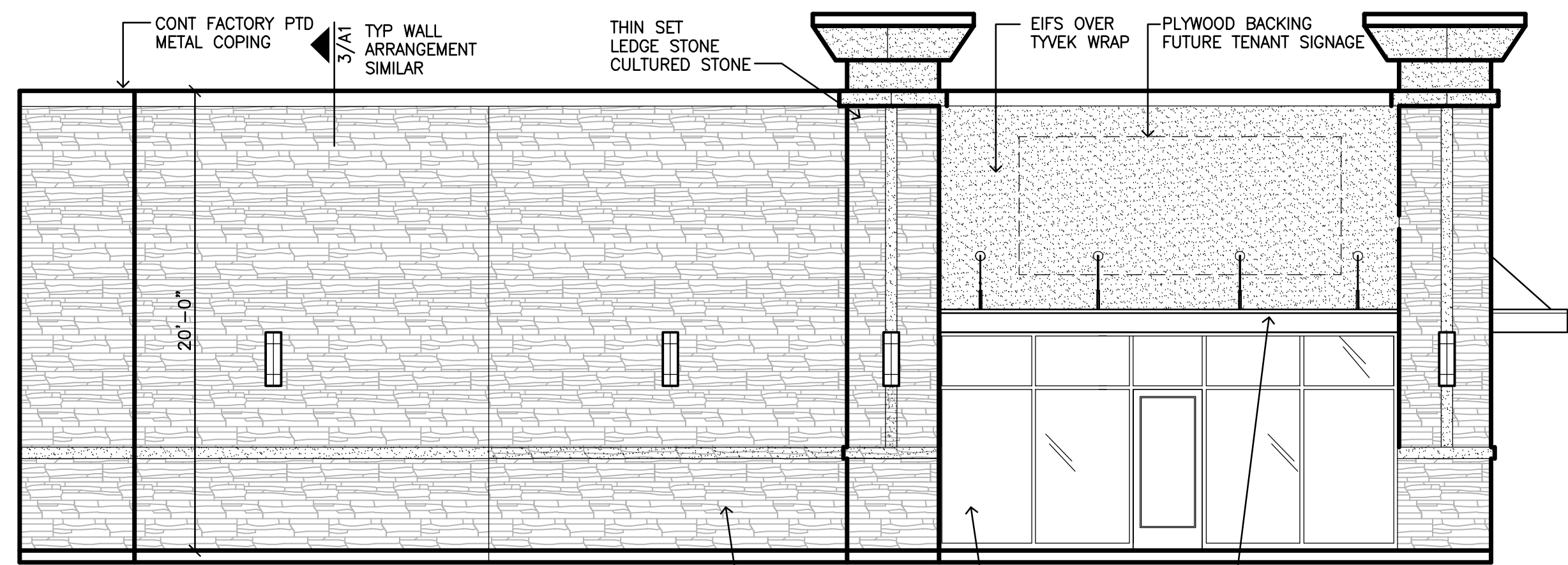


7 dumpster side elevation
scale: 3/16" = 1'-0"



ELEVATION AREA SUMMARY - 1,360 SF
STONE: 809 SF 59% WALL AREA
EIFS: 361 SF 26% wall area
STOREFRONT: 190 SF 14% wall area

3 east elevation
scale: 3/16" = 1'-0"



ELEVATION AREA SUMMARY - 1,360 SF
STONE: 809 SF 59% WALL AREA
EIFS: 361 SF 26% wall area
STOREFRONT: 190 SF 14% wall area

4 west elevation
scale: 3/16" = 1'-0"

Owner:

SCSD-Finnel, LTD
1600 Corporate Court #150
Irving, Tx. 75038

Project:

Multi Tenant Shell Bldg
114 & I-35 West
Northlake, Texas 76262

Scale: as noted

Issue For:

Site plan submittal: May12, 2017
Site plan corrections: May26, 2017

A2
Exterior Elev's

Sheet Number

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: June 8, 2017
Re: Site Plan for Staybridge Suites (SP-16-008)

Purpose: Consider approval of a Site Plan for Staybridge Suites, a proposed 103-room hotel on 1.98 acres, to be platted as Lot 3R, Block 2, Texas Speedway Centre, generally located on the east side of Raceway Drive approximately 500 feet south of SH 114, and zoned Mixed-Use Planned Development (MPD).

Owner: Speedway Hotels, LLC

Applicant/Developer: A&M Developers

Engineer: Catalyst Technical Group

Background and Existing Condition of the Property: The subject property is currently vacant, and it is located adjacent to the new Holiday Inn Express which is under construction by the same developer on the adjacent lot to the north. An amending plat is under review which will replat Lots 2-4, Block 2, Texas Speedway Centre, into two lots with Lot 3R being the proposed site of the Staybridge Suites. The developer of both hotels was the developer and is the owner/operator of the existing Holiday Inn Express which will be rebranded.

Staff Analysis:

Land Use: The property is zoned Mixed-Use Planned Development (MPD) which lists “hotel, motel lodging” as a permitted use.

Access: Access to the site will be provided from Raceway Drive with a driveway shared with the Holiday Inn Express site. This driveway is contained within a mutual access easement that will extend to the east to provide connectivity to the adjacent Chadwick Farms retail and multi-family development. The drive on the west side of the site is also contained within an access easement which will stub out to the vacant lot to the south, providing access to that lot as well future access to the Home2 Suites driveway once the vacant lot is developed.

Parking: The MPD requires one space per sleeping room for hotel use. The hotel is planned for 103 sleeping rooms, and 104 parking spaces are provided on the site plan of which four of the spaces will meet ADA requirements.

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

Fencing is proposed around the swimming pool on the south side of the building, and a screening wall is proposed to enclose the dumpster. A sign is proposed in a parking lot island within the site. No other signage details are provided. Any other details on fencing, lighting and signage not provided with the site plan package must meet the requirements of the MPD at time of permitting.

Landscaping:

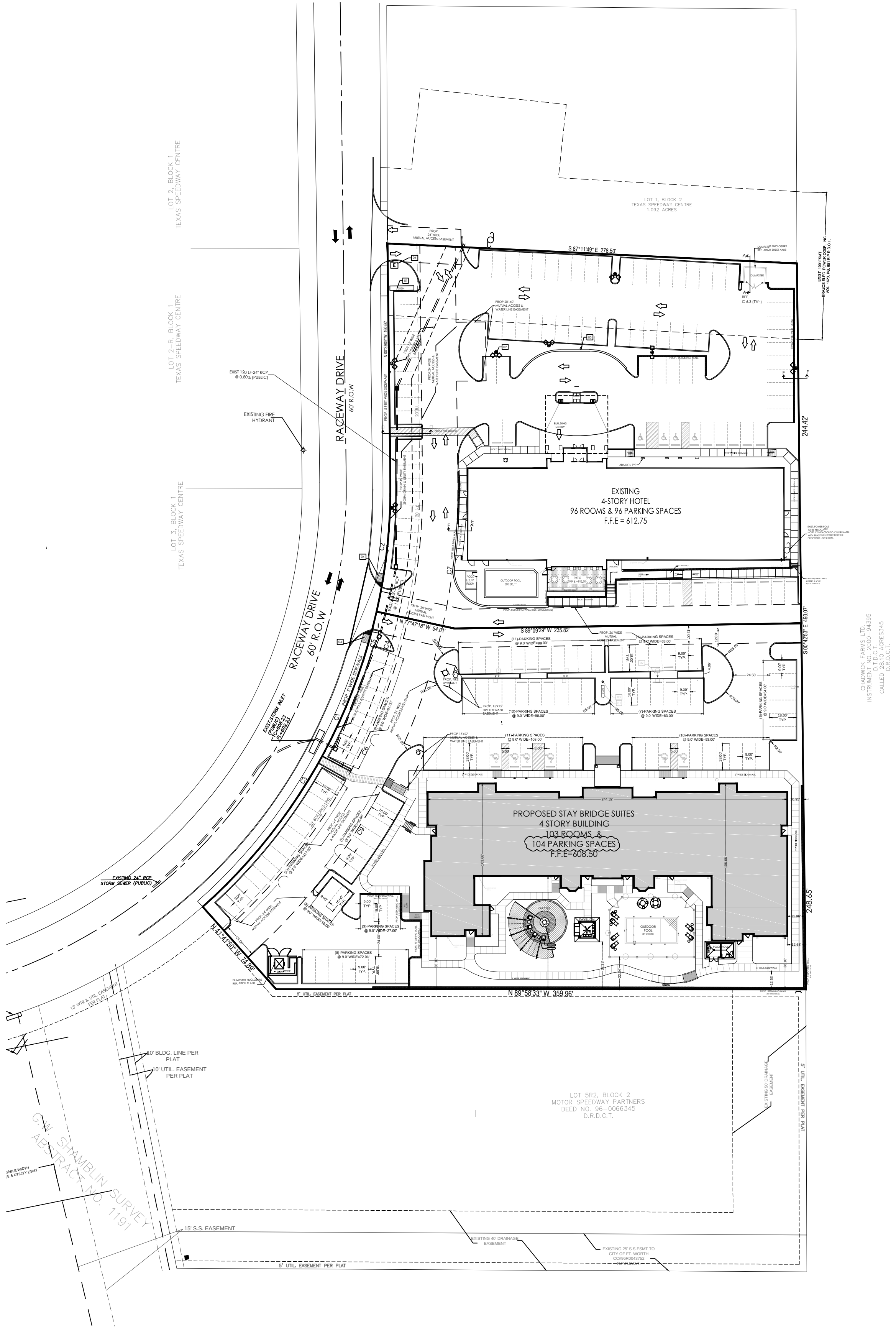
Detailed landscape plans have been provided showing landscaping meeting the minimum requirements of the MPD.

Building Elevations:

Architectural elevations of the 4-story hotel building 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 to meet the requirements referenced above and meets or exceeds all applicable requirements of the Unified Development Code (UDC) and Mixed-Use Planned Development (MPD). Staff finds the site plan acceptable for approval as submitted.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	326.67'	380.00'	49°15'16"	N 23°41'55" E	316.70'
C2	90.16'	380.00'	13°35'38"	S 05°52'06" W	89.95'
C3	236.51'	380.00'	35°39'38"	N 30°29'44" E	232.71'
C4	205.12'	395.00'	29°45'12"	S 13°57'12" W	202.82'
C5	197.37'	380.00'	29°45'31"	S 13°57'02" W	195.16'
C6	345.52'	402.00'	49°14'44"	S 23°42'06" W	334.98'
C7	124.19'	426.00'	16°42'14"	S 07°26'19" W	123.76'
C8	15.00'	441.00'	1°56'56"	S 16°47'43" W	15.00'
C9	226.89'	426.00'	30°31'00"	N 33°03'59" E	224.22'



SITE DATA

PROPOSED LAND USE:
HOTEL

ZONED:
MIXED USE PLANNED DEVELOPMENT (MPD)

PREVIOUS LAND USE:
COMMERCIAL - VACANT

GROSS FLOOR AREA OF THE PROPOSED DEVELOPMENT:
REF ARCHITECTURAL PLANS

BUILDING HEIGHT:
REF ARCHITECTURAL PLANS

AREA OF IMPERVIOUS SURFACE:
6,1530 S.F.

NO. OF PARKING SPACES REQUIRED FOR THE PROP. DEVELOPMENT
PER TOWN OF NORTHLAKE ORDINANCES

1.0 SPACES FOR EVERY ONE ROOM
1.0 (103) = 103 SPACES

NUMBER OF PROPOSED PARKING SPACES REQUIRED ONSITE:
103 SPACES TOTAL

NUMBER OF PROPOSED PARKING SPACES PROPOSED ONSITE:
104 SPACES TOTAL (18 REGULAR & 6 ADA ACCESSIBLE)

NOTES

CONTRACTOR TO VERIFY THAT THE DUMPSTER ENCLOSURE SCREENING IS A 6FT MASONRY SCREENING WALL TO MATCH BUILDING.

CONTRACTOR TO VERIFY THAT ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF UDC AT TIME OF PERMITTING.

CONTRACTOR TO VERIFY THAT ALL SITE LIGHTING SHALL MEET THE REQUIREMENTS OF THE UDC AT TIME OF PERMITTING.

PROPERTY DESCRIPTION

BEING A 1.18 ACRE TRACT OF LAND OUT OF THE LEWIS MEDLIN SURVEY ABSTRACT NO.830 IN DENTON COUNTY TEXAS AND BEING ALL OF LOT 4 AND A PORTION OF LOT 3 BLOCK 2 OF THE TEXAS SPEEDWAY CENTER .

METES AND BOUNDS

RACEWAY DRIVE REPLAT LOTS 3 & 4 BLOCK 2
TOTAL ACREAGE OF LOT = 1.18 ACRES

OWNER INFO.

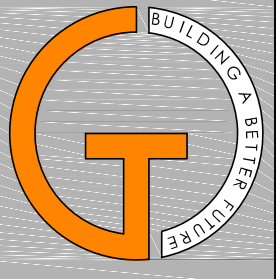
A&M DEVELOPERS LLC
7701 LAS COLINAS RIDGE
SUITE250
IRVING TX. 75063

APPLICANT INFO.

CATALYST TECHNICAL GROUP INC.
440 COBIA DR. SUITE 1503
KATY TEXAS 77404

SURVEYOR INFO.

AMERICAN RIGHT OF WAY ACQUISITION & SURVEY
251 W LANCASTER BLVD. SUITE 167
FORT WORTH TEXAS 76101



440 Cobia Drive
Suite #1503
Katy, TX 77494
Ph: 832-913-1888
info@texascrgroup.com
T.B.P.E FIRM # 15775

CATALYST TECHNICAL GROUP, INC.

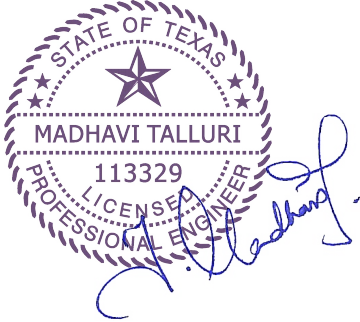
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No.	DATE	REVISIONS

PROJECT TITLE

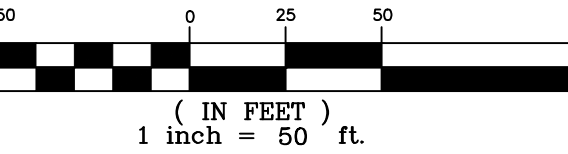
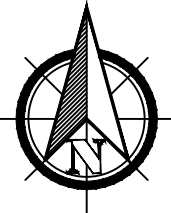
PROPOSED
STAYBRIDGE SUITES
LOCATED AT
13311 RACEWAY DR
NORTHLAKE, TX 76262

SEAL



DATE: 6/1/2017

GENERAL NOTES:



CTG Project Number: 15-022

Drawn By: S.K

Checked By: T.M

Scale: 1:20

File Path:

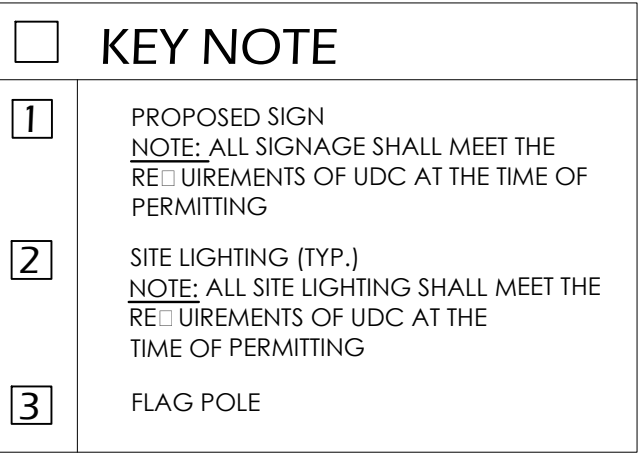
w:\mg\2015 mg\2015 commercial\15-022 north lake (staybridge)\csg\05-19-2017.rvt

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-1.0



PLEASE REFER SHEET CD-1.1 FOR SIDEWALK DETAILS

PLEASE REFER SHEET N-1 FOR GENERAL NOTES FOR
PRIVATE DEVELOPMENT

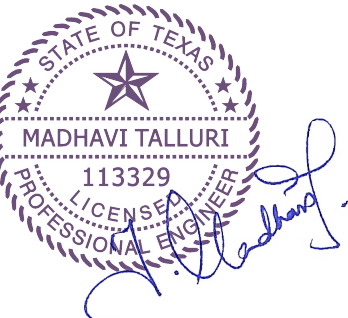
REF. TO SHEET C-6.3 FOR PARKING LOT SECTIONS
& RETAINING WALL DETAILS

No.	DATE Δ	REVISIONS

PROJECT TITLE

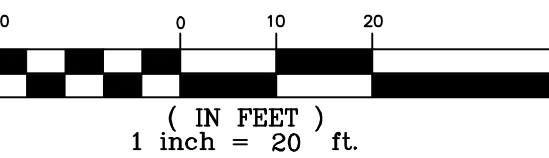
PROPOSED
STAYBRIDGE SUITES
LOCATED AT
13311 RACEWAY DR
NORTHLAKE, TX 76262

SEAL



DATE: 6/1/2017

GENERAL NOTES:



CTG Project Number: 15-022

Drawn By: S.K

Checked By: T.M

Scale: 1:20

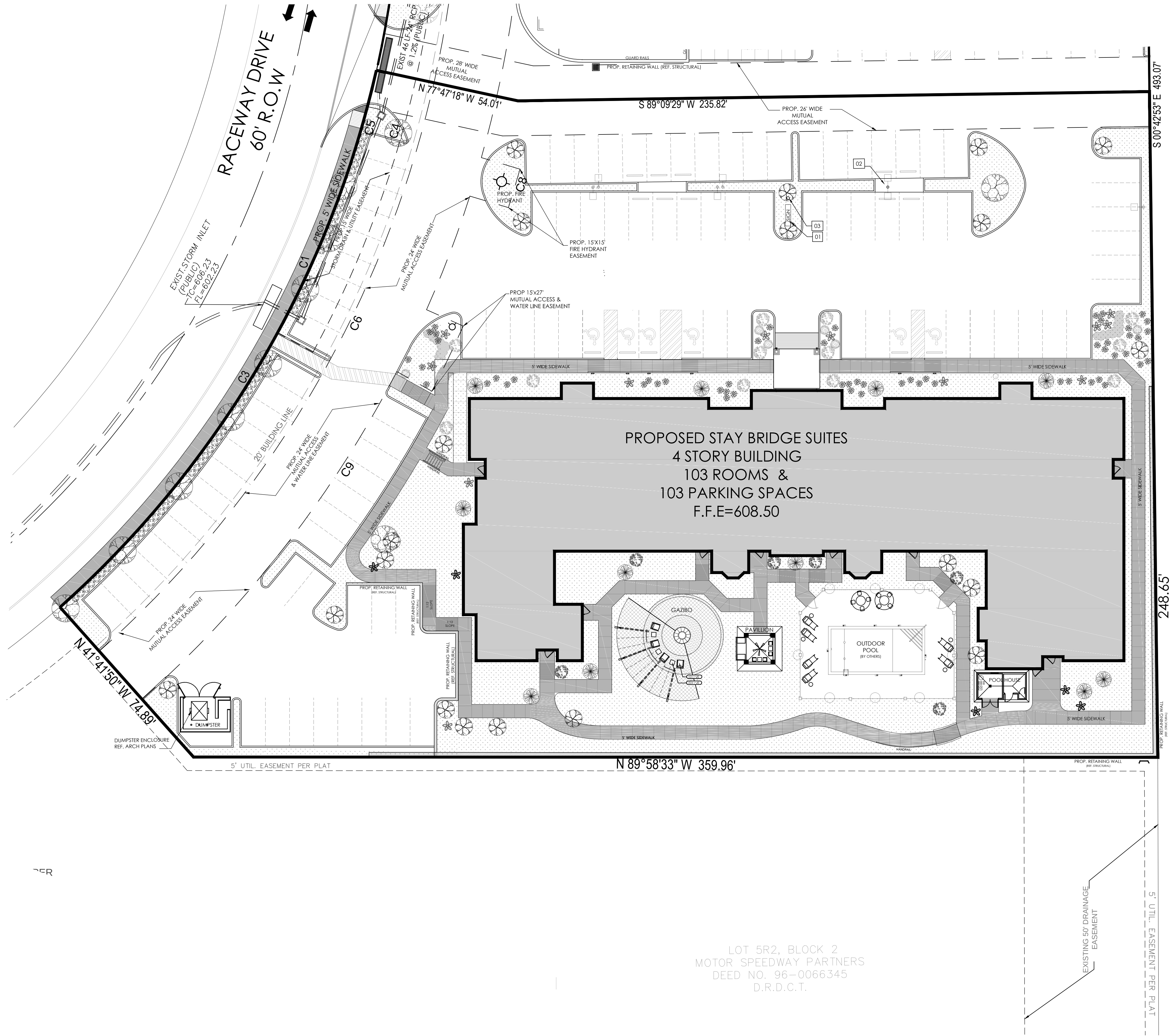
File Path:

SHEET TITLE:

PARKING LAYOUT PLAN

SHEET NUMBER:

C-1.1



LEGEND				
Symbol and Name		Size	Qty	Spacing
	Live Oak	30 gal	11	35'
	Bur Oak	30 gal	20	
	Crape Myrtle	15 gal	18	
	Queen Palm	15 gal	11	
	Savannah Holly	15 gal	6	
	Pygmy Date Palm	15 gal	16	
	Knockout Rose	5 gal	56	
	Dwarf Burford Holly	5 gal	min. 30 inches ht.	
	Iris - Bicolor	5 gal		
	Garissa Holly	1 gal		
	Indian Hawthorn	5 gal		
	Waxleaf Ligustrum	5 gal		
	Gulf Coast Muhly Grass	1 gal		
	Annual Color	4"/18 ct flat		
	St. Augustine Sod	SF		

GENERAL NOTES:

THERE ARE NO EXISTING TREES ON SITE.

THE STREET TREES REQUIRED ALONG RACEWAY DRIVE FRONTAGE MUST HAVE A MINIMUM CALIPER OF 3" AT 3' ABOVE GROUND LEVEL.

SHRUBS AND/BERMS ALONG THE STREET FRONTAGE SHALL BE A MINIMUM HEIGHT OF 30 INCHES.

CONTRACTOR NOTE:

ANY DISTURBED AREAS WITHIN THE RIGHT OF WAY OF RACEWAY DRIVE NEEDS TO BE HYDROMULCHED.

ALL PROPOSED LANDSCAPED MATERIALS SHOULD BE AS PER THE APPROVED LIST IN THE MPD ZONING ORDINANCE.

LANDSCAPING NOTES

CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.

TREES ARE TO BE A MINIMUM OF THREE FEET (3') AWAY FROM ANY HARDSCAPE SUCH AS CURBS, WALKS, ETC.

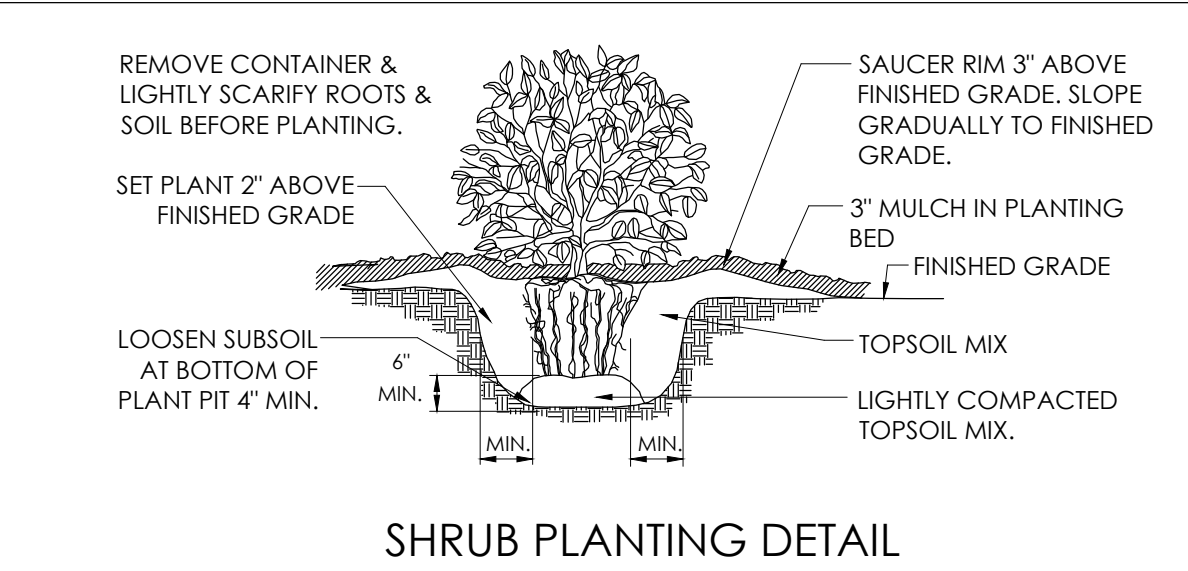
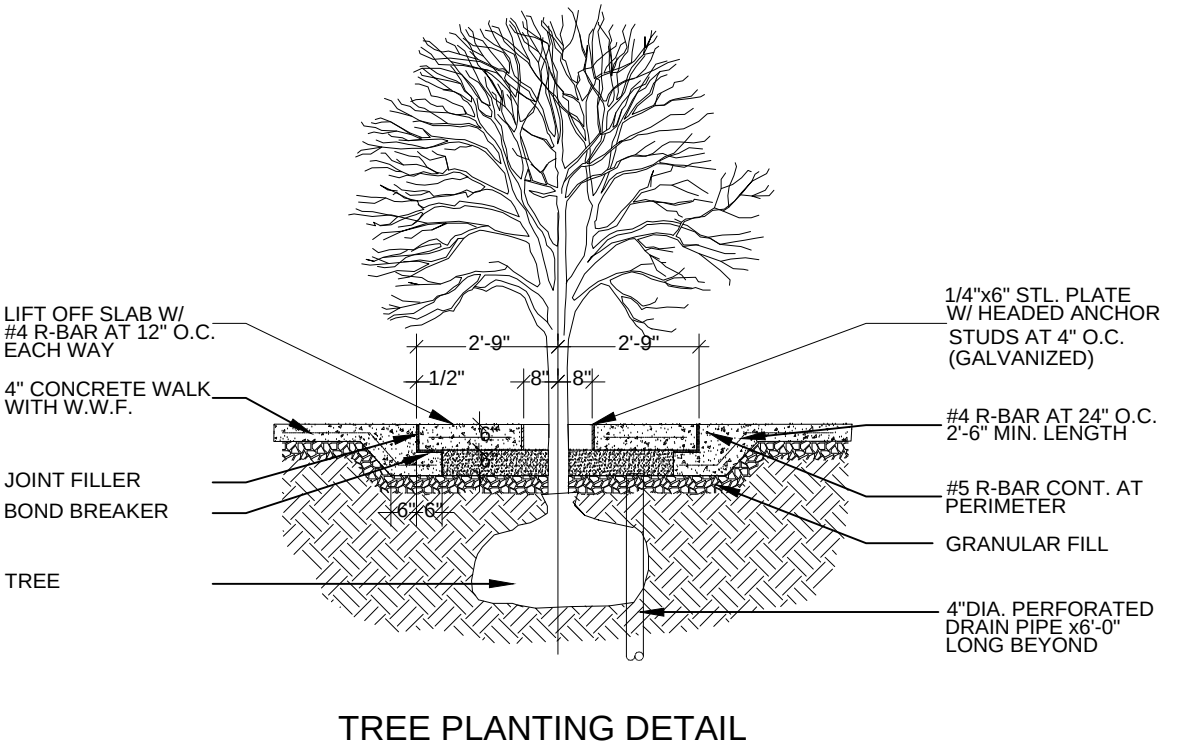
PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

PROVIDE A TWO INCHES (2") MULCH AT PROPOSED TREE AND SHRUB PLANTING AREAS.

INSTALL JUTE MESH ON ALL SLOPES (3:1) OR GREATER, INSTALL PARALLEL TO CONTOURS AND PER MANUFACTURERS RECOMMENDATION.

PROVIDE ROOT BARRIERS IN ADDITION TO THOSE INDICATED ON THE PLANS FOR ALL TREES WITHIN FIVE FEET (5') OF ANY HARDSCAPE.

PLANT ALL TREES A MINIMUM OF TWO FEET (2') AWAY FROM ANY DRAIN LINES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DRAIN LINES PRIOR TO COMMENCING WORK.



440 Cobia Dr.
Suite 1503
Katy, TX - 77494
Ph: 832-913-1888
info@texastcg.com
T.B.P.E FIRM # 15775

CATALYST TECHNICAL GROUP, INC.

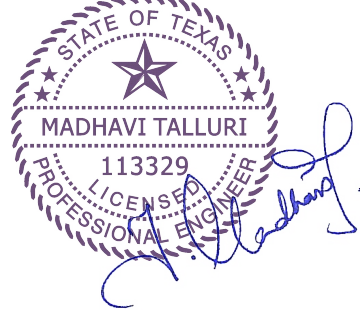
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No.	DATE	REVISIONS

PROJECT TITLE

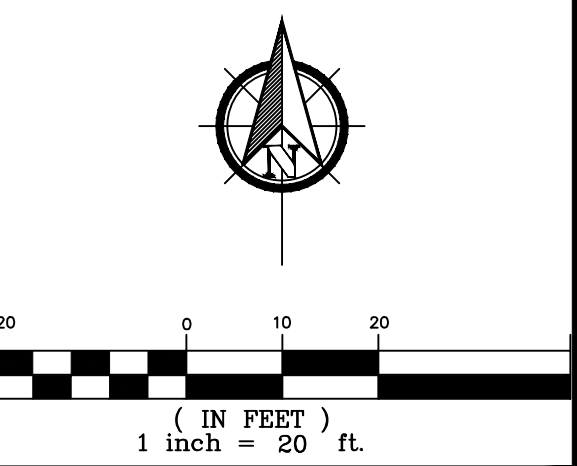
PROPOSED
STAY BRIDGE SUITES
LOCATED AT
13311 RACEWAY DR
NORTHLAKE, TX 76262

SEAL



DATE: 5/23/2017

GENERAL NOTES:



CTG Project Number: 15-023

Drawn By: S.K

Checked By: T.M

Scale: 1"=20'

File Path:

\\tmg\2015_dwg\2015_commercial\15-023_north lake (staybridge)\staybridge\15-023-017-0-1.2 site landscaping plan

SHEET TITLE:

SITE LANDSCAPING
PLAN

SHEET NUMBER:

C-1.2



1
ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
13601 PRESTON RD., SUITE-1800, DALLAS, TX 75240
Tel:(214)730 0666, (214)738 3619 (Cell)
E-mail: mhdewan@gmail.com

MAHBUB DEWAN
Architect
13601 PRESTON RD., SUITE-1800, DALLAS, TX 75240
Tel:(214)730 0666, (214)738 3619 (Cell)
E-mail: mhdewan@gmail.com

A&M DEVELOPERS LLC.
OWNER/DEVELOPER
7701 LAS COLINAS RIDGE, SUITE 250
DALLAS, TX 75248
PHONE: 214-477-1821
EMAIL: am75063@yahoo.com

STAYBRIDGE SUITES
13311 RACEWAY DR.
NORTH LAKE, TX, 76262

SEAL: **REGISTERED ARCHITECT**
MAHBUB DEWAN
STATE OF TEXAS
December 15, 2016

REVISIONS: _____ DATE: _____

EXTERIOR ELEVATIONS

DATE: 12/10/2016 SCALE: 3/32"=1'-0"

DRAWN: MKB CHECKED: MHD

PROJECT # **127A-2016**

SHEET NO: **A-3.01**



C1 WEST ELEVATION
SCALE : 3/32"=1'-0"



B1 SOUTH ELEVATION
SCALE : 3/32"=1'-0"



B2 NORTH ELEVATION
SCALE : 3/32"=1'-0"



A1 EAST ELEVATION
SCALE : 3/32"=1'-0"

1
ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
13601 PRESTON RD., SUITE-1800, DALLAS, TX, 75240
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A&M DEVELOPERS LLC.
OWNER/DEVELOPER
7701 LAS COLINAS RIDGE, SUITE 250
IRVING, TX 76039
PHONE: 214-477-1821
EMAIL: am75063@yahoo.com

STAYBRIDGE SUITES
13311 RACEWAY DR.
NORTHLAKE, TX., 76262

SEAL:

JUN 2, 2017

REVISIONS: _____ DATE: _____

EXTERIOR ELEVATIONS
DATE: 12/10/2016 SCALE: 3/32"=1'-0"
DRAWN: MKB CHECKED: MHD
PROJECT # 127A-2016
SHEET NO: **A-3.01**

Memo

To: Honorable Mayor and Town Council

From: Drew Corn, Town Administrator

cc: Nathan Reddin, Development Director
Shirley Rogers, Town Secretary

Date: June 8, 2017

Re: Northlake Economic Development Corporation (EDC) and Community Development Corporation (CDC) Director Appointments

Multiple directors on the Northlake Economic and Community Development Corporations' Boards have terms expiring. Specifically, Mike McBride, Marie Amarante and Tim Wright from the EDC, and Jeff Mewhirter, Tammy Wright, Dale Toon and Chris Amarante from the CDC. All have expressed interest in returning to their respective boards with the exception of Chris Amarante. Bobby Dowell will resign at this time as well. There is no limitation on the number of terms that a board member may serve.

Below is the current board structure with term expiration dates.

EDC Board of Directors (Term Expires)	CDC Board of Directors (Term Expires)
Bobby Dowell (May 2018) - President	Jeff Mewhirter (May 2017)* - President
Austin Jackson (May 2018)*	Tammy Wright (May 2017)*
Mike McBride (May 2017)*	Dale Toon (May 2017)*
Marie Amarante (May 2017)*	Chris Amarante (May 2017)*
Hillary Simpson (May 2018)*	Michael Ganz (May 2018)*
Laura Montini (May 2018)*	Vicki Parsons (May 2018)*
Tim Wright (May 2017)*	Bo Roberts (May 2018)*

* denotes Northlake resident

In addition, we have received applications from six individuals who wish to become involved on one of the boards. The applications of Joe Campise, Victor Rivera, Joe Hewitt, Cale Welborn, Ronald Berryman and Clifford Travis are attached. Campise, Rivera, Hewitt and Welborn reside in Harvest and Welborn was formerly on the EDC Board. Berryman lives in North Ridge Estates and Travis in The Highlands of Northlake.

Please contact me at 940.242.5701 if you have any questions prior to the council meeting.



TIRZ No. 1

Agenda Item 8

1. Approval of the meeting minutes of 8-11-2016
2. Approval of the FY 2018 Budget
3. Reconvene to Regular Session

NOTICE OF MEETING
BOARD OF DIRECTORS
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE
TOWN OF NORTHLAKE, TEXAS

NOTICE IS HEREBY GIVEN that the Board of Directors of Tax Increment Reinvestment Zone Number One, Town of Northlake, Texas (the "Zone"), will hold a public meeting to commence at 5:30 pm on June 8, 2017 at Northlake Town Hall, 1400 FM 407, Northlake Texas 76247

The matters to be considered and acted upon at the meeting will include the following:

1. Call meeting to order
2. Approval of August 11 2016 Meeting Minutes
3. Approval of FY 2018 proposed budget
4. Adjourn the meeting

CERTIFICATE

I HEREBY CERTIFY that the above and foregoing is a true, full and correct copy of a notice that was posted on a bulletin board located at a place at Northlake Town Hall, 2400 FM 407, Northlake Texas 76247, convenient to the public at all times at 4:00 pm on June 2, 2017

Shirley Rogers
Town Secretary

**MEETING MINUTES OF THE BOARD OF DIRECTORS OF TAX INCREMENT
REINVESTMENT ZONE NUMBER ONE, TOWN OF NORTHLAKE, TEXAS**

The Board of Directors of Tax Increment Reinvestment Zone Number One, Town of Northlake, Texas (the "Zone"), convened in a meeting at 6:35 p.m. on August 11, 2016 at the Northlake Town Hall, 1400 FM 407, Northlake, Texas 76247, and notice of the meeting, giving the time and place thereof having been given to each member of the Board of Directors and posted in compliance with applicable law, including Chapter 551, Texas Government Code. The roll of the duly constituted members of the Board of Directors was called, which members are as follows, to-wit:

Peter Dewing, Chairman
Jean Young, Director
Mike McBride, Director
Michael Ganz, Director
Roger Sessions, Director

and all of such persons were present thus constituting a quorum of the Board of Directors.

The Board of Directors considered the approval of board minutes of June 9, 2016. No discussion of the Canyon Falls Trails. By general consent of all directors present, the Board of Directors approved the meeting minutes. No vote was taken on the Canyon Falls Trails Plan.

Adjournment

There being no further business to come before the Board of Directors, the meeting was adjourned at 6:36 pm.

Approved on _____

Tax Increment Financing Zone Number One

Peter Dewing, Chairman

Mike McBride, Secretary



Town of Northlake
TAX INCREMENT REINVESTMENT ZONE #1

Fund: 451	FY 2015 Actual	FY 2016 Actual	FY 2017 Original Budget	FY 2017 Actual As of 05/31	FY 2017 Revised Budget	FY 2018 Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	-
REVENUES:						
Ad Valorem Taxes	-	-	43,632	36,896	36,896	74,747
Transfers	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-
TOTAL REVENUE:	-	-	43,632	36,896	36,896	74,747
EXPENSES:						
Payroll & Benefits	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Maintenance	-	-	48,900	-	6,896	48,900
Utilities	-	-	-	-	-	-
Services	-	1,385	30,000	16,922	30,000	30,000
Capital Outlay	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Lease Purchase Debt Service	-	-	-	-	-	-
TOTAL EXPENSES:	-	1,385	78,900	16,922	36,896	78,900
REV OVER/(UNDER) EXP	-	(1,385)	(35,268)	19,973	-	(4,153)
ENDING FUND BALANCE	-	(1,385)	(35,268)	19,973	-	(4,153)



Executive Session

Agenda Item 9

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except:
 - 1) When the governmental body seeks the advice of its attorney about:
 - (a) Pending or contemplated litigation; or
 - (b) A settlement offer; or
 - 'Town of Northlake vs. City of Justin (Cause No. 15-08170-367)
 - (c) Appellate Docket No. 02-17-00111-CV
 - City of Justin vs. Town of Northlake
- b. Section 551.087 authorizes a governmental body to convene into executive session to deliberate regarding economic development negotiations
 - 1) Property located in the Town or the Town's ETJ located at the northwest corner of Sam Reynolds Road and Boss Range Road