

1. Agenda

Documents:

[04-12-2018 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[04-12-2018 COUNCIL PACKET.PDF](#)



Peter Dewing, Mayor
Jean Young, Council Place 1
Mike McBride, Council Place 2, Mayor Pro Tem

Michael Ganz, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Town of Northlake Council Agenda
Thursday, April 12, 2018 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, April 12, 2018 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

- A. Leann Oliver 10 Years of Service as Northlake Municipal Court Administrator

3. Briefing Items

- B. Denton County Emergency Services District No. 1 Presentation on new Fire Station 514
- C. Status Report on Northlake Residents' Survey
- D. FY 18 Quarterly Investment Report

4. 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

- E. Consider for approval the Town Council Meeting Minutes of March 8, 2018
- F. 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. 18-7)
- G. Consider for approval a resolution authorizing continued participation with the Steering Committee of Cities/Towns served by Oncor; and authorizing the payment of 11 cents per capita to the Steering

Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company LLC (Resolution No. 18-8)

7. Board of Adjustment (see separate agenda)

8. Regular Items

- H. Consider for approval an ordinance amending Ordinance No. 00-1214B, the Texas Speedway Centre Mixed-Use Planned Development (MPD) district as amended, by amending Attachment C, Section 10 – Use Restrictions by adding Motorcycle Sales and Service as a permitted use and adding Section 11- Definitions, and being Lots 1R & 4R, Block 1, Lots 1R, 2, 3, 4, 5R1, 5R2, 6R1, 6R2, 7AR & 7BR, Block 2, Lots 1AR & 2, Block 3, and Lot 1R, Block 4, Texas Speedway Centre, located in the G.W. Shamblin Survey, Abstract 1191 and the Lewis Medlin Survey, Abstract 830, on the southeast corner of IH 35W and SH 114. 2912 Realty Raceway Project is the applicant/developer. Case # PD-18-001
 - i. Public Hearing
 - ii. Ordinance No. 18-0412A
- I. Consider for approval a resolution awarding Professional Services Contract for Engineering Design Services for Phase Two of the South Pressure Plane Water Improvements by Neel-Schaffer not to exceed \$981,270.00 (Resolution No. 18-9)
- J. Consider for approval a resolution approving Contract Amendment No. 6 with Halff and Associates for Professional Services for the Design of Water System Improvements in the amount of \$251,760.00 (Resolution No. 18-10)
- K. Consider for approval a resolution authorizing the Town Administrator to contract with Conatser Construction TX, LP for road improvements to Sam Lee Lane from Ashmore Lane to approx. 2,500 feet to the east (Resolution No. 18-11)
- L. Consider for approval a Final Plat of Lot 1, Block A, Alliance Northport Addition, a one-lot phase of the proposed Alliance Northport development, being a 48.675-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane and zoned Industrial (I). Alliance Northport No. 3, Ltd is the owner. AIL Investment LP is the applicant/developer. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # FP-17-012
- M. Consider for approval a Site Plan for Alliance Northport Building 3, a proposed 1,029,553 square-foot industrial building on 48.675 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, to be platted as Lot 1, Block A, Alliance Northport Addition, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane at 8601 E. Sam Lee Lane and zoned Industrial (I). Alliance Northport No. 3, Ltd is the owner. AIL Investment LP is the applicant/developer. Peloton Land Solutions, Inc. is the engineer. RGA Architects is the architect. Case # SP-18-001
- N. Consider for adoption the 2018 Northlake Strategic Plan (Resolution No 18-12)
- O. Consider for approval an ordinance to amend the Fee Schedule (Ordinance No. 18-0412B)

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
 - (b) A settlement offer; or 'Town of Northlake vs. City of Justin (Cause No. 15-08170-367)
 - (c) Appellate Docket No. 06-17-00054-CV - City of Justin vs. Town of Northlake
- b. Section 551.072 Deliberation on Real Property authorizes a governmental body to deliberate the purchase, exchange, lease, or value of real property
 - (a) Value of real property contemplated for Right-of-Way and/or drainage easement

Re-Convene to Open Session

- P. Consider the use of eminent domain to condemn property located outside the Town limits and consider a resolution authorizing the filing of eminent domain proceedings for the purpose of obtaining a drainage easement and temporary construction easement on property located outside the Town limits on the east side of Cleveland-Gibbs Road and south of FM-407 for the construction of drainage improvements for Cleveland-Gibbs Road (Resolution No. 18-13)

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, April 6, 2018 by 4 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

- A. Leann Oliver, 10-Year Recognition as Court Administrator for Northlake Municipal Court



IN RECOGNITION AND APPRECIATION COMMEMORATING

TEN YEARS OF EXEMPLARY SERVICE

TO THE

TOWN OF NORTH LAKE, TEXAS

THIS PLAQUE IS PRESENTED TO

LEANN OLIVER

MUNICIPAL COURT ADMINISTRATOR

2008 – 2018

BY

Mayor	Peter Dewing
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Mayor Pro Tem	Mike McBride
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Councilmember	Jean Young
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Councilmember	Michael Ganz
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Councilmember	Roger Sessions
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Councilmember	Danny Simpson
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Briefing Items

Agenda Item 3

- B. Denton County Emergency Services District No. 1 Presentation on new Fire Station 514
- C. Status Report on Northlake Residents' Survey
- D. FY 18 Quarterly Investment Report



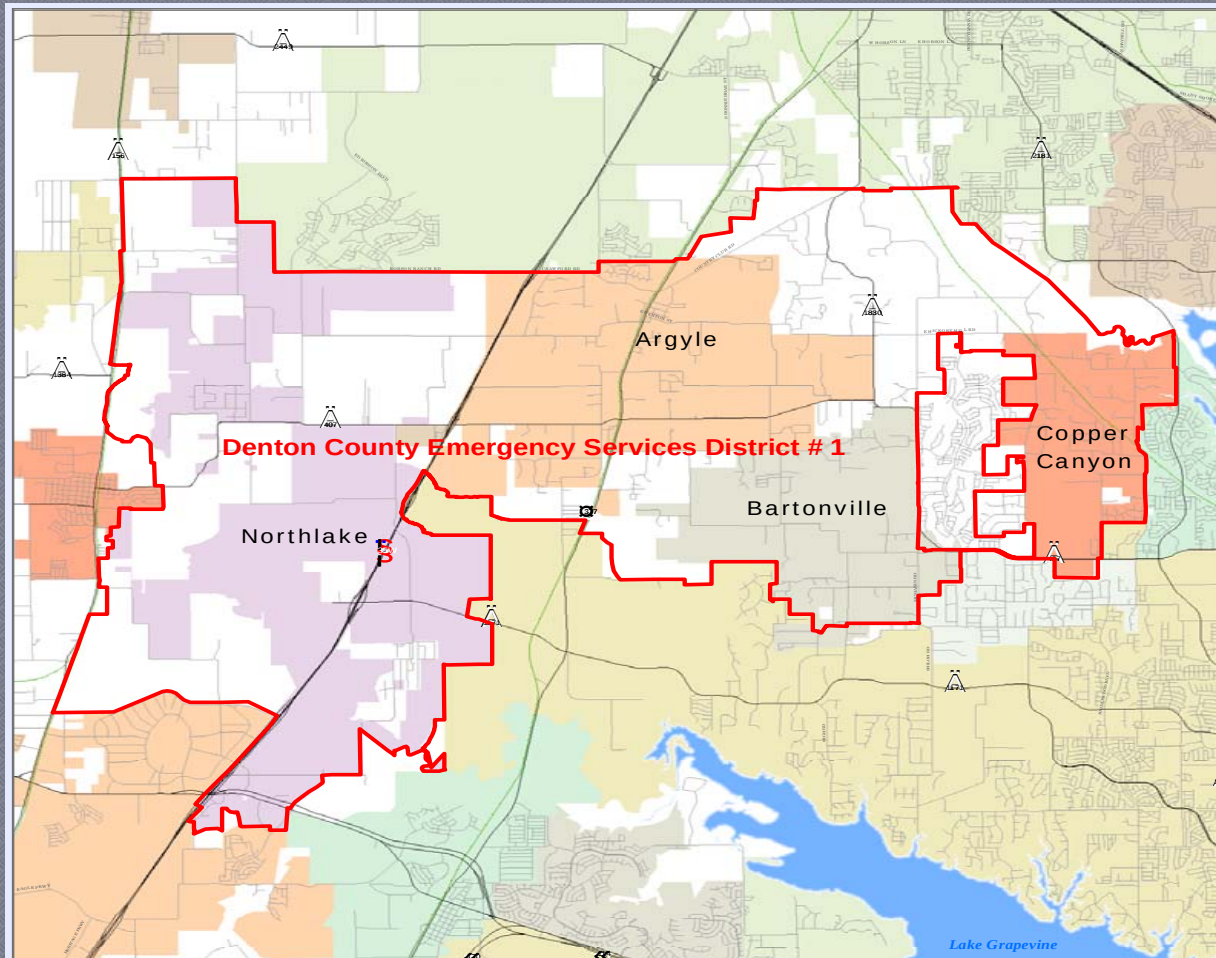
Denton County Emergency Services District #1

What is an Emergency Services District?



- Political Subdivision of the State of Texas
- 318 Districts in 93 Counties
- Provides fire protection and emergency medical services
- Educates community on fire prevention & life saving techniques
- Sets annual budget and collects property taxes
- Established in 2006
- 62% favorable vote of the residents
- Prior to ESD, Argyle Volunteer Fire District

Map of the District



- 65 Square Miles
- Population: 17,500

ESD Serves the following



DRAPER



Reason for going from AFD to ESD



- \$\$\$ Money
- AFD funded by municipalities, not always stable
- ESD provides reliable funds
- Offers modernized equipment/facilities
- Tax Rate is 10 cents per \$100 valuation
- Ability to hire more full time Firefighters and Paramedics

Partnership with Service Providers



10/01/16 – 9/30/17

Service Providers	Emergency Responses
Argyle Fire District	1491
Flower Mound Fire Department	100
Justin Community Fire Department	112
Roanoke Fire Department	268

Average 165 Calls a month

Role of Emergency Services District



- Provide the citizens of the district superior fire protection and emergency services
- Allocation of resources to the service providers of the district
- Strategic planning for future growth based on population and property demands in the district
- Allocate assets and capital in a responsible manner
- Provide information and education to the residents

Population & Employment Projections for ESD



	2005	Projected 2040	Percent Change	Annual Growth Rate
Household Population	10,548	82,072	678.1%	6.0%
Total Employment	3,009	14,439	379.8%	4.6%

Provided by North Central Texas Council of Governments
Released May 2015
Forecast 2040

2017/2018 Operation Budget



Item	Total	Percent
Total Income:	\$2,737,488	100%
Expenses: Payment to Service Providers	\$1,869,593	68%
Debt Service:	\$686,695	25%
Operating Expenses:	\$68,800	3%
Capital Reserves:	\$100,000	4%

Improvements to Residents



Results	2006	2015
Response time	11 minutes	8 minutes
ISO Rate	8	3

Resident Benefits



- All users of ambulance services are billed
- Citizens of the ESD are billed only the amount paid by their insurance, no out of pocket expense
- Lifesaving training classes CPR/AED opportunities

New Equipment



Secured 3 new ambulances



Secured 3 new fire engines



New Fire Stations



Station #511



Opened in November 2013

Station #513



Opened in November 2011

Opening October 1, 2018



Station #514



- Located on the west side of IH35W
- SE Corner of Old Justin Rd and Cleveland Gibbs Rd
- Approx. 10,000 sq. ft., 3 double depth bays w/living quarters
- Staffed with Firefighters and Paramedics
- City of Denton Participation

ESD Goals



- Create a strategic approach to ESD growth process
- Proceed with western county growth plan initiative
- Develop a sustainable process of communication and education

Mission Statement



- Provide the citizens of our district with the most advanced fire and emergency medical services
- Staff with the leading team of caring and dedicated individuals
- Be leaders of our profession
- Always be conservative with public funds entrusted to the District

5 Member Board

Appointed by Commissioners Court



- Jim Carter
 - President, Director of Government Relations
- Jay Haynes, M.D.
 - Vice President, Director of Public Relations
- Steve Harris
 - Secretary, Director of Service Provider Relations
- Jon Donahue
 - Treasurer, Director of Finance
- Chris Amarante
 - Asst. Treasurer, Director of Service Development

Staggered 2 year terms



Thank You!

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Shirley Rogers, Town Secretary
Date: April 16, 2018
Re: 2018 Northlake Resident Survey Preliminary Results

In May 2010, the Town of Northlake conducted its first resident survey. The survey was sent via mail to all known residential addresses. The survey covered topics such as satisfaction with town services and views on quality of life as well as preferences for retail businesses. In October 2013, the Town conducted another survey in conjunction with the Economic Development Corporations that asked similar questions but went more in depth on consumer preferences and habits. The 2013 survey was mailed with an internet-based entry option available and returned to the original 2010 questions. In December 2015, the Town conducted a resident survey in house using internet-based survey tools exclusively. The 2015 survey included questions related to the comprehensive land use plan update.

Most recently, the Town partnered with a group of graduate students at the University of Texas, Arlington, Department of Public Administration to conduct a survey. This survey again returned to the basic survey questions that have been found on the previous four surveys. A web-based survey tool used was SurveyMonkey. The overall response rate of 269 is higher than previous response rates of 138 in 2015, 105 in 2013 and 67 in 2010. There were 26 respondents that self-identified as Harvest residents or other.

At the May 10, 2018 Town Council meeting, the UTA student group will present the survey results to Council in much more detail breaking down each question. In your packets is the raw data for your review. If you have particular areas you would like the group to analyze, please let me know so that I can communicate to the students. Overall responses track very similar to past years with over 91% of residents rating Northlake quality of life either good or excellent.

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

Northlake Resident Survey 2018

Q1 Please select all that describe you.

Answered: 266 Skipped: 3

ANSWER CHOICES	RESPONSES	
Northlake Resident	90.60%	241
Northlake Business Owner	4.14%	11
Northlake Property Owner - please also answer question 2.	56.77%	151
Total Respondents: 266		

Q2 If you selected "Northlake Property Owner," please identify the type of property you own. Check all that apply. If you did not, please skip to question 3.

Answered: 217 Skipped: 52

ANSWER CHOICES	RESPONSES	
Residential	100.00%	217
Agricultural	3.69%	8
Business	0.46%	1
Total Respondents: 217		

Q3 Are you a current resident of Northlake?

Answered: 264 Skipped: 5

ANSWER CHOICES	RESPONSES	
Yes - please answer questions 4, 5, and 6.	97.73%	258
No - please skip to question 7.	2.27%	6
TOTAL		264

Q4 How long have you lived in Northlake?

Answered: 262 Skipped: 7

ANSWER CHOICES	RESPONSES	
Less than 1 Year	16.79%	44
1 - 5 Years	46.56%	122
6 - 10 Years	11.83%	31
10+ Years	24.81%	65
TOTAL		262

Q5 What is the current zip code of your home?

Answered: 265 Skipped: 4

ANSWER CHOICES	RESPONSES	
76226	40.38%	107
76247	55.85%	148
76262	3.02%	8
76259	0.00%	0
Other	0.75%	2
TOTAL		265

Northlake Resident Survey 2018

Q6 In which neighborhood do you live?

Answered: 263 Skipped: 6

ANSWER CHOICES	RESPONSES	
Brian's Place	2.28%	6
Canyon Falls	30.04%	79
Chadwick Apartments	0.38%	1
Creekside Apartments	0.76%	2
Dry Creek Apartments	1.14%	3
Harvest	6.08%	16
The Highlands	3.42%	9
North Ridge Estates	49.43%	130
Northlake Country Estates	0.76%	2
Stardust Ranch	0.38%	1
5+ Acres of Land	3.04%	8
Other	2.28%	6
TOTAL		263

Q7 Where do you live? (Answer only if you responded "no" to question 3.)

Answered: 26 Skipped: 243

ANSWER CHOICES	RESPONSES	
Harvest	34.62%	9
Other (Please specify.)	65.38%	17
TOTAL		26

Q8 How would you rate the quality of life in Northlake?

Answered: 257 Skipped: 12

ANSWER CHOICES	RESPONSES	
Excellent	33.46%	86
Good	57.59%	148
Fair	7.78%	20
Poor	1.17%	3
TOTAL		257

Q9 In terms of general appearance (cleanliness, quality of houses, etc), how would you rate the condition of Northlake?

Answered: 257 Skipped: 12

ANSWER CHOICES	RESPONSES	
Excellent	33.46%	86
Good	57.98%	149
Fair	7.39%	19
Poor	1.17%	3
TOTAL		257

Q10 How often would you say you have seen the following problems in

Northlake Resident Survey 2018

Northlake?

Answered: 258 Skipped: 11

	FREQUENTLY	SOMETIMES	RARELY	NEVER	TOTAL
Litter	14.34% 37	43.80% 113	36.05% 93	5.81% 15	258
Illegal Dumping	5.06% 13	21.01% 54	39.69% 102	34.24% 88	257
High Grass and Weeds	12.02% 31	40.31% 104	39.53% 102	8.14% 21	258
Junk Vehicles	3.10% 8	15.50% 40	46.51% 120	34.88% 90	258
Stray Animals	8.53% 22	24.81% 64	46.51% 120	20.16% 52	258
Drainage/Flooding Problems	21.71% 56	37.98% 98	27.91% 72	12.40% 32	258
Deteriorating Housing	0.00% 0	7.75% 20	53.10% 137	39.15% 101	258

Q11 Overall, how would you rate the service provided by the Northlake Police Department?

Answered: 252 Skipped: 17

ANSWER CHOICES	RESPONSES
Excellent	51.98% 131
Good	41.67% 105
Fair	4.76% 12
Poor	1.59% 4
TOTAL	252

Q12 How would you rate the Northlake Police Department's visibility/presence in the town?

Answered: 251 Skipped: 18

ANSWER CHOICES	RESPONSES
Excellent	42.63% 107
Good	42.63% 107
Fair	10.76% 27
Poor	3.98% 10
TOTAL	251

Q13 How would you rate your feeling of safety in your home in Northlake?

Answered: 250 Skipped: 19

ANSWER CHOICES	RESPONSES
Very Safe	44.00% 110
Safe	46.40% 116
Somewhat Safe	8.40% 21
Not Very Safe	0.80% 2
Not Safe at All	0.40% 1
TOTAL	250

Q14 How would you rate your feeling of safety in Northlake in general?

Northlake Resident Survey 2018

Answered: 252 Skipped: 17

ANSWER CHOICES	RESPONSES	
Very Safe	37.30%	94
Safe	51.59%	130
Somewhat Safe	10.32%	26
Not Very Safe	0.40%	1
Not Safe at All	0.40%	1
TOTAL		252

Q15 In the past year have you come into contact with a Northlake police officer?

Answered: 249 Skipped: 20

ANSWER CHOICES	RESPONSES	
Yes - please answer questions 16, 17, and 18.	57.03%	142
No - please skip to question 19.	42.97%	107
TOTAL		249

Q16 What was the reason for your most recent contact?

Answered: 146 Skipped: 123

ANSWER CHOICES	RESPONSES	
Reported a Crime	4.79%	7
Traffic Violation	4.11%	6
Called 911	0.00%	0
Called to Make an Inquiry	2.74%	4
Reported Suspicious Noise/Behavior	7.53%	11
Talked to Police on Patrol	32.19%	47
General Social Interaction	28.77%	42
Responded to Home Alarm System	2.74%	4
Other	17.12%	25
TOTAL		146

Q17 Was the police officer you spoke with courteous and polite?

Answered: 146 Skipped: 123

ANSWER CHOICES	RESPONSES	
Yes	98.63%	144
No	1.37%	2
TOTAL		146

Q18 Was the police service provided in a timely manner?

Answered: 127 Skipped: 142

ANSWER CHOICES	RESPONSES	
Yes	96.06%	122
No	3.94%	5
TOTAL		127

Northlake Resident Survey 2018

**Q19 Below is a list of services that the Town provides to its residents.
Please mark how you would rate each of these services.**

Answered: 245 Skipped: 24

	EXCELLENT	GOOD	FAIR	POOR	TOTAL
Condition of Paved Roads	6.94% 17	48.98% 120	35.10% 86	8.98% 22	245
Condition of Gravel Roads	2.99% 7	42.74% 100	42.74% 100	11.54% 27	234
Animal Control	18.38% 43	64.96% 152	12.82% 30	3.85% 9	234
Garbage Collection	21.58% 52	58.51% 141	16.60% 40	3.32% 8	241
Code Enforcement	14.53% 34	65.38% 153	15.38% 36	4.70% 11	234
Police Protection	45.45% 110	49.17% 119	3.31% 8	2.07% 5	242
Water Quality	16.39% 39	52.94% 126	18.91% 45	11.76% 28	238
Water Availability	25.73% 62	59.75% 144	10.79% 26	3.73% 9	241
Storm Drainage	14.23% 34	43.51% 104	29.71% 71	12.55% 30	239
Street Lighting	10.88% 26	46.44% 111	32.64% 78	10.04% 24	239
Emergency Services (Fire/Medical)	26.47% 63	61.34% 146	9.24% 22	2.94% 7	238

Q20 If you rated any of the services as "fair" or "poor," would you be in favor of a property tax increase to fund these improvements?

Answered: 221 Skipped: 48

ANSWER CHOICES	RESPONSES
Yes	21.72% 48
No	78.28% 173
TOTAL	221

Q21 Do you get enough information about Town of Northlake programs and services?

Answered: 242 Skipped: 27

ANSWER CHOICES	RESPONSES
Yes	51.65% 125
No	48.35% 117
TOTAL	242

Q22 Have you visited Northlake's website: www.town.northlake.tx.us?

Answered: 243 Skipped: 26

ANSWER CHOICES	RESPONSES
Yes - please continue to question 23.	83.13% 202
No - please skip to question 24.	16.87% 41
TOTAL	243

Q23 Were you able to find the information you needed on the town's

Northlake Resident Survey 2018

website?

Answered: 204 Skipped: 65

ANSWER CHOICES	RESPONSES	
Yes	70.10%	143
No	20.10%	41
Don't Know	9.80%	20
TOTAL		204

Q24 Have you signed up for free email and text notification services offered by the Town of Northlake? If so, please check all that apply:

Answered: 236 Skipped: 33

ANSWER CHOICES	RESPONSES	
Nixle	10.59%	25
E-news and Notices	31.78%	75
Facebook	42.80%	101
No	38.98%	92
Total Respondents: 236		

Q25 Which social media sites/apps do you regularly use? (Please check all that apply.)

Answered: 240 Skipped: 29

ANSWER CHOICES	RESPONSES	
Facebook	82.92%	199
Instagram	25.00%	60
Twitter	15.00%	36
YouTube	15.00%	36
Snapchat	7.92%	19
I do not use social media	12.50%	30
Total Respondents: 240		

Q26 Have you or a member of your household contacted the Town of Northlake about a complaint, request for service, or for information in the past year?

Answered: 239 Skipped: 30

ANSWER CHOICES	RESPONSES	
Yes - please answer questions 27, 28, and 29.	42.26%	101
No - please skip to question 30.	57.74%	138
TOTAL		239

Q27 Which Town of Northlake department or office did you contact? (Please check all that apply.)

Answered: 105 Skipped: 164

ANSWER CHOICES	RESPONSES	
Mayor or Council	20.95%	22
Town Administration	31.43%	33

Northlake Resident Survey 2018

Public Works	33.33%	35
Inspections	15.24%	16
Police	21.90%	23
Animal Control	4.76%	5
Development Coordination	10.48%	11
Water/Utility Billing	33.33%	35
Municipal Court	3.81%	4
Other	6.67%	7
Total Respondents: 105		

Q28 Were you generally satisfied with the results of your contact?

Answered: 107 Skipped: 162

ANSWER CHOICES	RESPONSES	
Yes	69.16%	74
No	30.84%	33
TOTAL		107

Q29 Were the people you contacted courteous and polite?

Answered: 105 Skipped: 164

ANSWER CHOICES	RESPONSES	
Yes	89.52%	94
No	10.48%	11
TOTAL		105

Q30 Would you recommend Northlake as good place to live to friends or family?

Answered: 237 Skipped: 32

ANSWER CHOICES	RESPONSES	
Yes	88.61%	210
No	11.39%	27
TOTAL		237

Q31 Looking ahead for the next several years, do you plan on remaining in Northlake?

Answered: 240 Skipped: 29

ANSWER CHOICES	RESPONSES	
Yes	79.17%	190
No - please answer question 32.	20.83%	50
TOTAL		240

Q32 What is the primary reason causing you to consider leaving Northlake? (Check only one.) (Answer only if you responded "No" to question 31.)

Answered: 74 Skipped: 195

ANSWER CHOICES	RESPONSES
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Northlake Resident Survey 2018

Crime Rate	0.00%	0
Job Relocation	5.41%	4
High City Property Tax	9.46%	7
School Property Tax is Too High	18.92%	14
High Cost of Living	2.70%	2
Access to Public Schools	1.35%	1
Want Bigger Housing	0.00%	0
Want Newer Housing	0.00%	0
Want Shorter Commute to Work	2.70%	2
Move Closer to Family/Friends	1.35%	1
Want to Live Near Parks and Libraries	4.05%	3
Want to Live Near Restaurants and Grocers	1.35%	1
Want to Live Near More Retail Shopping	0.00%	0
Want to Live Near More Entertainment	0.00%	0
Other	52.70%	39
TOTAL		74

Q33 Please consider your families shopping habits. Which of the following best describes your retail shopping habits?

Answered: 238 Skipped: 31

ANSWER CHOICES	RESPONSES	
Online Only	0.42%	1
Mostly Online	11.76%	28
50/50 Online and In-Store	52.52%	125
Mostly In-Store	33.61%	80
Only In-Store	1.68%	4
TOTAL		238

Q34 Please answer the following questions about where your family shops and dines. (Check your top 3 in each row.)

Answered: 238 Skipped: 31

	NORTHLAKE	ROANOKE	TROPHY CLUB	JUSTIN	DENTON	SOUTHLAKE	GRAPEVINE	FORT WORTH	HIGHLAND VILLAGE	FLOWER MOUND	OTHER
Retail Shopping	5.51% 13	48.31% 114	6.36% 15	12.71% 30	37.29% 88	50.85% 120	23.31% 55	21.19% 50	64.41% 152	52.54% 124	6.78% 16
Groceries	0.42% 1	56.12% 133	15.19% 36	21.52% 51	24.89% 59	19.83% 47	2.95% 7	7.59% 18	45.15% 107	40.93% 97	16.46% 39
Dining	9.70% 23	70.46% 167	11.81% 28	24.05% 57	35.44% 84	44.73% 106	27.85% 66	19.41% 46	51.90% 123	51.90% 123	9.70% 23

Q35 How often do you enjoy shopping or visiting the following types of retail shopping developments?

Answered: 237 Skipped: 32

	FREQUENTLY	SOMETIMES	RARELY	NEVER	TOTAL	WEIGHTED AVERAGE
Large Shopping Spaces/Malls (25+ Stores)	13.08% 31	36.29% 86	41.35% 98	9.28% 22	237	2.47
Smaller Shopping Centers (5-8 Stores)	25.53% 60	54.47% 128	16.17% 38	3.83% 9	235	1.98

Northlake Resident Survey 2018

Outlet/Factory Stores	9.52% 22	32.47% 75	45.89% 106	12.12% 28	231	2.61
Stand-Alone Department Stores	20.51% 48	47.44% 111	26.50% 62	5.56% 13	234	2.17
Independently Owned Store/Business	14.53% 34	59.83% 140	24.36% 57	1.28% 3	234	2.12

Q36 Please choose the top 3 types of businesses you would most like to see in Northlake.

Answered: 220 Skipped: 49

ANSWER CHOICES	RESPONSES
Grocery Store	91.82% 202
Drug Store/Pharmacy	30.45% 67
Restaurants	85.91% 189
Retail/Shopping	35.91% 79
Entertainment	25.91% 57
Service/Assistance	8.64% 19
Total Respondents: 220	

Q37 Please choose the top 3 types of restaurants you would most like to see in Northlake.

Answered: 222 Skipped: 47

ANSWER CHOICES	RESPONSES
Fast Food/Drive Through	29.28% 65
Bakery	25.23% 56
Buffet Style	9.01% 20
Casual Dining/Family Style	87.39% 194
Fine Dining	31.98% 71
Coffee House	24.32% 54
Pub/Sports Bar	35.59% 79
Bistro/Cafe	40.54% 90
Total Respondents: 222	

Q38 Please choose the top 3 types of grocers you would most like to see in Northlake.

Answered: 223 Skipped: 46

ANSWER CHOICES	RESPONSES
Health Foods/Organics	43.05% 96
Supermarkets	85.65% 191
Big Box/Warehouse	21.97% 49
Deli/Butcher	43.50% 97
Farmer's Market	67.71% 151
Corner/Convenience Store	11.66% 26
Total Respondents: 223	

Q39 Please choose the top 3 types of retail stores you would most like to see in Northlake.

Northlake Resident Survey 2018

Answered: 183 Skipped: 86

ANSWER CHOICES	RESPONSES	
Women's Clothing	50.27%	92
Men's Clothing	25.68%	47
Children's Clothing	14.75%	27
Shoes	16.94%	31
Accessories	8.20%	15
Outdoor/Sports Gear	27.32%	50
Hobby/Craft	34.43%	63
Video Games/Comics	3.83%	7
Furniture/Home Goods	31.15%	57
Car Parts/Battery	21.31%	39
Books	16.39%	30
Pet Stores	18.03%	33
Toys	1.64%	3
Office Supply	9.84%	18
Electronics/Technology	20.77%	38
Total Respondents: 183		

Q40 Please choose the top 3 types of entertainment you would most like to see in Northlake.

Answered: 208 Skipped: 61

ANSWER CHOICES	RESPONSES	
Dance Halls	6.73%	14
Movie Theaters	62.50%	130
Golf Courses	26.44%	55
Bowling Alleys	29.33%	61
Parks/Outdoor Activities	75.00%	156
Indoor Arcade/Gaming	10.58%	22
Marksmanship	18.27%	38
Museums	8.17%	17
Stage Theater	13.46%	28
Zoo/Aquarium	17.31%	36
Total Respondents: 208		

Q41 How important is it to you to retain Northlake's rural character?

Answered: 235 Skipped: 34

ANSWER CHOICES	RESPONSES	
Very Important	62.55%	147
Important	17.02%	40
Somewhat Important	16.17%	38
Unimportant	4.26%	10
TOTAL		235

Q42 Which of the following are more important than maintaining

Northlake Resident Survey 2018

Northlake's rural character?

Answered: 233 Skipped: 36

ANSWER CHOICES	RESPONSES	
Economic Growth	14.59%	34
Job Creation	4.72%	11
Improved Town Services	20.60%	48
Increasing Housing	0.00%	0
Opening a Grocery Store	48.50%	113
Attracting Restaurants	23.61%	55
Attracting Retail Stores	4.72%	11
Maintaining Streets and Bridges	37.77%	88
None of These	24.46%	57
Total Respondents: 233		

Q43 If it helped Northlake retain its rural character, which of the following would you be willing to do? Check the top 2 you would be most willing to do.

Answered: 223 Skipped: 46

ANSWER CHOICES	RESPONSES	
Receive Fewer Town Services	13.45%	30
Pay Higher Fees for Town Services	15.25%	34
Drive 15 Minutes or More to the Grocery Store	51.57%	115
Drive 15 Minutes or More to Restaurants	65.92%	147
Drive 15 Minutes or More to Retail Stores	60.09%	134
Total Respondents: 223		

Q44 Please check 3 traits you believe most important to retaining a rural community.

Answered: 231 Skipped: 38

ANSWER CHOICES	RESPONSES	
Agricultural Presence	60.17%	139
The Appearance/Architecture Used	31.60%	73
The Feeling of Safety	56.28%	130
Community Closeness/Involvement	29.44%	68
Having Large Spaces for Homes/Businesses	30.74%	71
Low Impact/Does Not Disrupt Nature	59.74%	138
Family-Oriented Businesses and Events	19.91%	46
Total Respondents: 231		

Q45 Please check the age bracket that applies to you.

Answered: 235 Skipped: 34

ANSWER CHOICES	RESPONSES	
18-29	2.98%	7
30-39	17.45%	41
40-54	40.00%	94

Northlake Resident Survey 2018

55-69	32.77%	77
70+	6.81%	16
TOTAL		235

Q46 With which gender identity do you most identify?

Answered: 235 Skipped: 34

ANSWER CHOICES	RESPONSES	
Female	54.89%	129
Male	43.83%	103
Non-Binary	0.00%	0
Prefer Not to Answer	1.28%	3
TOTAL		235

Q47 Please mark your employment status.

Answered: 235 Skipped: 34

ANSWER CHOICES	RESPONSES	
Full Time	67.23%	158
Part Time	5.11%	12
Unemployed	0.43%	1
Retired	20.85%	49
Student	0.00%	0
Homemaker/House Spouse	6.38%	15
TOTAL		235

Q48 How many years of education have you completed?

Answered: 234 Skipped: 35

ANSWER CHOICES	RESPONSES	
No High School	0.00%	0
Some High School	0.00%	0
High School Graduate	6.41%	15
Some College	25.64%	60
College Graduate	50.00%	117
Graduate School	17.95%	42
TOTAL		234

Q49 Please mark your household income bracket.

Answered: 219 Skipped: 50

ANSWER CHOICES	RESPONSES	
Less Than \$10,000	0.00%	0
\$10,001-\$25,000	0.46%	1
\$25,001-\$50,000	2.74%	6
\$50,001-\$75,000	8.22%	18
\$75,001-\$100,000	15.98%	35
More Than \$100,000	72.60%	159
TOTAL		219

Northlake Resident Survey 2018

Q50 Please mark the age ranges of children living in your home (Check all that apply).

Answered: 232 Skipped: 37

ANSWER CHOICES	RESPONSES	
Birth-6 Years Old	17.24%	40
6-12 Years Old	21.98%	51
13-18 Years Old	21.12%	49
None	54.31%	126
Total Respondents: 232		

Q51 Do you own your home or do you rent?

Answered: 236 Skipped: 33

ANSWER CHOICES	RESPONSES	
Own	97.88%	231
Rent	2.12%	5
Rent-Free Situation	0.00%	0
TOTAL		236

Memo

To: Honorable Mayor and Town Council
From: Karen Bolyard, Director of Finance
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 08, 2018
Re: Quarterly Investment Report – Second Quarter 2018

During the second quarter of 2018, the Town earned \$42,103.20 in interest revenue. When comparing the second quarter interest earnings to the prior quarter earnings, the Town incurred a 16.81% or \$6,057.86 increase.

Approximately 84% of the investments that the Town holds are in LOGIC. This entity allows local governments within Texas to “pool” their money together to earn increased returns over individual investment options. One advantage of the pooled system is same day access to funds should the need arise. The pool is maintained in accordance with the Public Funds Investment Act. The pool’s interest yield is regularly compared to Treasury Bills because of the similarities in security. Treasury Bills are sold by the US Government and are considered the most conservative investment option, often having the lowest interest yield. The Treasury bill return remains low, fueling low earnings in the pools.

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

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



Quarterly Investment Report

January 2018 - March 2018

Investment	Account Number	Account Name	Account Code	Beginning Balance	Account Activity	Interest Earned			Ending Balance
						Jan-18	Feb-18	Mar-18	
Wells Fargo	65302966649	General Fund	100-11225-00-00	1,299,174.91		43.16	38.99	43.17	1,299,300.23
LOGIC	2414814014 & 4015	General Fund	100-11275-00-00	2,842,372.53		243.66	230.12	276.43	2,843,122.74
Wells Fargo	65302966649	Donations Fund	105-11225-00-00	6,685.34		0.26	0.23	0.26	6,686.09
LOGIC	2414814014 & 4015	Donations Fund	105-11275-00-00	2,191.68		193.47	182.72	219.49	2,787.36
Wells Fargo	65302966649	Hotel/Motel Fund	110-11225-00-00	278,467.71		10.64	9.61	10.64	278,498.60
LOGIC	2414814014 & 4015	Hotel/Motel Fund	110-11275-00-00	65,471.68		275.28	259.98	312.30	66,319.24
Wells Fargo	65302966649	Court Revenue Fund	120-11225-00-00	54,009.16		2.06	1.86	2.06	54,015.14
LOGIC	2414814014 & 4015	Court Revenue Fund	120-11275-00-00	11,328.97		205.28	193.87	232.89	11,961.01
LOGIC	2414814014 & 4015	Court Technology Fund	121-11275-00-00	1,274.79		192.48	181.78	218.37	1,867.42
Wells Fargo	65302966649	4A EDC	130-11225-00-00	36,114.04		1.38	1.25	1.38	36,118.05
LOGIC	2414814014 & 4015	4A EDC	130-11275-00-00	29,802.58		229.16	216.43	259.98	30,508.15
Wells Fargo	65302966649	4B CDC	131-11225-00-00	14,562.88		0.56	0.50	0.56	14,564.50
LOGIC	2414814014 & 4015	4B CDC	131-11275-00-00	29,807.33		229.17	216.43	259.99	30,512.92
Wells Fargo	65302966649	Belmont	140-11225-00-00	40,338.13		1.54	1.39	1.54	40,342.60
LOGIC	2414814014	Belmont	140-11275-00-00	5,342.01		197.55	186.57	224.12	5,950.25
Wells Fargo	65302966649	Police Asset Forfeiture Fund	150-11225-00-00	7,579.10		0.29	0.29	0.29	7,579.97
Wells Fargo	65302966649	Child Safety Fund	152-11225-00-00	52,258.81		2.00	1.80	3.00	52,265.61
LOGIC	2414814014 & 4015	Child Safety Fund	152-11275-00-00	5,960.95		198.34	187.32	225.02	6,571.63
LOGIC	2414814014 & 4015	Court Online Access Fees	153-11275-00-00	1,466.77		192.48	181.78	218.37	2,059.40
Wells Fargo	65302966649	Debt Service Fund	160-11225-00-00	29,416.91		1.12	1.02	1.12	29,420.17
LOGIC	2414814015	Debt Service	160-11275-00-00	1,492.47		192.48	181.78	218.37	2,085.10
Wells Fargo	65302966649	Water/Waste Water Fund	200-11225-00-00	2,086.15		0.08	0.07	0.08	2,086.38
LOGIC	2414814014 & 4015	Water/Waste Water Deposit Fund	200-11280-00-00	31,353.10		231.17	218.32	262.26	32,064.85
Wells Fargo	65302966649	Cost Recovery Fund	201-11225-00-00	129,354.81		4.94	4.47	4.94	129,369.16
LOGIC	2414814014 & 4015	Cost Recovery Fund	201-11285-00-00	15,816.53		211.09	199.36	239.48	16,466.46
Wells Fargo	65302966649	Water Impact Fees North Fund	202-11225-00-00	236.50		1.63	1.48	1.63	241.24
LOGIC	2414814014 & 4015	Water Impact Fees North	202-11275-00-00	1,429.93		192.48	181.78	218.37	2,022.56
Wells Fargo	65302966649	Water Capital Projects Fund	203-11225-00-00	232.22		1.63	1.48	1.63	236.96
LOGIC	752414814011	Waterline Project-CO Srs 2014A	203-11275-00-00	908,206.32		1,366.16	1,290.24	1,549.88	912,412.60
LOGIC	752414814013	Waterline Project-CO Srs 2014B	203-11276-00-00	397,541.48		514.32	485.72	583.48	399,125.00
Wells Fargo	65302966649	Water Impact Fees South Fund	204-11225-00-00	247.32		1.63	1.48	1.63	252.06
LOGIC	2414814014 & 4015	Water Impact Fees South	204-11275-00-00	1,425.01		192.48	181.78	218.37	2,017.64
Wells Fargo	65302966649	Capital Projects Fund	301-11225-00-00	16,767.01		0.64	0.58	0.64	16,768.87
LOGIC	2414814014 & 4015	Capital Projects Fund	301-11275-00-00	6,133,685.58		8,120.04	7,668.77	9,212.11	6,158,686.50
LOGIC	752414814012	Highlands PID #2 Developer Reim	402-11275-00-00	26,964.62		34.70	32.77	39.37	27,071.46
Wells Fargo	65302966649	Equipment Fund	505-11225-00-00	168,778.06		6.45	5.83	6.45	168,796.79
LOGIC	2414814014 & 4015	Equipment Fund	505-11275-00-00	1,907.68		193.09	182.36	219.06	2,502.19
Wells Fargo	65302966649	Building Services	506-11225-00-00	232.85		1.63	1.48	1.63	237.59
LOGIC	2414814014 & 4015	Building Services Fund	506-11275-00-00	1,425.01		192.48	181.78	218.37	2,017.64
				\$ 12,652,808.93	\$	\$ 13,679.00	\$ 12,915.47	\$ 15,508.73	\$ 12,694,912.13

Total Quarter Interest Earned \$ 42,103.20

AVERAGE YIELDS

LOGIC
Wells Fargo

1.6117%
0.2000%

WEIGHTED AVERAGE MATURITY

35 days

TREASURY YIELDS

30 Day T-Bill
90 Day T-Bill
1 Year T-Bill

1.4410%
1.5821%
1.9425%

Drew Corn, Town Administrator



Regular Session

Agenda Item 4



Public Input

Agenda Item 5



Consent Items

Agenda Item 6

- E. Consider for approval the Town Council Meeting Minutes of March 8, 2018
- F. 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. 18-7)
- G. Consider for approval a resolution authorizing continued participation with the Steering Committee of Cities/Towns served by Oncor; and authorizing the payment of 11 cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company LLC (Resolution No. 18-8)



Mayor, Peter Dewing
Council Place 1, Jean Young
Council Place 2, Mike McBride, Mayor Pro Tem

Michael Ganz, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Town of Northlake
Council Meeting Minutes
Thursday, March 8, 2018
1400 FM 407 – Chamber Room - Northlake, Texas**

1. Mayor Peter Dewing called the regular work session to order at 5:30 pm and stated a quorum was present

Council present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson
Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Sergeant Dwight Thornton, Eric Tamayo, Public Works Director; and Shirley Rogers, Town Secretary
Consultants present: Ashley Dierker, Legal Counsel; Ben McGahey, PE Town Engineer

2. Briefing Items

- A. Drew Corn presented a review of the Town's Fee Schedule and will make recommendations at a later meeting
- B. Drew Corn presented the council with the Strategic Planning Workshop Report prepared by Azimuth Group
- C. Kevin Martin made a presentation on the MonkeyMoto Concept and Proposed Zoning Change

3. Mayor Dewing call the regular meeting to order at 6:38 pm, all councilmembers present

Pledge of Allegiance and Moment of Silence was observed

4. Public Input

- Resident Rena Hardeman commented about the town fees in particularly the septic system fees and about not receiving an eblast email for the council meeting on February 22nd
- Resident Clifford Travis commented he was in favor of lowering any town fees and appreciated the council reviewing these

5. Consent Items

Councilmember Sessions moved to approve the consent items. 2nd by Councilmember Simpson

Vote: Motion passed unanimous

- D. Town Council Meeting Minutes of February 8, 2018
- E. Town Council Strategic Planning Workshop Notes February 22, 2018
- F. Resolution No. 18-5 designating the months of April and September as Beautification Months in Northlake
- G. Resolution No. 18-6 declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property



Mayor, Peter Dewing
Council Place 1, Jean Young
Council Place 2, Mike McBride, Mayor Pro Tem

Michael Ganz, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

- H. Management and Improvement Services Agreement Northlake Public Improvement District No. 1 (Harvest Residential) between the Town of Northlake and FirstService Residential
 - I. Ordinance No. 18-0308A, approving a tariff authorizing an annual rate review mechanism as a substitution for the annual interim rate adjustment process defined by Section 104.301 of the Texas Utilities Code, and as negotiated between Atmos Energy Corp., Mid-Tex Div., and the Steering Committee of Cities served by Atmos; requiring the company to reimburse cities' reasonable ratemaking expenses
6. Regular Items
- J. Ordinance of the Town Council of the Town of Northlake, Texas revising Article 9:03 Division 2 of the Northlake Code of Ordinances; adopting land use assumptions, capital improvements plans, and Impact Fees for Water and Sanitary Sewer Facilities
 - i. Mayor Dewing opened the public hearing at 6:45 pm to hear comments for or against the proposed amendment
 - No one came forward for or against the proposed amendmentMayor Dewing closed the public hearing at 6:46 pm
 - ii. Mayor Pro Tem McBride moved to approve Ordinance No. 18-0308B. 2nd by Councilmember Sessions
Vote: Motion passed unanimous
 - K. Councilmember Sessions moved to approve a Cooperative Purchasing Agreement between City of North Richland Hills and Town of Northlake for the purchase of goods and services. 2nd by Councilmember Simpson
Vote: Motion passed unanimous
 - L. Councilmember Sessions moved to approve the Final Plat of Right-of-way Dedication for Cleveland-Gibbs Road, being a 1.333-acre tract of land in the MEP & PRR Survey, Abstract No. 913, located along the Canyon Falls Pennington tracts approximately 1,100 feet north of FM 1171. Nash Canyon Falls, LLC is the owner/applicant. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-17-016. 2nd by Councilmember Young
Vote: Motion passed unanimous
 - M. Councilmember Sessions moved to approve the Final Plat of Canyon Falls Village E4, a phase of the Canyon Falls development consisting of 19 single-family residential lots and 2 HOA/Open Space lots on approximately 7.134 acres of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive at Westbridge Drive, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner/applicant. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-18-002. 2nd by Councilmember Young
Vote: Motion passed unanimous



Mayor, Peter Dewing
Council Place 1, Jean Young
Council Place 2, Mike McBride, Mayor Pro Tem

Michael Ganz, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

- N. Councilmember Sessions moved to approve the Final Plat of Canyon Falls Pennington Phase One, a phase of the Canyon Falls development consisting of 151 single-family residential lots and 5 HOA/Open Space lots on approximately 38.434 acres of land in the W. Love Survey, Abstract No. 728, and the MEP & PRR Survey, Abstract No. 913, generally located on the east side of Cleveland-Gibbs Road approximately 1,900 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner/applicant. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-18-001. 2nd by Councilmember Young

Vote: Motion passed unanimous

7. Mayor Dewing convened the council into Executive Session at 7:00 pm to discuss the items listed below 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. 06-17-00054-CV - City of Justin vs. Town of Northlake
 - b. Section 551.072 Deliberation on Real Property authorizes a governmental body to deliberate the purchase, exchange, lease, or value of real property
 - (a) Value of real property contemplated for Right-of-Way and/or drainage easement

Mayor Dewing reconvened the council back into regular session at 7:13 pm and stated no action was taken as a result of the closed session

8. Councilmember Ganz moved to adjourn the meeting at 7:14 pm. 2nd by Councilmember Young

Vote: Motion passed unanimous

Passed and approved on this the 12th day of April, 2018

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 18-7**

**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 town; 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 2018 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 12th day of April, 2018, 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 (174 Members)

Abilene
Addison
Albany
Allen
Alvarado
Angus
Anna
Argyle
Arlington
Aubrey
Azle
Bedford
Bellmead
Benbrook
Beverly Hills
Blossom
Blue Ridge
Bowie
Boyd
Bridgeport
Brownwood
Buffalo
Burkburnett
Burleson
Caddo Mills
Canton
Carrollton
Cedar Hill
Celeste
Celina
Centerville
Cisco
Clarksville
Cleburne
Clyde
College Station
Colleyville
Colorado City
Comanche
Commerce
Coolidge
Coppell
Copperas Cove
Corinth
Crandall
Crowley
Dalworthington Gardens
Denison
Denton
DeSoto
Draper
Duncanville
Early
Eastland
Edgecliff Village
Emory
Ennis
Eules

Everman
Fairview
Farmers Branch
Farmersville
Fate
Flower Mound
Forest Hill
Forney
Fort Worth
Frisco
Frost
Gainesville
Garland
Garrett
Grand Prairie
Grapevine
Groesbeck
Gunter
Haltom City
Harker Heights
Haskell
Haslet
Hewitt
Highland Park
Highland Village
Honey Grove
Hurst
Hutto
Iowa Park
Irving
Justin
Kaufman
Keene
Keller
Kemp
Kennedale
Kerens
Kerrville
Killeen
Krum
Lakeside
Lake Worth
Lancaster
Lewisville
Lincoln Park
Little Elm
Lorena
Madisonville
Malakoff
Mansfield
McKinney
Melissa
Mesquite
Midlothian
Murphy
Newark
Nocona
North Richland Hills

Northlake
Oak Leaf
Ovilla
Palestine
Pantego
Paris
Parker
Pecan Hill
Petrolia
Plano
Ponder
Pottsboro
Prosper
Quitman
Red Oak
Reno (Parker County)
Rhome
Richardson
Richland
Richland Hills
River Oaks
Roanoke
Robinson
Rockwall
Roscoe
Rowlett
Royse City
Sachse
Saginaw
Sansom Park
Seagoville
Sherman
Snyder
Southlake
Springtown
Stamford
Stephenville
Sulphur Springs
Sweetwater
Temple
Terrell
The Colony
Trophy Club
Tyler
University Park
Venus
Vernon
Waco
Watauga
Waxahachie
Westlake
Westover Hills
Westworth Village
Whitesboro
White Settlement
Wichita Falls
Woodway
Wylie

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 18-8**

**A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE
STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND
AUTHORIZING THE PAYMENT OF 11 CENTS PER CAPITA TO THE
STEERING COMMITTEE TO FUND REGULATORY AND LEGAL
PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY
COMPANY, LLC.**

- WHEREAS, the Town of Northlake is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the town; and
- WHEREAS, the Steering Committee has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and
- WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and
- WHEREAS, the Town is a member of the Steering Committee of Cities/Towns Served by Oncor; and
- WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and
- WHEREAS, the Executive Committee in its December 2017 meeting set a budget for 2018 that compels an assessment of eleven cents (\$0.11) per capita; and
- WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric 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 Steering Committee of Cities/Towns Served by Oncor to protect the interests of the Town of Northlake and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the Town limits.

II.

The Town is further authorized to pay its assessment to the Steering Committee of eleven cents (\$0.11) per capita based on the population figures for the Town shown in the latest TML Directory of Town Officials.

III.

A copy of this Resolution and the assessment payment check made payable to "*Steering Committee of Cities Served by Oncor*" shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney's Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the 12th day of April, 2018, by a vote of _____ ayes _____ 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

STEERING COMMITTEE CITIES SERVED BY ONCOR (162)

Addison	Frisco	Plano
Allen	Frost	Pottsboro
Alvarado	Gainesville	Prosper
Andrews	Garland	Ranger
Anna	Glenn Heights	Red Oak
Archer City	Grand Prairie	Rhome
Argyle	Granger	Richardson
Arlington	Grapevine	Richland
Azle	Haltom City	Richland Hills
Bedford	Harker Heights	River Oaks
Bellmead	Haslet	Roanoke
Belton	Heath	Robinson
Benbrook	Henrietta	Rockwall
Beverly Hills	Hewitt	Rosser
Big Spring	Highland Park	Rowlett
Breckenridge	Honey Grove	Sachse
Bridgeport	Howe	Saginaw
Brownwood	Hudson Oaks	Sansom Park
Buffalo	Hurst	Seagoville
Burkburnett	Hutto	Sherman
Burleson	Iowa Park	Snyder
Caddo Mills	Irving	Southlake
Cameron	Jolly	Springtown
Canton	Josephine	Stephenville
Carrollton	Justin	Sulphur Springs
Cedar Hill	Kaufman	Sunnyvale
Celina	Keene	Sweetwater
Centerville	Keller	Temple
Cleburne	Kennedale	Terrell
Coahoma	Kerens	The Colony
Colleyville	Killeen	Trophy Club
Collinsville	Krum	Tyler
Colorado City	Lake Worth	University Park
Comanche	Lakeside	Venus
Commerce	Lamesa	Waco
Coppell	Lancaster	Watauga
Copperas Cove	Lewisville	Waxahachie
Corinth	Lindale	Westover Hills
Cross Roads	Little Elm	Westworth Village
Crowley	Little River Academy	White Settlement
Dallas	Malakoff	Wichita Falls
Dalworthington Gardens	Mansfield	Willow Park
DeLeon	McKinney	Woodway
De Soto	Mesquite	Wylie
Denison	Midland	
Duncanville	Midlothian	
Early	Murchison	
Eastland	Murphy	
Edgecliff Village	New Chapel Hill	
Ennis	North Richland Hills	
Euless	Northlake	
Everman	Oak Leaf	
Fairview	Oak Point	
Farmers Branch	Odessa	
Fate	O'Donnell	
Flower Mound	Ovilla	
Forest Hill	Palestine	
Forney	Pantego	
Fort Worth	Paris	



Board of Adjustment

Agenda Item 7



**TOWN OF NORTHLAKE, TEXAS
BOARD OF ADJUSTMENT MEETING
THURSDAY, APRIL 12, 2018 AT 5:30 PM
1400 FM 407-CHAMBER ROOM
NORTHLAKE, TEXAS**

1. Call to Order

Call meeting to order and announce a quorum is present by Chairman

- 2. Public Hearing** – To receive comments for or against a request for a variance to the minimum parking requirements for Warehousing/Distribution Center uses established in Article 10, Sec. 10.4 of the Unified Development Code for a 48.104-acre tract of land in the B.B.B. & C.R.R. Company Survey, Abstract No. 189, to be platted as Lot 1, Block A, Alliance Northport Addition, located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane and zoned Industrial (I). AIL Investment LP is the applicant. Alliance Northport No. 3, Ltd is the owner. Case # VR-18-001.

3. Agenda Item

Discuss, Consider and Act on Variance Request 18-001 to reduce the minimum parking requirement for Warehousing/Distribution Center use to 1 space per 10,000 square feet of total floor area for Lot 1, Block A, Alliance Northport Addition, which is zoned Industrial (I).

4. Adjournment

CERTIFICATE

I hereby certify that the above agenda was posted at the Town Hall of Town of Northlake, Texas, on Friday, April 6, 2018, by 4:00 pm pursuant to the Texas Government Code Chapter 551.


Shirley Rogers, Town Secretary

Memo

To: Honorable Mayor and Town Council acting as the Board of Adjustment
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 12, 2018
Re: Parking variance request for Lot 1, Block A, Alliance Northport Addition

Purpose: To hold a public hearing and consider a variance request to the minimum parking requirements for Warehousing/Distribution Center uses established in Article 10, Sec. 10.4 of the Unified Development Code for a 48.104-acre tract of land in the B.B.B. & C.R.R. Company Survey, Abstract No. 189, to be platted as Lot 1, Block A, Alliance Northport Addition, located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane and zoned Industrial (I).

Public Hearing Information: A public hearing and official notice is required for all applications to the Board of Adjustment (BOA) for a variance. Notice of the public hearing and agenda item was published in the Denton Record Chronicle, and a notice was mailed 10 days prior to the public hearing, to all Northlake property owners within 200 feet of the subject property. Staff has received no responses from the notifications as of the writing of this memo. Any responses received prior to the public hearing will be presented at the Town Council meeting.

Owner: Alliance Northport No. 3, Ltd

Applicant/Developer: AIL Investment LP

Engineer/Surveyor: Peloton Land Solutions, Inc.

Background: Alliance Northport is the proposed Hillwood development planned for approximately 255 acres on the east side of IH 35W extending from Sam Lee Lane on the south to the U.S. Army Corps of Engineers property north of Dale Earnhardt Way. AIL Investment LP is a Hillwood entity that purchased the property and plans to develop it with a mix of industrial, office and retail uses. Alliance Northport Building 3 on Lot 1, Block A of Alliance Northport Addition is the first lot and building to be developed with the site plan and final plat for the project on this same Council meeting agenda.

Analysis: Building 3 is proposed to be 1,029,553 square feet and used as a warehouse/distribution center. The parking standards in Article 10 of the UDC require that a minimum of "1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater" be provided. 1,030 parking spaces are necessary to meet the standard for the proposed building. The developer has extensive experience with similar buildings and is working with potential tenants that know approximately how many parking spaces will be necessary. The site plan has been designed to meet

the parking needs for the most likely use of the building. It proposes 139 parking spaces with an additional 206 parking spaces which may be constructed in the future as necessary. This provides an ultimate total of 345 parking spaces. This does not include the 276 trailer parking spaces that will be provided. The applicant has submitted a variance request due to the substantial difference between the Town's standard parking requirement and those that are deemed necessary by the developer. The request is that the parking requirement for Lot 1, Block A, Alliance Northport Addition, be "a minimum of 1 parking space for each 10,000 square feet of total floor area" which would require a minimum of 103 spaces for the building as planned.

The UDC authorizes the Town Council to serve as the Board of Adjustment (BOA). Among the powers of the BOA is the authority to grant variances from specific regulations set forth in the UDC, including minimum setbacks, as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification. In exercising its power to grant a variance in accordance with UDC, the BOA shall make findings and show in its minutes:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property, and

The parking standard for this large of a building requires approximately 3 times more parking than is deemed necessary by the developer. The additional parking spaces will significantly impact the developability of the property by requiring a much smaller building or the conversion of truck court area for parking spaces which likely will not get used.

2. That the situation causing the hardship or difficulty is unique to the affected property and is not self-imposed, and

A 1,000,000 square-foot building and a site that can accommodate it is very unique. It will be the first and could likely be the only in Northlake. The use of such large buildings which are designed for warehouse/distribution center use typically do not need as many employees per square foot as smaller buildings. Being the first building of this size and the first test of parking requirements for industrial development outside of a planned development, staff would like to explore updating the parking standard to better fit these type of uses. The Northport Industrial Planned Development which covers most of our existing developed industrial requires a minimum of 1 space per 5,000 square feet.

3. That the relief sought will not injure the permitted use of adjacent conforming property, and

The impact of a variance on adjacent properties should be minimal, if any. The site plan plans for future spaces if needed, but in the event even those spaces are not enough, the substantial size of paved area for truck court and trailer parking provides locations for additional parking if restriped. In addition, the developer owns surrounding property and has an interest in providing an adequate amount of parking to not impact their adjacent sites.

4. That the granting of the variance will be in harmony with the spirit and purposes of this UDC.

The purpose of the parking and loading standards of the UDC, "to provide for the needs of occupants, customers, visitors or others involved in the use or occupancy of any building or

structure, to eliminate the undue use of the surface street system for parking purposes, to require allocation of sufficient off-street/on-site loading facilities by business and industry which ensures that the loading and unloading of vehicles will not interfere with traffic flow or block roadways and/or fire lanes, to promote and protect the public health, safety, comfort, convenience and general welfare,” can still be accomplished with approval of the variance.

Staff finds this variance request for a minimum of 1 parking space for each 10,000 square feet of total floor area acceptable for consideration.

Attachments:

- Letter of request (reference final plat and site plan items on Council agenda for exhibits)
- Public Hearing Information – Notice, Buffer Map & Contact List



March 27, 2018

Mr. Nathan Reddin
Development Director
Town of Northlake
1400 FM 407
Northlake, Texas 76247

Re : Alliance Northport Lot 1 – Board of Adjustment Parking Variance

Dear Mr. Reddin:

On behalf of AIL Investment, L.P., we are requesting a variance from the parking requirements specified in the Unified Development Code (UDC) for the development of Lot 1, Block A of the Alliance Northport development. The site is located in Northlake, Texas along Sam Lee Lane, west of the intersection of Dale Earnhardt Parkway.

The current standard for Warehousing/Distribution Centers specified by the UDC requires “1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater.” This requirement is not feasible for the proposed use of the site.

We are requesting to have the parking requirement for Lot 1, Block A reduced from the current standard to the following:

- **A minimum of 1 parking space for each 10,000 square feet of total floor area**

Sincerely,

Kyle Kattner

CC: Joe Scheider; Eric Elrod



OFFICIAL NOTIFICATION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Northlake Board of Adjustment (BOA) will hold a public hearing on Thursday, April 12, 2018, at a meeting to begin at 5:30 pm at Northlake Town Hall, 1400 FM 407, Northlake, Texas to receive comments for or against a request for a variance to the minimum parking requirements for Warehousing/Distribution Center uses established in Article 10, Sec. 10.4 of the Unified Development Code for a 48.104-acre tract of land in the B.B.B. & C.R.R. Company Survey, Abstract No. 189, to be platted as Lot 1, Block A, Alliance Northport Addition, located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane and zoned Industrial (I). AIL Investment LP is the applicant. Alliance Northport No. 3, Ltd is the owner. Case # VR-18-001.

ABOUT THIS REQUEST

The detailed request and exhibits for the project are provided on the following pages. If you would like more information or have any questions about this request, please contact Nathan Reddin, Development Director, at 940-242-5703 or nreddin@town.northlake.tx.us. You may also visit Northlake Town Hall between the hours of 8:00 am to 4:00 pm, Monday – Friday.

PUBLIC HEARING PROCESS

The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Board of Adjustment, and the Town Council acts as the Board of Adjustment. During the public hearing, interested persons are asked to sign in and speak before the Board to provide comments for or against the request before the Board. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property are notified of the request by mailing of this notice ten (10) days prior to the date of the public hearing. Notifications are also printed in the Denton Record-Chronicle and posted on the town website.

WRITTEN RESPONSE PROCESS

You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Board is informed of the responses in support and in opposition of the request.

200 Foot Notification List for Public Hearing

Case Name: Alliance Northport, Lot 1, Block A Parking Variance
Case Type: BOA Variance
Case Number: VR-18-001
Public Hearing Date: April 12, 2018

PROPERTY ID	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION
183002; 182993;191326	AIL INVESTMENT LP C/O HILLWOOD ATTN: LAURIE D. ZIRPEL	9800 HILLWOOD PKWY SUITE 300	FORT WORTH	TX	76177	A0189A BBB & CRR, TR 1,2(PT), 6A & 7(PT)
729869; 729870	ALLIANCE NORTHPORT NO 3 LTD	9800 HILLWOOD PKWY SUITE 300	FORT WORTH	TX	76177	A0189A BBB & CRR, TR 1B, 2B & 7B
122523	HYDRO CONDUIT OF TEXAS LP ATTN MICHAEL WOLTJER	1501 BELVEDERE RD	WEST PALM BCH	FL	33406	A0189A BBB & CRR, TR 6
585231	CABOT IV TX1B01 B02 LLC	ONE BEACON ST STE 1700	BOSTON	MA	02108	NORTHPORT ADDN BLK 4 LOT 11
653850	NORTHPORT 35 INVESTORS, LLC	1717 MCKINNEY AVE STE 1900	DALLAS	TX	75202	NORTHPORT ADDN BLK 4 LOT 12



Regular Items

Agenda Item 8

- H. Consider for approval an ordinance amending Ordinance No. 00-1214B, the Texas Speedway Centre Mixed-Use Planned Development (MPD) district as amended, by amending Attachment C, Section 10 – Use Restrictions by adding Motorcycle Sales and Service as a permitted use and adding Section 11- Definitions, and being Lots 1R & 4R, Block 1, Lots 1R, 2, 3, 4, 5R1, 5R2, 6R1, 6R2, 7AR & 7BR, Block 2, Lots 1AR & 2, Block 3, and Lot 1R, Block 4, Texas Speedway Centre, located in the G.W. Shamblin Survey, Abstract 1191 and the Lewis Medlin Survey, Abstract 830, on the southeast corner of IH 35W and SH 114. 2912 Realty Raceway Project is the applicant/developer. Case # PD-18-001
 - i. Public Hearing
 - ii. Ordinance No. 18-0412A
- I. Consider for approval a resolution awarding Professional Services Contract for Engineering Design Services for Phase Two of the South Pressure Plane Water Improvements by Neel-Schaffer not to exceed \$981,270.00 (Resolution No. 18-9)
- J. Consider for approval a resolution approving Contract Amendment No. 6 with Halff and Associates for Professional Services for the Design of Water System Improvements in the amount of \$251,760.00 (Resolution No. 18-10)
- K. Consider for approval a resolution authorizing the Town Administrator to contract with Conatser Construction TX, LP for road improvements to Sam Lee Lane from Ashmore Lane to approx. 2,500 feet to the east (Resolution No. 18-11)
- L. Consider for approval a Final Plat of Lot 1, Block A, Alliance Northport Addition, a one-lot phase of the proposed Alliance Northport development, being a 48.675-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane and zoned Industrial (I). Alliance Northport No. 3, Ltd is the owner. AIL Investment LP is the applicant/developer. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # FP-17-012
- M. Consider for approval a Site Plan for Alliance Northport Building 3, a proposed 1,029,553 square-foot industrial building on 48.675 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, to be platted as Lot 1, Block A, Alliance Northport Addition, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane at 8601 E. Sam Lee Lane and zoned Industrial

(I). Alliance Northport No. 3, Ltd is the owner. AIL Investment LP is the applicant/developer. Peloton Land Solutions, Inc. is the engineer. RGA Architects is the architect. Case # SP-18-001

N. Consider for adoption the 2018 Northlake Strategic Plan (Resolution No 18-12)

O. Consider for approval an ordinance to amend the Fee Schedule (Ordinance No. 18-0412B)

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 12, 2018
Re: Texas Speedway Centre MPD Amendment

Purpose: To hold a public hearing and consider an Ordinance amending Ordinance No. 00-1214B, the Texas Speedway Centre Mixed-Use Planned Development (MPD) district as amended, by amending Attachment C, Section 10 – Use Restrictions by adding Motorcycle Sales and Service as a permitted use and adding Section 11- Definitions, and being Lots 1R & 4R, Block 1, Lots 1R, 2, 3, 4, 5R1, 5R2, 6R1, 6R2, 7AR & 7BR, Block 2, Lots 1AR & 2, Block 3, and Lot 1R, Block 4, Texas Speedway Centre, located in the G.W. Shamblyn Survey, Abstract 1191 and the Lewis Medlin Survey, Abstract 830, on the southeast corner of IH 35W and SH 114.

Public Hearing Information: Northlake's Unified Development Code (UDC) requires that any amendment to a Planned Development must be approved by ordinance following public notice and a public hearing. The public hearing is scheduled to be held at this meeting. Notice of the public hearing was published in the Denton Record Chronicle mailed to all Northlake property owners subject to the MPD and within 200 feet of the MPD district. Staff has received no written responses from the notifications as of the writing of this memo. Any responses received prior to the public hearing will be presented at the Town Council meeting.

Applicant/Developer: 2912 Realty Raceway Project

Background: The applicant recently purchased the 2.055-acre Lot 5R2, Block 2 in the Texas Speedway Centre development on Raceway Drive. The site is currently vacant and is located between the new Home2 Suites at 13351 Raceway Drive and the proposed Staybridge Suites to be constructed at 13311 Raceway Drive. The second phase of apartments in Chadwick Farms are also planned to begin soon just east of the site. Lot 5R2 was created when a larger 5+ acre lot was replatted to create a separate lot for the Home2 Suites. As part of the real estate transaction the developer of the Home2 Suites as well as the Staybridge Suites developer each deed restricted Lot 5R2 from being a hotel. Staff and real estate brokers have marketed the site for restaurant use but have received little interest due to it not having direct 35W or 114 frontage.

The applicant plans to build a mixed-use, motorcycle dealership, service facility, and retail center business known as MonkeyMoto on the site. In order to do this, the Mixed-use Planned Development (MPD) zoning for the site must be amended to allow the use. The applicant, as an owner within the MPD, has submitted an application to amend the MPD to allow Motorcycle Sales and Service as a permitted use. Kevin Martin, Managing Director for MonkeyMoto, briefed the proposed development and PD amendment at the March 8th Town Council meeting.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan shows this site within the Workforce Residential (WR) Character Area and the Highway Corridors (HC) Special Area. WR provides for a mixture of uses, including multi-family residential with a density up to 22 units per acre and neighborhood services, retail, commercial, and professional offices in a mixed-use environment. HC provides for heavier commercial uses in context with nearby uses and may also include high-density residential such as apartments.

Proposed Amendments: The applicant proposes to amend the MPD by adding Motorcycle Sales and Service as a permitted use and clearly defining that use along with providing specific requirements for the use.

Analysis: Staff has reviewed this application in accordance with the Unified Development Code and all other applicable requirements of the MPD and Town development ordinances. The submittal meets the minimum requirements to be considered by the Town Council.

Although retail use is expressly allowed under the MPD, retail as defined in the Unified Development Code (UDC) does not include motorcycle sales or even related uses such as auto sales which is defined separately from retail in the UDC. This amendment specifically adds Motorcycle Sales and Service as a permitted use within the MPD, and further, it defines Motorcycle Sales and Service which is not found in the UDC. The proposed definition also incorporates provisions for the use such as that sales and service be conducted indoors, lists the specific types of vehicles to be sold and serviced, and provides for an off-street parking ratio since this use is not specifically addressed in the UDC.

Staff initially had some concerns about the compatibility of the proposed use in the area, particularly upon a site that will be adjacent to hotels and apartments. Staff worked with the applicant to address these concerns with the applicant providing a better understanding of how the business would operate (i.e. daytime hours, delivery of noisiest off-road vehicles on trailers, etc.) and specifically including that the use be conducted indoors in the definition. In addition, similar uses such as “Gasoline or auto service facility” are already permitted in the MPD which include the QT gas station and convenience store located just across Raceway Drive from the site.

Recommendation: Staff finds the proposed MPD amendment acceptable for consideration.

Attachments:

- Ordinance No. 18-0412A - Proposed MPD Amendment
- Public Hearing Information – Notice, Buffer Map & Contact List

ORDINANCE NO.18-0412A

AN ORDINANCE AMENDING ORDINANCE NO. 00-1214B BY AMENDING ATTACHMENT C, SECTION 10–USE RESTRICTIONS BY ADDING MOTORCYCLE SALES AND SERVICE AS A PERMITTED USE; ADDING SECTION 11–DEFINITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 211, Texas Local Government Code (“Chapter 211”), authorizes and makes provisions for municipalities to adopt regulations that control the height, number of stories, size of buildings and other structures, percentage of lot that may be occupied, size of yards, courts, and other open spaces, population density, location and use of buildings, other structures and land for business, industrial, residential, or other purposes;

WHEREAS, The Town of Northlake (the “Town”) has adopted zoning ordinances in accordance with a comprehensive plan; and

WHEREAS, the Local Government Code provides a procedure to adopt and amend zoning ordinances in accordance with the observation of appropriate notice and publication of said notice for the purpose of receiving public input; and

WHEREAS, the Town, in accordance with its zoning ordinances, has adopted a Mixed-Use Planned Development District for the Texas Speedway Centre (the “District”); and

WHEREAS, the owner of property within the District, being Lot 5R2, Block 2, Texas Speedway Centre Addition, Town of Northlake, Denton County, Texas, has requested that the Planned Development Requirements established by Ordinance No. 99-0920A, as amended by Ordinance No. 00-1214B, approved on December 14, 2000, of the Town, be revised; and

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

WHEREAS, a public hearing was held by the Town Council on April 12, 2018, with respect to the zoning changes described herein; and

WHEREAS, the Town Council does hereby deem it advisable and in the public interest to amend Ordinance No. 00-1214B, so that henceforth and hereafter the District shall be governed by the Planned Development Regulations as provided in Attachment C thereof, as amended hereby.

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

SECTION 1

That *Ordinance No. 00-1214B, Section 10. Use Restrictions, Subsection A*, be amended to provide an additional permitted use as follows:

Motorcycle Sales and Service

SECTION 2

That *Ordinance No. 00-1214B*, be amended to add *Section 11. Definitions*, to read in-full as follows:

Unless otherwise stated, the definitions and interpretations of the Unified Development Code apply to this MPD. For the purposes of this MPD, the following terms, phrases, words, and their derivations shall the meaning given in this section.

Motorcycle Sales and Service: The indoor sale and/or service of new and/or used on- and off-road motor vehicles including motorcycles, all-terrain and side-by-side vehicles, personal watercraft, and the like. The use may include the sale of parts and accessories related to the permitted motor vehicles. The use excludes the sale or service of automobiles (i.e., cars and light trucks), recreational vehicles, and boats. Off-street parking for this use shall be provided at a ratio of 1 space for every 500 square feet of floor area.

SECTION 3

This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 4

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

SECTION 5

The sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the town council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph, or section.

SECTION 6

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

PASSED AND APPROVED on this 12th day of April, 2018 at a regular meeting of the Town Council of the Town of Northlake, Texas.

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, April 12, 2018, at a meeting to begin at 5:30 pm at Northlake Town Hall, 1400 FM 407, Northlake, Texas. The purpose of this hearing is to hear comments for or against amending Ordinance No. 00-1214B, the Texas Speedway Centre Mixed-Use Planned Development (MPD) district as amended, by amending Attachment C, Section 10 – Use Restrictions by adding Motorcycle Sales and Service as a permitted use and adding Section 11- Definitions, and being Lots 1R & 4R, Block 1, Lots 1R, 2, 3, 4, 5R1, 5R2, 6R1, 6R2, 7AR & 7BR, Block 2, Lots 1AR & 2, Block 3, and Lot 1R, Block 4, Texas Speedway Centre, located in the G.W. Shamblyn Survey, Abstract 1191 and the Lewis Medlin Survey, Abstract 830, on the southeast corner of IH 35W and SH 114. 2912 Realty Raceway Project is the applicant/developer. Case # PD-18-001.

ABOUT THIS REQUEST

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

PUBLIC HEARING PROCESS

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

WRITTEN RESPONSE PROCESS

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

OFFICIAL NOTIFICATION

Page 2 of 2

LOCATION MAP





500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201

bwilliams@winstead.com

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

214.745.5264 DIRECT

February 28, 2018

Via email: nreddin@town.northlake.tx.us

Nathan Reddin
Development Director
Northlake Town Hall
1400 FM 407
Northlake, TX 76247

Re: Application of 2912 Realty Raceway Project LLC ("Owner") to amend the Texas
Speedway Centre MPD (the "MPD") to allow a motorcycle dealership

Dear Nathan:

Please find enclosed an application (the "Application") by Owner to amend the text of the MPD to allow Motorcycle Sales and Service as a permitted use. Owner owns approximately 2.055 acres within the MPD, known as Lot 5R2, Block 2, Texas Speedway Centre (the "Property"). The Property is a portion of Tract 5, Block 2, as shown on the Site Plan for the MPD (Exhibit B to the Ordinance).

Owner's proposed use of the Property is a mixed-use, motorcycle dealership, service facility, and retail center. In addition to motorcycles, Owner intends to sell all-terrain vehicles, side-by-side vehicles, and personal watercrafts, as well as parts, accessories, and attire related to these vehicles and the sports and activities surrounding them. The use will also include a service center for minor service and repair of similar vehicles. Any vehicle test rides/drives will be accompanied by employees of the dealership to ensure that test rides/drives are conducted in a safe and lawful manner. Although retail is an expressly allowed use under the MPD, this application is being submitted at the recommendation of staff for the purpose of clarifying the permissibility of the proposed use.

Although Owner is still in the early stages of design and site planning for the Property, the Property is envisioned to be developed with a 25,000 s.f., two-story building. The anticipated division of this floor area into the various aspects of the use includes the following:

Use	Floor Area (s.f.)
Repair/Service Shop	5,000
Retail/Showroom	10,000
Inventory Storage/Accessory Warehouse	10,000

Required parking for the motorcycle dealership is proposed at 1 space for each 500 s.f. of floor area, for a total of 50 required parking spaces.

Nathan Reddin
February 26, 2018
Page 2

Enclosed with this Application is a draft ordinance reflecting the proposed changes to the MPD. Please review this draft and provide any comments or feedback necessary to permit this Application to move forward. Thank you, and we look forward to working you, staff, and the Council to bring this exciting, new use to Northlake.

Sincerely,

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

Brad R. Williams

Encls.

Cc: Kevin Martin (via email: kevin.martin@monkeymoto.com)

ORDINANCE NO.18-_____

AN ORDINANCE AMENDING ORDINANCE NO. 00-1214B BY AMENDING ATTACHMENT C, SECTION 10–USE RESTRICTIONS BY ADDING MOTORCYCLE SALES AND SERVICE AS A PERMITTED USE; ADDING SECTION 11–DEFINITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, The Town of Northlake (the “Town”) has adopted zoning ordinances in accordance with a comprehensive plan; and

WHEREAS, the Local Government Code provides a procedure to adopt and amend zoning ordinances in accordance with the observation of appropriate notice and publication of said notice for the purpose of receiving public input; and

WHEREAS, the Town, in accordance with its zoning ordinances, has adopted a Mixed-Use Planned Development District for the Texas Speedway Centre (the “District”); and

WHEREAS, the owner of property within the District, being Lot 5R2, Block 2, Texas Speedway Centre Addition, Town of Northlake, Denton County, Texas, has requested that the Planned Development Requirements established by Ordinance No. 99-0920A, as amended by Ordinance No. 00-1214B, approved on December 14, 2000, of the Town, be revised; and

WHEREAS, all requirements of Chapter 211 and all other laws dealing with notice, publication, and procedural requirements for zoning of property have been compiled with; and

WHEREAS, a public hearing was held by the Town Council on April 12, 2018, with respect to the zoning changes described herein; and

WHEREAS, the Town Council does hereby deem it advisable and in the public interest to amend Ordinance No. 00-1214B, so that henceforth and hereafter the District shall be governed by the Planned Development Regulations as provided in Attachment C thereof, as amended hereby.

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SECTION 5

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SECTION 6

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

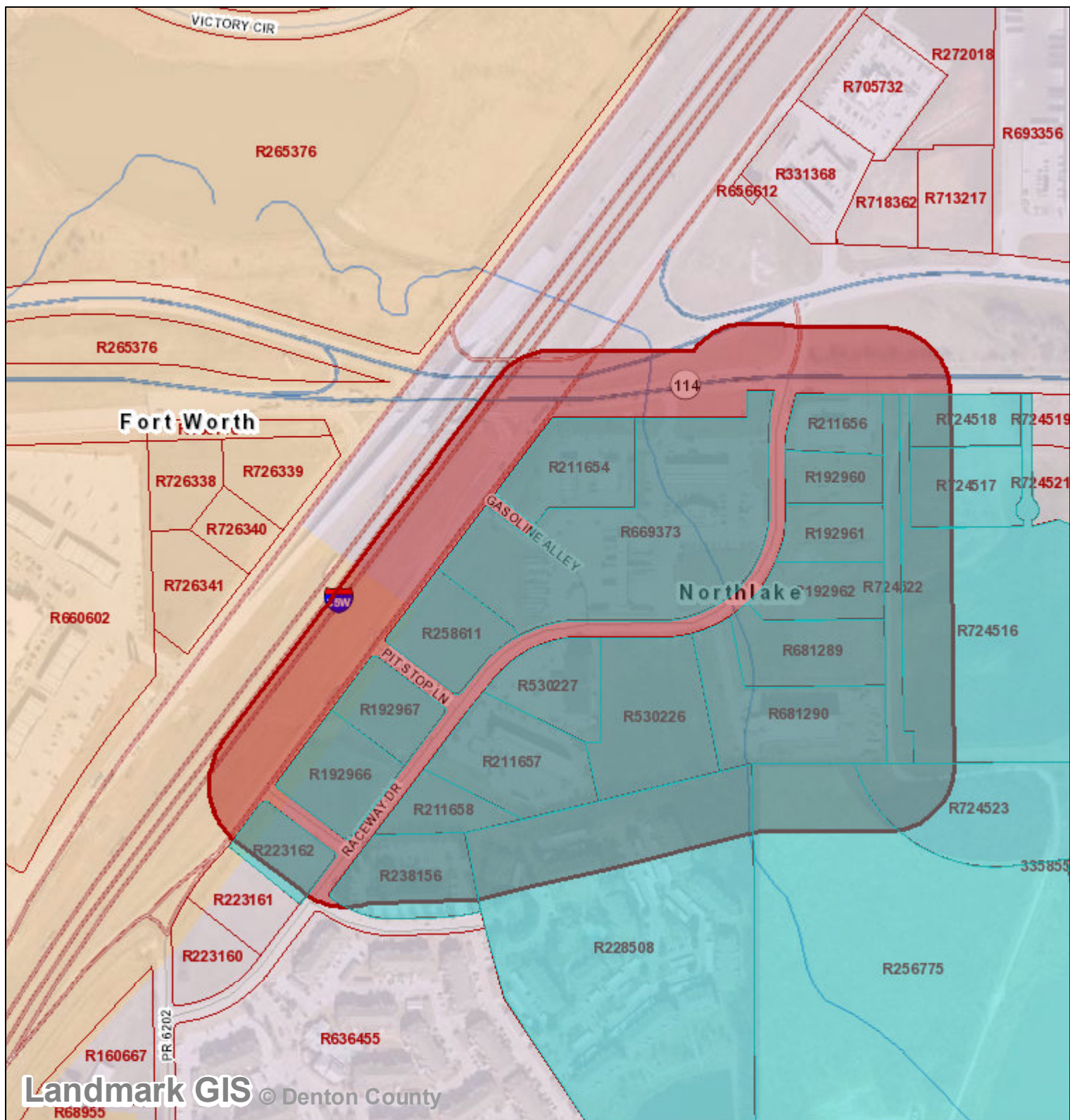
PASSED AND APPROVED on this _____ day of _____, 2018 at a regular meeting of the Town Council of the Town of Northlake, Texas.

Peter Dewing, Mayor

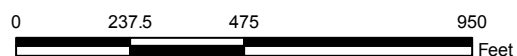
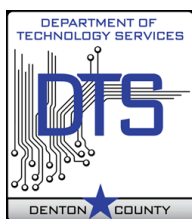
ATTEST:

Shirley Rogers, Town Secretary

4828-2888-1502v.1 61684-1 2/27/2018



200 Ft Buffer Map



<http://www.dentoncounty.com>

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

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

200 Foot Notification List for Public Hearing

Case Name: Texas Speedway Centre MPD Amendment (MonkeyMoto)
Case Type: Planned Development (PD) Amendment
Case Number: PD-18-001
Public Hearing Date: April 12, 2018

PROPERTY ID	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION
APPLICANT/681289	2912 REALTY RACEWAY PROJECT LLC ATTN: KEVIN MARTIN	2201 LONG PRAIRIE RD SUITE 107-332	FLOWER MOUND	TX	75022	TEXAS SPEEDWAY CENTRE BLK 2 LOT 5R2
681290	PEGASUS HOTELS, LLC	433 LAS COLINAS BLVD E STE 860	IRVING	TX	75039	TEXAS SPEEDWAY CENTRE BLK 2 LOT 5R1
211654	VICTRON STORES LP	PO BOX 2599	WAXAHACHIE	TX	75168	TEXAS SPEEDWAY CENTRE BLK 1 LOT 1R
223162	CLEAR CREEK RETAIL LLC	PO BOX 170	GAINESVILLE	TX	76241	SPEEDWAY BUSINESS PARK PH 1 BLK 1 LOT 3
192966	FWH SPEEDWAY INVESTMENTS LLC	5951 WOODLAND DR	DALLAS	TX	75225	TEXAS SPEEDWAY CENTRE BLK 3 LOT 1AR
669373	QUIKTRIP CORP ATTN: TAX DEPT.	4705 S 129TH EAST AVE	TULSA	OK	74134	TEXAS SPEEDWAY CENTRE BLK 1 LOT 4R
192967	POP HOLDINGS, LP	4055 VALLEY VIEW LN STE 500	DALLAS	TX	75244	TEXAS SPEEDWAY CENTRE BLK 3 LOT 2
258611	WYCLIFF-SPEEDWAY LTD	3626 N HALL ST STE 626	DALLAS	TX	75219	TEXAS SPEEDWAY CENTRE BLK 4 LOT 1R
238156	SUN POWER INC	13741 RACEWAY DR	NORTHLAKE	TX	76262	SPEEDWAY SLEEP INN BLK 4 LOT 1
211658	NORTHLAKE, CITY OF	1400 FM 407	NORTHLAKE	TX	76247	TEXAS SPEEDWAY CENTRE BLK 2 LOT 7BR
228508	INTERCAPITAL CREEKSIDE LLC	1700 WEST LOOP S STE 350	HOUSTON	IL	77027	CREEKSIDE AT NORTHLAKE LOT 1
211657	G6 HOSPITALITY PROPERTY	4001 INTERNATIONAL PKWY	CARROLLTON	TX	75007	TEXAS SPEEDWAY CENTRE BLK 2 LOT 7AR
530227	RACEWAY HOTELS LLC	7701 LAS COLINAS RDG STE 250	IRVING	TX	75063	TEXAS SPEEDWAY CENTRE BLK 2 LOT 6R2
530226	LAKHANY, ASHRAF	8615 US HWY 24 W	FORT WAYNE	IN	46804	TEXAS SPEEDWAY CENTRE BLK 2 LOT 6R1
MULTIPLE	NORTHLAKE HOTELS LLC	7701 LAS COLINAS RDG STE 250	IRVING	TX	75063	TEXAS SPEEDWAY CENTRE BLK 2 LOTS 2-4
211656	MHR LANDLORD LLC	5725 NW 132ND ST	OKLAHOMA CITY	OK	73142	TEXAS SPEEDWAY CENTRE BLK 2 LOT 1R
MULTIPLE	CHADWICK FARMS LTD	PO BOX 92129	SOUTHLAKE	TX	76092	CHADWICK FARMS (APARTMENTS) BLK 1 LOTS 1, 2, 3, 7 & 8

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 18-9

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN ADMINISTRATOR TO CONTRACT WITH NEEL SCHAFER, INC. TO PROVIDE ENGINEERING DESIGN SERVICES TO THE TOWN NOT TO EXCEED \$981,270.00.

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide a safe and reliable water system to residents, businesses and the general public for health and safety; and

WHEREAS, as the holder of the Certificate for Convenience and Necessity, the Town of Northlake has the responsibility to provide storage, capacity and distribution for this water system; and

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to seek the provision of professional engineering services to the Town by contractors who possess the necessary skill and acumen to provide such services to the Town; and

WHEREAS, funds exist or will exist in the Southern Pressure Plan Impact Fee Fund for the funding for the design fees for Phase Two water system improvements; and

WHEREAS, Phase Two improvements will consist of a 0.75-million-gallon elevated storage tank, pump station improvements, transmission lines and accompanying improvements; and

WHEREAS, the funding of said improvements will be provided by a potential issuance of certificates of obligation in October 2018 as part of the budget process; and

WHEREAS, Town staff continues to work with design engineers on alternatives to time improvements in a phased approach to stay within the Town's budgetary capacity; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into a specific contract with a professional engineering firm in order to provide for the provision of professional services outside the scope of services of the retained consultant engineer;

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 enter into professional services contract for the provision of engineering services for the design of Phase Two Improvements to the Northern Pressure Plain Water System with consultation from Town staff and other Town consultants.

SECTION 3. That the Town Administrator is hereby authorized, on behalf of the Town to execute a contract, not to exceed \$981,270.00, with Neel-Schaffer, Inc. for engineering services with legal advice from the Town Attorney.

PASSED AND APPROVED THIS THE 12TH DAY OF APRIL 2018.

TOWN OF NORTHLAKE, TEXAS

PETER DEWING, Mayor

ATTEST:

SHIRLEY ROGERS, Town Secretary



April 5, 2018

Mr. Drew Corn, Town Administrator
Town of Northlake
1400 FM 407
Northlake, TX 76247

Reference: Southeast Pressure Plane – Phase One Improvements

Dear Mr. Corn:

Neel-Schaffer, Inc. (Engineer) is pleased to offer Professional Services to the Town of Northlake (Town). This is a Letter Agreement for Neel-Schaffer, Inc. to the Town for the professional services related to the Southeast Pressure Plane – Phase One Improvements.

Introduction: The Town desires the Engineer to provide professional services for water facility improvements to develop the Southeast Pressure Plane.

The project scope will include three major components: the water transmission lines, the pump station and ground storage tank near Chadwick Farms, and the proposed 0.75 million gallon (MG) elevated storage tank on Sam Lee Lane.

Transmission Water Lines

The transmission line (Segment A) will begin at the City of Fort Worth (CFW) delivery point near Raceway Dr. just east of the CFW I35W metering facility. Improvements to the City of Fort Worth metering facility are not anticipated. The project will include a new control valve, vault and by-pass line at this location on the Northlake side of the existing vault. A 16" diameter pipeline from this delivery point to the east, south of the Motel 6 property and north of the Creekside at Northlake Apartments. The pipeline continues to the east to the Chadwick Farms property, turning to the north and paralleling the overhead power transmission lines. The initial segment of transmission line (Segment A) ends at the proposed pump station located on the west side of the power transmission lines, with a total approximate length of 2510 L.F. The scope includes a 100' wide topographic survey limit along the proposed route. A maximum of eight (7) private water legal documents are anticipated along the route.

The remaining transmission line (Segment B) will begin at the discharge of the proposed pump station and continue to the north, paralleling the power transmission lines and transitioning to the east to avoid power substation site at SH114. The proposed 24" diameter transmission line will connect to the existing water lines on the south side of SH114. The water line will reduce to a 20" at this location and will cross SH114 within a steel bore casing pipe. The scope will include coordinating and acquiring the required TxDOT permitting for the water line installation. The proposed water line will connect to the existing water line on the north side and will then continue to the east, parallel to SH114. At the existing drainage channel, the line will turn north and continue parallel to the drainage channel towards Sam Lee Ln. The proposed line will connect to the water line in Sam Lee Ln. and continue to the east along the South right-of-way. The approximate total length is 4,900 L.F. The proposed elevated tank site is at the southeast corner of the Rinker Materials Hydro Conduit property. The transmission line will cross Sam Lee Ln. at this location and continue north onto the proposed elevated storage tank site. The scope

includes a 100' wide topographic survey limit along the proposed route. A maximum of seven (7) private water legal documents are anticipated along the route.

Pump Station Improvements

The proposed pump station will be constructed on the acquired site at Chadwick Farms. The site is approximately 400'x180'. The site will include an access easement from SH114 to the proposed site crossing the Chadwick Farms tract. The pump station will include a firm pumping capacity of 3.1 MGD (3 pumps - 1 @ 750gpm, and 2 @ 1400 gpm) and a ground storage tank capacity of 0.5 million gallons. The ground storage tank type will be AWWA D110, Type 3 tank including a dome roof. The structural design of the tank and foundation is proprietary and will be provided by the tank contractor. The pump station building will include a 36'x 60'(2160 S.F.) building that will match the configuration and aesthetics of the existing pump station facility at the Harvest Water Plant site. The pump station design will include geotechnical investigations, structural foundation design, architectural design, variable frequency drives (VFDs), electrical, SCADA, a backup generator, HVAC systems (electrical and restroom only), pumps, pump motors, MCCs, disinfection equipment, fencing, lighting, gates and concrete / crushed stone drives. An alternate design of 2 – Hydropneumatics tanks may be added by the Town if budget constraints delay the construction of the proposed 0.75 MG elevated tank. The scope includes a topographic survey of the proposed pump station site. The scope includes coordinating with and receiving the required permits from TCEQ.

Elevated Tank Improvement

The proposed 0.75 MG elevated tank will be located on a site at the southeast corner of the Rinker Materials property on Sam Lee Ln. The tank will be a composite style construction, which includes a concrete pedestal and a steel storage tank bowl. The tank overflow elevation will be 780.00 feet. The elevated storage tank scope will include civil site improvements, grading, drainage, paving, parking, lighting, fencing, overall system, and a vehicle gate. The piping and valving improvements will include a control valve such as a Cla-Val or a motor operated valve and stainless steel piping within the tank. The structural design of the tank and foundation is proprietary and will be provided by the tank contractor. The tank will include two (2) Town logos. The design of the logos, the logo placement location, and the tank color will be selected and/or provided by the Owner. The scope also includes SCADA design, geotechnical, and surveying. The scope includes coordinating with and receiving the required permits from TCEQ and the FAA.

The transmission line sizes, pump capacities, and ground storage tank size will be confirmed prior to design based on the previous Neel-Schaffer, Inc. study and the results of the 2018 Impact Fee Update.

The conceptual engineer's opinion of probable costs (EOPCs) for the project is the following: Transmission Lines (\$2,640,000), Pump Station and Ground Storage Tank (\$4,920,000), and 0.75 Composite Elevated Tank (\$2,600,000). Completing the work within the budget is critical. We will continue to evaluate the construction cost throughout the design phases to assist the Town with their budgeting process.

The drawings will be prepared in Microstation v8i SELECT Series 4 on full-size, 22" x 34" sheets.



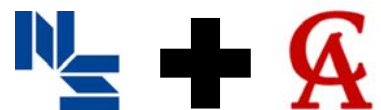
The work will be accomplished using one or two construction contracts. Construction administration (not daily representation) is included (respond to submittals and requests for information, review pay requests and produce record drawings in PDF format). Throughout the project periodic e-mail updates will be supplied. The contractor will provide his own traffic control plan, storm water pollution prevention plan and other documents not explicitly included in this scope.

Scope of Services: The design project will include the following tasks:

1. Attend one coordination meeting to discuss the project constraints
2. Site reconnaissance
3. Data collection from the Town for existing information (aerial topography; existing utility, current GIS files)
4. Provide topographic survey of the transmission lines, pump station site, and elevated tank site
5. Provide a Geotechnical investigations; Pump Station Site (2 borings to 40' and 6 borings to 30'), Elevated Tank Site (4 borings to 45')
6. Prepare periodic progress updates
7. Prepare cover sheet
8. Prepare general notes and quantities sheet
9. Prepare approximately 6 water plan and profile sheets (Segment A) and 10 water plan and profile sheets (Segment B); at 1" = 4' vertically and 1" = 20' horizontally for the improvements
10. Prepare pump station plans and specifications for a 5.0 MGD pump station and 2.0 MGD ground storage tank.
11. Prepare elevated storage tank plans and specifications for a 0.75 MG composite elevated storage tank.
12. Provide standard details (water, paving, drainage, erosion control)
13. Prepare special details, as needed (overflow structure, rip-rap, flumes, roadway/culvert repair)
14. Prepare contract documents booklet using the 4th Edition of the NCTCOG Public Works Construction Standards (Standard Specifications)
15. Prepare opinion of probable construction cost
16. Submit two copies of the conceptual design (drainage plan view sheets only) to Town for review
17. Attend meeting with Town to discuss comments
18. Make revisions as appropriate to move to preliminary submittal
19. Submit two copies of preliminary construction documents to Town for review
20. Attend meeting with Town to discuss comments
21. Attend one public meeting
22. Revisions as appropriate to move to final submittal
23. Supply one copy of the drawings to a maximum of five Town provided franchise utility contacts for coordination (a maximum of one utility meeting is included in this scope)
24. Submit two final copies of the construction documents to Town for review

Items 25 through 33 will be provided twice if the pump station and elevated storage tank are constructed at different times.

25. Prepare sealed documents
26. Provide ten sets of drawings and specifications for bidding and construction
27. Sell documents to potential bidders and/or use CivCast
28. Send documents to a maximum of ten "plan rooms"
29. Call a maximum of ten potential contractors to bid on the project



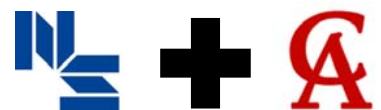
30. Attend pre-bid meeting
31. Prepare and distribute addenda (as needed)
32. Attend bid opening and prepare bid tabulation with letter of bid evaluation
33. Attend pre-construction meeting
34. Respond to submittals and requests for information
35. Make a maximum of 36 periodic construction site visits and/or progress meetings
36. Review contractor pay estimates
37. Attend and document final inspection
38. Produce record drawings in PDF format (based on Town inspector and/or contractor redlines)

Schedule: The projected schedule includes six weeks for survey, six weeks for conceptual design (concurrent with survey work), two weeks for Town review, sixteen weeks for preliminary design, four weeks for Town review, twelve weeks for final design, two weeks for Town review, four weeks for bidding documents, eight weeks for bidding and award. The anticipated construction schedule is 12 to 18 months depending on the final construction scope.

Town Provided Items: The Town will provide the following:

1. Electronic base map information (GIS shapefiles and Orthophotography)
2. Related construction drawings from previous projects
3. Project sign details
4. Town adopted construction standards including general notes, details and specifications
5. Electronic samples of Notice to Bidders, Instructions to Bidders, Proposal, Contract, General Provisions, Special Provisions, Wage Rates, Maintenance Bond, Performance Bond, Payment Bond, and other items typically used by Town for bidding
6. Assistance with property right-of-entry for subsurface utility engineering (SUE) and surveying services
7. Letter acknowledging work by surveyor is for the Town (to be used as a handout to inquisitive folks)
8. Bid advertisement and award of contract

Compensation: This professional services agreement will be accomplished using a fixed fee method of compensation unless otherwise noted. Items identified by a unit cost will only be billed based on the actual units performed. The professional fees shown below assumes one or two contract document bid sets and one bid phases. Depending on the Town's budget, the Town Administrator may authorize a notice-to-proceed on the following Task Authorizations (TA).:



TA No. 1: Provide the identified scope of services in this agreement for the transmission lines, pump station and ground storage tanks for a fixed fee of \$677,030.00, and \$31,880.00 hourly, not-to-exceed..

Engineering Services:

Transmission Lines	\$214,880.00
Pump Station	\$353,030.00
Subtotal:	\$567,910.00

Surveying Services:

Topographic Surveying:	\$30,240.00
Survey (Legal Parcels - 14 @ \$1750/ea.):	\$24,500.00
SUE Services Level A -(\$3000/day)	\$24,000.00
SUE Services Level B	\$7,500.00
Title Survey (Pump Station Site)	\$3,840.00
Plat (Pump Station Site)	\$5,000.00
Subtotal:	\$95,080.00

Bid Phase:

\$14,040.00

Construction Administration (hourly, not-to-exceed):

Transmission Lines (Site visits and progress meetings)	\$12,680.00
Pump Station (Site visits and progress meetings)	\$19,200.00
Subtotal:	\$31,880.00

Total Fee: \$708,910.00

TA No. 2: Provide the identified scope of services in this agreement for the 0.75 MG composite elevated storage tank for a fixed fee of \$243,560.00, and \$28,800.00 hourly, not-to-exceed.

Engineering Services:

Elevated Storage Tank	\$221,910.00
Subtotal:	\$221,910.00

Surveying Services:

Title Survey (Pump Station Site)	\$3,840.00
Plat (Pump Station Site)	\$5,000.00
Subtotal:	\$8,840.00

Bid Phase (if bid separate)

\$12,810.00

Construction Administration (hourly, not-to-exceed):

Site Visits and Progress Meetings	\$28,800.00
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Total Fee: \$272,360.00

The total amount of fee authorized with this agreement is \$981,270.00, (\$920,590 fixed fee and \$60,680 hourly, not-to-exceed).



Extra Work: The following items are not expected to be included in this scope and would be considered extra work:

1. Provide the identified scope of services in this agreement for two (2) Hydro pneumatic tank(s) and associated facilities for a lump sum of \$22,500.00.
2. Tree Surveys
3. Additional public meetings
4. Studies required by Corps for the Section 404 permit process
5. Right of way or easement acquisition services

We will bill you upon a monthly basis based on the percentage of work performed. Services proposed in this Letter Agreement shall be provided in accordance with Exhibit A, "General Terms and Conditions," which is attached to and made a part of this Letter Agreement.

This Letter consisting of six pages; Attachment A consisting of one page, Exhibit A consisting of four pages; and Exhibit B consisting of one page represent the entire agreement between Neel-Schaffer, Inc. and the Town of Northlake. This Letter Agreement may only be modified or amended by a duly executed written document. If the terms and conditions of this Letter Agreement are acceptable, please execute the original and the copy and return the copy to us. Please call if you have any questions.

Neel-Schaffer appreciates the opportunity to provide services to you and looks forward to working with you. If you have any questions, or if we may be of further service to you in any way, please call me at 817/253-8176.

Sincerely,

NEEL-SCHAFFER, INC.

TBPE Firm Reg. No. F-2697
TBPLS Firm Reg. No. 10027200



Derek Cheatham, P.E.
Vice President

Agreed to by: Town of Northlake

SIGNATURE: _____

TITLE: _____

DATE: _____



TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 18-10

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN ADMINISTRATOR TO AMEND CONTRACT WITH HALFF ASSOCIATES, INC. TO PROVIDE ADDITIONAL, SPECIFIC ENGINEERING SERVICES TO THE TOWN NOT TO EXCEED \$251,760.

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide a safe and reliable water system to residents, businesses and the general public for health and safety; and

WHEREAS, as the holder of the Certificate for Convenience and Necessity, the Town of Northlake has the responsibility to provide for this water system; and

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to seek the provision of professional engineering services to the Town by contractors who possess the necessary skill and acumen to provide such services to the Town; and

WHEREAS, funds exist in the Northern Pressure Plan Impact Fee Fund for the funding for the design fees for Phase Three water system improvements; and

WHEREAS, Phase Three improvements will consist of a 1.25-million-gallon elevated storage tank and accompanying improvements; and

WHEREAS, the funding of said improvements will be provided by a potential issuance of certificates of obligation in October 2018 as part of the budget process; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into a specific contract with a professional engineering firm in order to provide for the provision of professional services outside the scope of services of the retained consultant engineer;

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 enter into professional services contract for the provision of engineering services for the design of Phase Three Improvements to the Northern Pressure Plain Water System with consultation from Town staff and other Town consultants.

SECTION 3. That the Town Administrator is hereby authorized, on behalf of the Town to execute a contract, not to exceed \$251,760, with Halff Associates, Inc. for engineering services with legal advice from the Town Attorney.

PASSED AND APPROVED THIS THE 12TH DAY OF APRIL 2018.

TOWN OF NORTHLAKE, TEXAS

PETER DEWING, Mayor

ATTEST:

SHIRLEY ROGERS, Town Secretary

STATE OF TEXAS)
COUNTY OF DENTON)

**CHANGE ORDER AND AMENDMENT NO. 6
OF
CONSULTANT’S CONTRACT**

THIS agreement is by and between the **Town of Northlake, Texas**, a municipal corporation, duly authorized to act by the Town Council of said Town, hereinafter called “Town,” and **Halff Associates, Inc.**, a Texas corporation, acting through a duly authorized officer, hereinafter called “Consultant,” relative to Consultant providing professional engineering services to the Town.

WHEREAS, the Town and Consultant have entered into an agreement such that the Consultant is to provide the following services: **Design of Harvest Elevated Storage Tank and 16-inch Water Line**

WHEREAS, the above referenced agreement provides that if there is a change in scope or focus of the activities in the contract, or if it is necessary for the Consultant to do additional work such that there is a significant additional cost or expense to the Town, it is necessary for the Town to approve such work and/or for the parties to change the contract; and

WHEREAS, the parties recognize that it is necessary for Consultant to do additional work under the contract, such work which is set out in Exhibit “A,” which is attached hereto and incorporated herein as if set out in full herein; and

NOW, THEREFORE, for and in consideration of the mutual acts and covenants set out herein, the parties agree as follows:

1. Consultant, in addition to the work to be performed in the Contract dated November 9, 2009, shall perform the task(s) described in Exhibit “A,” basically described as Additional Services.
2. The amount to be paid to Consultant under such contract shall be in accordance with Exhibit “B” and shall reflect the work described in Exhibit “A.”
3. This shall constitute an Authorization for a Change in Work as set out in the agreement between the parties, and an amendment to such contract. All of the terms and conditions of the original contract shall remain in full force and effect, as amended hereto, unless set out otherwise herein.

Signed and effective on this the _____ day of _____, 2018.

TOWN OF NORTHLAKE, TEXAS

By:_____

Printed Name: Drew Corn

Title: Town Administrator

HALFF ASSOCIATES, INC., CONSULTANT

By:_____

Printed Name: Benjamin L. McGahey, P.E.

Title: Director of Public Works, Fort Worth Office

ATTACHMENT “A” SERVICES

Construction Plans for Harvest Elevated Storage Tank and 16-Inch Water Line

This Attachment “A” defines the services to be performed by Halff Associates, Inc. in conjunction with preparation of construction plans for the Harvest elevated storage tank (EST) and 16-Inch water supply line beginning at the western plat boundary of Harvest Meadows Phase 5 and ending at the Harvest EST site. Our services include the following:

Project. The project includes design of a 1,250,000 gallon EST and approximately 2,225 linear feet of a 16-inch water supply line. The project begins at the western plat boundary of Harvest Meadows Phase 5 on the north side of Old Justin Road. The water line extends west approximately 325 LF along Old Justin Road then turns north departing Old Justin Road along a future Harvest residential street. The water line will continue north following the future road approximately 1,900 LF to a 1.33-acre EST site.

Our proposal is based on the following assumption:

- The EST and pipeline will be constructed under two separate construction contracts. The design development and plan submittals for each will proceed simultaneously.
- Upgrades to the Harvest Pump Station will not be necessary within the EST project timeframe, so pump station related services are not included in this proposal. Evaluations of upgrades and/or pump modifications can be performed more accurately after the new EST is in service.
- Belmont 407, LLC will grant the Consultant right-of-entry.
- The Developer’s Engineer, Jones & Carter, will share existing and proposed CAD files for the Harvest development.
- The proposed water line is to be located within the 60-foot right-of-way of Old Justin Road and the right-of-way of a future Harvest residential street. The Consultant shall prepare necessary right-of-way documents.
- The 1.33-acre EST property will be transferred from Belmont 407, LLC to the Town of Northlake fee simple. The Consultant shall prepare a Category 1A, Condition II boundary survey to convey the property to Northlake.
- Cost to provide electrical service along future residential street should be borne by the Developer. Electrical service from street to EST should be borne by the Town.

- I. EST Site Pre-Design Analysis.** The proposed EST is sized based on the future demand conditions derived from the Town’s updated hydraulic water model and Master Plan. The tank size needed for future conditions may create undesirable operational conditions in the short-term, such as water age and low disinfectant residuals. However, water quality analysis was not performed in the recent water

model update. Consultant shall perform additional hydraulic model evaluations to estimate the need for tank appurtenances, such as mixing systems, to be included in the construction documents. The model evaluation will identify the anticipated water age in the system after the construction of the EST assuming it is completely filled on a regular basis. This will be compared to evaluations of age based on different operational conditions. Results and recommendations will be documented in a brief Technical Memorandum.

II. Surveying. The Consultant shall provide surveying services, which, in general, may be defined as normal services applicable to a project of this type. The following will also apply.

1. Vertical benchmarks shall be established such that all points of construction shall be within 300 feet of a benchmark. Benchmarks should not be subject to loss during construction.
2. Topographic features will be surveyed along with any and all other features needed for design, review, permitting, construction and inspection of the project. Coverage will extend beyond the proposed easement and/or right-of-way far enough to integrate the design with the adjacent property features, including driveways and walkways.
3. A tree survey is not included in this scope of work.
4. Existing property corners, iron pins, etc. shall be tied into established, existing rights-of-way.
5. The surveyor shall obtain written right-of-entry from the property owners and/or tenants prior to surveying on private property. Town staff will assist with obtaining needed rights-of-entry if permission is not granted upon the surveyor's attempts.

III. Easement and Right-of-Way Documents. A maximum of two (2) easement and/or right-of-way parcels may be required to provide easements and right-of-way for the length of the project. Upon approval of horizontal alignment, CONSULTANT shall survey, render field notes, and prepare detailed right-of-way plans and individual exhibits for all right-of-way/easement parcels. Right-of-way plans will include:

1. Right-of-Way Strip Map
 - a) City title block
 - b) Property owner name, mailing address, and volume and page of deed
 - c) Location of all existing property pins and monuments
 - d) Location of easements of record
 - e) Bearings and calls of existing property lines

- f) Existing rights-of-way and fence lines
 - g) Distance to centerline of proposed water line and centerline station for one corner of each parcel
 - h) Location of proposed easement pins
 - i) Easement Area
 - j) Parcel number
 - k) A right-of-way strip map will be prepared for use by the OWNER. In addition, all of the above shall be placed on standard plan sheets (22" x 34" size) and bear the seal of a Texas Licensed Professional Engineer. Upon approval of the right-of-way map, CONSULTANT shall immediately prepare individual exhibits.
2. Individual Exhibits for each parcel shall be prepared to contain the following:
 - a) Area required
 - b) Parcel number
 - c) Property owner name, mailing address, and volume and page of deed
 - d) Existing easements
 - e) Exhibits will be drawn to scale
 - f) All of the above shall be placed on one page of 8-1/2" x 11" paper, labeled as Exhibit "B" and signed and sealed by a Texas Registered Professional Land Surveyor.
 3. Legal descriptions for each parcel shall reference the volume, page, and owner of the parent tract and shall be incorporated into a standard Town of Northlake conveyance document as Exhibit "A". Individual parcels will be cross-referenced on the plan and profile sheets.
 4. Submit right-of-way/easement documents to the Town and make necessary corrections.
 5. Upon approval of the easements by the Town, the CONSULTANT shall stake and flag the easement for inspection by the appraiser and property owner. The documents, including legal description, shall be furnished to the Town in Microsoft Word format.

IV. Category 1A, Condition II survey.

1. Consultant will need the updated title commitment, including all schedules and exceptions, no later than 10 working days before the proposed delivery date in order to meet the deadline. Consultant will also need the names of the entities to be certified to in the surveyor's certificate (e.g.: buyer, seller, lender, title company, etc.) before the deadline.
2. This proposal does not include research effort normally performed by a title company. Additional research; surveying services required to address

comments, etc. outside the original scope of this proposal; using a different surveyor's certificate; or changes made to the survey after completion (if so required), will be considered additional services and can be provided to you on an hourly basis and a separate budget.

3. This survey will be performed in accordance with the Manual of Practice for Land Surveying in Texas for a Category 1A, Condition II survey, and will incorporate the following certificate:

SURVEYOR'S CERTIFICATE

To: <Owner>; <Purchaser>; <Lender>; <Title Company>:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category _____, Condition _____ Survey. The field work was completed on _____.

<NAME>

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. _____

TBPLS FIRM NO. _____

V. Design - General

The Provisions in this section apply to both the pipeline and tank designs.

1. Design. – The design of the project shall be in general accordance with the Town of Northlake Engineering Design Manual, Standard Details and good engineering practices.
2. Utility Coordination. - During the design phase, the Consultant shall contact various utility companies and obtain information relating to existing utility lines. The design should avoid major utility relocations, where practical. Where they are required, proposed relocations or replacements will be shown in plan and profile.
3. Specifications. - The Consultant shall prepare technical specifications required for bidding and constructing the project. Only specifications amending or supplementing COG specifications need be furnished. Under this section, the Consultant shall also provide a listing of bid items with quantities and construction cost estimates. Specifications, bid items and quantities shall be furnished on hard copy and by electronic file in Microsoft Word and PDF formats.

4. Miscellaneous. Construction plans will address water line connection details, erosion control, general construction sequencing, traffic control, and other improvements, as needed.
5. Review Plans. – The Consultant shall develop plans, profiles and estimates of probable cost at the 30% milestone for review and comment to determine the feasibility of the project and to confirm constructability and cost before developing preliminary plans. Preliminary plans shall be prepared and submitted at the 60% milestone. Final plans shall be prepared and submitted at the 90% and 100% milestones. Also, the Consultant may submit plan sheets or working drawings to the Town for review and comment to reduce the number of revisions that otherwise would be required. During development of the plans, the Consultant shall attend meetings as needed. The Consultant shall, in company with the Town, perform at least three plans-in-hand reviews during the 30%, 60% and 90% design phases.
6. Prints. – The Consultant shall provide prints of construction plans for review and permitting. Two (2) sets of plans will be submitted to the Town for each review stage. The Consultant will provide utility companies with copies of 60% plans for review. The Consultant will provide prints for bidding and construction.
7. General. – Construction plans shall be furnished on 11”x17” and 22”x34” sheets. All review prints shall be furnished on 11”x17” sheets. Construction plans shall be provided to both the Town and the Contractor.
8. TCEQ Submittal and Coordination. – Sealed construction documents will be submitted to TCEQ for review in accordance with 30 TAC Chapter 290. Consultant will also notify TCEQ of construction onset and completion in accordance with Chapter 290.

VI. Pipeline Design

Construction Plans. The Consultant shall develop pipeline construction plans for review, permitting, bidding, construction, inspection and record keeping. In general, construction plans shall be consistent with normal practice for projects of this nature. The following particulars will also apply. The pipeline construction plans will consist of numerous sheets ordered as follows:

1. Title Sheet – (Sheet No. 1). The title sheet shall include a location map drawn to a scale of 1” = 1000’, approximately ten inches square. It shall also include a sheet index with drawings numbered consecutively and without subscripts. Additionally, the title sheet shall show the project name, project number, date, Town logo, Consultant’s name, address, and telephone number and other items as may be specified.

2. Legend and General Notes Sheet(s). This sheet(s) will include a listing of abbreviations, legend, general notes, and key map.
3. Project Layout Sheet(s). The project layout sheet(s) shall be drawn to a scale of 1" = 200' and laid out with the north arrow pointed up on the sheet. The purpose of the project layout is to depict the project in a simplified view. Major items of work shall be shown without excessive detail.
4. Plan and Profile Sheets. Plan-profile sheets shall be arranged from south to north and from west to east, with the north arrow up or to the right on the sheet. Plan-profile sheets shall be drawn to a minimum scale of 1" = 40' h and 1" = 4' v. Stationing shall be from north to south with the beginning station being set at approximately 1+00 (at Old Justin Road). Each plan-profile sheet should include no more than 500 feet of improvement; thus, leaving ample margins both left and right. The plan and profile station should align vertically on the sheet with the proposed centerline drawn parallel to the profile grid. When there is a centerline curvature, the plan-profile should be drawn so that as much of the plan view is in alignment as possible. Plan-profile sheets shall depict all existing and proposed items pertinent to the project.
5. Detail Sheets. The Town's standard drawings may be used as a beginning point in developing standard details for this project. They will not be simply copied, but shall be reviewed and modified for this project. Where other agency standards are used, they shall be reduced as necessary to fit on the Town's standard sheet format with complete title block.

VII. EST Design

Construction Plans. The Consultant shall develop construction plans for review, permitting, bidding, construction, inspection and record keeping. In general, construction plans shall be consistent with normal practice for projects of this nature. The following particulars will also apply. The construction plans will consist of numerous sheets ordered as follows:

1. Title Sheet – (Sheet No. 1). Same as in Pipeline Design
2. Legend and General Notes Sheet(s). Same as in Pipeline Design
3. Site Plan. The site plan shall be drawn to a scale of 1" = 40' and laid out with the north arrow pointed up on the sheet. Dimensional control will be provided for site improvements (tank, vault(s), paving, fence, etc). Proposed grading will also be shown. Stormwater runoff and tank overflow water is assumed to drain offsite over land.
4. Plan and Profile Sheets. Same as in Pipeline Design, for yard piping

5. Tank Plans, Elevations, Sections and Details. Details specific to the project, such as the tank elevation, sections, and roof plan.
6. Power Supply and Electrical Sheets. Electrical plans will be provided to extend power to the tank site. For the tank site itself, the following will be provided: an electrical site plan, tank electrical plan(s) and section(s), electrical one-line diagram, appropriate schedules (panelboards, fixtures, etc), and electrical details.
7. Detail Sheets. The Town's standard drawings may be used as a beginning point in developing standard details for this project. They will not be simply copied, but shall be reviewed and modified for this project. Where other agency standards are used, they shall be reduced as necessary to fit on the Town's standard sheet format with complete title block.

Tank Specifications. In addition to standard or amended COG specifications, the following supplemental specifications will be provided for the EST: Composite Elevated Water Storage Tank, Coating for Elevated Water Storage Tank, and electrical specifications (up to 10 individual sections).

Tank Level Monitoring and SCADA. The tank construction documents will include specifications for a level element to electronically monitor the water surface elevation in the tank. Performance requirements will also be included for the installation of the necessary hardware and communications equipment to transmit the level signal to the Harvest pump station. The signal will be integrated into the Town's existing control system, and the pump control strategy will be reprogrammed to operate based on the tank water levels. Consultant will coordinate with the Town's preferred Controls Integrators to identify the necessary equipment and programming services. An allowance for this work will be included as a bid item.

VIII. Bidding, Construction, Closure.

1. Bidding – During the bidding phase for both projects, the Consultant will assist the Town by addressing technical questions and preparing addenda. The Consultant will attend the pre-bid meeting and one additional meeting for both projects. The Consultant will evaluate bids, attend the bid opening and prepare the bid tabulation.
2. Construction –The Consultant's design engineer and/or project manager shall attend the pre-construction meetings for both projects. The Consultant shall visit the site once per calendar month to evaluate the general progress of the construction and attend monthly construction meetings. Monthly reports shall be prepared and forwarded to the Town outlining any deviations noted from the requirements of the contract documents. The Consultant will not be responsible for the contractors' work, nor shall the Consultant be required to perform

inspection services. The Consultant shall assist the Town in the preparation of field changes and/or change orders which may become necessary for the orderly completion of the projects. The Consultant shall assist the Town in performing final walk-through inspections and prepare a written “final punch list” for both projects.

3. Closure – For both projects, the Consultant shall prepare record drawings, incorporating all changes provided by the Contractor and known variations to provide the Town the best possible set of record drawings. Final record drawings shall be furnished both electronically and on paper. Additionally, the Town’s GIS maps will be updated.

IX. Services Provided By Subconsultants

Geotechnical Investigation. The Consultant shall engage a geotechnical subconsultant to provide sub-surface investigations in the form of boring logs. Laboratory testing of the bored samples will provide information needed for the design and construction of the project. The Town will pay 110% of the subconsultant’s fee to the Consultant.

Inspection of Elevated Storage Tank Construction. The construction of the tank shall be inspected by Dunham Engineering at each phase of construction prior to the beginning of successive phases. Includes up to 100 site visits and inspections by a certified AWS welding inspector or NACE coating inspector. The Town will pay 110% of the subconsultant’s fee to the Consultant.

Miscellaneous. Miscellaneous services not provided for herein and not generally associated with a project of this type will be paid for under an amendment to this Agreement and for an additional fee.

Services Not Included in this Contract:

- Water Quality sampling or analysis
- Environmental coordination, protection, permitting, or other Environmental Services
- Right of Entry Coordination in addition to mailed letters to property owners
- Tree Survey
- Easement Acquisition for more than three (3) parcels
- Site visits or meetings in excess of number specified
- SUE
- Design of storm drain facilities.

ATTACHMENT “B” COMPENSATION

Construction Plans for Harvest Elevated Storage Tank and 16-Inch Water Line

This Attachment “B” further defines the basis of compensation to the Consultant for the services rendered.

- I. Basic Fee Services** - The basic fee for the services as described in Attachment “A” will be **\$ 167,260.00** which includes printing, direct costs and computer charges normally associated with production of these services.

The basis of compensation for Basic Fee services shall be as follows:

1. \$ 14,430 for Elevated Tank Pre-Design Phase
2. \$ 19,390 for Conceptual Phase (30% submittal)
3. \$ 32,900 for Preliminary Design Phase (60% submittal)
4. \$ 32,900 for Final Design Phase (90% submittal)
5. \$ 22,500 for Final Design Phase (100% complete)

Items (1) through (4) will be billed lump sum monthly based on percent completion of the design tasks and may include partial payments of the total amounts designated for each of the items.

Construction Phase Services shall be billed on the basis of 2.30 times salary cost up to a maximum not to exceed \$ 45,140.

- II. Special Services** – The maximum not-to-exceed fee for the special services as described in Attachment “A” will be **\$ 84,500** which includes printing, direct costs and computer charges normally associated with production of these services. The basis of compensation for Special Services shall be lump sum. The following table summarizes special services fees.

TASK DESCRIPTION	FEE
I. Design Surveys	\$ 9,500.00
II. Easement Preparation & ROW Map	\$ 5,000.00
III. Cat. 1A, Condition II Survey	\$ 5,000.00
IV. Geotechnical Investigation	\$ 10,000.00
V. Tank Inspection	\$55,000.00
TOTAL SPECIAL SERVICES	\$ 84,500.00

III. Miscellaneous Services – The fee for additional services not provided herein will be negotiated based on the scope of work and included in a contract amendment.

The total maximum fee for all services is **\$ 251,760.**

Item #	PROJECT TASK Part I: Elevated Storage Tank Northlake, Texas	SR. PROJECT MGR (PE)	PROJECT MANAGER (PE)	PROJECT ENGINEER (EIT)	CADD TECH	CLERICAL	Subtotal	STRUCTURAL ENGINEER	MEP	SURVEY	GEOTECH	DUNHAM		DIRECT COST	TOTAL
	TASK I: EST PRE-DESIGN ANALYSIS														
1	Data Collection and Site Visit to Potential Tank Site	3	4	8			\$2,345.00								\$2,345.00
2	Water Age and Operations Model Analysis	1	8	40			\$6,175.00								\$6,175.00
3	Pre-Design Memorandum	2	16	24			\$5,910.00								\$5,910.00
	TASK I: EST INVESTIGATION AND PRE-DESIGN ANALYSIS	6	28	72	0	0	\$14,430.00	0	0	0	0	0		\$0	\$14,430.00
	TASK II: SURVEYING														
1	Design Survey						\$0.00			\$9,500.00					\$9,500.00
	SUBTOTAL TASK II: SURVEYING	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$9,500.00	\$0.00	\$0.00		\$0.00	\$9,500.00
	TASK III: EASEMENT AND ROW DOCUMENTS														
1	ROW Strip Map						\$0.00		\$1,500.00						\$1,500.00
2	ROW Documents (1)						\$0.00			\$2,500.00					\$2,500.00
3	Temporary Construction Easement Documents (1)						\$0.00			\$1,000.00					\$1,000.00
	SUBTOTAL TASK IV: EASEMENT AND ROW DOCUMENTS	0	0	0	0	0	\$0.00	\$0.00	\$1,500.00	\$3,500.00	\$0.00	\$0.00		\$0.00	\$5,000.00
	TASK IV: CATEGORY 1A, CONDITION II SURVEY														
1	Cat 1A, Condition II Survey						\$0.00			\$5,000.00					\$5,000.00
	SUBTOTAL TASK IV: CATEGORY 1A, CONDITION II SURVEY	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00		\$0	\$5,000.00
	TASK V: DESIGN GENERAL														
	Fee Included in Tasks VI and VII						\$0.00								\$0.00
	SUBTOTAL TASK VI: DESIGN GENERAL	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0	\$0.00
	TASK VI: PIPELINE DESIGN														
1	Utility Coordination		12				\$1,980.00								\$1,980.00
2	30% Plans	2	12	18	32	1	\$7,685.00								\$7,685.00
3	60% CDs	2	12	18	32	1	\$7,685.00								\$7,685.00
4	90% CDs	2	12	18	32	1	\$7,685.00								\$7,685.00
5	IFB Plans	2	6	12	32	1	\$6,005.00								\$6,005.00
	SUBTOTAL TASK VI: WATER LINE FINAL DESIGN	8	42	66	128	4	\$31,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0	\$31,040.00
	TASK VII: EST DESIGN														
1	30% Plans	2	16	40	24	2	\$10,200.00		\$1,500.00						\$11,700.00
2	60% CDs	4	24	80	24	2	\$16,630.00		\$7,000.00						\$23,630.00
3	90% CDs	4	24	80	24	2	\$16,630.00	\$3,000.00	\$7,000.00						\$26,630.00
4	IFB Plans	2	8	24	16	4	\$6,450.00	\$1,500.00	\$1,500.00						\$9,450.00
5	SCADA Coordination	2	12	4			\$2,950.00		\$1,500.00						\$4,450.00
6	Permits and Agency Review (SWPP, TCEQ)		2	4			\$790.00								\$790.00
	SUBTOTAL TASK VII: EST DESIGN	14	86	232	88	10	\$53,650.00	\$4,500.00	\$18,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,650.00
	TASK VII: CONSTRUCTION PHASE SERVICES														
1	Pre-Bid Mtg, additional mtg, bid opening, bid eval and tabulation	2	16	16			\$4,990.00								\$4,990.00
2	Construction: Pre-con mtg, monthly site visits & reports, RFI & Cos, final walk & punch list	2	80	80			\$22,910.00		\$3,000.00					\$50	\$25,960.00
3	Submittal Review	2	16	40		4	\$8,090.00	\$1,500.00	\$1,500.00						\$11,090.00
6	Record Drawings		4	8	16		\$3,100.00								\$3,100.00
	SUBTOTAL TASK VII: CONSTRUCTION PHASE SERVICES	6	116	144	16	4	\$39,090.00	\$1,500.00	\$4,500.00	\$0.00	\$0.00	\$0.00		\$50	\$45,140.00
	TASK VIII: SERVICES PROVIDED BY SUBCONSULTANTS														
1	Geotechnical Investigation and Report of Selected Site						\$0.00				\$10,000.00			\$0	\$10,000.00
3	Construction Inspection						\$0.00					\$50,000.00		\$5,000	\$55,000.00
	SUBTOTAL TASK VIII: SERVICES PROVIDED BY SUBCONSULTANTS						\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$50,000.00	\$0.00	\$5,000.00	\$65,000.00
	TOTAL:	34	272	514	232	18	\$138,210.00	\$6,000.00	\$24,500.00	\$18,000.00	\$10,000.00	\$50,000.00	\$0.00	\$5,050.00	\$251,760.00

DAILY RATES

255.00 165.00 115.00 95.00 85.00

Assumptions:

Daily rates for budgeting purposes only. Actual rates shall be invoiced at salary cost times 2.30.

Direct cost shall be invoiced at 1.1 times cost.

Salary cost includes salaries for partners, principals, professionals, technical, administrative and clerical staff directly chargeable to the project; sick leave, vacation, holiday and incentive pay; unemployment and other payroll taxes; and contributions for social security, workman's compensation insurance, retirement, medical, and other group benefits.

HALFF ASSOCIATES, Inc.
4000 Fossil Creek Boulevard
Fort Worth, Texas 76137
(817) 847-1422

Client: Town of Northlake
Project: 16-Water Line from Old Justin Road to Harvest EST

Date: 12/20/2017
AVO: P33528.001

File Name: Proposal Cost Estimate
Prepared By: BLM

PROPOSAL ESTIMATE
ESTIMATE OF PROBABLE CONSTRUCTION COST

Pay Item	Description	Unit	Total Quantity	Unit Cost	Total Amount
1	Construction Staking	LS	1	\$5,000.00	\$5,000
2	Traffic Control	LS	1	\$5,000.00	\$5,000
3	Joint Storm Water Pollution Prevention Plan	LS	1	\$3,500.00	\$3,500
4	Silt Fence	LF	1,200	\$2.00	\$2,400
5	Check Dam (Rock)	LF	20	\$30.00	\$600
6	Hydromulch Seeding	SY	6,200	\$1.50	\$9,300
7	General Site Preparation	STA	22	\$200.00	\$4,400
8	Remove and Replace Existing Barbed Wire Fence	LF	50	\$15.00	\$750
9	Tank Site Work (yard piping, grading, paving, fence)	LS	1	\$120,000.00	\$120,000
10	1.25 MG Elevated Storage Tank	LS	1	\$2,450,000.00	\$2,450,000
11	Power Supply, Lighting and Controls	LS	1	\$100,000.00	\$100,000
12	Trench Safety	LF	2,225	\$1.00	\$2,225
13	16" PVC Water Line	LF	2,225	\$65.00	\$144,625
14	Connect to Existing 16" Water Line	EA	1	\$1,800.00	\$1,800
15	6-inch Fire Hydrant Assembly (w/ 6-inch gate valve)	EA	4	\$4,000.00	\$16,000
16	16" Gate Valve	EA	4	\$7,500.00	\$30,000
17	Control Valve and Vault	LS	1	\$45,000.00	\$45,000
18	1" Combination Air Release Valve and Meter Box	EA	2	\$3,500.00	\$7,000
19	Utility Allowance	LS	1	\$10,000.00	\$10,000
CONSTRUCTION SUB-TOTAL					\$2,957,600
10% CONTINGENCY					\$295,760
ROUNDED TOTAL					\$3,253,000

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that Engineer shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 18-11

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS,
AUTHORIZING THE TOWN ADMINISTRATOR TO CONTRACT WITH CONATSER
CONSTRUCTION TX, LP FOR ROAD IMPROVEMENTS TO SAM LEE LANE FROM ASHMORE
LANE TO APPROXIMATELY 2,500 FEET TO THE EAST**

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide safe and reliable roads and thoroughfares residents and the public; and

WHEREAS, Sam Lee Lane was originally a gravel road that connected Interstate Highway 35W to Cleveland-Gibbs located north of State Highway 114; and

WHEREAS, as development occurred in this area the road was abandoned between IH 35W and Ashmore for the construction of Farmer Brothers;

WHEREAS, other sections of Ashmore were improved with the development of Northport 35 from Old Cleveland-Gibbs Road to the west; and

WHEREAS, the remaining section of the roadway will connect the improved section and provide a continuous concrete surface from Ashmore Lane to Dale Earnhardt Way for multiple routes to and from the Town's business parks; and

WHEREAS, the Town has issued \$6,990,000 of Certificates of Obligation (Series 2016) to fund this project and other road improvements and purchase of equipment; and

WHEREAS, of the \$6,990,000, \$1,000,000 was budgeted for this project; and

WHEREAS, a portion of the project will be reimbursed by the developer of Alliance Northport for their proportional share of \$276,582.00 making the Town's project cost \$971,577.50; and

WHEREAS, the Town has issued a request for bid for the project, received ten bids and has qualified the lowest bidder, Conatser Construction TX, LP; and

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 enter into a construction contract for the paving of Sam Lee Lane including drainage improvements, extension of sewer system and street lighting with consultation from Town staff and other Town consultants.

SECTION 3. The Town Administrator is hereby authorized, on behalf of the Town, to finalize and enter into a construction contract with Conatser Construction TX, LP whereby the Town will receive road and other improvements at a cost not to exceed \$1,248,159.50.

PASSED AND APPROVED THIS THE 12TH DAY OF APRIL 2018

TOWN OF NORTHLAKE, TEXAS

PETER DEWING, Mayor

ATTEST:

SHIRLEY ROGERS, Town Secretary

April 06, 2018
PK No.: 2334-16.510

Mr. Drew Corn
Town Administrator
TOWN OF NORTHLAKE
1301 FM 407
Northlake, Texas 76247

Re: **SAM LEE LANE EXTENSION PROJECT**
Northlake, Texas

Dear Mr. Corn:

Attached is a tabulation of the bids received for the referenced project on March 29, 2018. Upon checking the bids, only a minor discrepancy was found that did not affect the order of the bids. Conatser Construction TX, LP was determined to be the low bidder. The bid amounts are shown on the accompanying Bid Tabulation.

Our office has been in contact with two (2) of the low bidder's references. After speaking with these references (see attached Contractor Reference Inquiry Sheets) and reviewing the enclosed information provided by the Contractor, we see no reason not to recommend that the Town Council award this Contract to the low bidder, Conatser Construction TX, LP, in the amount of \$1,248,159.50.

Enclosed is a copy of the low bidder's Bid Bond. For your protection, we suggest that you or your attorney transmit copies of pertinent documents to the surety's home office as a means to inform them of the documentation. They in turn can either validate or deny the bonding. Our office has made no inquiries concerning bonds. Also enclosed is a copy of the low bidder's proposal, experience and qualifications, equipment list and financial information.

Should you have any questions about the information provided herein, please do not hesitate to call.

Sincerely,



Brian D. O'Neill, P.E., CFM

BDO/ckt
enclosures

Town of Northlake

BID TABULATION



Sam Lee Lane Extension
PK No. 2334-16.510

BIDS OPENED: March 29, 2018 CONTRACT TIME: 240 Calendar Days				Conatser Construction, TX., L.P. 5327 Wichita Street, PO Box 15448 Fort Worth, Texas 76119		Tiseo Paving Company PO Box 270040, Dallas, Texas 75227 419 E. Hwy 80, Mesquite, Texas 75150		Ed Bell Construction Company PO Box 540787 Dallas, Texas 75354-0787		Quality Excavation, LTD 5580 US Highway 377 Aubrey, Texas 76227		Pavecon Public Works L.P PO Box 535847 Grand Prairie, Texas 75053		Jackson Construction, Ltd. 5112 Sun Valley Drive Fort Worth, Texas 76119		TexGlobal Contractors, Inc. 115 West 7th Street, Suite 1500 Fort Worth, Texas 76102		McMahon Contracting LP 3019 Roy Orr Boulevard Grand Prairie, Texas 75050		FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244		Joe Funk Construction, Inc. 11226 Indian Trail Dallas, Texas 75229	
ITEM	DESCRIPTION	BID QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 73,500.00	\$ 73,500.00	\$ 64,000.00	\$ 64,000.00	\$ 70,920.00	\$ 70,920.00	\$ 98,990.00	\$ 98,990.00	\$ 65,000.00	\$ 65,000.00	\$ 159,199.87	\$ 159,199.87	\$ 155,976.21	\$ 155,976.21	\$ 220,000.00	\$ 220,000.00	\$ 122,200.00	\$ 122,200.00
2	TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 40,350.00	\$ 40,350.00	\$ 20,000.00	\$ 20,000.00	\$ 8,000.00	\$ 8,000.00	\$ 10,690.00	\$ 10,690.00	\$ 13,000.00	\$ 13,000.00	\$ 18,800.00	\$ 18,800.00	\$ 7,839.08	\$ 7,839.08	\$ 85,000.00	\$ 85,000.00	\$ 18,200.00	\$ 18,200.00
3	PREPARING RIGHT-OF-WAY	24	STA	\$ 500.00	\$ 12,000.00	\$ 6,195.00	\$ 148,680.00	\$ 1,000.00	\$ 24,000.00	\$ 281.00	\$ 6,744.00	\$ 920.00	\$ 22,080.00	\$ 700.00	\$ 16,800.00	\$ 3,850.00	\$ 92,400.00	\$ 1,801.06	\$ 43,225.44	\$ 10,000.00	\$ 240,000.00	\$ 1,300.00	\$ 31,200.00
4	TEMPORARY EROSION, SEDIMENTATION AND WATER POLLUTION PREVENTION (SWPPP)	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 4,250.00	\$ 4,250.00	\$ 8,000.00	\$ 8,000.00	\$ 2,450.00	\$ 2,450.00	\$ 3,900.00	\$ 3,900.00	\$ 4,000.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,597.75	\$ 3,597.75	\$ 25,000.00	\$ 25,000.00	\$ 7,800.00	\$ 7,800.00
5	REMOVE BARBED WIRE FENCE	446	LF	\$ 5.00	\$ 2,230.00	\$ 2.10	\$ 936.60	\$ 3.15	\$ 1,404.90	\$ 1.00	\$ 446.00	\$ 3.30	\$ 1,471.80	\$ 2.50	\$ 1,115.00	\$ 2.10	\$ 936.60	\$ 3.51	\$ 1,565.46	\$ 3.00	\$ 1,338.00	\$ 17.25	\$ 7,693.50
6	REMOVE AND RELOCATE CHAIN LINK FENCE	1,645	LF	\$ 12.00	\$ 19,740.00	\$ 24.75	\$ 40,713.75	\$ 23.63	\$ 38,871.35	\$ 7.30	\$ 12,008.50	\$ 21.50	\$ 35,367.50	\$ 28.00	\$ 46,060.00	\$ 17.00	\$ 27,965.00	\$ 46.80	\$ 76,986.00	\$ 10.00	\$ 16,450.00	\$ 19.50	\$ 32,077.50
7	REMOVE ASPHALT PAVEMENT	1,242	SY	\$ 8.00	\$ 9,936.00	\$ 3.90	\$ 4,843.80	\$ 3.00	\$ 3,726.00	\$ 6.75	\$ 8,383.50	\$ 5.00	\$ 6,210.00	\$ 9.00	\$ 11,178.00	\$ 1.40	\$ 1,738.80	\$ 7.55	\$ 9,377.10	\$ 20.00	\$ 24,840.00	\$ 13.00	\$ 16,146.00
8	REMOVE SIGN	2	EA	\$ 200.00	\$ 400.00	\$ 210.00	\$ 420.00	\$ 105.00	\$ 210.00	\$ 188.00	\$ 376.00	\$ 165.00	\$ 330.00	\$ 120.00	\$ 240.00	\$ 100.00	\$ 200.00	\$ 175.50	\$ 351.00	\$ 250.00	\$ 500.00	\$ 130.00	\$ 260.00
9	REMOVE & REPLACE SIGN	8	EA	\$ 750.00	\$ 6,000.00	\$ 520.00	\$ 4,160.00	\$ 525.00	\$ 4,200.00	\$ 587.00	\$ 4,696.00	\$ 765.00	\$ 6,120.00	\$ 600.00	\$ 4,800.00	\$ 225.00	\$ 1,800.00	\$ 813.15	\$ 6,505.20	\$ 650.00	\$ 5,200.00	\$ 390.00	\$ 3,120.00
10	REMOVE & RESET BUSINESS SIGN AND STONE PLANTER	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 1,575.00	\$ 1,575.00	\$ 3,000.00	\$ 3,000.00	\$ 2,700.00	\$ 2,700.00	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 11,700.00	\$ 11,700.00	\$ 5,000.00	\$ 5,000.00	\$ 3,250.00	\$ 3,250.00
11	REMOVE & RELOCATE FIRE HYDRANT	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 3,245.00	\$ 3,245.00	\$ 1,155.00	\$ 1,155.00	\$ 2,470.00	\$ 2,470.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 1,800.00	\$ 1,800.00	\$ 3,510.53	\$ 3,510.53	\$ 3,500.00	\$ 3,500.00	\$ 1,560.00	\$ 1,560.00
12	ADJUST FIRE HYDRANT TO GRADE	1	EA	\$ 400.00	\$ 400.00	\$ 1,155.00	\$ 1,155.00	\$ 630.00	\$ 630.00	\$ 865.00	\$ 865.00	\$ 1,210.00	\$ 1,210.00	\$ 1,200.00	\$ 1,200.00	\$ 700.00	\$ 700.00	\$ 1,900.61	\$ 1,900.61	\$ 2,500.00	\$ 2,500.00	\$ 1,560.00	\$ 1,560.00
13	ADJUST WATER VALVE BOX TO GRADE	11	EA	\$ 250.00	\$ 2,750.00	\$ 160.00	\$ 1,760.00	\$ 210.00	\$ 2,310.00	\$ 227.00	\$ 2,497.00	\$ 165.00	\$ 1,815.00	\$ 475.00	\$ 5,225.00	\$ 350.00	\$ 3,850.00	\$ 370.80	\$ 4,078.80	\$ 750.00	\$ 8,250.00	\$ 260.00	\$ 2,860.00
14	ADJUST WATER VALULT LID TO GRADE	2	EA	\$ 1,500.00	\$ 3,000.00	\$ 342.00	\$ 684.00	\$ 1,050.00	\$ 2,100.00	\$ 1,050.00	\$ 2,100.00	\$ 360.00	\$ 720.00	\$ 4,500.00	\$ 9,000.00	\$ 1,400.00	\$ 2,800.00	\$ 4,950.84	\$ 9,901.68	\$ 1,500.00	\$ 3,000.00	\$ 1,950.00	\$ 3,900.00
15	6"-10" TREE REMOVAL	7	EA	\$ 400.00	\$ 2,800.00	\$ 600.00	\$ 4,200.00	\$ 420.00	\$ 2,940.00	\$ 475.00	\$ 3,325.00	\$ 175.00	\$ 1,225.00	\$ 300.00	\$ 2,100.00	\$ 400.00	\$ 2,800.00	\$ 789.75	\$ 5,528.25	\$ 1,000.00	\$ 7,000.00	\$ 975.00	\$ 6,825.00
16	18"-24" TREE REMOVAL	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 750.00	\$ 750.00	\$ 945.00	\$ 945.00	\$ 990.00	\$ 990.00	\$ 1,300.00	\$ 1,300.00	\$ 800.00	\$ 800.00	\$ 600.00	\$ 600.00	\$ 789.75	\$ 789.75	\$ 2,000.00	\$ 2,000.00	\$ 2,600.00	\$ 2,600.00
17	SILT FENCE	4,756	LF	\$ 2.00	\$ 9,512.00	\$ 1.70	\$ 8,085.20	\$ 1.68	\$ 7,990.08	\$ 1.85	\$ 8,798.60	\$ 1.74	\$ 8,275.44	\$ 1.75	\$ 8,323.00	\$ 2.10	\$ 9,987.60	\$ 1.46	\$ 6,943.76	\$ 4.00	\$ 19,024.00	\$ 2.60	\$ 12,365.60
18	CHECK DAM (ROCK)	60	LF	\$ 100.00	\$ 6,000.00	\$ 40.00	\$ 2,400.00	\$ 42.00	\$ 2,520.00	\$ 43.20	\$ 2,592.00	\$ 40.55	\$ 2,433.00	\$ 38.00	\$ 2,280.00	\$ 60.00	\$ 3,600.00	\$ 32.76	\$ 1,965.60	\$ 30.00	\$ 1,800.00	\$ 30.91	\$ 1,854.60
19	INLET PROTECTION	12	EA	\$ 250.00	\$ 3,000.00	\$ 147.00	\$ 1,764.00	\$ 157.50	\$ 1,890.00	\$ 240.00	\$ 2,880.00	\$ 220.00	\$ 2,640.00	\$ 200.00	\$ 2,400.00	\$ 150.00	\$ 1,800.00	\$ 93.60	\$ 1,123.20	\$ 150.00	\$ 1,800.00	\$ 260.00	\$ 3,120.00
20	EROSION CONTROL BLANKETS	2,708	SY	\$ 3.00	\$ 8,124.00	\$ 1.30	\$ 3,520.40	\$ 1.00	\$ 2,708.00	\$ 1.80	\$ 4,874.40	\$ 1.70	\$ 4,603.60	\$ 1.10	\$ 2,978.80	\$ 2.00	\$ 5,416.00	\$ 1.58	\$ 4,278.64	\$ 6.25	\$ 16,925.00	\$ 5.20	\$ 14,081.60
21	UNCLASSIFIED ROADWAY EXCAVATION	4,550	CY	\$ 9.50	\$ 43,225.00	\$ 13.80	\$ 62,790.00	\$ 6.30	\$ 28,665.00	\$ 12.00	\$ 54,600.00	\$ 13.85	\$ 63,017.50	\$ 17.00	\$ 77,350.00	\$ 8.80	\$ 40,040.00	\$ 16.40	\$ 74,620.00	\$ 20.00	\$ 91,000.00	\$ 13.00	\$ 59,150.00
22	6" LIME TREATED SUBGRADE	11,227	SY	\$ 3.50	\$ 39,294.50	\$ 1.65	\$ 18,524.55	\$ 3.15	\$ 35,365.05	\$ 4.45	\$ 49,960.15	\$ 5.49	\$ 61,636.23	\$ 4.25	\$ 47,714.75	\$ 3.75	\$ 42,101.25	\$ 3.85	\$ 43,223.95	\$ 3.50	\$ 39,294.50	\$ 5.20	\$ 58,380.40
23	LIME MATERILA FOR TREATED SUBGRADE	151.5	TON	\$ 175.00	\$ 26,512.50	\$ 166.00	\$ 25,149.00	\$ 189.00	\$ 28,633.50	\$ 163.00	\$ 24,694.50	\$ 159.00	\$ 24,088.50	\$ 170.00	\$ 25,755.00	\$ 165.00	\$ 24,997.50	\$ 181.35	\$ 27,474.53	\$ 171.00	\$ 25,906.50	\$ 260.00	\$ 39,390.00
24	8" CONTINUOUSLY REINFORCED PORTLAND CONCRETE PAVEMENT	10,705	SY	\$ 46.00	\$ 492,430.00	\$ 37.30	\$ 399,296.50	\$ 50.00	\$ 535,250.00	\$ 55.65	\$ 595,733.25	\$ 47.13	\$ 504,526.65	\$ 47.50	\$ 508,487.50	\$ 49.95	\$ 534,714.75	\$ 51.74	\$ 553,876.70	\$ 58.00	\$ 620,890.00	\$ 79.30	\$ 848,906.50
25	8" REINFORCED CONCRETE PAVEMETN (DRIVEWAY)	551	SY	\$ 50.00	\$ 27,550.00	\$ 73.50	\$ 40,498.50	\$ 73.50	\$ 40,498.50	\$ 64.75	\$ 35,677.25	\$ 58.55	\$ 32,261.05	\$ 68.00	\$ 37,468.00	\$ 52.10	\$ 28,707.10	\$ 66.88	\$ 36,850.88	\$ 85.00	\$ 46,835.00	\$ 79.30	\$ 43,694.30
26	6" MONOLITHIC CONCRETE CURB	4,521	LF	\$ 2.00	\$ 9,042.00	\$ 2.00	\$ 9,042.00	\$ 2.10	\$ 9,494.10	\$ 2.75	\$ 12,432.75	\$ 2.00	\$ 9,042.00	\$ 1.25	\$								

CONTRACTOR REFERENCE INQUIRY

Job No.: 2334-16.510

By: CKT

Date: 4-06-18 Contact: Tony Sholola Phone: 817-992-4702

Time: 8:30 A.M. Representing: City of Fort Worth

Contact was named as a reference by: Conaster Construction Tx, L.P.

Who placed a bid on: Sam Lee Lane Extension Project

Bid Date: March 29, 2018

1. Prior project by Contractor that Contract is familiar with:

2014 CIP Year 2 Contract 3 – City of Fort Worth

Scope: Water, Sewer, Storm and Street Replacement

2. Project successfully completed?

Yes

3. Projects completed on time?

Yes

4. Problems?

None

5. How many change orders?

1 or 2 during construction, but no issue to complete.

6. Other comments by Contact:

Good contractor to work with.

CONTRACTOR REFERENCE INQUIRY

Job No.: 2334-16.510

By: CKT

Date: 4-06-18 Contact: Terry Scruggs Phone: 817-343-4497

Time: 8:35 A.M. Representing: City of Benbrook

Contact was named as a reference by: Conaster Construction Tx, L.P.

Who placed a bid on: Sam Lee Lane Extension Project

Bid Date: March 29, 2018

1. Prior project by Contractor that Contract is familiar with:

Benbrook Parkway

Scope: Roadway with crossing storm system

2. Project successfully completed?

Yes. On time and at budget.

3. Projects completed on time?

Yes

4. Problems?

No major problems, contractor ran into a lot of subsurface rock.

5. How many change orders?

No.

6. Other comments by Contact:

This project was for the EDC. Conaster is welcome in Benbrook. Never have an issue working with them.

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 12, 2018
Re: Final Plat for Alliance Northport Addition – Lot 1, Block A (FP-17-012)

Purpose: To consider approval of a Final Plat of Lot 1, Block A, Alliance Northport Addition, a one-lot phase of the proposed Alliance Northport development, being a 48.675-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane and zoned Industrial (I).

Owner: Alliance Northport No. 3, Ltd

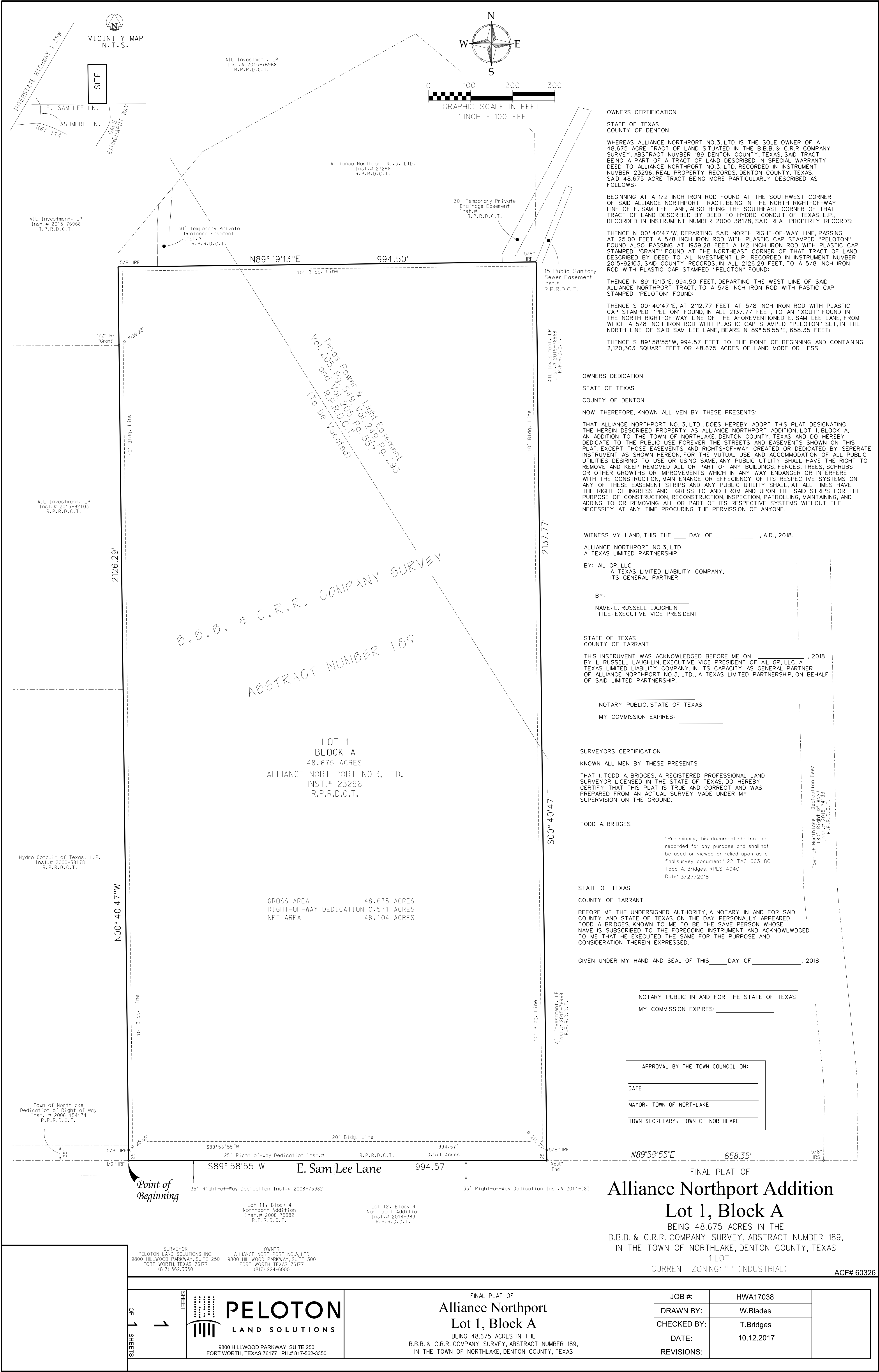
Applicant/Developer: AIL Investment LP

Engineer/Surveyor: Peloton Land Solutions, Inc.

Background: Alliance Northport is the proposed Hillwood development planned for approximately 255 acres on the east side of IH 35W extending from Sam Lee Lane on the south to the U.S. Army Corps of Engineers property north of Dale Earnhardt Way. AIL Investment LP is a Hillwood entity that purchased the property and plans to develop it with a mix of industrial, office and retail uses. Alliance Northport Building 3 is to be built on this Lot 1, Block A. It's the first lot and building to be developed. The site plan for the project is on this same Council meeting agenda.

Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code. The final plat is comprised of 1 lot fronting on Sam Lee Lane with additional rights-of-way dedication for planned improvements. A drainage study and civil construction plans for water, sewer, streets and drainage infrastructure to serve the plat are still under review. While the plat has been reviewed and found to be acceptable for approval, any changes to the plat determined to be necessary while completing drainage study and construction plan review may require the approval of an amended plat.

Staff Findings: The final plat is consistent with the approved preliminary plat and appears to meet all applicable zoning and development requirements. Staff finds the final plat meets all applicable Town requirements conditioned upon the final approval of the drainage study and construction plans.



OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS ALLIANCE NORTHPORT NO.3, LTD. IS THE SOLE OWNER OF A 48.675 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 189, DENTON COUNTY, TEXAS, SAID TRACT BEING A PART OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO ALLIANCE NORTHPORT NO.3, LTD, RECORDED IN INSTRUMENT NUMBER 23296, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 48.675 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ALLIANCE NORTHPORT TRACT, BEING IN THE NORTH RIGHT-OF-WAY LINE OF E. SAM LEE LANE, ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO HYDRO CONDUIT OF TEXAS, L.P., RECORDED IN INSTRUMENT NUMBER 2000-38178, SAID REAL PROPERTY RECORDS:

THENCE N 00° 40' 47" W, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PASSING AT 25.00 FEET A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, ALSO PASSING 1939.28 FEET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "GRANT" FOUND AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT L.P., RECORDED IN INSTRUMENT NUMBER 2015-92103, SAID COUNTY RECORDS, IN ALL 2126.29 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

THENCE N 89° 19' 13" E, 994.50 FEET, DEPARTING THE WEST LINE OF SAID ALLIANCE NORTHPORT TRACT, TO A 5/8 INCH IRON ROD WITH PASTIC CAP STAMPED "PELTON" FOUND:

THENCE S 00° 40' 47" E, AT 212.77 FEET AT 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, IN ALL 2137.77 FEET, TO AN "XCUT" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED E. SAM LEE LANE, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, IN THE NORTH LINE OF SAID SAM LEE LANE, BEARS N 89° 58' 55" E, 658.35 FEET:

THENCE S 89° 58' 55" W, 994.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,120,303 SQUARE FEET OR 48.675 ACRES OF LAND MORE OR LESS.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT ALLIANCE NORTHPORT NO.3, LTD., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ALLIANCE NORTHPORT ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPERATE INSTRUMENT AS SHOWN HEREON, FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SCHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFECIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY PUBLIC UTILITY SHALL, AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND, THIS THE ____ DAY OF _____, A.D., 2018.

ALLIANCE NORTHPORT NO.3, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: AIL GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

NAME: L. RUSSELL LAUGHLIN
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2018 BY L. RUSSELL LAUGHLIN, EXECUTIVE VICE PRESIDENT OF AIL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF ALLIANCE NORTHPORT NO.3, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS

THAT I, TODD A. BRIDGES, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

TODD A. BRIDGES

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 3/27/2018

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY IN AND FOR SAID COUNTY AND STATE OF TEXAS, ON THE DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF THIS ____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

APPROVAL BY THE TOWN COUNCIL ON:

DATE
MAYOR, TOWN OF NORTHLAKE
TOWN SECRETARY, TOWN OF NORTHLAKE

FINAL PLAT OF

Alliance Northport Addition Lot 1, Block A

BEING 48.675 ACRES IN THE
B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 189,
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

1 LOT
CURRENT ZONING: "I" (INDUSTRIAL)

ACF# 60326

OF 1 SHEETS
1

PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

FINAL PLAT OF
**Alliance Northport
Lot 1, Block A**
BEING 48.675 ACRES IN THE
B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 189,
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

JOB #:	HWA17038
DRAWN BY:	W.Blades
CHECKED BY:	T.Bridges
DATE:	10.12.2017
REVISIONS:	

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: April 12, 2018
Re: Site Plan for Alliance Northport Building 3 (SP-18-001)

Purpose: Consider approval of a Site Plan for Alliance Northport Building 3, a proposed 1,029,553 square-foot industrial building on 48.675 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, to be platted as Lot 1, Block A, Alliance Northport Addition, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane at 8601 E. Sam Lee Lane and zoned Industrial (I).

Owner: Alliance Northport No. 3, Ltd

Applicant/Developer: AIL Investment LP

Engineer: Peloton Land Solutions, Inc.

Architect: RGA Architects

Existing Condition of the Property: The subject property is currently vacant, and the previous agenda item proposes to final plat the property as Lot 1, Block A, Alliance Northport Addition. This is the first building proposed in Alliance Northport, the proposed Hillwood development planned for approximately 255 acres on the east side of IH 35W extending from Sam Lee Lane on the south to the U.S. Army Corps of Engineers property north of Dale Earnhardt Way. AIL Investment LP is a Hillwood entity that purchased the property and plans to develop it with a mix of industrial, office and retail uses. Mass grading is currently underway on the property. Construction permits are under review and pending approval of the final plat and this site plan.

Staff Analysis:

Access: Multiple access points to the site will be provided, all from Sam Lee Lane. A portion of the Sam Lee frontage was improved by Stream with the Northport 35 Business Center project. The remainder will be improved in conjunction with the Town's Capital Improvements Project to improve the remainder of Sam Lee to Ashmore Lane. Additional right-of-way for improvements is being dedicated with the final plat. Access points for trucks and passenger cars are separated. A fire lane loop is provided around the entire building to meet fire access requirements.

Parking: Building 3 is proposed to be 1,029,553 square feet and used as a warehouse/distribution center. The parking standards in Article 10 of the UDC require that a minimum of “1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater” be provided. 1,030 parking spaces are necessary to meet the standard for the proposed building. The developer has submitted variance request for consideration prior to this site plan to make the parking requirement for Lot 1, Block A, Alliance Northport Addition, “a minimum of 1 parking space for each 10,000 square feet of total floor area” which would require a minimum of 103 spaces for the building as planned. The site plan provides 139 parking spaces with an additional 206 parking spaces which may be constructed in the future as necessary. This provides an ultimate total of 345 parking spaces, approximately 1 space per 3,000 square feet. This does not include the 276 trailer parking spaces that are also provided.

Fencing, Lighting, and Signage: The location of walls to screen the truck courts are identified on the site plan. No other fencing is proposed on the site plan. Any additional fencing shall meet the requirements of the UDC at time of permitting. No outdoor lighting or sign locations or details were provided with the site plan package. Any outdoor lighting or signs must meet the requirements of the UDC at time of permitting.

Landscaping: Detailed landscape plans have been provided showing landscaping meeting the requirements of the UDC.

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

Criteria for Approval: Section 12.15 of the Unified Development Code (UDC) outlines the site plan process and includes the following criteria for Town Council to consider when taking final action on a site plan.

1. The site plan is consistent with the general purpose and intent of the applicable zoning district regulations.
2. The site plan is compatible with adjacent developments and neighborhoods and includes improvements to mitigate development related adverse impacts.
3. The site plan does not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing traffic patterns in the area.
4. The site plan incorporates features to minimize adverse effects on adjacent properties.
5. Adequate capacity of public or private facilities for water, sewer, electricity and transportation to and through the development are provided to the site.

6. The site plan meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
7. The proposed use and associated site plan promote the health, safety or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town.

Staff Findings: Staff has reviewed the site plan package and finds it meets the criteria above and meets or exceed all applicable requirements of the Unified Development Code (UDC).

Attachments:

- Site Plan package (Site Plan, Landscape Plan & Building Elevations)

OWNER / DEVELOPER:
HILLWOOD ALLIANCE SERVICES, LLC
9800 HILLWOOD PARKWAY
SUITE 300
FORT WORTH, TEXAS 76177
PHONE: (817) 224-6000
FAX: (817) 244-6060

ENGINEER:
PELTON LAND SOLUTIONS
9800 HILLWOOD PKWY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TX FIRM NO 12207

SITE DATA SUMMARY TABLE	
ZONING	I
PROPOSED USE	INDUSTRIAL
BUILDING AREA (GROSS SF)	1,029,554
TOTAL SITE AREA (ACRES)	48.675
AREA OF IMPERVIOUS SURFACE (ACRES)	42.186
PROP TRAILER SPACES	276
PROP PASSENGER SPACES	134
PROP ADA SPACES TOTAL	5
VAN ACCESSIBLE	5
TOTAL PASSENGER SPACES	139
FUTURE PASSENGER SPACES	206

HYDRO CONDUIT OF TEXAS, L.P.

AIL INVESTMENT, LP

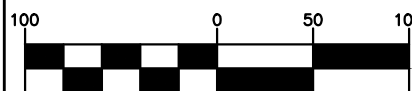
N 00°40'47" W 2126.29'

15' S.S.E. BY
SEPARATE CONTRACT

PROJECT LOCATION



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

VICINITY MAP

N.T.S.

GENERAL LEGEND

	PROP. FIRELANE		PROPERTY LINE
	EX. CONC. PWMT.		EX. WATER
	EX. GRAVEL PWMT.		EX. SANITARY SEWER
	PROP. TRANSFORMER PAD		EX. STORM DRAIN
	PROP. FIRE HYDRANT		PROP. WATER
	PROP. FIRE DEPT. CONNECTION		PROP. SANITARY SEWER
	TRAFFIC FLOW ARROW		PROP. STORM DRAIN
			WATER (BSC)
			SANITARY SEWER (BSC)
			STORM DRAIN (BSC)
			100YR FP
			100 YR FLOODPLAIN

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR CENTER OF PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL FIRELANE RADII ARE 30' UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT AND DESIGN.
4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
5. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC. SHALL BE SCREENED IN COMPLIANCE WITH THE CITY ORDINANCES.
6. ALL STRIPING SHALL BE PAINTED 4" WIDE WHITE TRAFFIC PAINT, TWO (2) COATS, UNLESS OTHERWISE NOTED.
7. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION.
9. ALL COORDINATES ARE NAD83 SURFACE, TEXAS NORTH CENTRAL ZONE.

BENCHMARK

BM-1: "X" CUT ON SOUTHEAST CORNER OF THE SOUTH RIGHT-OF-WAY OF SAM LEE LANE, ±693' WEST OF CENTER LINE OF DALE EARNHARDT WAY.

ELEVATION=610.83
N: 7060951.89
E: 2349946.01

BM-2: "X" CUT ON CURB ON SOUTHEAST CORNER OF DALE EARNHARDT WAY AND SAM LEE LANE, ±73' SOUTHWEST OF FIRE HYDRANT, ±42' SOUTHEAST OF STORM MANHOLE AND ±82' SOUTHEAST OF SANITARY SEWER MANHOLE.

ELEVATION=603.87
N: 7060963.15
E: 2350704.63

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NO INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

KYLE A. KATTNER 118741 03/27/2018
TYPE OR PRINT NAME DATE

NO.	DATE	REVISION

ALLIANCE NORTHPORT
BUILDING 3
LOT 1, BLOCK A
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OVERALL SITE PLAN



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PARKWAY, SUITE 250 - FORT WORTH, TEXAS 76177
FORT WORTH PHONE #: (817) 562-3350

DESIGNED: KAK	DATE: MARCH 2018	PROJECT #: HWA.17038	SHEET: C201
DRAWN: TCG			
REVIEWER: KAK			

FOR TOWN OF
NORTHLAKE USE ONLY

DALE EARNHARDT WAY
(BY SEP. CONTRACT)

15' PIPELINE ESMT
CC# 2009-34762
R.P.R.D.C.T.

30' PIPELINE ESMT
CAUSE NO. ED-2001-01489
VOL. 5022, PG. 3157
AMENDED CC# 2014-8405
(APPROVED LOCATION)
R.P.R.D.C.T.

FLOWAGE ESMT
VOL. 460, PG. 426

30' PIPELINE ESMT
CAUSE NO. ED-2001-01489
VOL. 5022, PG. 3157
R.P.R.D.C.T.

WATER TANK
AND PUMP HOUSE
RE: MEP

FDC LOCATED ON PUMP HOUSE
RE: MEP/ARCH FOR ADDITIONAL
DETAILS

614.37'

S 00°40'47" E 2137.77'

AIL INVESTMENT, LP

AIL INVESTMENT, LP

FUTURE PARKING

FUTURE PARKING

PROPOSED BUILDING
1,029,553 SF

ALLIANCE NORTHPORT
LOT 1, BLOCK A.
±48.675 ACRES

ABANDONED GAS WELL
MONUMENT

FUTURE DRIVE &
PARKING

E. SAM LEE LANE
(60' ROW)

24" RCP

40'±

36'

36'

36'

36'

25' ROW
DEDICATION

238.04'

234'

234'

40'

234'

234'

24' FIRELANE

36'

36'

36'

234'

40'

234'

234'

187.61'

182.82'

141.5'

179.58'

377.43'

238.04'

234'

234'

410'

1728'

1836'

570'

111'

24'

24'

24'

190.5'

28' 10'

87'

5'

87'

234'

234'

234'

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

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36

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

HYDROMULCH NOTES

- Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
- Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conweb' or equal.
- Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terra-Tack one', as manufactured by Growers, Inc., or equal.
- Use a 4x8" batter board against all beds areas.
- In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
- All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
- Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

HIGHWAY MIX LAWN NOTES

- Installation of native grasses to be performed by hydro-seeding.
- Provide a hydromulch cap per Hydromulch Notes.
- Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions.
- Install the following mix at the specified rate:
 - Sealex Gramma 5 lbs / acre
 - Blue Gramma Grass 5 lbs / acre
 - Buffalo Grass 40 lbs / acre
 - Green Sprangletop 5 lbs / acre
 - Lovegrass 6 lbs / acre

REFER TO
LANDSCAPE PLAN
L1.03

REFER TO
LANDSCAPE PLAN
L1.02

REFER TO
LANDSCAPE PLAN
L1.03

REFER TO
LANDSCAPE PLAN
L1.04

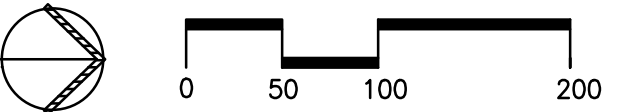


301 S. OAK STREET,
S T E 1 0 0
ROANOKE, TX 76262
PH | 817 430-3382
RGAARCHITECTS.COM

ALLIANCE NORTHPORT
Building Three
Northlake, TX

HILLWOOD
INVESTMENT PROPERTIES

01 LANDSCAPE SITE PLAN
SCALE: 1" = 100'-0"



TREES QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
16	CO	Chinquapin Oak	Quercus muhlenbergii	3" cal.	B&B or container grown, 12' ht., 5' spread min., 5' clear trunk
13	CM	Crape Myrtle	Lagerstroemia indica 'Tuscarora'	8' ht.	B&B or container grown, 8' ht., 3-5 trunk, no cross canes, matching
23	CP	Chinese Pistache	Juniperus virginiana	8' ht.	B&B or container grown, 8' ht., 6' spread min., full to base
25	ERC	Eastern Red Cedar	Pistacia chinensis	3" cal.	B&B or container grown, 12' ht., 5' spread min., 5' clear trunk
11	LE	Lacebark Elm	Ulmus parvifolia sempervirens	3" cal.	B&B or container grown, 12' ht., 5' spread min., 5' clear trunk
24	LO	Cathedral Live Oak	Quercus virginiana 'Cathedral'	3" cal.	B&B or container grown, 12' ht., 5' spread min., 5' clear trunk
11	RB	Redbud	Cercis texensis	8' ht.	B&B or container grown, 8' ht., 6' spread min., full to base
15	RO	Red Oak	Quercus shumardii	3" cal.	B&B or container grown, 12' ht., 5' spread min., 5' clear trunk

SHRUBS QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
367	AWS	Anthony Waterer Spirea	Spirea spp. 'Anthony Waterer'	5 gal.	container, 20' spread, 24" o.c.
393	DBH	Dwarf Burford Holly	Ilex cornuta burfordii 'Pygmy'	5 gal.	container, 24" ht., 20' spread, well rooted
38	MIS	Adagio Miscanthus	Miscanthus sinensis 'Adagio'	5 ga.	container full

GROUNDCOVERS QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3935	WC	Purple Wintercreeper	Enonymus fortunei	4" pots	container, 3-5 (12") runners min., 12" o.c.
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

Street Frontage

Requirement: 20' Landscape Buffer adjacent to public R.O.W.
One (1) shade tree, 2.5" cal., is required per every 50 l.f. of street frontage.

East Sam Lee Lane: 994.57 l.f.
Required (20) trees, 2.5" cal.
Provided (34) trees, 3" cal.

Parking Lot
(141 spaces, 55,592.68 s.f.)
Requirement: One (1) shade tree, 2.5" cal., is required per every (20) parking spaces.
Min. 5% open space.

Required (8) trees, 2.5" cal.
2,779.63 s.f. (5%)
Provided (24) trees, 3" cal.
5,794.52 s.f. (10.4%)

Foundation Planting

Requirement: 5' wide strip along min. 50% of high visibility building facade.

Provided



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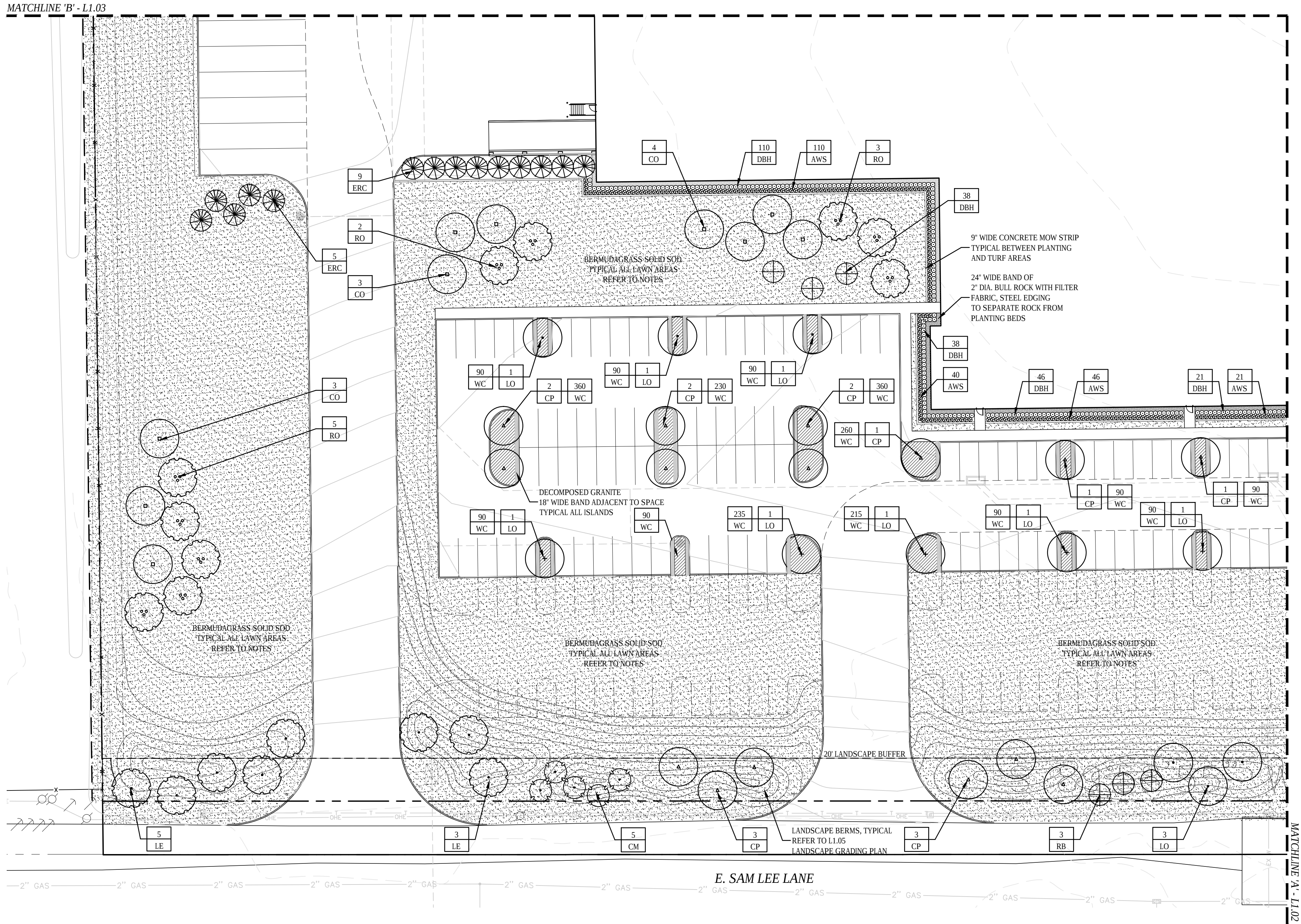
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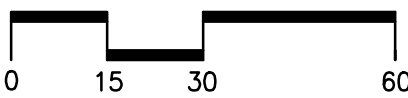
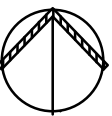


PLANT LEGEND

QUANTITY
PLANT TYPE

SYMBOL	PLANT TYPE
CO	Chinquapin Oak
CM	Crepe Myrtle
CP	Chinese Pistache
ERC	Eastern Red Cedar
LE	Lacebark Elm
LO	Cathedral Live Oak
RB	Redbud
RO	Red Oak

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



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Building Three
Northlake, TX

HILLWOOD
INVESTMENT PROPERTIES

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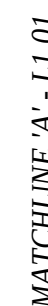
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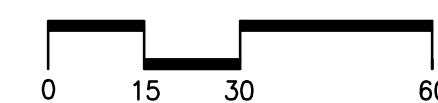
HILLWOOD
INVESTMENT PROPERTIES

MATCHLINE 'B' - L1.03

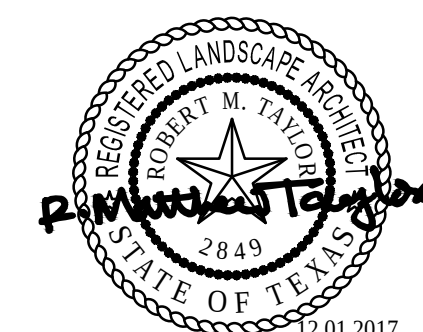
HIGHWAY MIX HYDROMULCH
TYPICAL ALL DISTURBED AREAS
REFER TO NOTES

QUANTITY
PLANT TYPE

<u>SYMBOL</u>	<u>PLANT TYPE</u>
CO	Chingapin Oak
CM	Crepe Myrtle
CP	Chinese Pistache
ERC	Eastern Red Cedar
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RO	Red Oak



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01 SCALE: 1" = 60'-0"



DATE: 12.01.2017

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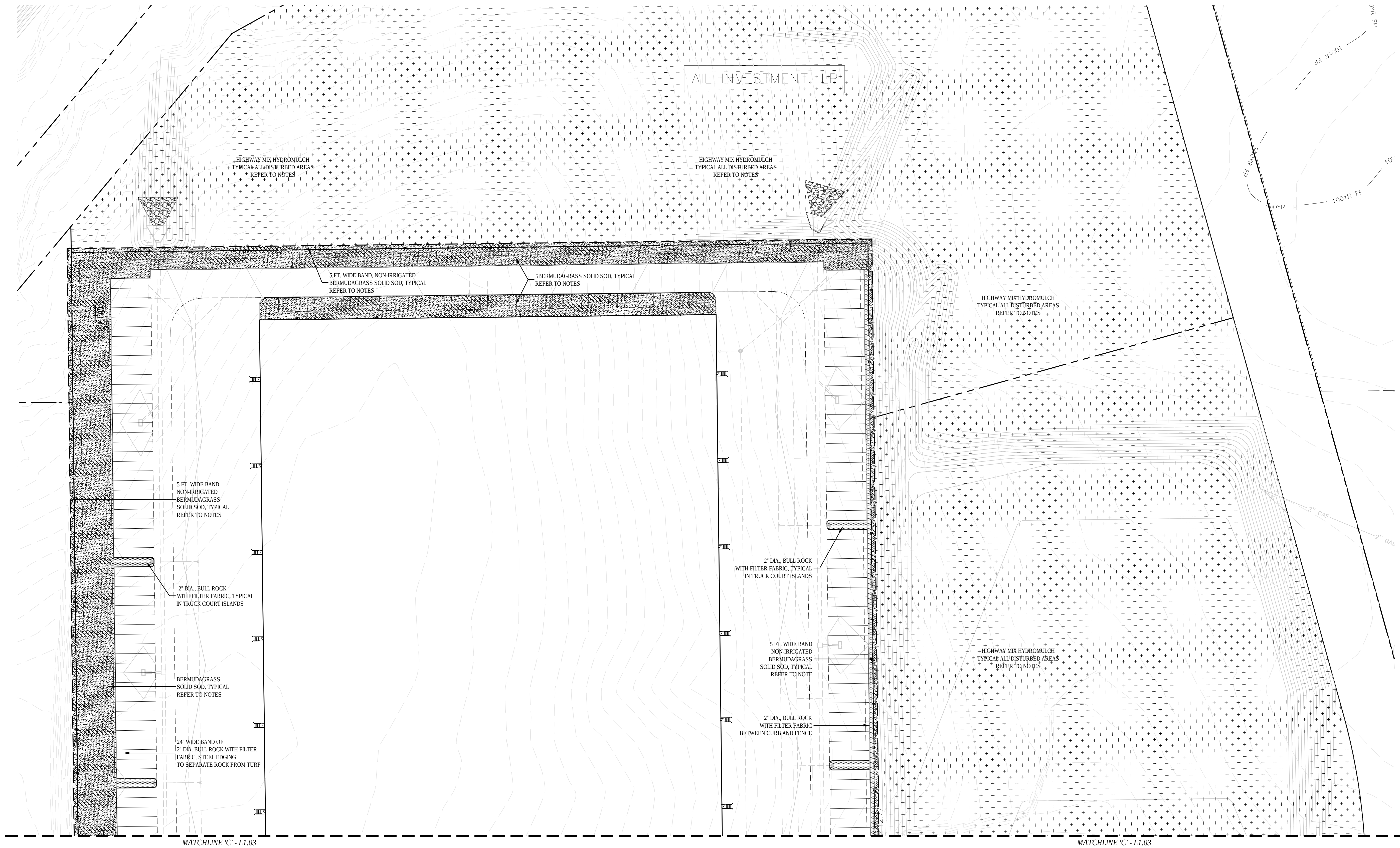


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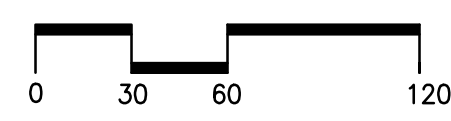
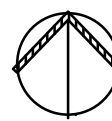
Building Three
Northlake, TX

HILLWOOD
INVESTMENT PROPERTIES



01 LANDSCAPE PLAN

SCALE: 1" = 60'-0"



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PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen, 27 October 1980, Edition, by American National Standards Institute, Inc. (Z93.1) - plant material
- American Joint Committee on Horticultural Nomenclature, 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

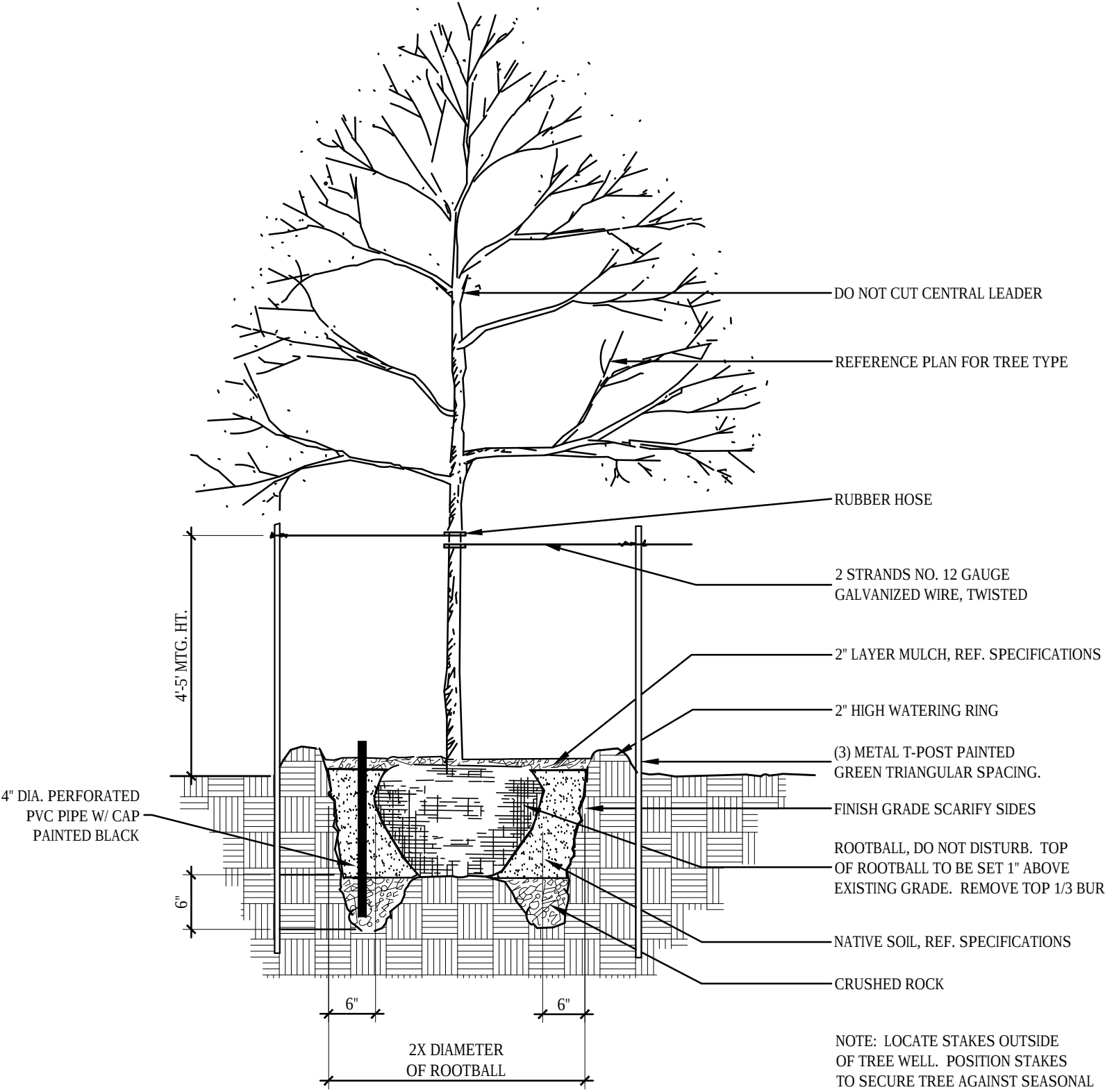
- Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound. If so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 - Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material:
- Steel Curbing installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

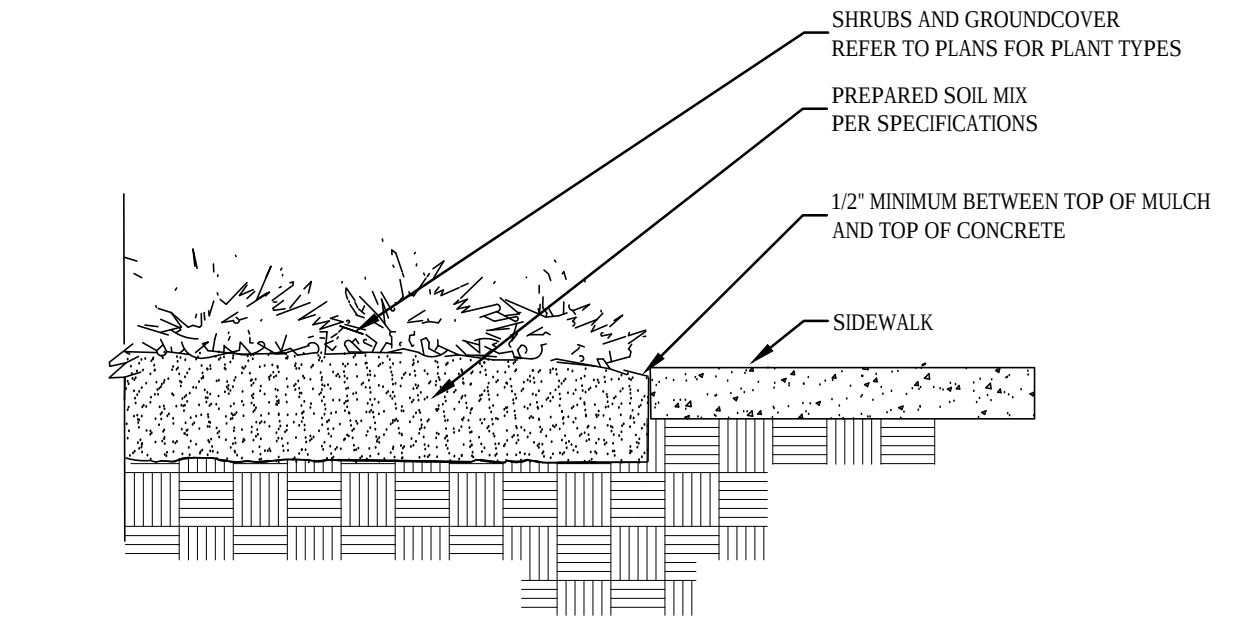
- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

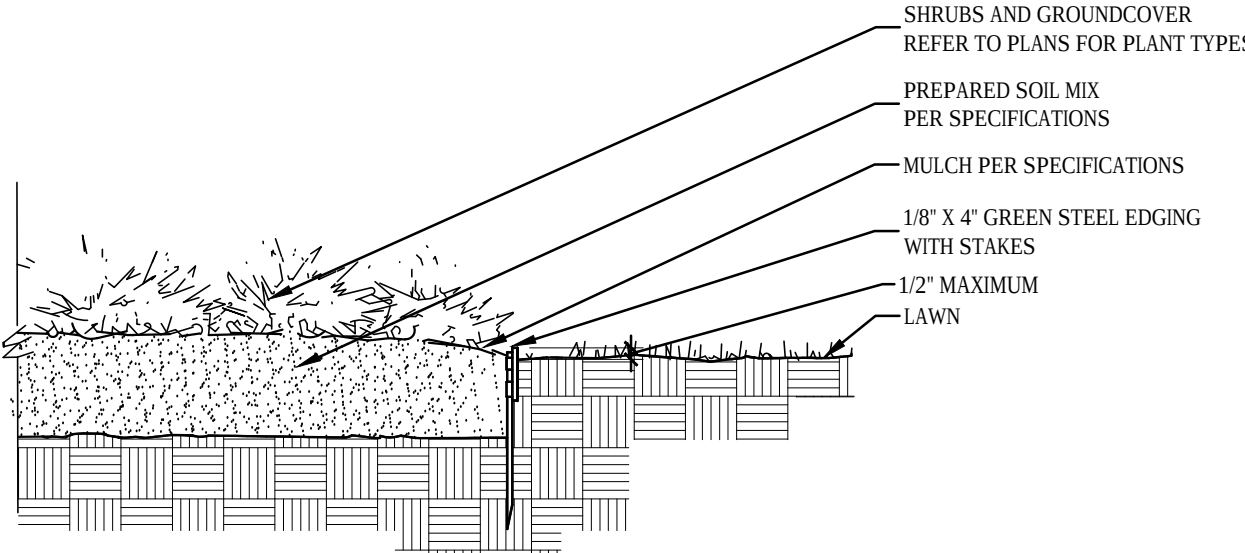
LANDSCAPE DETAILS & SPECIFICATIONS



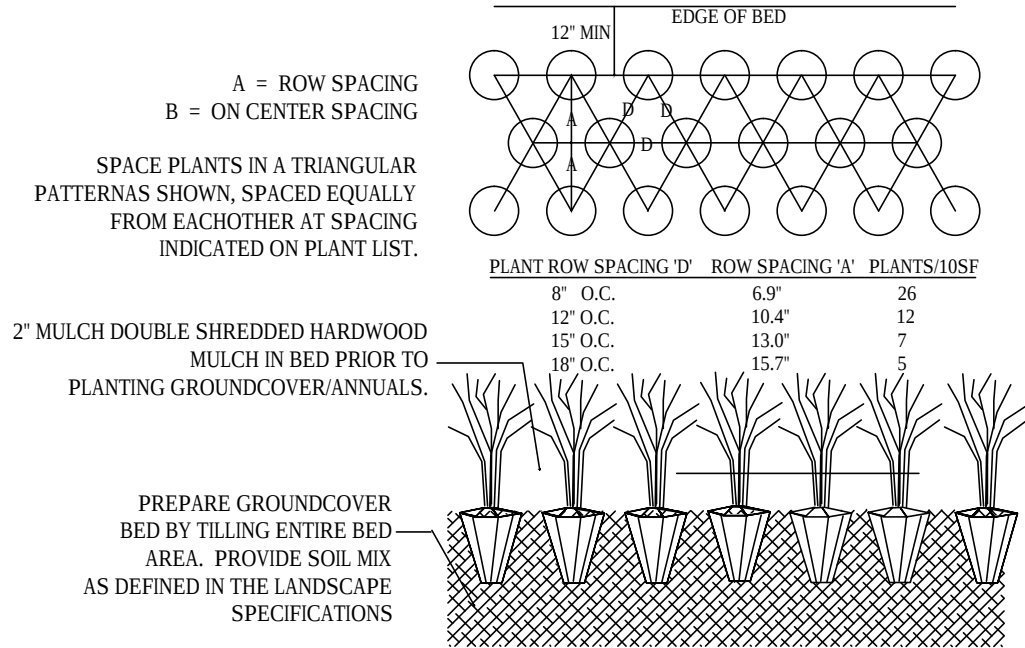
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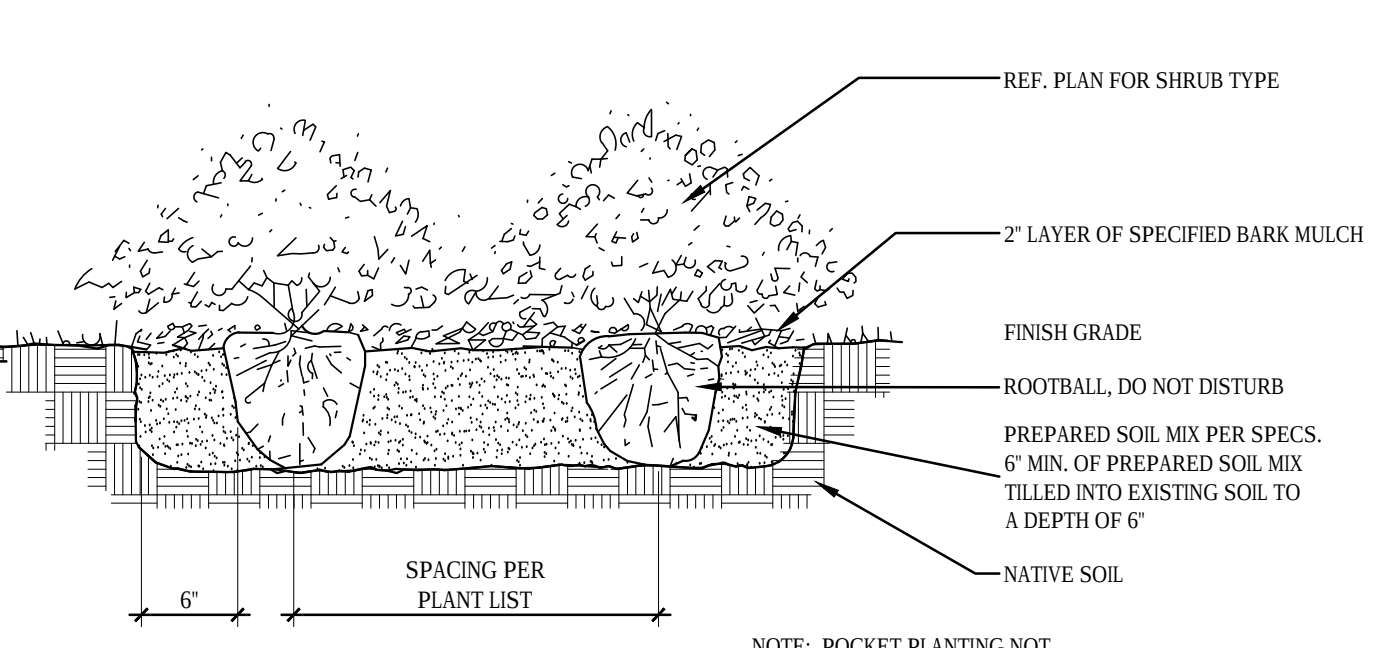
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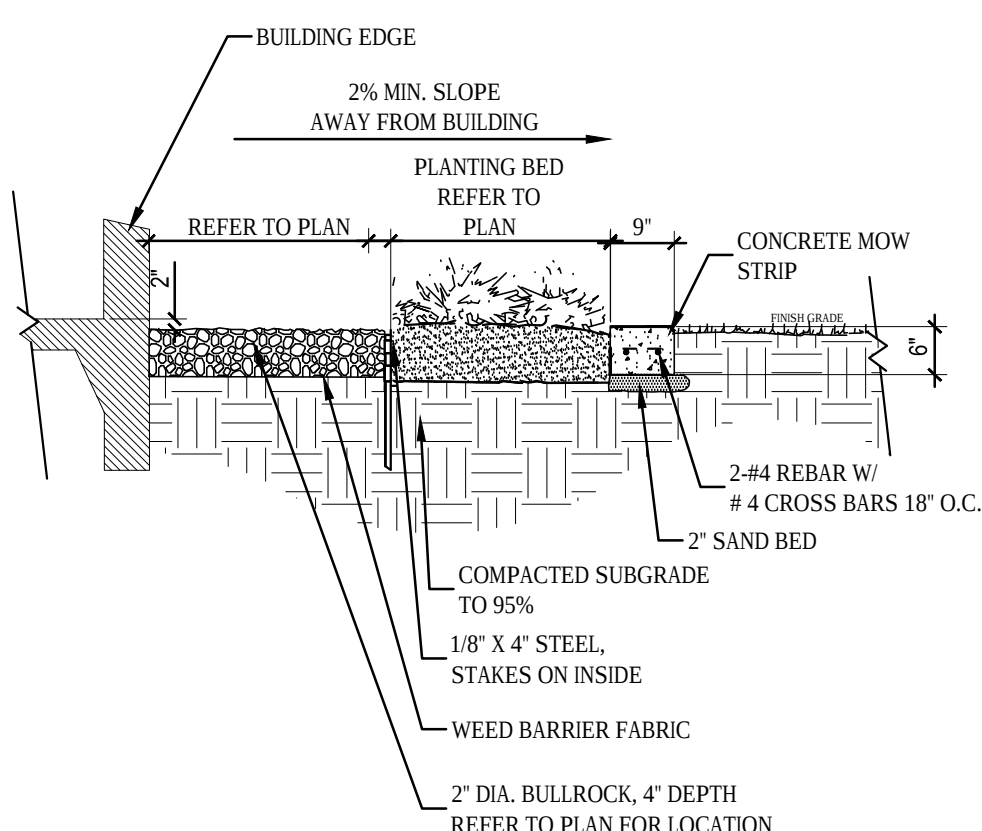
04 STEEL EDGING DETAIL NOT TO SCALE



02 GROUND COVER PLANTING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE



06 ROCK BAND AND CONCRETE MOW STRIP NOT TO SCALE

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Building Three
Northlake, TX

HILLWOOD
INVESTMENT PROPERTIES

RGA PROJECT NUMBER: 17009

DATE: 12.01.2017

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J. Pell
2.16.2018

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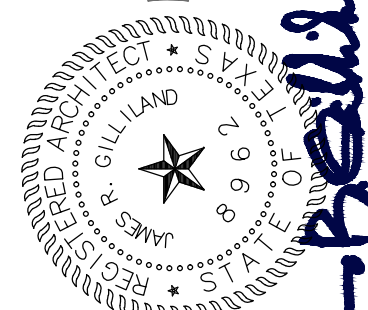
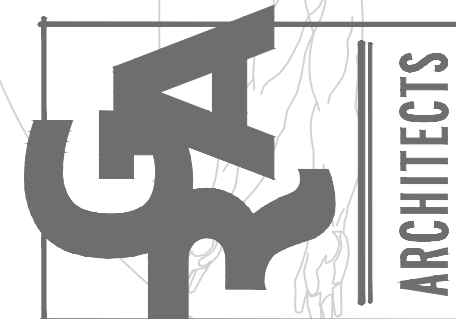
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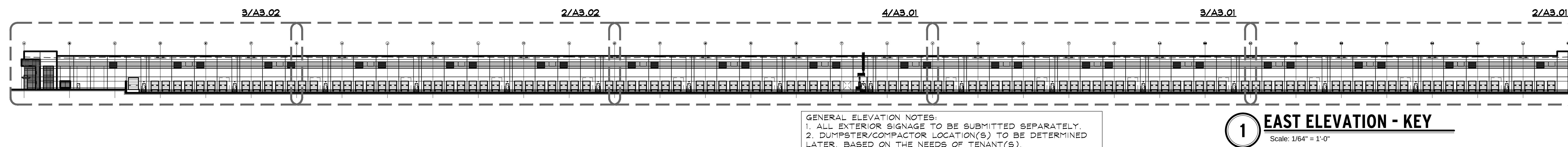
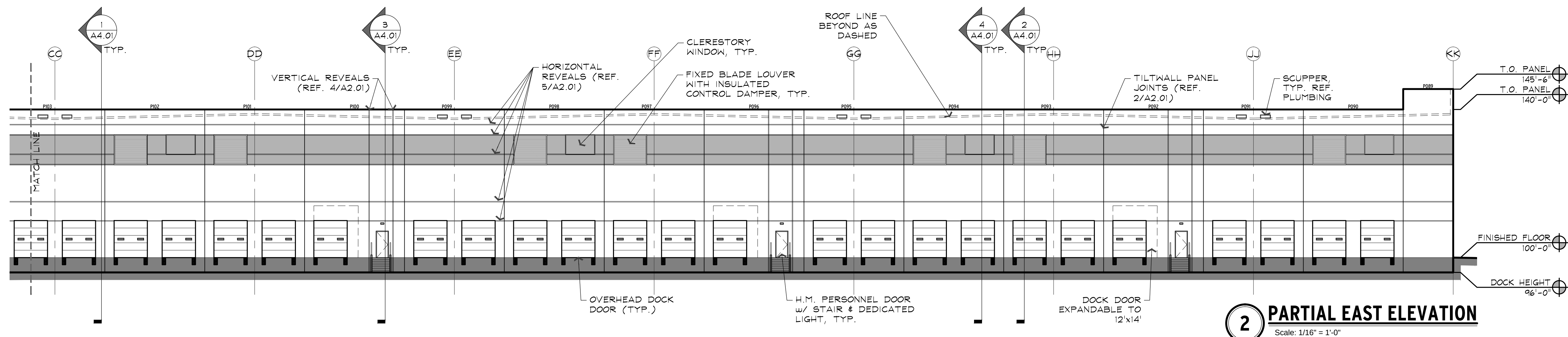
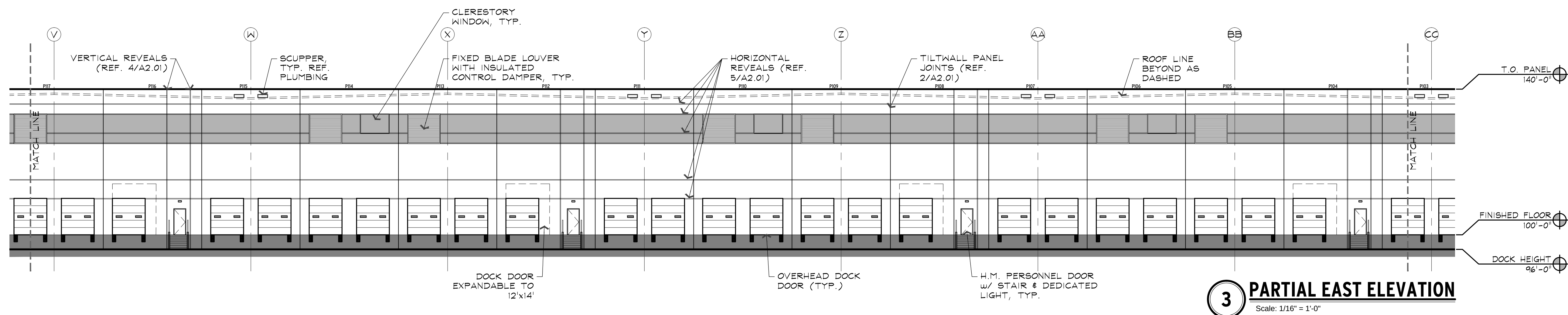
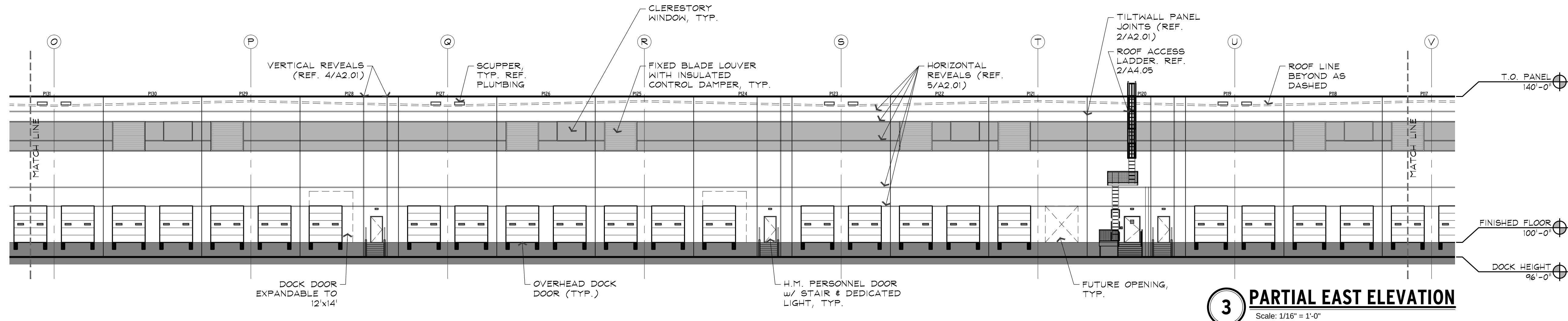
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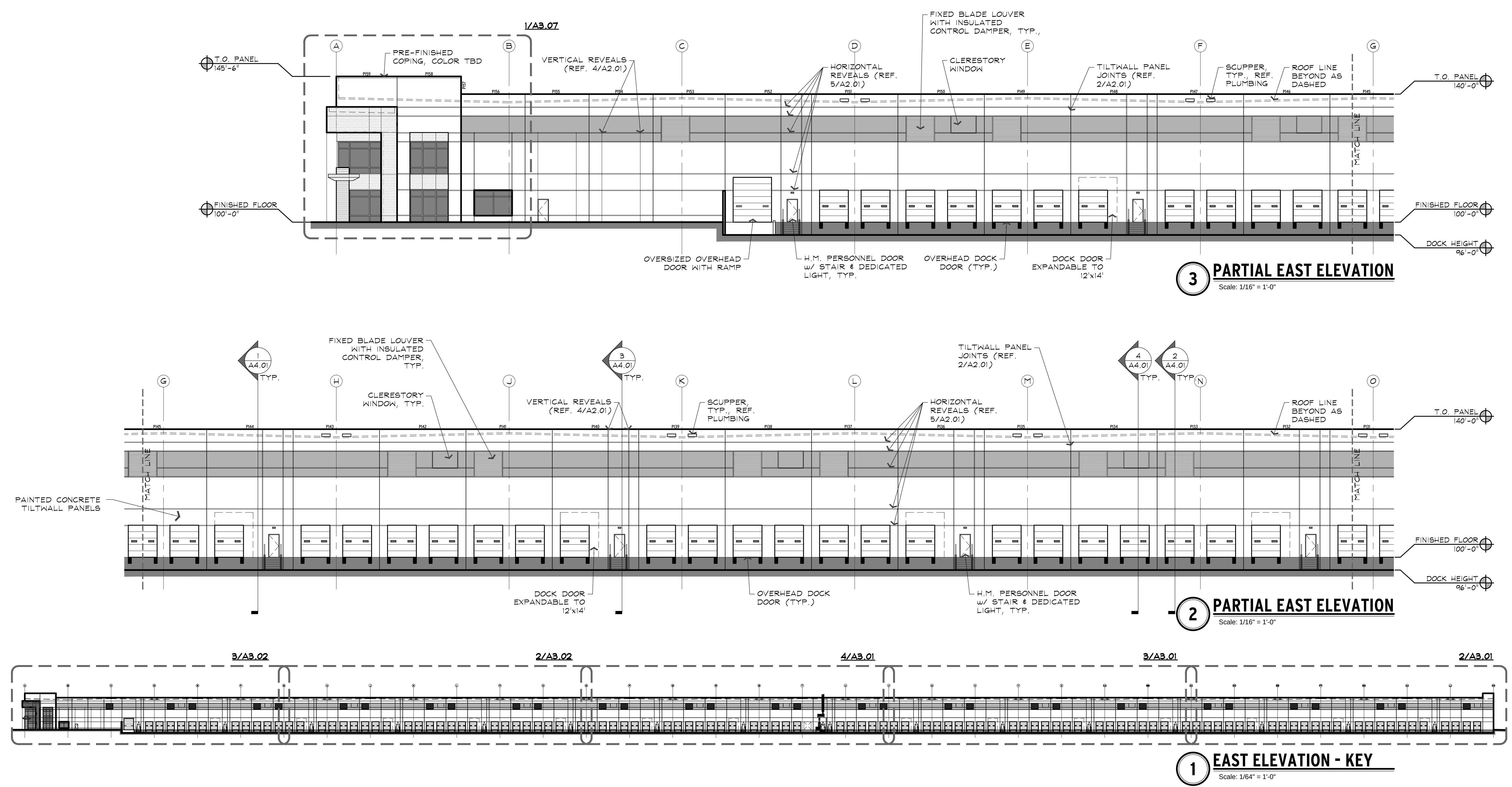
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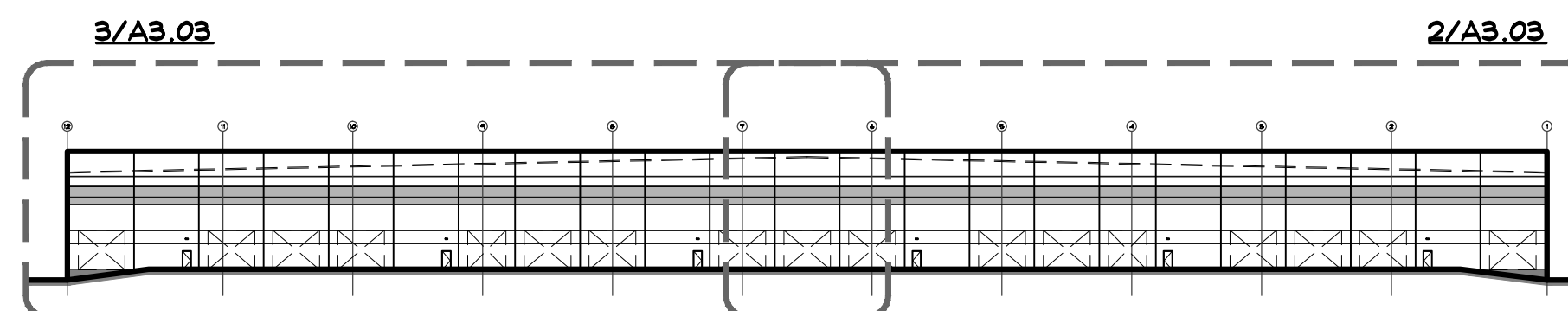
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Northlake, TX

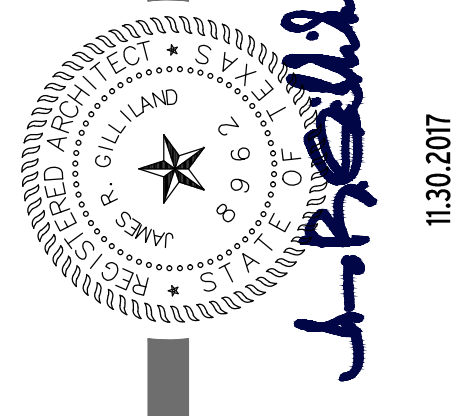
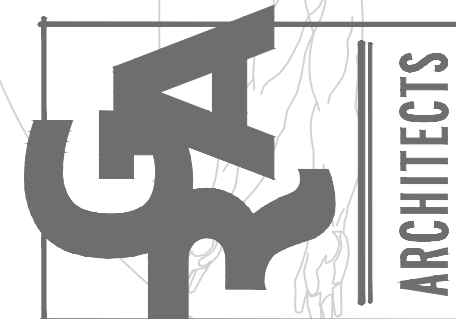
Alliance★Texas

HILLWOOD
A Perot Company

SHEET:

A3.03





ALLIANCE NORTHPORT
Building Three
Northlake, TX

RGA PROJECT NUMBER: 17009

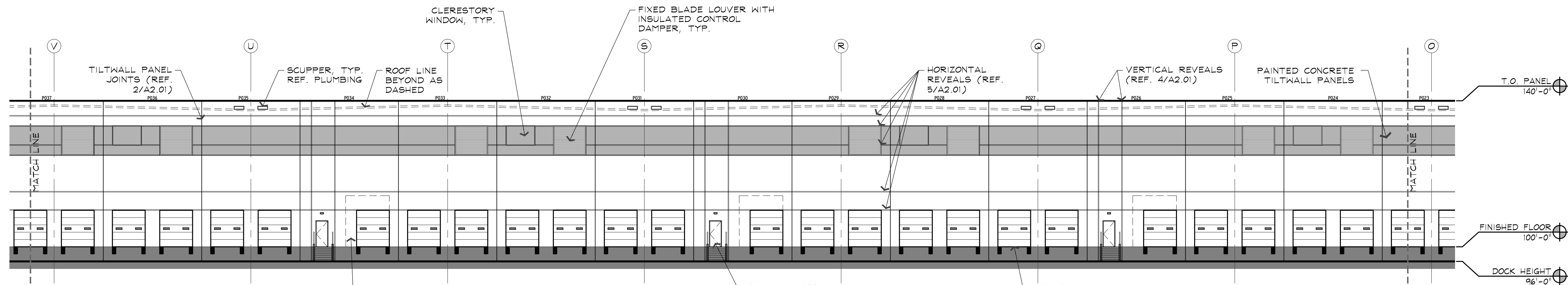
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REVISIONS:

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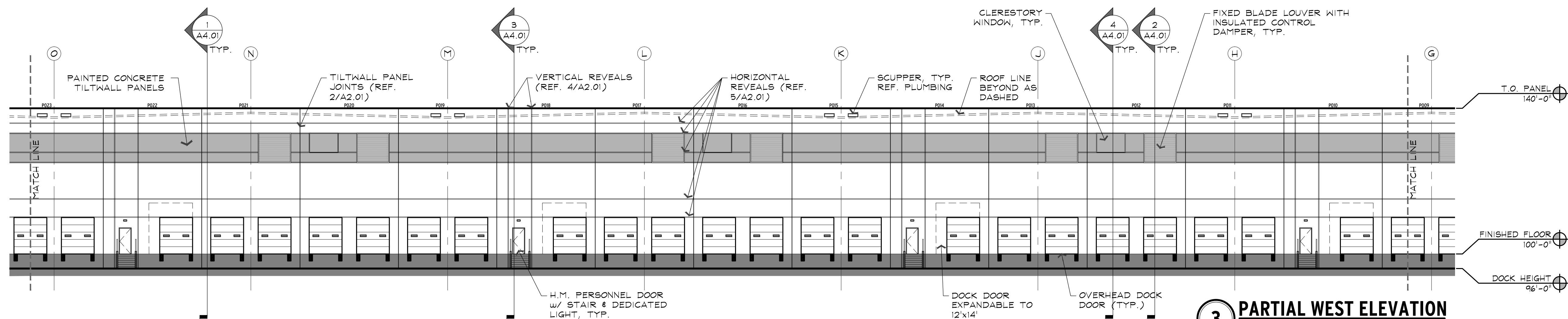
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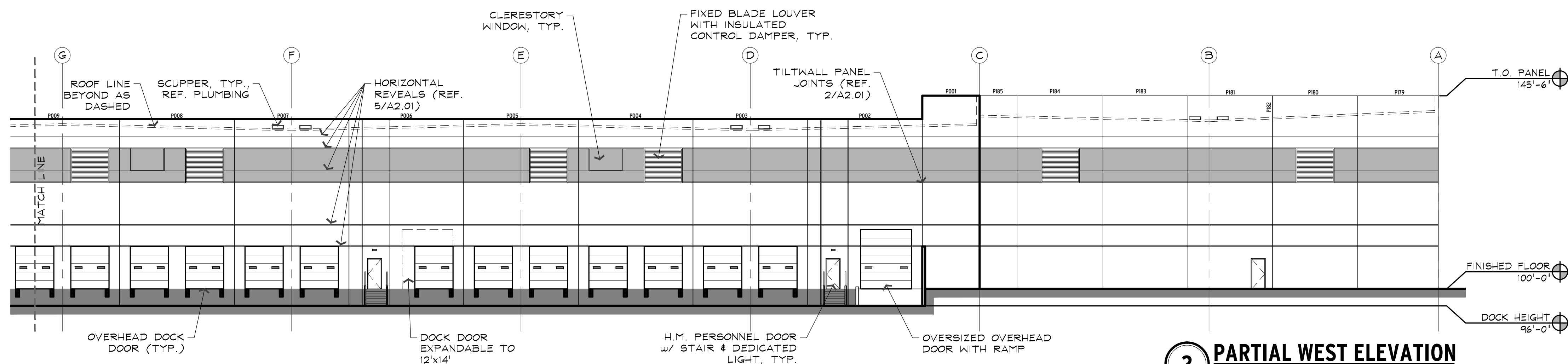
4 PARTIAL WEST ELEVATION

Scale: 1/16" = 1'-0"



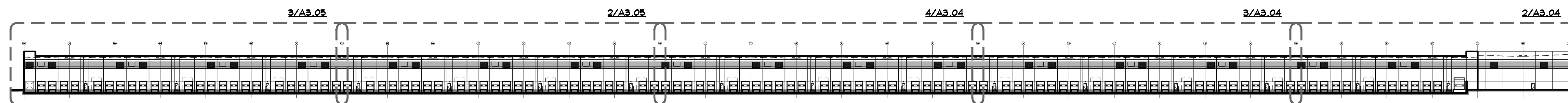
3 PARTIAL WEST ELEVATION

Scale: 1/16" = 1'-0"



2 PARTIAL WEST ELEVATION

Scale: 1/16" = 1'-0"



1 WEST ELEVATION - KEY

Scale: 1/64" = 1'-0"

Building Three
Northlake, TX

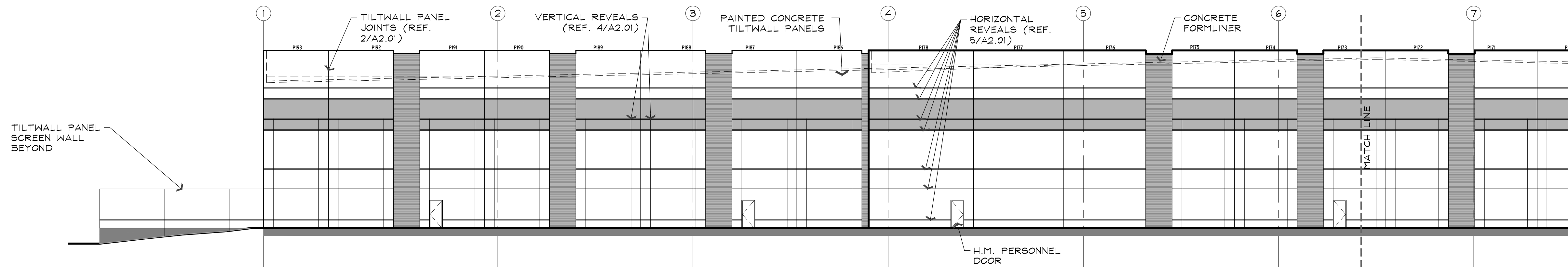
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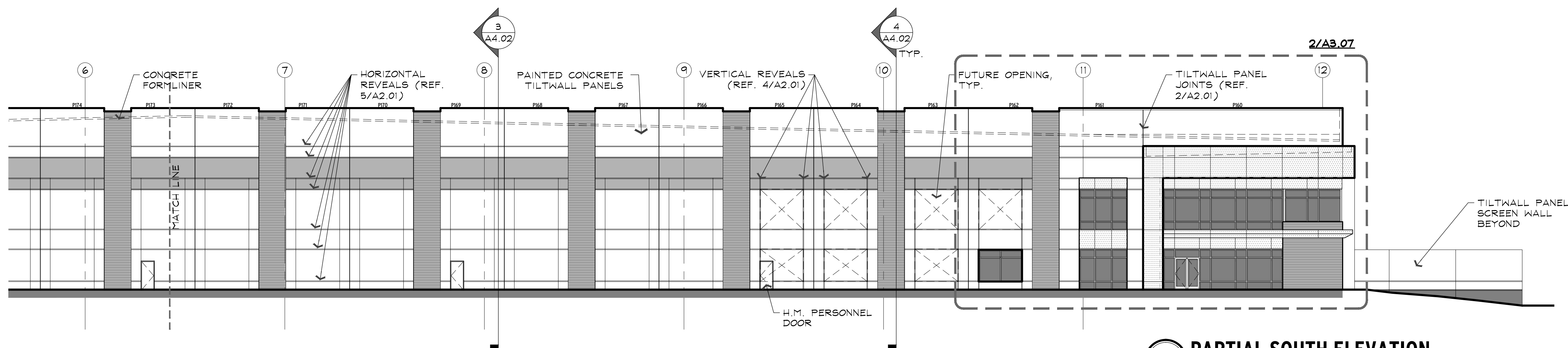
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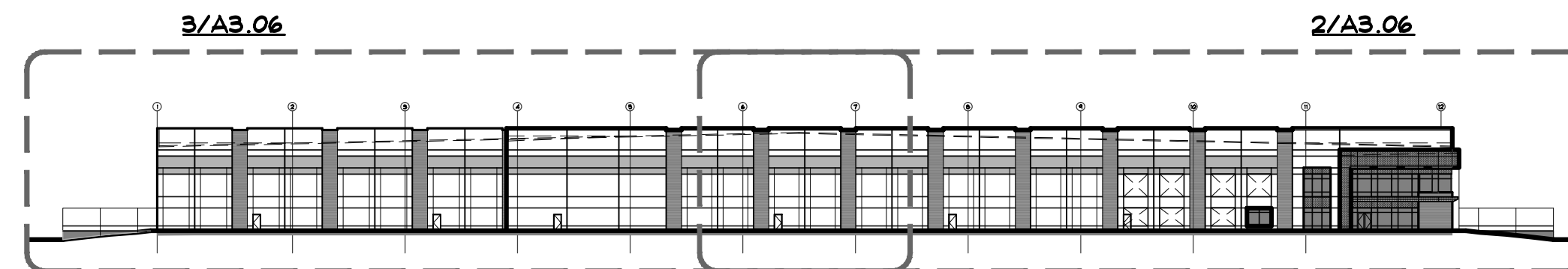




3 PARTIAL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



1 SOUTH ELEVATION - KEY
Scale: 1/64" = 1'-0"

Building Three
Northlake, TX

Alliance★Texas

HILLWOOD
A Perot Company

SHEET:

A3.07



Town of Northlake, Texas
Resolution No. 18-12

RESOLUTION ADOPTING THE 2018 STRATEGIC PLAN FOR THE TOWN OF NORTHLAKE, TEXAS

WHEREAS, the Town Council recognizes the value of adopting a Strategic Plan to (i) frame and assess current policy choices, (ii) achieve efficient resource utilization, and (iii) catalyze strategic action; and

WHEREAS, the Town Council engaged David Eisenlohr of The Azimuth Group to conduct the strategic planning process; and

WHEREAS, on February 22, 2018, the Town of Northlake developed its first-ever strategic plan which included a vision, mission statement, core values, strategic goals, and business objectives; and

WHEREAS, the 2018 Strategic Plan provides an articulated vision and blueprint for focused Town Council actions; and

WHEREAS, the Town in many cases has begun achieving its vision; and

WHEREAS, on March 8, 2018 the draft strategic plan was presented to Town Council for feedback and comments; and

WHEREAS, after a careful review and consideration of the feedback regarding the Draft 2018 Strategic Plan, the Town Council has developed a Strategic Plan for the Town of Northlake that includes a vision, mission statement, core values, strategic goals, and business objectives for 2018; and

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 adopt the 2018 Northlake Strategic Plan.

PASSED AND APPROVED THIS THE 12TH DAY OF APRIL 2018

Peter Dewing, Mayor

ATTEST:

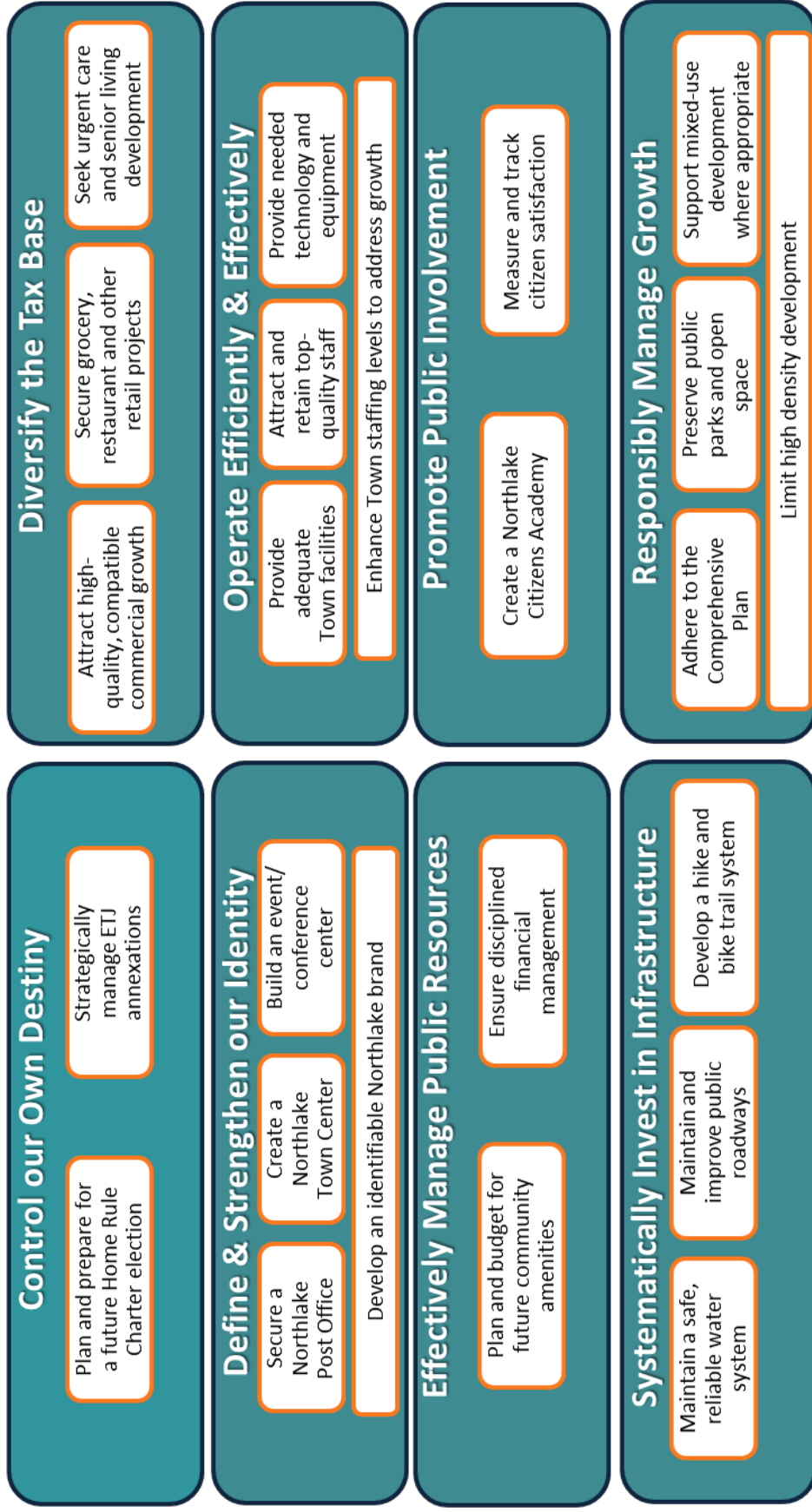
Shirley Rogers, Town Secretary

Northlake honors its rural legacy while thriving as a multi-generational, family-oriented and highly engaged community.



Our mission is to create and sustain a high quality of life for Northlake citizens by respecting our heritage and partnering with the community to provide exceptional services, responsive governance, and thoughtfully managed growth.

Accomplish Our Goals & Objectives



Accountability ♦ Respect ♦ Integrity ♦ Service Excellence ♦ Ethics ♦ Stewardship

**TOWN OF NORTHLAKE, TEXAS
ORDINANCE NO. 18-0412B**

AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE TOWN OF NORTHLAKE, CONTAINED IN APPENDIX "A" TO ORDINANCE NO. 16-0211C INCLUDING ARTICLE A2.000 BUILDING AND CONSTRUCTION FEES; ARTICLE A3.000 BUSINESS RELATED FEES; ARTICLE A4.000 WATER AND SANITARY SEWER SERVICE FEES; ARTICLE A5.000 DEVELOPMENT APPLICATION FEES; ARTICLE A6.00 PUBLIC WORKS/ENGINEERING FEES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, the Town is a Type A general law municipality existing by and pursuant to the laws of the State of Texas; and

WHEREAS, the Town has previously established and promulgated the Town of Northlake's Fee Schedule to include various fees to include, without limitation, Building and Construction Fees; Temporary Vending Fees; Business Related Fees; Cost Recovery Fee Schedule; Development Application Fees; Public Works/Engineering Fees; Health Related Fees; Overweight Vehicle Permit Fees; Miscellaneous Fees; Fire and Public Safety Related Fees; Animal Control Fees; and Municipal Court Fees; and

WHEREAS, the Town Council finds it necessary from time to time to review and amend the Fee Schedule to ensure that it is consistent with and reflective of the costs incurred by the Town in connection with the provision of various services;

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

SECTION 1.

The Town of Northlake's Fee Schedule, in the Articles referenced below, shall be, and the same hereby, amended and modified, so that the provisions for each section shall hereafter be and read as follows:

ARTICLE A2.000 BUILDING AND CONSTRUCTION FEES

Sec. A2.003 Accessory building permit fees

- (a) Includes new construction, additions, remodels and interior finish-outs of accessory buildings, including agricultural structures, and remodels and additions of areas not to include conditioned heat and air to single-family and two-family residential dwellings.
 - (1) Plan review fee: \$100 (nonrefundable fee due with application)
 - (2) Permit fee: \$50 for premanufactured; \$150 for constructed
- (b) Detached accessory building used as tool and storage sheds, playhouses, and similar uses are exempt from the requirement of a building permit provided the floor area does not exceed 120 sq. ft.

Sec. A2.004 Swimming pool and spa construction permit fees

Includes new construction and alterations of swimming pools and spas.

- (1) Plan review fee: \$100.00 (nonrefundable fee due with application).
- (2) Permit fee: \$150

Sec. A2.007 Miscellaneous building and construction fees

- (a) Energy Code review: \$400.00
- (b) Structure demolition permit: \$100.00
- (c) Structure moving permit: \$100.00
- (d) Tree removal permit: \$100.00
- (e) Certificate of occupancy: \$100.00 (charged only when no permit issued for construction).
- (f) Fence permit: \$100.00
- (g) Sign: \$100.00
- (h) Temporary Sign: \$25.00
- (i) Reinspection fee:
 - (1) Residential: \$60.00
 - (2) Commercial: \$72.00
- (j) Oil and gas well permit:
 - (1) Processing fee: \$4,000.00
 - (2) Inspection fee: \$1,000.00
- (k) Fire plan review/inspection: \$250.00 minimum; all expenses for town staff workhours expended will require full reimbursement by the applicant

ARTICLE A3.000 BUSINESS RELATED FEES

Sec. A3.001 Alarm system fees (delete this section)

Sec. A3.002 renumber to A3.001

Sec. A3.003 renumber to A3.002

Sec. A3.003 Temporary vending fees

- (a) Owner of property permit: \$500.00 per site or lot annually.
- (b) Temporary food/beverage vendor: \$75 per event.

ARTICLE A4.000 WATER AND SANITARY SEWER SERVICE FEES

Sec. A4.003 Impact fees

Water and Sewer Impact Fee Schedule

North Service Area				
Meter Size	Equivalency Factor	Sewer Impact Fee	Water Impact Fee	Total Cost Impact Fee

5/8"	1.00	\$1,057.00	\$2,259.00	\$3,316.00
3/4"	1.50	\$1,578.00	\$3,371.00	\$4,949.00
1"	2.50	\$2,635.00	\$5,630.00	\$8,265.00
1.5"	5.00	\$5,255.00	\$11,225.00	\$16,480.00
2"	8.00	\$8,411.00	\$17,967.00	\$26,378.00
3"	21.75	\$15,780.00	\$33,710.00	\$49,490.00
4"	37.50	\$31,560.00	\$67,420.00	\$98,980.00
6"	80.00	\$71,010.00	\$151,695.00	\$222,705.00
8"	140.00	\$94,680.00	\$202,260.00	\$296,940.00
10"	210.00	\$126,240.00	\$269,680.00	\$395,920.00

South Service Area

Meter Size	Equivalency Factor	Sewer Impact Fee	Water Impact Fee	Ft. Worth Impact Fee	Total Cost Impact Fee
5/8"	1.00	\$1,057.00	\$1,984.00	\$1,365.00	\$4,406.00
3/4"	1.50	\$1,578.00	\$2,961.00	\$2,047.00	\$6,586.00
1"	2.50	\$2,635.00	\$4,945.00	\$3,412.00	\$10,992.00
1.5"	5.00	\$5,255.00	\$9,860.00	\$6,824.00	\$21,939.00
2"	8.00	\$8,411.00	\$15,782.00	\$10,918.00	\$35,111.00
3"	21.75	\$15,780.00	\$29,610.00	\$29,685.00	\$75,075.00
4"	37.50	\$31,560.00	\$59,220.00	\$51,180.00	\$141,960.00
6"	80.00	\$71,010.00	\$133,245.00	\$109,185.00	\$313,440.00
8"	140.00	\$94,680.00	\$177,660.00	\$191,073.00	\$463,413.00
10"	210.00	\$126,240.00	\$236,880.00	\$286,610.00	\$649,730.00

Note:

Subject to change as determined by the City of Fort Worth (above rates effective 4/1/18).

ARTICLE A5.000 DEVELOPMENT APPLICATION FEES

(a) General Fees.

- (1) Funds in lieu of parkland: \$500.00
- (2) Comprehensive plan amendment: \$500.00
- (3) Zoning change/amendment: \$500.00
- (4) Planned development: \$1,000.00 plus \$10.00 per acre
- (5) Planned development amendment: \$1,000

- (6) Specific use permit: \$500.00 plus site plan fee
- (7) Variance/Zoning Board of Adjustment appeal: \$500.00
- (8) Site plan: \$1,500.00 plus \$50.00 per acre
- (9) Development plat: \$1,000.00 plus \$10.00 per acre
- (10) Preliminary plat: \$1,000.00 plus \$10.00 per acre
- (11) Minor plat: \$500.00
- (12) Amended plat: \$500.00
- (13) Replat: \$500.00 plus \$50.00 per affected lot
- (14) Plat vacation: \$500.00
- (15) Plat filing fee: \$100.00 per page
- (16) Community Facilities policy waiver: \$250.00
- (17) Temporary/seasonal use permit: \$100.00
- (18) Zoning verification letter: \$50.00

ARTICLE A6.000 PUBLIC WORKS/ENGINEERING FEES

Sec. A6.001 Miscellaneous fees

- (a) Public facilities plans review: 1% of estimated construction costs plus \$500.00.
- (b) Public facilities inspection: 4% of actual construction costs
- (c) ROW/easement crossing permit: \$250.00
- (d) ROW/easement dedication processing: \$250.00
- (e) ROW/easement abandonment processing: \$250.00
- (f) ROW/easement filing fees: \$100.00 per page
- (g) Streetlights: developer pays for installation plus first two years of operation
- (h) Culvert/approach permit: \$250.00
- (i) FEMA map amendment review: \$500.00 plus federal review fees
- (j) Floodplain development permit: \$250.00

Sec. A6.002 Water and wastewater fees

- (a) Water well permit: \$250.00
- (b) Septic system permit (aerobic or anaerobic):
 - (1) New installation: \$500.00 per system
 - (2) Modification: \$100.00 per system
- (c) OSSF self-maintenance administrative fee: \$50.00 annually
- (d) Cross-connect administrative fee: \$50.00 annually
- (e) Irrigation permit: \$150.00

Sec. A6.003 Impact fees

Roadway Impact Fee Schedule

Zone 1 (NW Quadrant)			
Land Use Type	Variable	Service Unit Rate	Cost Per Service Unit
Single Family Housing	Units	4.09	\$ 1,490.00
Multi-Family Housing	Units	2.54	\$ 1,490.00
Commercial	1000 sf	15.17	\$ 1,490.00

Industrial/Warehousing	1000 sf	2.17	\$ 1,490.00
Hotel	Rooms	2.86	\$ 1,490.00

Zone 2 (NE Quadrant)			
Land Use Type	Variable	Service Unit Rate	Cost Per Service Unit
Single Family Housing	Units	4.92	\$ 781.50
Multi-Family Housing	Units	3.05	\$ 781.50
Commercial	1000 sf	18.25	\$ 781.50
Industrial/Warehousing	1000 sf	2.61	\$ 781.50
Hotel	Rooms	3.44	\$ 781.50

Zone 3 (SW Quadrant)			
Land Use Type	Variable	Service Unit Rate	Cost Per Service Unit
Single Family Housing	Units	4.55	\$ 152.00
Multi-Family Housing	Units	2.82	\$ 152.00
Commercial	1000 sf	16.88	\$ 152.00
Industrial/Warehousing	1000 sf	2.41	\$ 152.00
Hotel	Rooms	3.19	\$ 152.00

Zone 4 (SE Quadrant)			
Land Use Type	Variable	Service Unit Rate	Cost Per Service Unit
Single Family Housing	Units	3.79	\$ 187.50
Multi-Family Housing	Units	2.35	\$ 187.50
Commercial	1000 sf	14.06	\$ 187.50
Industrial/Warehousing	1000 sf	2.01	\$ 187.50
Hotel	Rooms	2.65	\$ 187.50

SECTION 2. MISCELLANEOUS

- A. This ordinance shall be cumulative of all provisions of ordinances of the Town of Northlake, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.
- B. It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraph section of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since same would have been enacted by the Town Council without the

incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

- C. A Person commits an offense if the person conducts an activity or commences a use for which the payment of a fee is required if the person has not paid the fee. Any person, firm or corporation who commits an offense shall be fined not more than \$500 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
- D. This ordinance shall be in full force and effect from and after its passage.

PASSED AND APPROVED ON THIS THE 12th DAY OF APRIL, 2018.

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary



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:
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. 06-17-00054-CV
City of Justin vs. Town of Northlake
- b. Section 551.072 Deliberation on Real Property authorizes a governmental body to deliberate the purchase, exchange, lease, or value of real property
 - (a) Value of real property contemplated for Right-of-Way drainage easement