

AGENDA

FLOWER MOUND TOWN COUNCIL REGULAR MEETING

10/16/2017

FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

6:00 P.M.

An agenda information packet is available online at www.flower-mound.com/AgendaCenter

Please silence or turn off all electronic devices in the Council Chambers.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

D. PRESENTATIONS

1. Presentation of Lifesaving Award to Engineer Chris Blair, Engineer Tim Mackling, Firefighter Eric Frias, Firefighter Ryan Hughes and Firefighter Scott Walley.
2. Proclamation for Dyslexia Awareness Month
3. Proclamation to the Flower Mound Chamber of Commerce in conjunction with Texas Chamber of Commerce Week
4. Update from Veterans Liaison Doug Brown on current events
5. Consider approval of a resolution establishing and declaring the name of the Town Council Chambers, including issuing a Proclamation related thereto.

E. PUBLIC PARTICIPATION

Please fill out a speaker form, available in the Town Hall on the night of the meeting, in order to address the Council and turn it in to the Town Secretary prior to Public Participation. Speakers are normally limited to three minutes. Time limits can be adjusted by the Mayor as to accommodate more or fewer speakers. For additional instructions or to complete your speaker form in advance [click here](#).

The purpose of this item is to allow the public an opportunity to address the Town Council on issues that are not the subject of a public hearing. Any item requiring a public hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing." Items that are the subject matter jurisdiction of the Town Council include Town policy and legislative issues. Issues regarding daily operational or administrative matters should first be dealt with at the administrative level by calling Town Hall at 972-874-6000 during business hours.

F. ANNOUNCEMENTS

1. Announce recent and upcoming civic and social events.

G. TOWN MANAGER'S REPORT

Update and discussion on:

1. Capital improvement projects
2. Economic Development projects
3. Sidewalk/street lighting improvements

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H. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

I. COORDINATION OF CALENDARS

1. The next Town Council work session is scheduled for Thursday, October 19th.
2. The next Town Council regular meeting is scheduled for Monday, November 6th.

J. CONSENT AGENDA - Consent Items

This agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

1. **Minutes 10/2-** Consider approval of the minutes from a regular meeting of the Town Council held on October 2, 2017.
2. **Traffic signal project-** Consider approval of a Preliminary Engineering Agreement with the Union Pacific Railroad, in the amount of \$25,000.00, for work on the U.S. 377 at Canyon Falls Drive signal project, associated with the interconnection of their equipment to the new traffic signal; and authorization for the Mayor to execute same on behalf of the Town.
3. **Purchase pumper truck-** Consider approval of the purchase of a 2017 Velocity PUC Pumper truck for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$680,193.00; and authorization for the Mayor to execute same on behalf of the Town.
4. **Purchase ambulance-** Consider approval of the purchase of a Road Rescue Ultramedic Type 1 Ambulance for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$318,306.00; and authorization for the Mayor to execute same on behalf of the Town.

K. REGULAR ITEMS

5. **Public Hearing-MPA-Stonecrest Storage-** Public Hearing to consider a request for a Master Plan Amendment (MPA17-0006 – Stonecrest Storage) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial / Industrial use on approximately 4.545 acres of land within the Denton Creek District Area Plan, and to consider adopting an ordinance providing for said amendment. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its October 9, 2017, meeting.)

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6. **Public Hearing-ZPD-Stonecrest Storage-** Public Hearing to consider a request for rezoning (ZPD17-0006 – Stonecrest Storage) from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its October 9, 2017, meeting.)
7. **Public Hearing-ZPD-Timber Creek Medical Park-** Public Hearing to consider a request for rezoning to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards and request certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located east of Long Prairie Road and south of College Parkway. (Planning and Zoning recommended approval by a vote 6-0 at its October 9, 2017, meeting.)
8. **Community Support funding-** Consider approval of a revised Community Support Funding Criteria policy.

L. BOARDS/COMMISSIONS *(Bold text represents boards with vacancies)***Executive Conference Room**

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Cultural Arts Commission, Environmental Conservation Commission, **Parks Board**, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number One (TIRZ #1), and Transportation Commission.

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.074, 551.087, 551.072, and 551.071 to discuss matters relating to personnel, economic development negotiations, real property, and consultation with attorney, as follows:

- a. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.
- b. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements.
- c. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights of way, and/or other municipal purposes and all matters incident and related thereto.
- d. Consultation with Attorney as follows:
 1. Professional Services and Management Agreement between the Town of Flower Mound and DayOne Consulting, LLC

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.

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N. RECONVENE TO REGULAR MEETING

The Town Council to reconvene into an open meeting to take any action deemed necessary as a result of the closed meeting.

O. ADJOURN MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: October 13, 2017, at 3:15 p.m., at least 72 hours prior to the scheduled time of said meeting.

Theresa Scott, Town Secretary

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at (972) 874-6076.



TOWN COUNCIL AGENDA ITEM NO. 1

CONSENT ITEM

DATE: October 16, 2017

FROM: Theresa Scott, Town Secretary

ITEM: Consider approval of the minutes from a regular meeting of the Town Council held on October 2, 2017.

BACKGROUND INFORMATION: The Town Council held a regular meeting on October 2, 2017.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

Proposed Expenditure:

Account Number(s):

Finance Review by: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft minutes

DRAFT MOTION: Move to approve the minutes from a regular meeting of the Town Council held on October 2, 2017.

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THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING; TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING; AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING HELD ON THE 2ND DAY OF OCTOBER 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

[Click here](#) for the Meeting Video (subject to change)

The Town Council met in a regular meeting with the following members present:

Tom Hayden	Mayor
Don McDaniel	Mayor Pro Tem
Kevin Bryant	Deputy Mayor Pro Tem
Jason Webb	Councilmember Place 1
Bryan Webb	Councilmember Place 2
Claudio Forest	Councilmember Place 5

constituting a quorum with the following members of the Town Staff participating:

Theresa Scott	Town Secretary
Bryn Meredith	Town Attorney
Jimmy Stathatos	Town Manager
Debra Wallace	Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Doug Powell	Executive Director of Development Services
Ken Parr	Executive Director of Public Works
Andrea Roy	Director of Economic Development

A. CALL REGULAR MEETING TO ORDER

Mayor Hayden called the regular meeting to order at 6:02 p.m.

B./C. INVOCATION/PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

Chaplain Richard Plunk gave the invocation and Mayor Hayden led the pledges.

D. PRESENTATIONS

1. Recognition of Atmos Energy for funding Carbon Monoxide monitors

Atmos representative Jan Rugg presented the Town with a check in the amount of \$2,000 to fund the purchase of carbon monoxide monitors. Fire Chief Greaser and Emergency Management Specialist Brandon Barth provided information about how they will be used.

2. Proclamation for National Colonial Heritage Month

Martha Canant and Paulette Lollar with the National Society Colonial Dames XVII (17th) Century accepted the Proclamation and provided background information about the work of the society.

E. PUBLIC PARTICIPATION

There were no speakers for public participation.

F. ANNOUNCEMENTS

Several members of Council offered their thoughts for victims of the Las Vegas shooting yesterday, in addition to offering appreciation for the Town's first responders who put their lives on the line every day and encouraged the citizens of Flower Mound to continue to gather together as a community.

Deputy Mayor Pro Tem Bryant announced the Fire and Police open house dates.

Mayor Pro Tem McDaniel announced that tomorrow is National Night Out, and noted there will be 20+ block parties.

Mayor Hayden expressed appreciation for both Mr. Meredith and the Municipal Judge Jeff Tasker for the work they do for the Town.

G. TOWN MANAGER'S REPORT

Mr. Stathatos gave an update on the following projects:

1. Capital improvement projects
 - Rheudasil pond progress
2. Economic Development projects
 - The Town's first hotel is now open (Courtyard by Marriott Dallas Flower Mound)
 - Mena's Tex Mex in Lakeside soon to open
 - Local Pint is scheduled to open Friday, Oct, 13th
 - State Draft House is now open in the Victory Retail Center
 - The Pumpkin Patch is now open
3. Mixed use development and Parks Board responsibilities

As requested by a member of Council, Mr. Stathatos pointed out the powers and duties of the Parks Board, and more specifically as it relates to Section 2 and 90 of the Town's Code (a, f, and i). He sought Council input relative to interest in making a change.

There was Council discussion regarding:

- Whether or not the process of the Parks Board hearing items as it relates to park dedication fees should continue
- Whether the Parks Board input is needed when considering a change to their scope of work

and he, or Mr. Meredith, responded to questions from Council as follows:

- If staff is recommending the change
- Is the Town out of legal compliance based on the current practice
- If there was a way to craft something that creates an exception and an expedited consideration for parks matters when you have planned development that incorporates mixed use elements or the mixed use zoning district

and there was Council consensus to proceed with having a future agenda item to allow for additional clarification and discussion after bringing it forward to the Planning and Zoning Commission for their recommendation.

4. Receive direction from Council about the historic log cabin and a possible committee

Ms. Wallace and Mr. Stathatos provided an update on the cabin progress. It was mentioned that a member of Council suggested having a committee. Ms. Wallace noted that the committee would perhaps include someone from Town Council, staff, The Mound Foundation, and Denton County.

There was Council discussion as follows:

- What the role of the committee would be

and she responded to questions from Council regarding:

- Did the rough draft of the Master Plan come in
- How large would the committee be and what would be the mix of people
- What does Peggy think about forming a committee

There was Council consensus to create a historic cabin committee based on the structure as presented.

Mayor Hayden indicated there have been inquiries about the use of the cabins at Twin Coves by charity organizations.

Mr. Meredith provided a statement of fact regarding the legalities associated with waiving fees and how a public purpose needs to be articulated.

H. FUTURE AGENDA ITEMS

1. There were no future agenda item requests.

I. COORDINATION OF CALENDARS

The next Town Council regular meeting is scheduled for Monday, October 16, 2017.

Mayor Hayden announced that the next Council meeting is October 16, 2017.

J. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting held on September 18, 2017.

RECOMMENDATION: Move to approve the minutes from a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting held on September 18, 2017.

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2. Consider approval of the minutes from a regular meeting of the Town Council held on September 21, 2017.

RECOMMENDATION: Move to approve the minutes from a regular meeting of the Town Council held on September 21, 2017.

3. Consider approval of the minutes from a Joint Town Council/Planning & Zoning Commission work session held on September 25, 2017.

RECOMMENDATION: Move to approve the minutes from a Joint Town Council/Planning & Zoning Commission work session held on September 25, 2017.

4. Consider approval of the minutes from a regular meeting of the Town Council held on September 26, 2017.

RECOMMENDATION: Move to approve the minutes from a regular meeting of the Town Council held on September 26, 2017.

5. Consider approval of a resolution for the purpose of expanding the membership of the Cultural Arts Commission from six to eight members, which includes two alternate positions.

RECOMMENDATION: Move to approve a resolution for the purpose of expanding the membership of the Cultural Arts Commission from six to eight members, which includes two alternate positions.

RESOLUTION NO. 18-17

A RESOLUTION AMENDING RESOLUTION NO. 19-14 TO AMEND THE CULTURAL ARTS COMMISSION; EXPAND THE MEMBERSHIP TO EIGHT MEMBERS; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

6. Consider approval of an ordinance vacating and abandoning the northern 6 feet of the existing 15 foot-wide utility easement located across the backyard of Lot 48, Block 38, of Belmont at Bridlewood Addition, which lot is more commonly known as 3913 Beacon Street. Belmont at Bridlewood Addition is generally located east of Bridlewood Boulevard and south of Waketon Road.

RECOMMENDATION: Move to approve an ordinance vacating and abandoning the northern 6 feet of the existing 15 foot-wide utility easement located across the backyard of Lot 48, Block 38, of Belmont at Bridlewood Addition, which lot is more commonly known as 3913 Beacon Street. Belmont at Bridlewood Addition is generally located east of Bridlewood Boulevard and south of Waketon Road.

ORDINANCE NO. 36-17

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, VACATING AND ABANDONING THE NORTHERN 6 FEET OF THE EXISTING 15-FOOT UTILITY EASEMENT LOCATED ALONG THE SOUTHERN PROPERTY LINE OF LOT 48, BLOCK 38, OF BELMONT OF BRIDLEWOOD ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, WHICH LOT IS MORE COMMONLY KNOWN AS 3913 BEACON

STREET; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED RELEASING THE PUBLIC OWNERSHIP INTEREST AND CONTROL IN THE PROPERTY; REQUIRING A HOLD HARMLESS AGREEMENT; AUTHORIZING THE TOWN SECRETARY TO FILE THE QUITCLAIM DEED AND HOLD HARMLESS AGREEMENT IN THE DEED RECORDS OF DENTON COUNTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

7. Consider approval of an agreement with Denton County Emergency Services District No. 1 to provide fire suppression and emergency medical services to citizens located in designated areas of the Town of Northlake and other designated areas of Denton County, and authorization for the Mayor to execute same on behalf of the Town.

RECOMMENDATION: Move to approve an agreement with Denton County Emergency Services District No. 1 to provide fire suppression and emergency medical services to citizens located in designated areas of the Town of Northlake and other designated areas of Denton County, and authorization for the Mayor to execute same on behalf of the Town.

8. Consider approval of a resolution adopting an Economic Development Incentive Policy for the Town of Flower Mound, and providing for an effective date.

RECOMMENDATION: Move to approve a resolution adopting an Economic Development Incentive Policy for the Town of Flower Mound, and providing for an effective date.

RESOLUTION NO. 19-17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ADOPTING AN ECONOMIC DEVELOPMENT INCENTIVE POLICY FOR THE TOWN OF FLOWER MOUND; MAKING FINDINGS RELATIVE THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Pro Tem McDaniel moved to approve by consent Items 1- 8. Councilmember Jason Webb seconded the motion. Each item, as approved by consent, is restated above along with the approved recommendation, and if applicable, the Ordinance or Resolution caption for each, for the record.

VOTE ON MOTION:

AYES: FOREST, J. WEBB, BRYANT, MCDANIEL, B. WEBB

NAYS:

Motion passed

K. REGULAR ITEMS

Mayor Hayden opened item # 9 and the companion item # 10 at the same time.

9. Public Hearing to consider an assignment of the Lakeside Parkway/Gerault Road/Silveron Boulevard Partnership Agreement to Spectrum Origination LLC, and authorization for the Mayor to execute same on behalf of the Town.

Town Council convened into closed session for this item pursuant to 551.071 for consultation with the Town Attorney at 6:42 p.m. and reconvened into open meeting at 7:11 p.m.

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Mayor Hayden indicated there is not a presentation for this item and Ms. Roy confirmed that staff is available for any questions.

Mayor Hayden opened the public hearing for items 9 and 10 at 7:12 p.m. No one spoke in support or opposition. Mayor Hayden closed the public hearing at 7:12 p.m.

Councilmember Bryan Webb moved to approve the Consent and Joinder of the Town with respect to Collateral Assignment of the Lakeside Parkway/Gerault Road/Silveron Boulevard Partnership Agreement. Councilmember Forest seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: B. WEBB, MCDANIEL, BRYANT, J. WEBB, FOREST****NAYS: NONE**

10. Public Hearing to consider an assignment of the Chapter 380 Agreement between the Town of Flower Mound and Newstream Hotels & Resorts, LLC (through Lakeside Crossing Land Partners, LP), to Spectrum Origination LLC, and authorization for the Mayor to execute same on behalf of the Town.

Councilmember Bryan Webb moved to approve the Consent and Joinder of the Town with respect to the Collateral Assignment of the Lakeside Crossing Chapter 380 Agreement. Councilmember Forest seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: FOREST, J. WEBB, BRYANT, MCDANIEL, B. WEBB****NAYS: NAYS**

Mayor Hayden opened item # 11 and the companion item # 14 at the same time.

11. Public Hearing to consider a request for rezoning (ZPD17-0009 – Southpoint Addition) to amend Planned Development District No. 61 (PD-61) with Commercial District-2 (C-2) uses to modify the development standard related to the rear yard setback for all of Lot 1, and to consider adopting an ordinance providing for said amendment. The property is generally located west of Enterprise Drive and north of Long Prairie Road. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its September 25, 2017, meeting.)

Staff Presentation

Mr. Powell gave a presentation for items 11 and 14 identifying or noting:

- Site location
- Photos of site
- Site plan
- Elevations
- No comments have been received

and he responded to questions from Council regarding:

- Was the adjacent property owner (gun range) in agreement with the set back
- How much space is between the road and the gun range property, and will there be grass in that area

Applicant Presentation

Dee Baron, Texas Land Planning & Management Services, 316 Indian Creek Drive, Trophy Club.

Mr. Barren reported on elements of the project and expressed appreciation for Town staff for their assistance in the application process.

Mayor Hayden opened the Public Hearing for item 11 at 7:23 p.m.

The following individuals either spoke in support or opposition, or had questions / comments related to the item:

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/Comments Only
None.	None.	Paul Stone, 4100 Broadway

Mayor Hayden closed the Public Hearing at 7:29 p.m.

There was Council discussion as follows:

- Clarification as to how items 11 and 14 are related
- Appreciation for the compromises in the process that allowed the Town to keep the things that are appreciated, such as trees

Mayor Pro Tem McDaniel moved to approve rezoning (ZPD17-0009 – Southpoint Addition) to amend Planned Development District No. 61 (PD-61) with Commercial District-2 (C-2) uses to modify the development standard related to the rear yard setback for all of Lot 1, and to consider adopting an ordinance providing for said amendment. The property is generally located west of Enterprise Drive and north of Long Prairie Road. Councilmember Forest seconded the motion.

ORDINANCE NO.38-17

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 51-06 WHICH AMENDED ORDINANCE NO. 38-96, WHICH ESTABLISHED PLANNED DEVELOPMENT DISTRICT NO. 61 (PD-61) ON CERTAIN PROPERTY DESCRIBED AS 3.675 ACRES OF LAND IN THE SOUTHPOINT ADDITION, J. TURNER SURVEY, ABSTRACT NO. 1251, FLOWER MOUND, TARRANT COUNTY, TEXAS; BY AMENDING EXHIBIT "B," ENTITLED "DEVELOPMENT STANDARDS," TO AMEND THE DEVELOPMENT STANDARD RELATED TO THE REAR YARD SETBACK FOR ALL OF LOT 1 IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: B. WEBB, MCDANIEL, BRYANT, J. WEBB, FOREST
NAYS: NONE

Motion passed

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14. Consider a request for a Site Plan (SP17-0009 - Enterprise Storage) to develop a miniwarehouse facility, with an exception to Section 98-147, "Topographical Slope Protection," of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its September 25, 2017, meeting.)

Councilmember Bryan Webb moved to approve a Site Plan (SP17-0009 - Enterprise Storage) to develop a miniwarehouse facility, with an exception to Section 98-147, "Topographical Slope Protection," of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road. Deputy Mayor Pro Tem Bryant seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: FOREST, J. WEBB, BRYANT, MCDANIEL, B. WEBB****NAYS: NONE**

Mayor Hayden opened items 12 and 13 at the same time.

12. Public Hearing to consider a request for rezoning (ZPD16-0013 – Traditions of Flower Mound) from Agricultural District (A) to Planned Development District No. 152 (PD-152) with Single-Family District-15 (SF-15) uses and with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located west of Old Settlers Road and north of Harris Road. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its September 25, 2017, meeting.)

Staff Presentation

Mr. Powell gave a presentation for items 12 and 13 identifying or noting

- General and detailed location
- Land use and zoning
- Photos of the site
- Concept and development plan
- Summary of discussion at P & Z
- Overhead utility line exception request

and he, or Mr. Dalton, responded to questions from Council as follows, some of which were as a result of the public hearing:

- Clarification regarding what is considered rough proportionality, and if the right of way instead of the Harris Rd improvements is considered reasonable
- How wide is Harris Rd in comparison to a standard residential street
- Tree mitigation impact
- What kind of trees does the Town consider as protected
- Road design clarification
- Have they been in contact with Oncor or CoServ regarding the energy options presented
- For the drainage concerns, will it be better or worse after the development

There was Council discussion as follows:

- There may be a future need to widen Harris Rd

Applicant Presentation

Bhujang Karakavalasa, eData World, 2770 Main Street, Frisco

Mr. Karakavalasa gave a presentation identifying or noting:

- Intentions in developing the property
- Their product will be luxury/smart green homes
- Trees that need to be removed

Mayor Hayden opened the Public Hearing at 8:02 p.m.

The following individuals either spoke in support or opposition, or had questions / comments related to the item: *Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/Comments Only
Deborah Rothermel, 3424 Harris Rd	Tom Jones, 3467 Harris Rd	Russell Perry, 3317 Pecan Park Dr
	Wojeiech Panczyszyn, 3451 Harris Rd	
	Alan Vanderneut, 3335 Harris Rd	

Mayor Hayden closed the Public Hearing at 8:22 p.m.

Councilmember Bryan Webb moved to approve a request for rezoning (ZPD16-0013 – Traditions of Flower Mound) from Agricultural District (A) to Planned Development District No. 152 (PD-152) with Single-Family District-15 (SF-15) uses and with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located west of Old Settlers Road and north of Harris Road. Mayor Pro Tem McDaniel seconded the motion.

ORDINANCE NO. 37-17

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.39 ACRES OF LAND SITUATED IN THE PERRY MALONE SURVEY, ABSTRACT NUMBER 836, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 152 (PD-152) WITH SINGLE-FAMILY DISTRICT-15 (SF-15) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: B. WEBB, MCDANIEL, BRYANT, J. WEBB, FOREST
NAYS: NONE

Motion passed

13. Consider a request for a Development Plan (DP17-0003 – Traditions of Flower Mound) to develop a residential subdivision, and acceptance of cash in lieu of land in the amount of \$33,694.00 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$12,492.00. The property is generally located west of Old Settlers Road and north of Harris Road. (The Planning and Zoning Commission recommended approval by a vote of 5 to 1 at its September 25, 2017, meeting.)

Councilmember Bryan Webb moved to approve a request for a Development Plan (DP17-0003 – Traditions of Flower Mound) to develop a residential subdivision, and acceptance of cash in lieu of land in the amount of \$33,694.00 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$12,492.00. The property is generally located west of Old Settlers Road and north of Harris Road. Mayor Pro Tem McDaniel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: FOREST, J. WEBB, BRYANT, MCDANIEL, B. WEBB

NAYS: NONE

15. Discuss and consider establishing guidelines or policies and procedures regarding the naming of Town facilities.

Staff Presentation

Ms. Scott gave a presentation identifying or noting

- Background information
- Purpose
- Naming categories/criteria
- Administrative procedures/requirements
- Renaming policy
- Legalities
- Main similarities and differences in the guidelines amongst the various cities
- Current Town facility naming conventions

There was Council discussion as follows:

- Process versus a whim when it comes to naming a Town facility
- Whether people should be honored before or after they have passed away
- How the goal of the future agenda item is to talk about what the process should look like and how to designate what facility and who to name it after
- Where do you stop in naming assets, such as you wouldn't include the flag pole
- How the person sets the parameter as for the location that gets their name
- Interest in preserving big things for people and smaller things that are in line with our local heritage and environment
- What was the process when naming the Shirley Voirin Senior Center
- How the situation of naming facilities is not unique to Flower Mound, as the school district also has buildings named after individuals
- How the naming should be based on actions and service and not necessarily based on a significant contribution
- Why a park was named after John Thomas

FLOWER MOUND TOWN COUNCIL MEETING OF OCTOBER 2, 2017**PAGE 578**

- Agreement that the person a facility is named after can be either living or deceased
- Interest in having the current process for bringing an item before Council continue to be adhered to

and she, or Mr. Meredith, responded to questions from Council as follows:

- Whether an Ordinance is needed or if simply a policy statement was acceptable

with consensus of Council to proceed with establishing a facility naming policy as presented in the packet; however, removing the following criteria:

- contributions of at least 50% [51%] of the total cost of the project
- in honor of deceased community leaders, but not prior to five [one] year(s) after the date of their death
- When possible, an appropriate body will be charged by the Council to review the need and bring forward a recommendation; and if no such applicable board exists, the Mayor may appoint an ad hoc advisory committee to review the naming request (which would consist of 1 member of city council, 2 members of the city staff, 3 citizen reps) [consist of 4 citizens]
- Public notice - public hearing notice 10 days in advance; public meeting required [60 day public notice period][newspaper publication] [sign placed in advance at the property/facility being requested]

and a modification to include:

- [Public] request shall be in writing & submitted to [City Manager's office, City Council, City Secretary] and should include, but not limited to petitions [containing no fewer than 25 [30] residents of the City in support], letters of support, biographical info, history of the request, etc.

L. BOARDS/COMMISSIONS (Executive Conference Room)

Discuss and consider resignations, appointments, or evaluations for the following boards or commissions: Animal Services Board, Cultural Arts Commission, Environmental Conservation Commission, Parks Board, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number One (TIRZ #1), and Transportation Commission.

Mayor Pro Tem McDaniel moved to appoint Doug Cramer, Place 7, Alternate, effective immediately with a term expiration date of September 30, 2019, and Kamini Douglas, Place 8, Alternate, effective immediately with a term expiration date of September 30, 2018. Deputy Mayor Pro Tem Bryant seconded the motion.

There was Council discussion regarding the purpose for adding the additional members, noting it was realized that the Cultural Arts Commission was not structured like the other boards with alternates. In addition, there were many interested applicants during the board application process.

VOTE ON MOTION:

Motion passed

AYES: B. WEBB, MCDANIEL, BRYANT, J. WEBB, FOREST

NAYS: NONE

Ms. Scott sought clarification regarding the Outstanding Citizen Committee as to whether or not Council would like to appoint a chair or not. There was Council consensus to let the committee decide who would be chair.

M./N. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 9:09 p.m. on October 2, 2017, pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.074, 551.087, 551.072, and 551.071 to discuss matters relating to personnel, economic development negotiations, real property, and consultation with attorney, and reconvened into an open meeting at 10:32 p.m. on October 2, 2017, to take action on the items as follows:

- a. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.

No action taken.

- b. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements.

No action taken.

- c. Discuss consider purchase, exchange, lease or value of real property for parks, public rights of way, and/or other municipal purposes and all matters incident and related thereto.

No action taken.

- d. Consultation with Attorney as follows:

1. Professional Services and Management Agreement between the Town of Flower Mound and DayOne Consulting, LLC
2. Status of Chapter 380 Incentive Agreement between the Town and Flour Mountain, Inc., d/b/a Mellow Mushroom ("FMI")

No action taken.

O. ADJOURN REGULAR MEETING

Mayor Hayden adjourned the meeting at 10:32 p.m. on 2nd of October 2017, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

THOMAS E. HAYDEN, MAYOR

ATTEST:

THERESA SCOTT, TOWN SECRETARY

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DRAFT



TOWN COUNCIL AGENDA ITEM NO. 2

CONSENT ITEM

DATE: October 16, 2017

FROM: Matthew J. Hotelling, P.E., PTOE, Traffic Engineer

ITEM: Consider approval of a Preliminary Engineering Agreement with the Union Pacific Railroad (UPRR), in the amount of \$25,000.00, for work on the U.S. 377 at Canyon Falls Drive signal project, associated with the interconnection of their equipment to the new traffic signal; and authorization for the Mayor to execute same on behalf of the Town.

BACKGROUND INFORMATION: This item is to enter into a Preliminary Engineering Agreement with the Union Pacific Railroad (UPRR) to review and provide preliminary engineering services (pre-design and engineering railroad signal design) for work related to the interconnection of UPRR equipment to the new traffic signal being designed for the Canyon Falls/US 377 intersection. The railroad is located approximately 100 feet away from the intersection of Canyon Falls and US 377 and, therefore, a connection to their equipment will allow for the traffic signal to preempt to allow for the signal to turn green for Canyon Falls ensuring traffic is clear prior to the train arriving in order to avoid trapping anyone on the tracks.

Prior to the actual construction of the new traffic signal at this intersection, the UPRR will provide the Town with an additional agreement which will come forward for approval that will allow the Town and our contractor separate License, Right of Entry, and Construction and Maintenance Agreements to allow for construction.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: An agreement will be required for the traffic signal design to proceed to construction. Lack of an agreement will delay and potentially stop the traffic signal project.

FISCAL IMPACT: \$25,000.00

Proposed Expenditure:	Account Number(s):
\$25,000.00	550-119-77063

Finance Review by: Debra Wallace, Deputy Town Manager /CFO *DW*

LEGAL REVIEW: Stacie White of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the proposed Preliminary Engineering Agreement as to form and legality.

ATTACHMENTS:

1. Preliminary Engineering Agreement

DRAFT MOTION: Move to approve a Preliminary Engineering Agreement with the Union Pacific Railroad (UPRR), in the amount of \$25,000.00, for work on the U.S. 377 at Canyon Falls Drive signal project, associated with the interconnection of their equipment to the new traffic signal; and authorize the Mayor to execute same on behalf of the Town.



Date_ October 16, 2017

**AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES
AND SUBMITTAL OF EXHIBIT "A" FOR RAILROAD APPROVAL**

Crossing: Public:
State: TX City: Flower Mound
MP 729.98 Choctaw Subdivision
Clay Road / DOT # 795337Y
Denton County

Steven Thomas, PE
Manager, Industry & Public Projects
Union Pacific Railroad Company
101 S Watson Road
Arlington, TX 76010

Dear Steven:

Plans are being prepared to construct a span wire traffic signal at the location referenced above. The proposed work includes construction of a span wire traffic signal, installation of electric service and connection in the UPRR bungalow for train preemption purposes. In connection with the project, the Agency considers it necessary for the successful advancement of the project for your company to collaborate in the development of the project by performing the following:

- preliminary engineering and other related services
- development of cost estimates
- review of the project's preliminary layouts
- submit current train and switching moves

The Agency authorizes and agrees to reimburse the Railroad for its expenses and actual costs that are incurred for collaborating in the development of the project's preliminary engineering and other preliminary activities. The Railroad has estimated that these preliminary engineering and other preliminary costs will be \$25,000. Payment will be made within thirty (30) days from the Agency's receipt and approval of the Railroad's request for reimbursement. Railroad will refer to Agency's Project Number FM-77063 and forward Invoices to Matthew J. Hotelling, P.E., PTOE.

Additionally, attached for your company's review and approval is one (1) set of half-scale prints of the concept plans marked **Exhibit A**, which are the (90)% complete plans and show the basic features of the proposed highway project at the location referenced above. Please review and provide comment on the basic features of the **Exhibit A** as soon as possible. Also enclosed is one

(1) set of photos of the project area.

The project may require the Railroad to incur costs for force account activities. Please prepare the railroad force account cost estimate for work activities to be provided by your company, as identified in **Exhibit A** and submit them at your earliest convenience so that they may be attached to the railroad generated Construction & Maintenance (C&M) agreement.

Please verify the number of current regular train (24) with a Maximum Speed of (79 mph) at this location as currently shown in your inventory records. This information will be used by the Agency's Contractor to obtain Railroad Protective Liability Insurance.

This agreement is intended to address Preliminary Engineering. It is understood by both parties that railroad may withhold its approval for any reason directly or indirectly related to safety or its operations, property issues or effect to its facilities. If the Project is approved, Union Pacific will continue to work with the Agency to develop Final Plans, Specifications and prepare Material and Cost Estimates for Railroad Construction Work associated with the project. It is also understood that if the project is constructed, if at all, at no cost to the railroad.

The Agency and the Railroad will enter into separate License, Right of Entry, Construction and Maintenance Agreements associated with the actual construction of the project if the project is accepted and approved by the railroad. The Agreements will be drafted by Union Pacific and forwarded to the Agency after the **Exhibit A** and cost estimates have been approved.

Please contact Matthew J. Hotelling at telephone number (972) 874-6303 via email at matthew.hotelling@flower-mound.com if you have any questions. Your assistance in this matter is greatly appreciated.

Sincerely,

Thomas E. Hayden
Mayor
Town of Flower Mound

UNION PACIFIC RAILROAD COMPANY

By _____ Date _____

Name and Title _____

Attachment(s)
cc:

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TRAFFIC SIGNAL INSTALLATION FOR THE INTERSECTION OF
US 377 AT CANYON FALLS DRIVE

PROJECT DIRECTORY

TOM HAYDEN
MAYOR
TOWN OF FLOWER MOUND
2121 CROSS TIMBERS RD.
FLOWER MOUND, TX 75028
972-874-6070 TELEPHONE

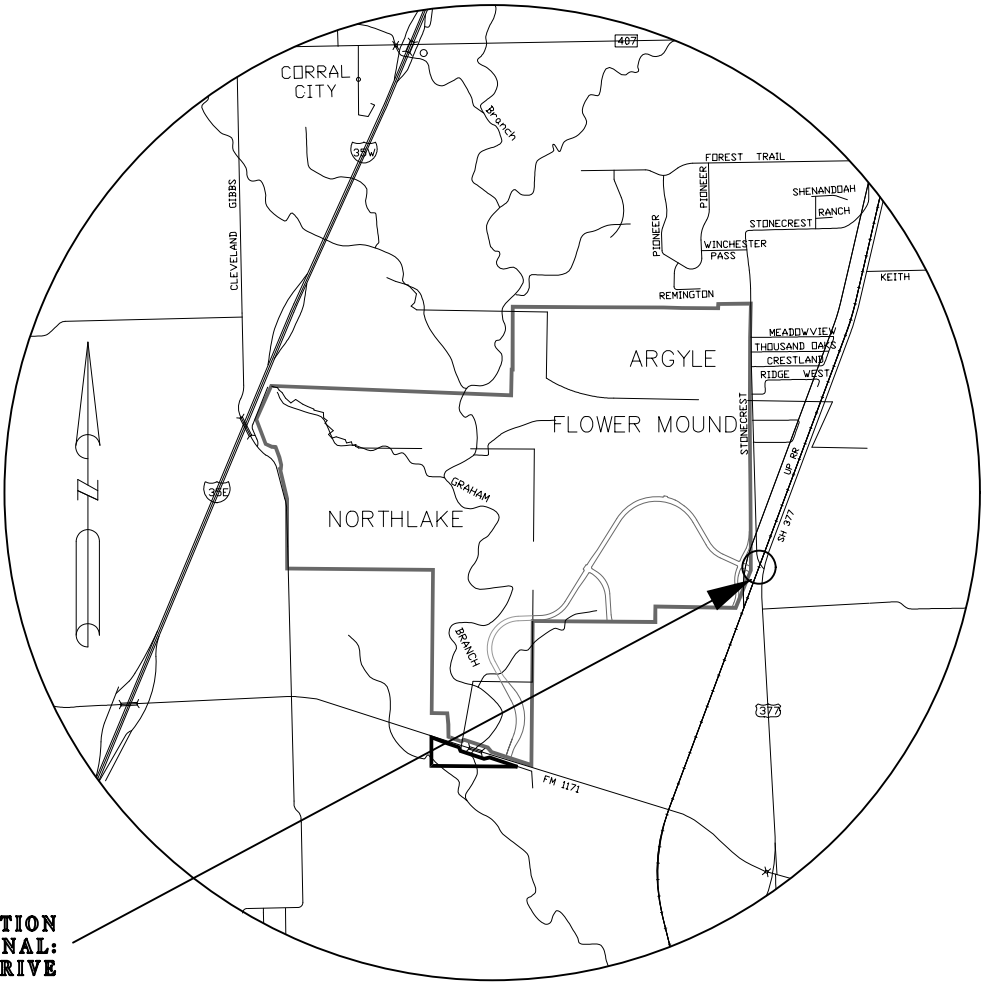
JIMMY STATHATOS
TOWN MANAGER
TOWN OF FLOWER MOUND
2121 CROSS TIMBERS RD.
FLOWER MOUND, TX 75028
972-874-6089 TELEPHONE

DEBRA L. WALLACE
DEPUTY TOWN MANAGER
TOWN OF FLOWER MOUND
2121 CROSS TIMBERS RD.
FLOWER MOUND, TX 75028
972-874-6000 TELEPHONE

KEN PARR
DIRECTOR OF PUBLIC WORKS
TOWN OF FLOWER MOUND
2121 CROSS TIMBERS RD.
FLOWER MOUND, TX 75028
972-874-6401 TELEPHONE

TOWN OF FLOWER MOUND

Matthew J. Hotelling, P.E., PTOE,
Traffic Engineer
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
972-874-6303 Telephone



LOCATION OF INSTALLATION
OF TRAFFIC SIGNAL:
US 377 AT CANYON FALLS DRIVE

NTS

VICINITY MAP

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES 1
3	GENERAL NOTES 2
4	US 377 AT CANYON FALLS DRIVE SUMMARY OF QUANTITIES
5	US 377 AT CANYON FALLS DRIVE EXISTING LAYOUT
6	US 377 AT CANYON FALLS DRIVE SIGNAL LAYOUT
7	US 377 AT CANYON FALLS DRIVE SIGNING AND PAVEMENT MARKING LAYOUT
8	US 377 AT CANYON FALLS DRIVE SIGNAL CHARTS
9	TS-FD-12
10	LUM-A-12
11	CFA-12
12-18	ED(1)-14; ED(3)-14 THRU ED(6)-14; ED(8)-14 THRU ED(9)-14
19-20	PM(1)-12; PM(3)-12
21-22	WF (1)-10 & WF (2)-10
23	SMD(GEN)-08
24-26	SMD(SLIP-1)-08 THRU SMD(SLIP-3)-08
27	SMD(TWT)-08
28	SMD(FRP)-08
29	TRAFFIC SIGNAL HEAD AND RADAR INSTALLATION DETAILS (DAL)
30-31	SP-80(1)-12 & SP-80(2)-12(DAL)

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9/21/2017



2435 N. CENTRAL EXPRESSWAY, SUITE 750
RICHARDSON, TEXAS 75080
P 214-468-8200
F 214-468-8266
Firm # F-6324

General:

The construction, operation and maintenance of the proposed project will be consistent with the state implementation plan as prepared by the Texas Commission on Environmental Quality.

Leave all right of way areas undisturbed until actual construction is to be performed in said areas.

Provide the Engineer with a copy of all DBE subcontractor agreements prior to commencing work.

Town of Flower Mound to provide signal equipment, controller, and signal heads.

Item 5:

Underground utilities owned by both the Town of Flower Mound and the Texas Department of Transportation may be present within the Right-Of-Way on this project. For signal, illumination, surveillance, and communications & control maintained by TxDOT, call the TxDOT Traffic Signal Office (214-320-6682) for locates a minimum of 48 hours in advance of excavation. For irrigation systems, call TxDOT Maintenance Landscape Office (214-320-6636) for locates a minimum of 48 hours in advance of excavation. For the underground utilities owned by Town of Flower Mound, Contact Matthew Hotelling with the Town of Flower Mound at 972-874-6303 a minimum of 48 hours in advance of excavation. If city or town owned irrigation facilities are present, call the appropriate department of the local city or town a minimum of 48 hours in advance of excavation. The Contractor is liable for all damages incurred to the above-mentioned utilities when working without having the utilities located prior to excavation.

For the project to be deemed complete, permanently stabilize all unpaved disturbed areas of the project with a vegetative cover at a minimum of 70% density for the control of erosion.

Submit all shop drawings, working drawings, or other documents which require review sufficiently in advance of scheduled construction to allow no less than thirty (30) calendar days for review and response.

Locate all utilities, both underground and above ground, in the project area prior to beginning work so that conflicts are avoided.

Provide to the Engineer, in addition to any submittals required by the specifications and elsewhere in the general notes, a list of pre-qualified material to be used on the project.

Item 7:

Repair or replace any structures and utilities that might have been damaged by negligence or a failure to have utility locates performed.

Perform all electrical work in accordance with the National Electrical Code and Texas Department of Transportation Specifications. Consult with appropriate electric company representatives according to their respective area to coordinate electrical services installations.

Item 416: Drilled Shaft Foundations

Provide a formed smooth finish for all portions of drill shafts extending above proposed ground. Include cost for this work in the unit bid price for this item.

Traffic signal pole and/or illumination pole foundations will be paid for once regardless of extra work caused by obstructions.

Install a 5/8"x10' copper clad ground rod in each traffic signal pole foundation. The ground rod for each foundation will protrude above the finish grade of the foundation a minimum of 1" and a maximum of 2".

Concrete removal required for installation of drilled shafts will be subsidiary to Item 416.

Item 502: Barricades, Signs, and Traffic Handling

The Contractor Force Account "Safety Contingency" that has been established for this project is intended to be utilized for work zone enhancements, to improve the effectiveness of the Traffic Control Plan, that could not be foreseen in the project planning and design stage. These enhancements will be mutually agreed upon by the Engineer and the Contractor's Responsible Person based on weekly or more frequent traffic management reviews on the project. The Engineer may choose to use existing bid items if it does not slow the implementation of enhancement.

Access will be provided to all business and residences at all times. Where turning radii are limited during phased construction at intersections, provide all weather surfaces such as RAP or base in turning movements to accommodate and to protect the traffic from edge drop-offs. Materials, labor, maintenance and removal for these temporary accesses and radii will not be paid for directly but will be considered subsidiary to the various bid items. When moving unlicensed equipment on or across any pavement or public highways, protect the pavement from all damage using an acceptable method.

Item 618: Conduit

Secure permission and approval from the proper authority prior to cutting into or removing any sidewalks or curbs for installation of this Item.

When holes are drilled through concrete structures, use a coring device. Do not use masonry or concrete drills.

Place conduit under existing pavement by an approved boring method. Do not place boring pits closer than 2 feet from the edge of the pavement unless otherwise directed. Do not use water jetting. When conduits are bored, do not exceed 18 inches in the vertical and horizontal tolerances as measured

from the intended target point.

Do not use a pneumatically driven device for punching holes beneath the pavement (commonly known as a "missile").

Furnish and install a non-metallic mule tape in conduit runs in excess of 50 feet. Also furnish and install non-metallic mule tape in conduit installed for future use and cap using standard weather-tight conduit caps, as approved. Furnish Garvin # PT-1250-3K, ComStar PUL 1250P3K, Ideal Part No. 31-315 or equal as approved by the Engineer. This work will not be paid for directly, but is subsidiary to this Item.

Use a colored cleaner-primer on all PVC to PVC joints before application of PVC cement. Seal all conduit ends with a permanently soft, non-toxic duct seal. Use a duct seal that does not adversely affect other plastic materials or corrode metals.

Seal all conduit ends with lighting circuits with at least three feet of polyurethane foam approved by the Engineer that will not adversely affect other plastic materials or corrode metals.

Communications cable shall be installed in a separate conduit and bored separately.

2" Schedule 80 PVC will be used at the power pole to supply electricity to underground services.

Item 620: Electrical Conductors

The equipment grounding conductor shall be identified by a continuous green colored jacket insulation or bare wire. Grounded conductors (Neutral) shall be identified by a continuous white colored jacket. Ungrounded conductors (Hot) in a 120/240v or 240/480v system shall be identified by each pole or leg. For 240-volt branch circuit fed from 120/240 source and 480-volt branch circuit fed from 240/480 source, ensure one leg is identified by a continuous black colored jacket and the other leg by a continuous red colored jacket.

For both transformer and shoe-base type illumination poles, provide double-pole breakaway fuse holder as shown on the Texas Department of Transportation (TxDOT) - Construction Division's (CST) materials producers list. Category is "Roadway Illumination and Electrical Supplies." Fuse holder is shown on list under Items 610 & 620. Provide 10 amp time delay fuses.

Item 624: Ground Boxes

Seal ground boxes for lighting circuits with polyurethane foam approved by the Engineer that will not adversely affect other plastic materials or corrode metal.

Slack conductors required by Standard Sheet ED(3)-14 will be subsidiary to Item 624.

Concrete removal required for installation of ground boxes will be subsidiary to Item 624.

Item 628: Electrical Services

Contact the appropriate utility company during the first three weeks of the project lead-time period to allow adequate time for any necessary utility adjustments, transformer installation, etc.

Granite concrete service pole embedment depth shall be 10' and shall be a minimum of 25' above grade.

The Meter Base or Transocket shall be mounted facing the roadway and the service enclosure shall be mounted on the opposite side of the pole from the Meter Base or Transocket on all types of poles, Granite Concrete, Timber Pole or Steel Pole.

The Contractor shall obtain the street address of the new electrical service directly from the applicable City.

Label the service enclosures indicating service address as well as all required information as shown on the Electrical Detail (ED) standard sheets. Labeling shall be silk screening or other acceptable method. This work will not be paid for directly, but is subsidiary to this Item.

A Licensed Master Electrician shall be required to install all electrical services.

Item 644: Small Roadside Sign Assemblies

Prior to taking elevations to determine lengths for fabrication of sign posts, obtain verification of all proposed locations.

All sign mounts shall have a clamp base system for all small roadside sign assemblies.

Item 656: Foundations for Traffic Control Devices

Before placing the concrete for the controller foundation, coordinate with the Town of Flower Mound to ensure that the anchor bolt spacing will match the anchor bolts and cabinet supplied by the city.

Form a 3/4-inch chamfer on the top edge of each pedestal pole foundation.

Probe for utilities and underground structures prior to drilling foundations. Foundations shall be paid for once regardless of extra work caused by obstructions.

Item 666: Retroreflectorized Pavement Marking

Item 666 shall be in accordance with TXDOT standard specification.

Item 677: Eliminating Existing Pavement Markings and Markers

A water blasting method approved by the Engineer will be the only method allowed for the removal of permanent and temporary pavement markings except on

a sealcoat surface. A 2 foot wide sealcoat will be required on sealcoat surfaces to eliminate permanent and temporary pavement markings.

Item 680: Installation of Highway Traffic Signals

Requirements for this Item include the following work, all of which are subsidiary to this Item:

1.Notify Matthew Hoteling with the Town of Flower Mound at 972-874-6303 one week before beginning any work involving traffic signals.

2.Provide submittal literature for all traffic signal equipment before installation.

3.Install the supplied traffic signal controller and cabinet. Provide and install traffic signal cabinet foundation.

4.Deliver the cabinet, controller, and accessories (with all cabinet components completely connected and securely strapped down) to the Town of Flower Mound for testing. Notify Matthew Hoteling with the Town of Flower Mound two working days before delivery at at 972-874-6303.

5.Install the controller cabinet in an orientation as directed.

6.Connect all field wiring to the controller assembly, including SSR coaxial cable termination into the polyphaser. The Town will assist in determining how the detection cables are to be connected, and will also program the controller for operation, hook up the malfunction management unit (MMU) or conflict monitor, detector units, and other equipment, and turn on the controller. Pick up the signal cabinet from the Town of Flower Mound. Have a qualified technician and a representative from the controller supplier on the project site to place the traffic signals in operation.

7.Furnish and install all sign panels for mounting on signal poles, mast arms, and span wires. Fabricate the sign panels in accordance with Item 636, and mount with Astro-Sign Brac, Signfix aluminum channel, or equal as approved by the Engineer. The Town of Flower Mound to provide street name signs. Install the sign panels supplied for mounting on signal poles, mast arms, and span wires. Furnish and install all other signs in accordance to Item 636. Furnish all mounting hardware for all signs. Mount signs with Astro-Sign Brac, Signfix aluminum channel, or equal as approved by the Engineer.

8.Provide 250W HPS Equivalent LED Fixtures with 240 volt electronic LED drivers as shown on the Material Producers List.

9.Remove the existing stop sign panels after the traffic signals are in operation.

10.Install the emergency vehicle preemption equipment supplied by the Town of Flower Mound.

11.Have a qualified technician on the project site to place the traffic signal in operation.

12.Use qualified personnel to respond to and diagnose all trouble calls during the thirty-day test period. Repair any malfunction to Contractor-supplied signal equipment. Provide to the Engineer a local telephone number, not subject to frequent changes and available on a 24-hour basis, for reporting trouble calls. Response time to reported calls must be less than 2 hours. Make appropriate repairs within 24 hours. Place a logbook in the controller cabinet and keep a record of each trouble call reported. Notify the Engineer of each trouble call. Do not clear the error log in the conflict monitor or MMU during the thirty-day test period without approval.

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9/21/2017

GENERAL NOTES 1

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



2435 N CENTRAL EXPY, SUITE 750
RICHARDSON, TEXAS 75080
P 214-468-8200
F 214-468-8266
Firm # F-6324

DRAWN BY: MS	PROJECT NO. 198110138	SHEET 2
DATE: 9/21/2017	SHEET 1 OF 1	

13.Pick up the 6’x6’ controller house as directed after giving 48 hours notice to the Town of Flower Mound Signal Shop at (214)320-6682. Remove all panels, harnesses, switches, wires, fan, interior light fixtures, etc. Pressure wash the interior of the house and paint white. The Town of Flower Mound to provide controller. Install new controller(s) (eight phase NEMA TS2 Type 1), new panels and associated equipment meeting the requirements of Departmental Materials Specifications DMS-11170, including back panel(s), detector panel(s), cord rack(s), all harnesses, switches, terminal blocks, 48 inch fluorescent 40 watt light fixtures and fan. Replace air filters with a reusable aluminum type filter capable of being cleaned with pressurized air or water. Securely mount the filter so that any air entering the house passes through the air filter. Provide two 1-1/2 inch drawers, mounted directly beneath the shelves closest to the floor. Provide drawers for storing documents and miscellaneous equipment meeting requirements as follows: hinged top cover, support up to 50 pounds when fully extended, open and close smoothly, dimensions making maximum use of available depth offered by the controller shelf, and a minimum of 24 inches wide. Provide a cutout in the floor. If a new location for the cutout is necessary, cover the existing cutout with approved material as directed (aluminum sheet screwed down). Provide a new black rubber mat over the entire floor area. Provide detector panel toggle switches with a fixed position that additionally permit the user to disconnect the detector. Provide cabinet configuration 4 (16 position load bay) for the back panel(s). Provide vent fan with the following specifications:

1/2 hp, 1140 rpm, 1 phase, 115 VAC, 60 Hz,
1.5 Amps (Emerson Electric Co. Model XB-121or equal UL listed fan.)

Install the refurbished controller house as directed by the engineer.

14.Prevent any damage to property owner’s poles, fences, shrubs, mailboxes, etc. Protect all underground and overhead utilities and repair any damage. Provide access to all driveways during construction.

15.The concrete foundation for the controller as shown on the TS-CF-04 is diagrammatic and the dimensions will be adjusted in the field to fit existing conditions.

16.A 3 inch strip of red prismatic conformable sheeting shall be placed on all Do Not Enter sign assemblies. This sheeting shall be placed directly below the Do Not Enter sign for the entire length of the sign post facing wrong way traffic.

17.Completely remove timber poles not set in concrete without cutting off the pole. Timber poles set in concrete are considered unsalvageable.

Item 682: Vehicle and Pedestrian Signal Heads

Install signal head attachments so that the wiring to each signal head passes from the mast arm through the attachment hardware to the signal head. Do not leave cable or wiring exposed.

Provide signal head attachments that allow for adjustment about the horizontal and vertical axis.

Town of Flower Mound to provide polycarbonate pedestrian and vehicle signal heads in the following color:
Federal Yellow #13538 of Federal Standard 595. Contractor to provide non-painted aluminum tubing. Town of Flower Mound to provide back plates, louvers, and the inside of visors with a flat black finish. Town of Flower Mound to provide aluminum vented back plates for all traffic signal heads.

Turn down signal heads or cover with burlap or other material, as approved, until traffic signal is placed in operation.

Mount signal heads level and plumb and aim as directed.

Provide louvers that have 5 vanes and a flat black finish on the inside surfaces. Securely fasten a hardware cloth screen with 5/8 inch or smaller mesh size to the front face of each louver to prevent entry by birds.

Item 684: Traffic Signal Cables

Provide 18 AWG Type C signal cables for loop detector lead-ins.

Provide stranded 14 AWG Type A signal cables for LED signal heads and stranded 12 AWG Type C cables for APS units.

Provide a separate multi-conductor signal cable (14 AWG) inside pedestal poles and signal poles from the terminal strip to each signal head as shown on the plans.

Identify each cable as shown on the plans (cable 1, etc.) with permanent marking labels (Panduit Type PLM standard single marker tie, Thomas&Betts Type 548M, or equal) at each ground box, pole base, and controller.

Item 686: Traffic Signal Pole Assemblies

Provide 12 circuit Buchanan Type 112SN, Kulka Type 985-GP-12 CU, or equal terminal strips in the signal pole access compartment. Provide additional terminal strips of 8 circuits each when more than 12 circuits are required. The conductors for the line and load side of the terminal strip shall be identified with a plastic label with two straps per tag. The load side shall have each signal head and ped head identified on the tag.

Mark pole shafts and mast arms with the identification numbers from the plans to facilitate field-assembly. Identify pole shafts and mast arms by intersection for projects with multiple intersections.

Provide nuts on top and bottom (double nuts) of the base plate as shown on the plans.

Set anchor bolts for mast arm signal poles and strain poles so that two are in tension and two are in compression. Obtain approval of anchor bolt placement before placing concrete. Provide vertical clearance of 17 to 19 feet from the roadway to the lowest point of the signal head or mast arm. Place signal heads 40 feet minimum and 180 feet maximum from the stop line. If the nearest signal is more than 180 feet from the stop line, place a supplemental near-side signal head. Determine the field measurements and elevations from the actual field location of the poles, considering all above and below ground utilities and existing roadway elevations.

Provide vibration dampers for mast arms 28 feet to 48 feet in length. Install as shown on MA-DPD-12.

The Town of Flower Mound will provide powder coated poles. Contact Matthew Hotelling with the Town of Flower Mound at 972-874-6303 for further information.

For existing signal poles, replacement of existing conductors is not required inside the poles. Plug any unused openings in existing mast arms and poles with an approved material.

Provide 3 pipe plugs for wiring access on strain poles.

Provide a three piece bracket assembly on strain poles or drill the pole and use thimble eye bolts to attach the strain vise for the span wire.

Item 6054: Spread Spectrum Radios for Traffic Signals

Town of Flower Mound will provide a 5.8 GHz radio to be installed by the contractor.

Install the coaxial cable so that it is not exposed to the outdoor environment.

Ensure yagi antenna installation allows for vertical and horizontal adjustment of the antenna. Provide a PCTEL MYK10 antenna bracket or approved equal for yagi antenna installation.

Provide eight (8) hours of operational and maintenance training for all brands of radio provided on this project to designated personnel. Provide this training for a maximum of 10 people, at a time and location approved by the Engineer. Provide training which includes, but not be limited to, "hands-on" operation for each type of equipment; explanation of all system commands, functions, and usage; required preventative maintenance procedures; and system "trouble-shooting" or problem identification. Submit an outline of the proposed training material for approval at least 60 days before the training begins.

Item 6058: Battery Back-up System for Signal Cabinets

Town of Flower Mound to provided the BBU to be installed by the contractor.

Item XXXX: Emergency Vehicle Traffic Signal Priority Control

The GTT system from Opticom (or approved equivalent) shall be provided with all associated equipment by the Town of Flower Mound to be installed by the contractor.

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9/21/2017

GENERAL NOTES 2		
TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS		
		2435 N CENTRAL EXPY, SUITE 750 RICHARDSON, TEXAS 75080 P 214-468-8200 F 214-468-8266 Firm # F-6324
DRAWN BY: MS	PROJECT NO. 198110138	SHEET 3
DATE: 9/21/2017	SHEET 2 OF 1	

TRAFFIC SIGNAL SUMMARY OF QUANTITIES PROVIDED AND INSTALLED BY CONTRACTOR				
TXDOT SPEC	DESC. CODE	DESCRIPTION	UNIT	TOTAL
416	6032	DRILL SHAFT (TRF SIG POLE) (36 IN)	LF	64
496	6043	REMOV STR (SMALL FENCE)	LF	150
500	6001	MOBILIZATION	LS	1
552	6004	WIRE FENCE (TY D)	LF	150
618	6023	CONDT (PVC) (SCHD 40) (2")	LF	290
618	6029	CONDT (PVC) (SCHD 40) (3")	LF	10
618	6074	CONDUIT (RM) (3")	LF	10
620	6008	ELEC CONDUCTOR (NO. 8) INSULATED	LF	1870
620	6009	ELEC CONDR (NO. 6) BARE	LF	275
620	6010	ELEC CONDR (No. 6) INSULATED	LF	360
624	6008	GROUND BOX TY C (162911) W/APRON	EA	1
625	6002	ZINC-COAT STL WIRE STRAND (3/16")	LF	560
625	6004	ZINC-COAT STL WIRE STRAND (5/16")	LF	1120
628	6213	ELC SRV TY D 120/240 100(NS)AL(E)PS(U)	EA	1
644	6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	2
666	6048	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	55
666	6054	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	2
666	6078	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	2
666	6303	RE PM W/RET REQ TY I (W)4"(SLD)(100MIL)	LF	35
680	6002	INSTALL HWY TRF SIG (ISOLATED)	EA	1
684	6031	TRF SIG CBL (TY A) (14 AWG) (5 CONDR)	LF	790
684	6033	TRF SIG CBL (TY A) (14 AWG) (7 CONDR)	LF	195
6058	6002	BBU SYSTEM (STAND-ALONE BBU CABINET ONLY)	EA	1

TRAFFIC SIGNAL SUMMARY OF QUANTITIES PROVIDED BY TOWN OF FLOWER MOUND AND INSTALLED BY CONTRACTOR				
TXDOT SPEC	DESC. CODE	DESCRIPTION	UNIT	TOTAL
682	6001	VEH SIG SEC (12") LED (GRN)	EA	7
682	6002	VEH SIG SEC (12") LED (GRN ARW)	EA	1
682	6003	VEH SIG SEC (12") LED (YEL)	EA	7
682	6005	VEH SIG SEC (12") LED (RED)	EA	7
682	6023	BACK PLATE (12") (3 SEC)	EA	6
682	6024	BACK PLATE (12") (4 SEC)	EA	1
686	6020	INS TRF SIG PL AM (S)STR(TY D)LUM	EA	4
6025	6001	RADAR PRESENCE DETECTION	EA	3
6025	6002	RADAR PRESENCE DETECTOR COMM CABLE	LF	365
6054	6005	ANTENNA (UNI-DIRECTIONAL)	EA	1
6057	6001	RADAR ADVANCED DETECTION DEVICE	EA	2
6069*	6002	RADAR COMMUNICATION CABLE	LF	340
XXXX	XXXX	PTZ CAMERA	EA	1
**		STREET NAME SIGNS	EA	3
**		CONTROLLER & CABINET	EA	1
6058	XXXX	BBU SYSTEM (CABINET NOT INCLUDED)	EA	1
**		MALFUNCTION MANAGEMENT UNIT (MMU)	EA	1
XXXX	XXXX	OPTICOM MULTIMODE PHASE SELECTOR	EA	1
XXXX	XXXX	OPTICOM DETECTOR	EA	3
XXXX	XXXX	OPTICOM CABLE	LF	490
***		PRE-EMPTION (RAILROAD)	LS	1

* FOR CONTRACTOR'S INFORMATION ONLY. THE PRICING FOR THIS ITEM IS INCLUDED IN 6057 6001.

**INSTALLATION IS SUBSIDIARY TO ITEM 680.

***CONTRACTOR TO INSTALL CABLING ONLY.

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US 377 AT CANYON FALLS DRIVE
SUMMARY OF QUANTITIES

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



2435 N CENTRAL EXPY. SUITE 750
RICHARDSON, TEXAS 75080
P 214-468-8200
F 214-468-8266
Firm # F-6324

DRAWN BY: MS

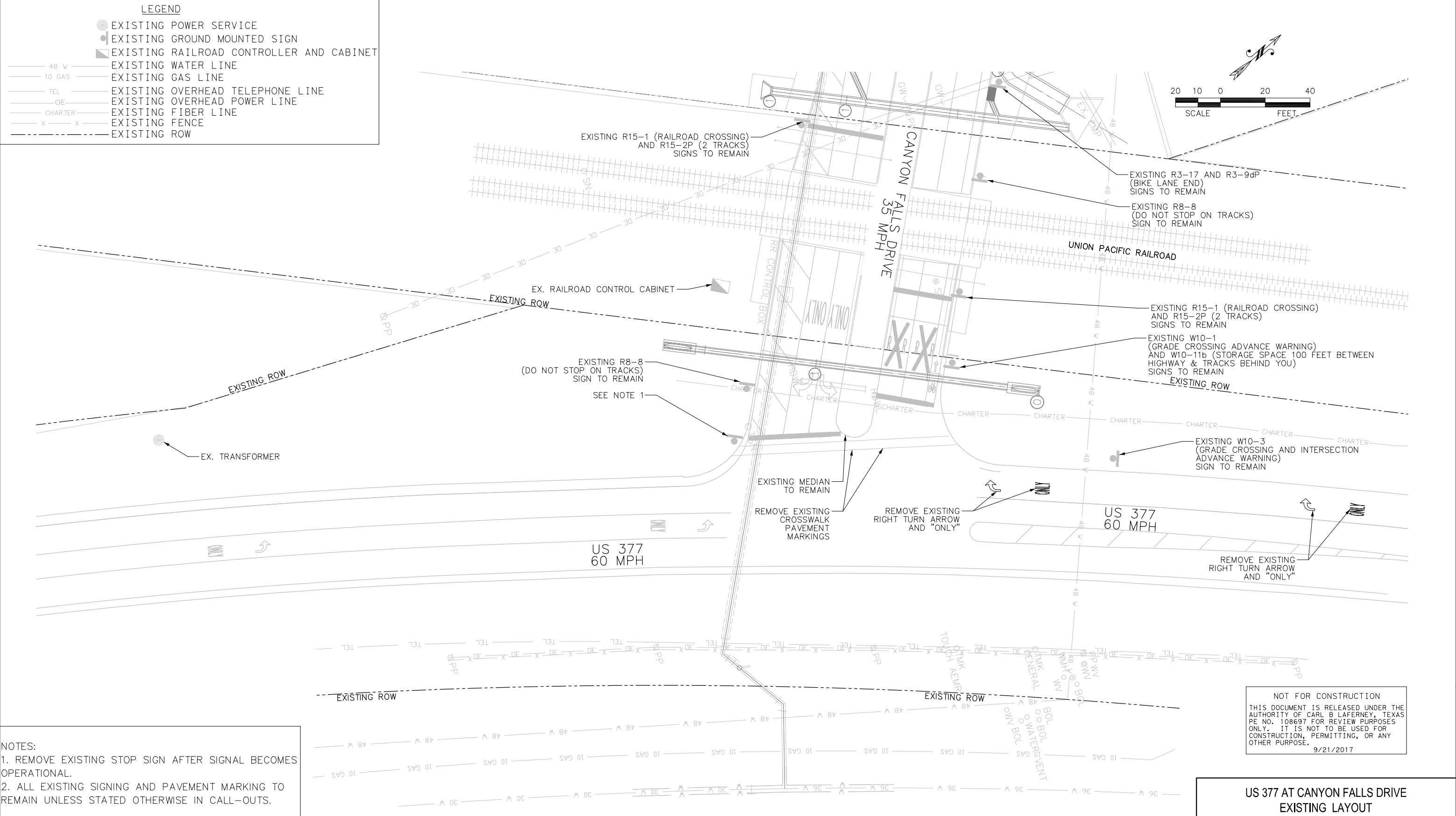
PROJECT NO. 198110138

SHEET

DATE: 9/21/2017

SHEET 1 OF 1

4

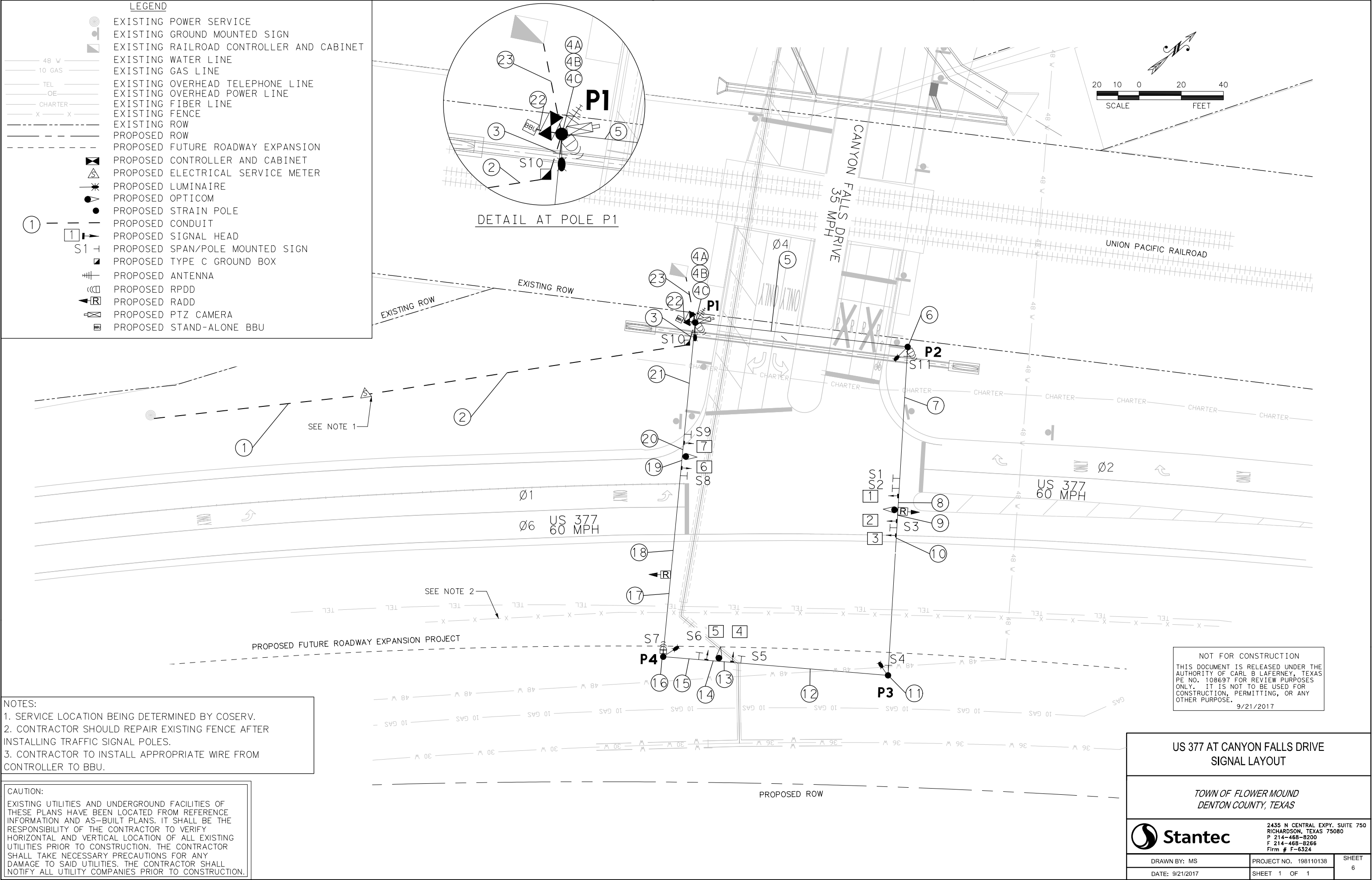


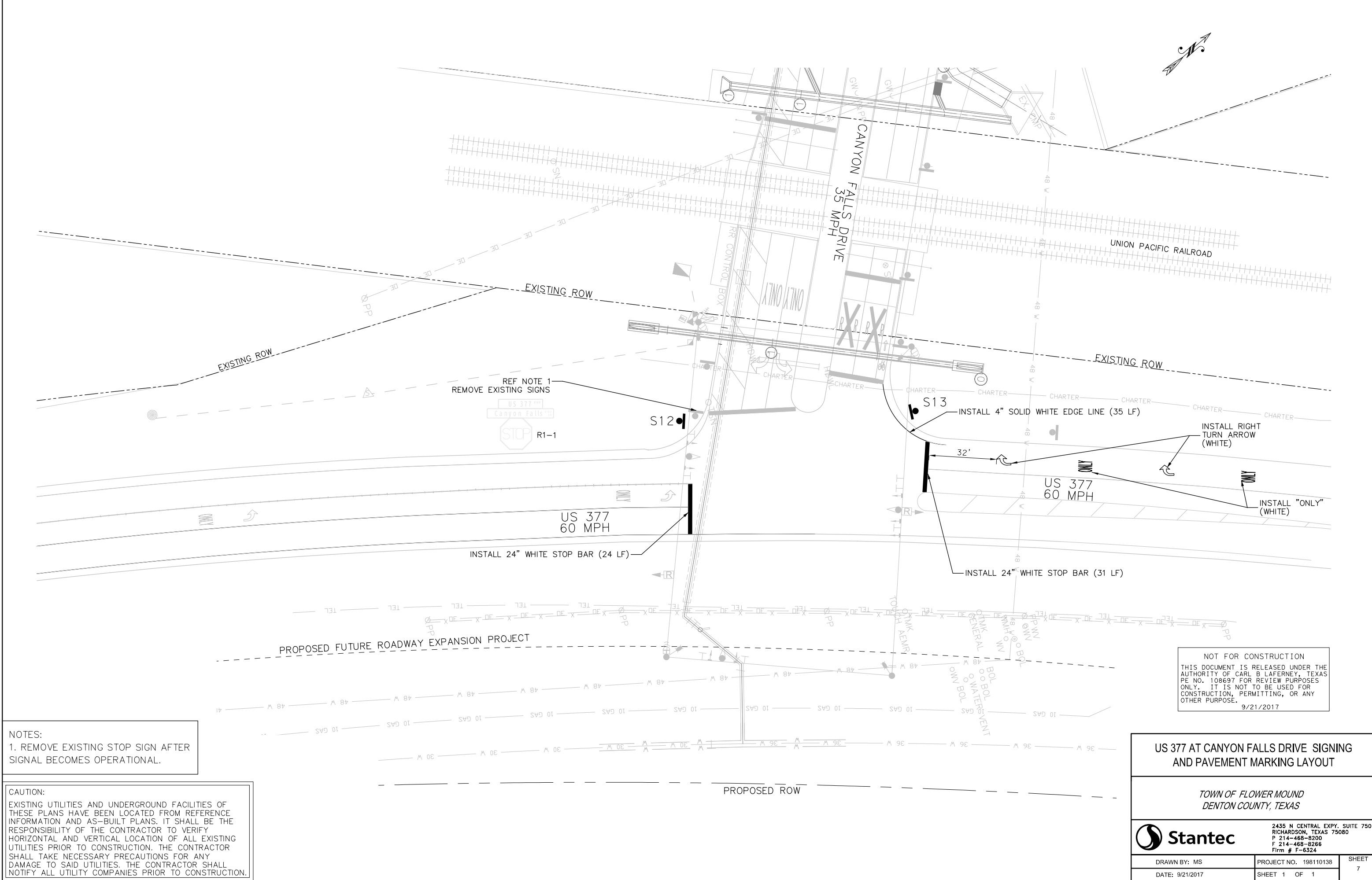
NOTES:
1. REMOVE EXISTING STOP SIGN AFTER SIGNAL BECOMES OPERATIONAL.
2. ALL EXISTING SIGNING AND PAVEMENT MARKING TO REMAIN UNLESS STATED OTHERWISE IN CALL-OUTS.

CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

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US 377 AT CANYON FALLS DRIVE EXISTING LAYOUT		
TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS		
		2435 N CENTRAL EXPY, SUITE 750 RICHARDSON, TEXAS 75080 P 214-468-8200 F 214-468-8266 Firm # F-6324
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DATE: 9/21/2017	SHEET 1 OF 1	





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US 377 AT CANYON FALLS DRIVE SIGNING AND PAVEMENT MARKING LAYOUT		
TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS		
		2435 N CENTRAL EXPY, SUITE 750 RICHARDSON, TEXAS 75080 P 214-465-8200 F 214-468-8266 Firm # F-6324
DRAWN BY: MS	PROJECT NO. 198110138	SHEET 7
DATE: 9/21/2017	SHEET 1 OF 1	

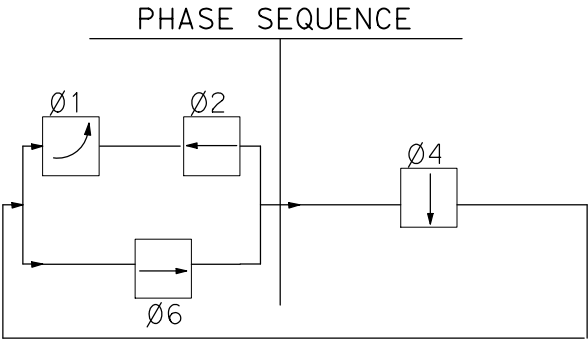
CONDUIT RUNS																		
RUN NO.	ITEM 618 SIZE/TYPE CONDUIT (FT)				ITEM 620 ELECTRICAL CONDUCTORS CONDUIT (FT)					BBU WIRE	PTZ CAMERA CABLE	RADAR PRESENCE DETECTOR	RADAR ADVANCED DETECTOR	OPTICOM CABLE	ITEM 618 SIZE/TYPE CONDUIT (FT)		LENGTH OF RUN (FT)	ADDITIONAL SLACK (FT)
	2" PVC TRENCHED	3" PVC TRENCHED	3" RM	AERIAL RUNS	STATUS***	NO. 8 XHHW WIRE	NO. 6 XHHW (POWER)	NO.6 BARE WIRE	PRE - EMPTION (RAILROAD)						5 CNDR 14 AWG	7 CNDR 14 AWG		
1	1				I												100	
2	1				I	4	2	1									155	
3	1				I	4	2	1									10	
4A*			1		I	4	2	1	1	1							10	
4B*					I	4		1			1	3	2	3	5	1	10	
4C*					I	4		1			1	1					20	
5				1	I	2						1	1	1	1	1	105	
6*					I	4		1				1					20	
7**				1	I	2							1	1	1	1	80	50
8				1	I	2							1	1	1		5	
9				1	I	2									1		10	
10				1	I	2											75	
11*					I	2		1									20	
12				1	I												75	
13				1	I										1		10	
14*				1	I									1	1		5	
15				1	I									1	2		25	
16*					I	2		1				1					20	
17				1	I	2						1		1	2		40	
18				1	I	2						1	1	1	2		55	
19				1	I	2						1	1	1	3		5	
20				1	I	2						1	1	2	3		10	
21**				1	I	2						1	1	2	4		60	50
22		1			I		1	1		1							10	
23	1				I				1								25	
TOT	290	10	10	560	-	1870	360	275	35	20	30	365	340	490	790	195		
*RUN INSIDE POLES FOR LUMINAIRES AND CONTROLLER																		
**SLACK PROVIDED FOR ROADWAY SHIFT DURING CONSTRUCTION																		
***I=INSTALL																		

ELECTRICAL SERVICE DATA									
ELECTRICAL SERVICE DESCRIPTION(SEE ED(14))	SERVICE CONDUIT SIZE (PVC)	SERVICE CONDUCTORS NO./SIZE	SAFETY SWITCH AMPS	MAIN DISCONNECT CKT.BRK. POLE/AMP	TWO-POLE CONTACTOR AMPS ***	PANELBD./ LOADCENTER AMP RATING (MIN)	CIRCUIT NO.	BRANCH CKT.BRK. POLE/AMPS	KVA LOAD
TY D (120/240)100(NS)AL(E)PS(U)	2"	3/#6	N/A	2P/100	30	100	T.S. LIGHTING	1P/50 2P/20	<13.2

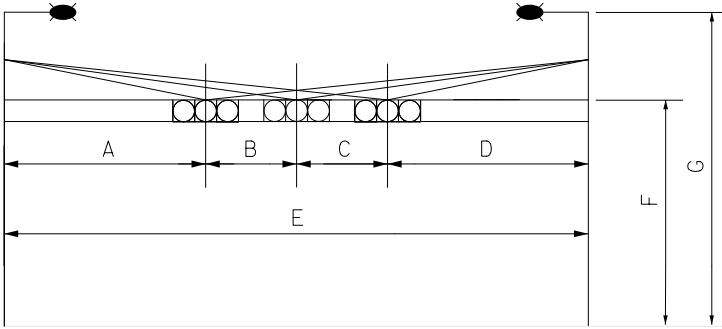
SIGNAL HEADS WITH LED LAMPS							
SIGNAL HEAD #	12 INCH SIGNAL	BACKPLATE		VEH SIG SEC (12 IN)			
		3 SEC	4 SEC	<-G	G	Y	R
2,3,4,5,6,7	H3	6	-	-	6	6	6
1	H4LT	-	1	1	1	1	1
Total		6	1	1	7	7	7

CABLE TERMINATION CHART					
CONDUCTOR COLOR		CABLE 1,2 14 AWG 5 CNDR	CABLE 3,4 14 AWG 5 CNDR	CABLE 5,6 14 AWG 5 CNDR	CABLE 7 14 AWG 7 CNDR
		FROM SPAN P1 - P4 TO CNTRL.	FROM SPAN P3 - P4 TO CNTRL.	FROM SPAN P2 - P3 TO CNTRL.	FROM SPAN P2 - P3 TO CNTRL.
1	BLACK	SPARE	SPARE	SPARE	SPARE
2	WHITE	SH COMMON	SH COMMON	SH COMMON	SH COMMON
3	RED	SH 6, 7 RED BALL	SH 4, 5 RED BALL	SH 2, 3 RED BALL	SH 1 RED BALL
4	GREEN	SH 6, 7 GREEN BALL	SH 4, 5 GREEN BALL	SH 2, 3 GREEN BALL	SH 1 GREEN BALL
5	ORANGE	SH 6, 7 YELLOW BALL	SH 4, 5 YELLOW BALL	SH 2, 3 YELLOW BALL	SH 1 YELLOW BALL
6	BLUE				SH 1 GREEN ARROW - LEFT
7	WHITE/BLACK				SPARE

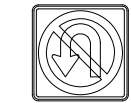
TRAFFIC SIGNAL SIGNS SUMMARY				
ID	TYPE	SIZE	DESCRIPTION	LOCATION
S1	R3-4	24" x 24"	NO U-TURN	SPAN P2 TO P3
S2	R10-17T	30" x 30"	LEFT TURN YIELD ON FLASHING YELLOW ARROW	SPAN P2 TO P3
S3	CITY TO PROVIDE		CANYON FALLS	SPAN P2 TO P3
S4	R9-3	24" x 24"	NO PEDESTRIAN CROSSING (SYMBOL)	POLE P3
S5	R3-8LR	36"x 30"	INTERSECTION LANE CONTROL	SPAN P3 TO P4
S6	CITY TO PROVIDE		US 377	SPAN P3 TO P4
S7	R9-3	24" x 24"	NO PEDESTRIAN CROSSING (SYMBOL)	POLE P4
S8	R3-4	24" x 24"	NO U-TURN	SPAN P1 TO P4
S9	CITY TO PROVIDE		CANYON FALLS	SPAN P1 TO P4
S10	R9-3	24" x 24"	NO PEDESTRIAN CROSSING (SYMBOL)	POLE P1
S11	R9-3	24" x 24"	NO PEDESTRIAN CROSSING (SYMBOL)	POLE P2
S12	R9-3	24" x 24"	NO PEDESTRIAN CROSSING (SYMBOL)	GROUND MOUNTED
S13	R9-3	24" x 24"	NO PEDESTRIAN CROSSING (SYMBOL)	GROUND MOUNTED



SIGNAL HEAD AND POLE PLACEMENT							
SPAN NUMBER	A (FT)	B (FT)	C (FT)	D (FT)	E (FT)	F (FT)	G (FT)
P-2 TO P-3	71.0	12.0	7.0	67.0	157.0	22	34
P-3 TO P-4	75.0	12.0	-	21.0	108.0	22	34
P-4 TO P-1	90.0	12.0	-	58.0	160.0	22	34



ROADWAY CROWN



R3-4
24"x24"
SIGNS S1,S8



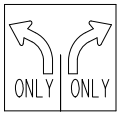
R10-17T
30"x30"
SIGN S2

Canyon Falls 6100 98

CITY TO PROVIDE
S3, S9



R9-3
24"x24"
SIGNS S4,S7,S10,
S11,S12,S13



R3-8LR
36"x30"
SIGN S5

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US 377 AT CANYON FALLS DRIVE
SIGNAL CHARTS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



2435 N CENTRAL EXPY, SUITE 750
RICHARDSON, TEXAS 75080
P 214-468-8200
F 214-468-8266
Firm # F-6324

DRAWN BY: MS

PROJECT NO. 198110138

SHEET

DATE: 9/21/2017

SHEET 1 OF 1

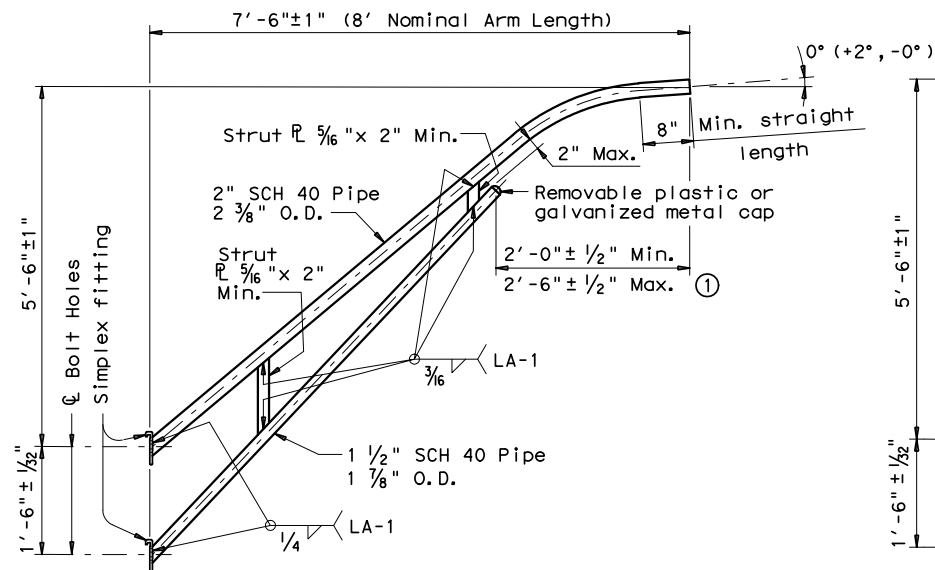
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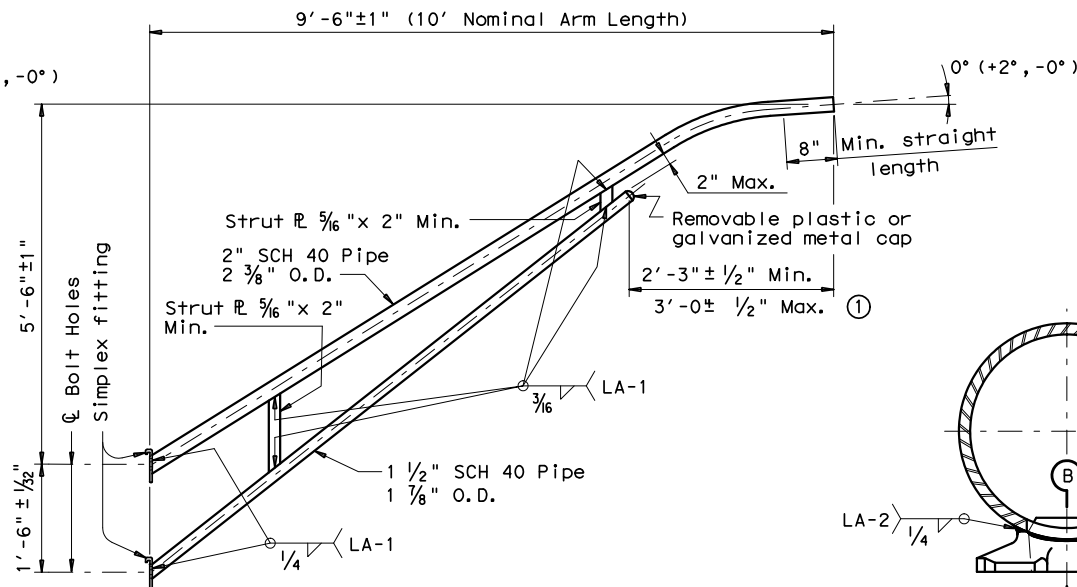
FOUNDATION SELECTION TABLE FOR STANDARD MAST ARM PLUS ILSN SUPPORT ASSEMBLIES (ft)					
		FDN 30-A	FDN 36-A	FDN 36-B	FDN 42-A
80 MPH DESIGN WIND SPEED	MAX SINGLE ARM LENGTH	32'	48'		
	MAXIMUM DOUBLE ARM LENGTH COMBINATIONS	24' X 24'			
		28' X 28'			
		32' X 28'	32' X 32'		
			36' X 36'		
			40' X 36'		
			44' X 28'	44' X 36'	
100 MPH DESIGN WIND SPEED	MAX SINGLE ARM LENGTH		36'	44'	
	MAXIMUM DOUBLE ARM LENGTH COMBINATIONS		24' X 24'		
			28' X 28'		
			32' X 24'	32' X 32'	
				36' X 36'	
				40' x24'	40' X 36'
					44' x 36'

5-96 11-99 1-12		REVISIONS		DN: MS	CK: JSY	DW: MAG/MMF	CK: JSY/T
		CONT	SECT	JOB		HIGHWAY	
		DIST	COUNTY			SHEET NO.	
					9		

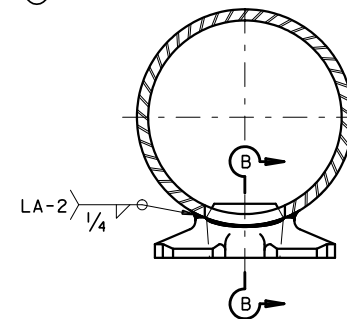
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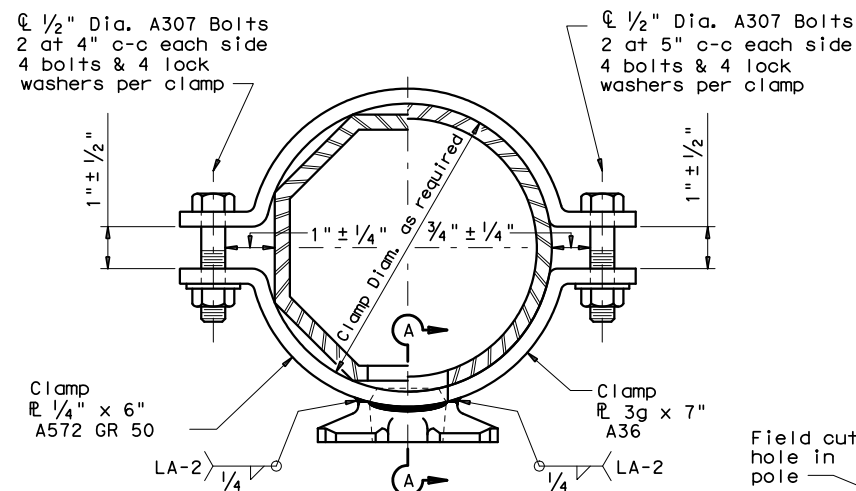
8-FOOT LUMINAIRE ARM



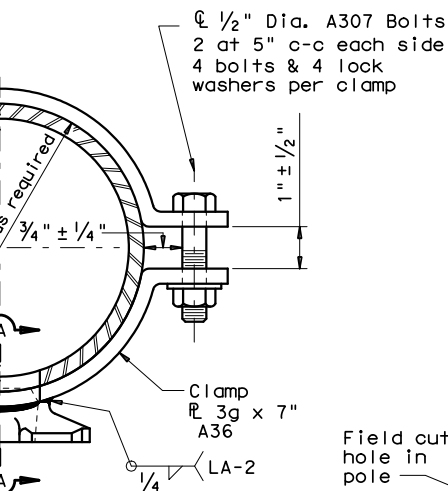
10-FOOT LUMINAIRE ARM



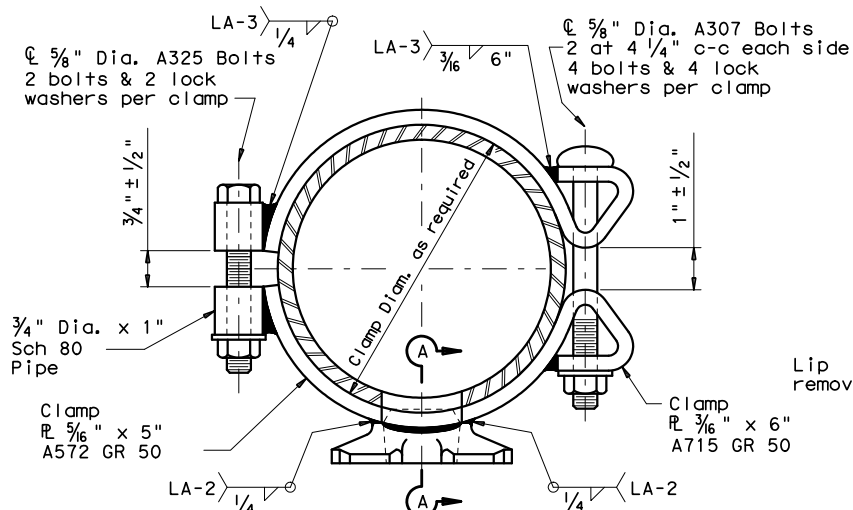
DIRECT ATTACHMENT
DETAIL



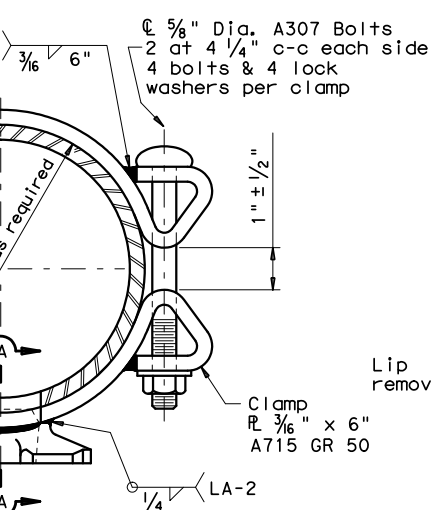
CLAMP ATTACHMENT
DETAIL NO. 1
(HALF SECTION)



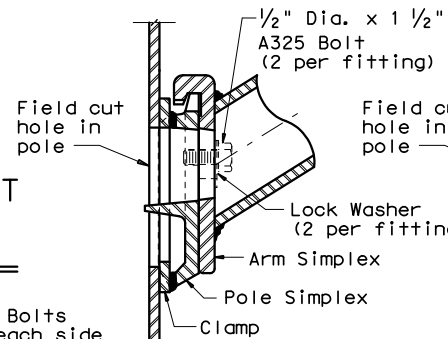
CLAMP ATTACHMENT
DETAIL NO. 2
(HALF SECTION)



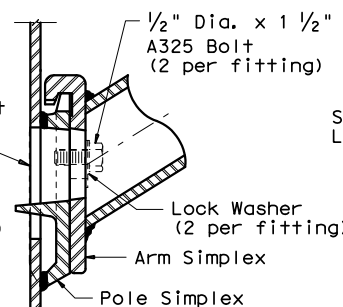
CLAMP ATTACHMENT
DETAIL NO. 3
(HALF SECTION)



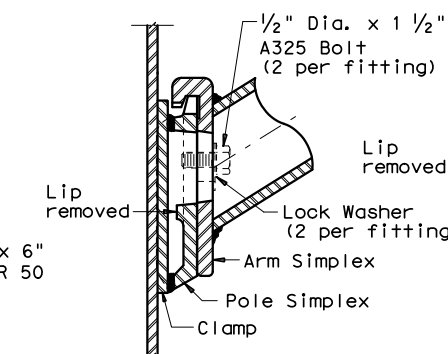
CLAMP ATTACHMENT
DETAIL NO. 4
(HALF SECTION)



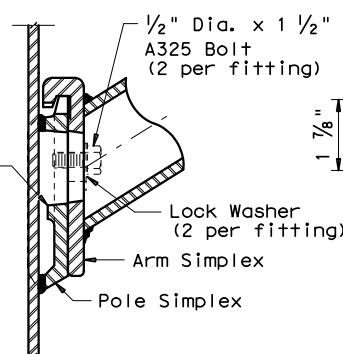
UPPER SIMPLEX FITTING



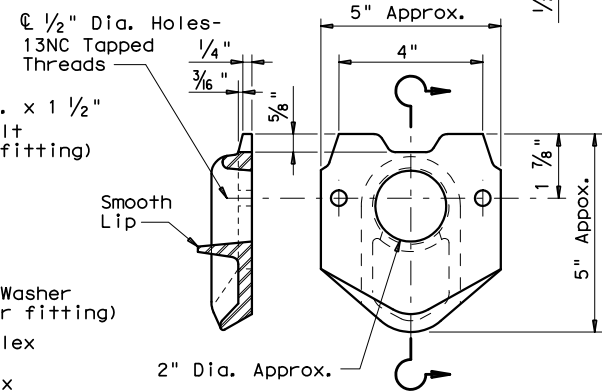
UPPER SIMPLEX FITTING



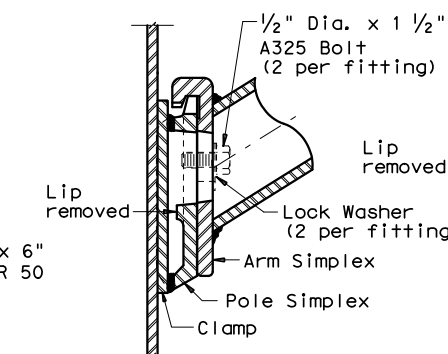
LOWER SIMPLEX FITTING



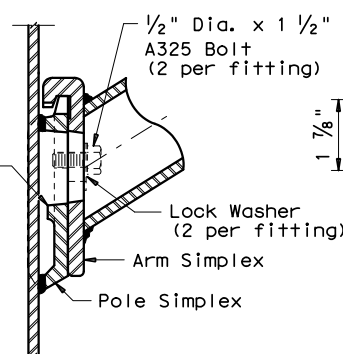
LOWER SIMPLEX FITTING



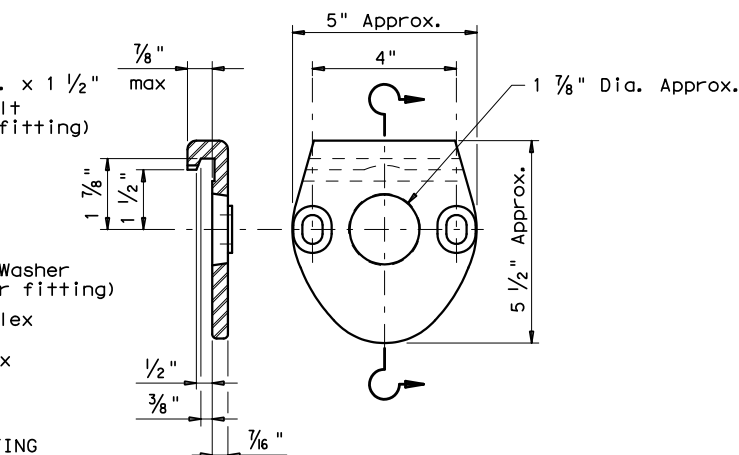
POLE SIMPLEX DETAIL



SECTION A-A



SECTION B-B



ARM SIMPLEX DETAIL

MATERIALS	
Pole or Arm Simplex	ASTM A27 Gr. 65-35 or A148 Gr. 80-50, A576 Gr. 1021 ③, or A36 (Arm only)
Arm Pipes	ASTM A53 Gr. B, A501, A1008 HSLAS-F Gr. 50 ④, or A1011 HSLAS-F Gr. 50 ④
Arm Strut Plates ②	ASTM A36, A572 Gr. 50 ④, or A588
Misc.	ASTM designations as noted

- ① Dimensional limits are given to show acceptable variation in design. All of a Fabricator's production of a particular arm length shall have the same dimensions within specified tolerances.
- ② Any of the materials listed for plates may be used where the drawings do not specify a particular ASTM designation.
- ③ A576 must be suitable for forging and also meet minimum tensile strength of 65 ksi, minimum yield of 35 ksi, and elongation in 2 inches of 22 percent.
- ④ ASTM A572, A1008 HSLAS-F, and A1011 HSLAS-F may have higher yield strengths but shall not have less elongation than the grade indicated.

GENERAL NOTES:

Design conforms to 1994 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals and Interim Revisions thereto. Design Wind Speed equals 90 mph plus a 1.3 gust factor. Arms are designed to support a 60 lb. luminaire having an effective projected area (actual area times drag coefficient) of 1.6 sq. ft.

Materials and fabrication shall be in accordance with Item 686, "Traffic Signal Pole Assemblies (Steel)" and with the details, dimensions, and weld procedures shown herein. Weld references call for preapproved weld procedures which the Fabricator must obtain prior to fabrication. In the absence of specified Fabrication tolerances, dimensions shall be within the tolerances generally obtainable in normal fabrication practice.

Unless otherwise noted, all parts shall be galvanized after fabrication in accordance with Item 445, "Galvanizing".

Deviation from the details and dimensions shown herein require submission of shop drawings in accordance with Item 441, "Steel Structures". Alternate designs are not acceptable.

Each pole simplex fitting shall be supplied with 2 ASTM A325 bolts and 2 lock washers of the size specified. The bolts and lock washers shall be secured to the pole with the other hardware items called for in the plans. When clamp attachment is specified, the Fabricator shall ship the clamp assembly securely attached to the pole at the location shown on the plans.

If clamp assemblies are ordered without poles, the Fabricator shall ship one upper and one lower clamp assembly together in a single package, including all nuts and washers required for the clamps and simplex fittings.

Texas Department of Transportation
Traffic Operations Division

STANDARD ASSEMBLY
DRAWINGS FOR LUMINAIRE
SUPPORT STRUCTURES

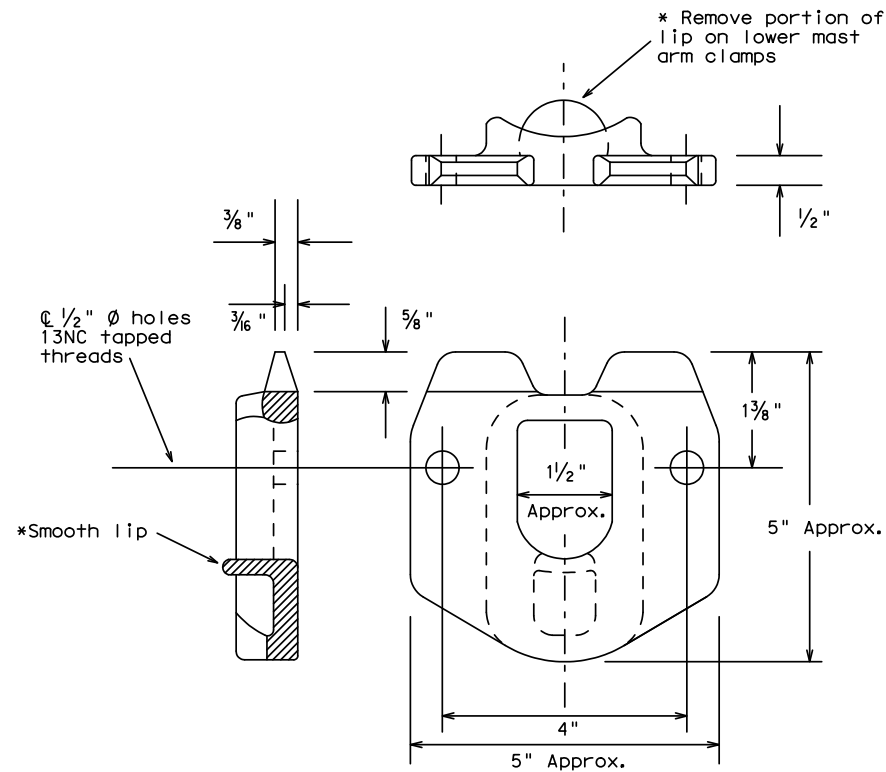
ARM DETAILS

LUM-A-12

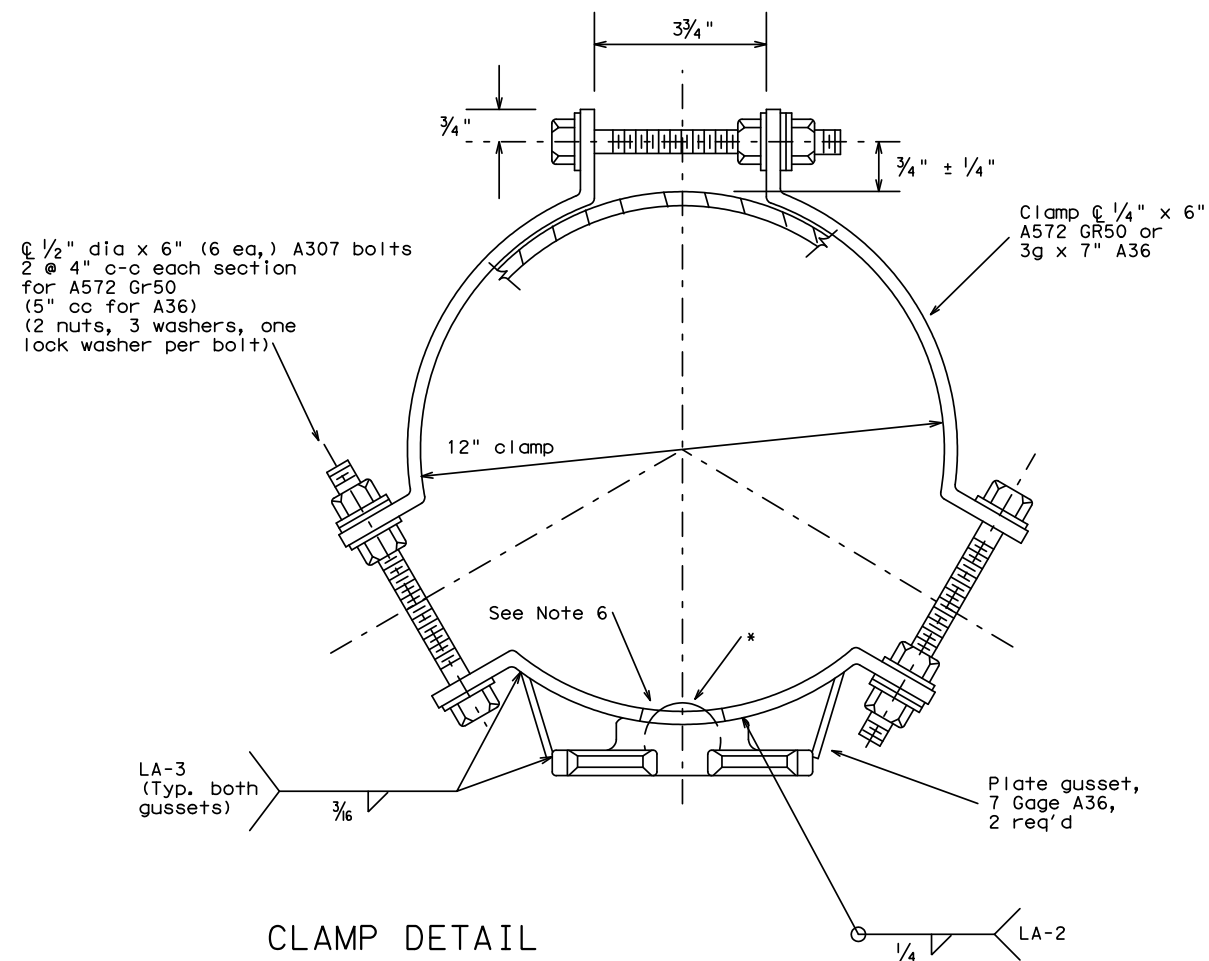
© TxDOT August 1995	DN: LEH	CK: JSY	DW: LTT	CK: TEB
5-96 1-99 1-12	REVISIONS	CONT	SECT	JOB
		DIST	COUNTY	SHEET NO.

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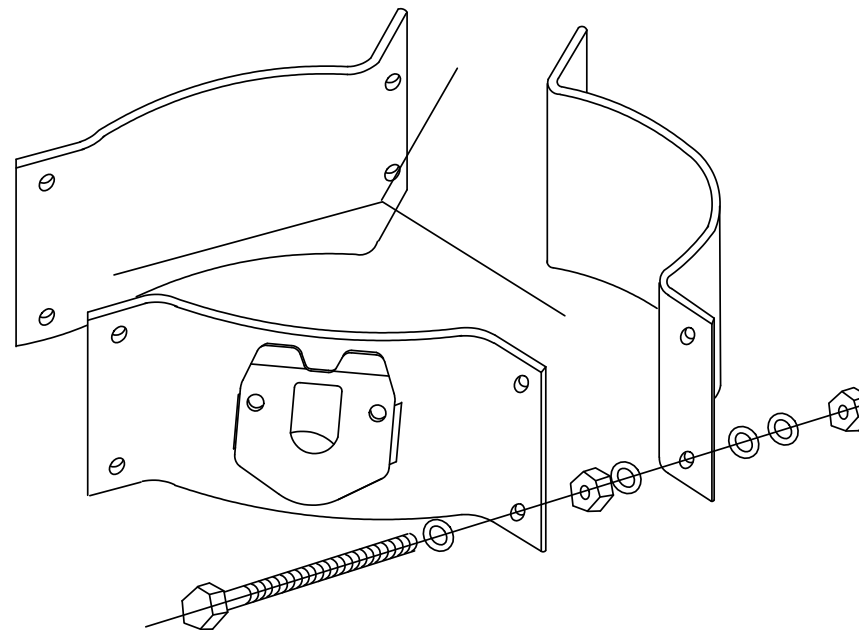
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POLE SIMPLEX DETAILS



CLAMP DETAIL



For 8.9 - 12 inch diameter Signal Poles
(Two req'd for each mast arm)

OTHER MATERIALS:

1. Pole simplex shall be ASTM A27 GR65-35 or A148 GR80-50 or A576 GR1021. ASTM A576 must be suitable for forging and also meet minimum tensile of 65ksi, minimum yield of 35ksi, and a minimum elongation of 22 percent in 2 inches.
2. Welded tabs and backplates shall be ASTM A-36 steel or better.
3. Nylon insert locknuts shall conform to ASTM A563.

GENERAL NOTES:

1. Materials and fabrication shall be in accordance with Standard Sheet "MA-C" and with the details, dimensions, and weld procedures shown herein. Weld references call for preapproved weld procedures which the Fabricator must obtain prior to fabrication. In the absence of specified fabrication tolerances, dimensions shall be within the tolerances generally obtainable in normal fabrication practice.
2. All parts shall be galvanized after fabrication in accordance with Item 445, "Galvanizing". The throat of the Simplex shall be made free of all rough or sharp edges resulting from the galvanizing process.
3. Each simplex fitting shall be supplied with 2 ASTM A325 bolts, 1/2 in. X 1 1/2 in. and 2 lock washers. The bolts and lock washers shall be secured to the clamp with the other hardware items. The Fabricator shall ship clamp assembly together in a single package, including all bolts, nuts, and washers required for the clamp and simplex fitting.
4. Design conforms to 1994 AASHTO "Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals" and interim revisions thereto. Design Wind Speed equals 80 mph plus a 1.3 gust factor. Clamps are designed to support a 60 lb. luminaire having an effective projected area (actual area times drag coefficient) of 1.6 sq. ft., 12 ft. maximum arm length.
5. Each assembly shall consist of one upper piece simplex fitting having a smooth lip and one lower piece simplex fitting with the lip removed.
6. Approximately 2 in. diameter hole in upper mast arm clamp.



CLAMP ON
FITTING ASSEMBLY FOR
LUMINAIRE MAST ARM

CFA-12

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	CONT	SECT	JOB		HIGHWAY	
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GENERAL NOTES FOR ALL ELECTRICAL WORK

1. The location of all conduits, junction boxes, ground boxes, and electrical services is diagrammatic and may be shifted to accommodate field conditions.
2. Provide new and unused materials. Ensure that all materials and installations comply with the applicable articles of the National Electrical Code (NEC), TxDOT standards and specifications, National Electrical Manufacturers Association (NEMA), and are listed by Underwriters Laboratories (UL) or a Nationally Recognized Testing Lab (NRTL). NRTLs such as Canadian Standard Association (CSA), Intertek Testing Services NA Inc., or FM Approvals LLC can be considered equivalent to UL. Where reference is made to NEMA listed devices, International Electrotechnical Commission (IEC) listed devices will not be considered an acceptable equal to a NEMA listed device. Acceptable devices may have both a NEMA and IEC listing. Faulty fabrication or poor workmanship in any material, equipment, or installation is justification for rejection. Replace or reinstall rejected material or equipment at no additional cost to the Department.
3. Miscellaneous nuts, bolts and hardware, except for high strength bolts, may be stainless steel when plans specify galvanized, provided the bolt size is 1/2 in. or less in diameter.
4. Provide the following test equipment as required by the Engineer to confirm compliance with the contract and the NEC: voltmeter, ammeter, megohm meter (1000 volt DC), ground resistance tester, torque wrenches, and torque screwdrivers. Ensure all equipment has been properly calibrated within the last year. Provide calibration certification to the Engineer upon request. Operate test equipment during inspection as requested by the Engineer.
5. Install grounding as shown on the plans and in accordance with the NEC. Ensure all metallic conduits; metal poles; luminaires; and metal enclosures are bonded to the equipment grounding conductor. Provide stranded bare copper or green insulated grounding conductors. Ground rods, connectors, and bonding jumpers are subsidiary to the various bid items.
6. When required by the Engineer, notify the Department in writing of materials from the Material Producers List (MPL) intended for use on each project. Prequalified materials are listed on the MPL on TxDOT's website under "Roadway Illumination and Electrical Supplies." No substitutions will be allowed for materials on this list.

CONDUIT

A. MATERIALS

1. Provide conduit, junction boxes, fittings, and hardware as per TxDOT Departmental Material Specification (DMS) 11030 "Conduit" and Item 618 "Conduit" of TxDOT's "Standard Specifications For Construction And Maintenance Of Highways, Streets, And Bridges," latest edition. Provide conduits listed under Item 618 on the MPL under "Roadway Illumination and Electrical Supplies." Provide conduit types according to the descriptive code or as shown on the plans. Do not substitute other types of conduits for those shown. Provide liquidtight flexible metal conduit (LFMC) when flexible conduit is called for on galvanized steel rigid metallic conduit (RMC) systems. Provide liquidtight flexible nonmetallic conduit (LFNC) when flexible conduit is called for on polyvinyl chloride (PVC) systems.
2. Provide galvanized steel RMC for all exposed conduits, unless otherwise shown on the plans. Properly bond all metal conduits.
3. Unless otherwise shown on the plans, provide junction boxes with a minimum size as shown in the following table, which applies to the greatest number of conductors entering the box through one conduit with no more than four conduits per box. When a mixture of conductor sizes is present, count the conductors as if all are of the larger size. For situations not applicable to the table, size junction boxes in accordance with NEC.

AWG	3 CONDUCTORS	5 CONDUCTORS	7 CONDUCTORS
#1	10" x 10" x 4"	12" x 12" x 4"	16" x 16" x 4"
#2	8" x 8" x 4"	10" x 10" x 4"	12" x 12" x 4"
#4	8" x 8" x 4"	10" x 10" x 4"	10" x 10" x 4"
#6	8" x 8" x 4"	8" x 8" x 4"	10" x 10" x 4"
#8	8" x 8" x 4"	8" x 8" x 4"	8" x 8" x 4"

4. Junction boxes with an internal volume of less than 100 cu. in. and supported by entering raceways must have threaded entries or hubs identified for the intended purpose and supported by connection of two or more rigid metal conduits. Secure conduit within 3 ft. of the enclosure or within 18 in. of the enclosure if all conduit entries are on the same side. Mechanically secure all junction boxes with an internal volume greater than 100 cu. inches.
5. Provide hot dipped galvanized cast iron or sand cast aluminum outlet boxes for junction boxes containing only 10 AWG or 12 AWG conductors. Do not use die cast aluminum boxes. Size outlet boxes according to the NEC.
6. Do not use intermediate metal conduit (IMC) or electrical metallic tubing (EMT) unless specifically required by the plan sheets. When EMT is called for, provide junction boxes made from galvanized steel sheeting, listed and approved for outdoor use, unless otherwise noted on the plans. Size all galvanized steel junction boxes in accordance with the NEC. Provide junction boxes for IMC conduit systems that meet the same requirements for junction boxes used with RMC systems.
7. Provide PVC junction boxes intended for outdoor use on PVC conduit systems, unless otherwise noted on the plans.

8. Provide PVC elbows in PVC conduit systems, unless otherwise shown on the plans. Use only a flat, high tensile strength polyester fiber pull tape for pulling conductors through the PVC conduit system. When galvanized steel RMC elbows are specifically called for in the plans and any portion of the RMC elbow is buried less than 18 in., ground the RMC elbow by means of a grounding bushing on a rigid metal extension. Grounding of the rigid metal elbow is not required if the entire RMC elbow is encased in a minimum of 2 in. of concrete. PVC extensions are allowed on these concrete encased rigid metal elbows. RMC or PVC elbows are subsidiary to various bid items.
9. When required, provide High-Density Polyethylene (HDPE) conduit with factory installed internal conductors according to Item 622 "Duct Cable." At the Contractor's request and with approval by the Engineer, substitute HDPE conduit with no conductors for bored schedule 40 or schedule 80 PVC conduit bid under Item 618. Ensure bored HDPE substituted for PVC is schedule 40 and of the same size PVC called for in the plans. Ensure the substituted HDPE meets the requirements of Item 622, except that the conduit is supplied without factory-installed conductors. Make the transition of the HDPE conduit to PVC (or RMC elbow when required) at the bore pit. Provide conduit of the size and schedule as shown on the plans. Do not extend substituted conduit into ground boxes or foundations. Provide PVC or galvanized steel RMC elbows as called for at all ground boxes and foundations.
10. Use two-hole straps when supporting 2 in. and larger conduits. On electrical service poles, properly sized stainless steel or hot dipped galvanized one-hole standoff straps are allowed on the service riser conduit.

B. CONSTRUCTION METHODS

1. Provide and install expansion joint conduit fittings on all structure-mounted conduits at the structure's expansion joints to allow for movement of the conduit. In addition, provide and install expansion joint fittings on all continuous runs of galvanized steel RMC conduit externally exposed on structures such as bridges at maximum intervals of 150 ft. When requested by the project Engineer, supply manufacturer's specification sheet for expansion joint conduit fittings. Repair or replace expansion joint fittings that do not allow for movement at no additional cost to the Department. Provide the method of determining the amount of expansion to the Engineer upon request. Do not use LFMC or LFNC as a substitute for the required expansion conduit fittings.
2. Space all conduit supports at maximum intervals of 5 ft. Install conduit spacers when attaching metal conduit to surface of concrete structures. See "Conduit Mounting Options" on ED(2). Install conduit support within 3 ft. of all enclosures and conduit terminations.
3. Do not attach conduit supports directly to pre-stressed concrete beams except as shown specifically in the plans or as approved by the Engineer.
4. Unless otherwise shown on the plans, jack or bore conduit placed beneath existing roadways, driveways, sidewalks, or after the base or surfacing operation has begun. Backfill and compact the bore pits below the conduit per Item 476 "Jacking, Boring, or Tunneling Pipe or Box" prior to installing conduit or duct cable to prevent bending of the connections.
5. When placing conduit in the sub-grade of new roadways, backfill all trenches with excavated material unless otherwise noted on the plans. When placing conduit in the sub-base of new roadways, backfill all trenches with cement-stabilized base as per requirements of Items 110 "Excavation", 400 "Excavation and Backfill for Structures", 401 "Flowable Backfill", 402 "Trench Excavation Protection", and 403 "Temporary Special Shoring."
6. Provide and place warning tape approximately 10 in. above all trenched conduit as per Item 618.
7. During construction, temporarily cap or plug open ends of all conduit and raceways immediately after installation to prevent entry of dirt, debris and animals. Temporary caps constructed of durable duct tape are allowed. Tightly fix the tape to the conduit opening. Clean out the conduit and prove it clear in accordance with Item 618 prior to installing any conductors.
8. Ensure conduit entry into the top of any enclosure is waterproof by installing conduit sealing hubs or using boxes with threaded bosses. This includes surface mounted safety switches, meter cans, service enclosures, auxiliary enclosures and junction boxes. Grounding bushings on water tight sealing hubs are not required.
9. Fit the ends of all PVC conduit terminations with bushings or bell end fittings. Provide and install a grounding type bushing on all metal conduit terminations.
10. Install a bonding jumper from each grounding bushing to the nearest ground rod, grounding lug, or equipment grounding conductor. Ensure all bonding jumpers are the same size as the equipment grounding conductor. Bonding of conduit used as a casing under roadways for duct cable is not required, if the duct extends the full length through the casing.
11. At all electrical services, install a 6 AWG solid copper grounding electrode conductor.
12. Place conduits entering ground boxes so that the conduit openings are between 3 in. and 6 in. from the bottom of the box. See the ground box detail on sheet ED(4).
13. Seal ends of all conduits with duct seal, expandable foam, or by other methods approved by the Engineer. Seal conduit immediately after completion of conductor installation and pull tests. Do not use duct tape as a permanent conduit sealant. Do not use silicone caulk as a conduit sealant.
14. File smooth the cut ends of all mounting strut and conduit. Before installing, paint the field cut ends of all mounting strut and RMC (threaded or non-threaded) with zinc rich paint (94% or more zinc content) to alleviate overspray. Use zinc rich paint to touch up galvanized material as allowed under Item 445 "Galvanizing." Do not paint non-galvanized material with a zinc rich paint as an alternative for materials required to be galvanized.



Texas Department of Transportation

Traffic
Operations
Division
Standard

ELECTRICAL DETAILS
CONDUITS & NOTES

ED(1) - 14

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		DIST	COUNTY			SHEET NO.			

71A

ELECTRICAL CONDUCTORS

A. MATERIAL INFORMATION

1. Provide Type XHHW insulated conductors in accordance with Departmental Material Specification (DMS) 11040 "Conductors" and Item 620 "Electrical Conductors." Provide conductors as listed on the Material Producers List (MPL) on the Department web site under "Roadway Illumination and Electrical Supplies" Item 620. Color code insulated conductors in conformance with the NEC. Identify grounded (neutral) conductors with white insulation. Identify grounding conductors (ground wires) with green insulation or bare conductors. Identify ungrounded (hot) conductors with any color insulation except green, white, or gray. Keep color scheme consistent throughout the wiring system. Identify conductors 6 American Wire Gauge (AWG) and smaller by continuous color jacket. Identify electrical conductors 4 AWG and larger by continuous color jacket or by colored tape. When identifying conductors with colored tape, mark at least 6 in. of the conductor's insulation with half laps of tape.
2. Provide a solid copper 6 AWG grounding electrode conductor to bond the electrical service equipment to the concrete encased grounding electrode or the ground rod at the service location. Connect the grounding electrode conductor to the ground rod with a UL listed connector in accordance with DMS 11040. Connect the grounding electrode conductor to the concrete encased grounding electrode as shown in the plans.
3. Where two or more circuits are present in one conduit or enclosure, permanently identify the conductors of each branch circuit by attaching a non-metallic tag around both circuit conductors at each accessible location. Provide tags with two straps, large enough to indicate circuit number, letter, or other identification as shown in the plans. Print circuit identification on the tag with a permanent marker.
4. Use listed compression or screw type pressure connectors, terminal blocks, or split bolt connectors for splicing as specified in DMS 11040. Use hot melt adhesive tape to fill the gap and seal the ends of heat shrink tubing. Provide UL listed gel-filled insulating splice covers. Splicing materials, insulating materials, breakaway disconnects, splice covers, and fuse holders are subsidiary to various bid items.

B. CONSTRUCTION METHODS

1. Use only a flat, high tensile strength polyester fiber pull tape for pulling conductors through the conduit system. After installing conductors in conduit, perform conductor pull test. If a conductor cannot be freely pulled, make any needed alterations or repairs at no additional cost to the department. Perform insulation resistance tests in accordance with Item 620. Coordinate with the Engineer to witness the tests.
2. Leave 2 ft. minimum, 3 ft. maximum length for each conductor up to the splice in ground boxes. Leave 3 ft. minimum, 4 ft. maximum length of conductor in ground boxes when pulled through with no splice. Leave 1 ft. minimum, 1.5 ft. maximum length of conductor at enclosures, weatherheads and pole bases.
3. Make splices only in junction boxes, ground boxes, pole bases, or electrical enclosures and use only listed compression or screw type pressure connectors, terminal blocks, or split bolt connectors. Insulate splices with heavy wall heat shrink tubing or gel-filled insulating splice covers to provide a watertight splice. Overlap conductor insulation with heat shrink tubing a minimum of 2 in. past both sides of the splice. Where heat shrink tubing may not shrink sufficiently to provide a watertight seal around the individual conductors, prior to heating the tubing, increase the diameter of the conductor insulation using hot melt adhesive tape to provide a watertight seal between the individual conductors and the heat shrink tubing. Ensure the tape extends past the heat shrink tubing. Use hot melt adhesive tape to fill the gap and seal the ends of heat shrink tubing. Heat shrink tubing that appears to have been burned, or overheated, is considered defective and must be replaced.
4. Size and install gel-filled insulating splice covers according to manufacturer's specifications when used in place of heat shrink tubing.
5. Wire nuts with factory applied waterproof sealant may be used for 8 AWG or smaller conductors in above ground junction boxes, but not in pole bases or ground boxes. Install wire nuts in an upright position to prevent the accumulation of water.
6. Support conductors in illumination poles with a J-hook at the top of the pole.
7. When terminating conductors, remove the insulation and jacketing material without nicking the individual strands of the conductor. Conductors with nicked individual conductor strands or removed strands will be considered damaged.
8. Replace conductors and cables that are damaged beyond repair or that fail an insulation resistance test at no additional cost to the department.
9. Do not repair damaged conductors with duct tape, electrical tape, or wire nuts. Use only approved splicing methods.
10. Do not terminate more than one conductor under a single connector, unless the connector is rated for multiple conductors. Do not exceed the pressure connector's listing for maximum number and size of conductors allowed.
11. Install breakaway connectors on conductors bid under Item 620 whenever those conductors pass through a breakaway support device. Follow manufacturer's instructions when terminating conductors to breakaway connectors. Properly torque threaded connections. Proper terminations are critical to the safe operation of breakaway devices. Trim waterproofing boots on breakaway connectors to fit snugly around the conductor to ensure waterproof connection. Only one conductor may enter a single opening in a boot. Provide waterproof boots with the correct number of openings. Leave unused openings factory sealed. Use prequalified breakaway connectors as shown on the MPL.

12. Provide and install a separate stranded equipment grounding conductor (EGC) in all conduits that contain circuit wiring of 50 volts or more. Unless shown elsewhere, size the EGC to be the same size as the largest current carrying conductor contained in the conduit. Ensure all EGCs are bonded together at every accessible location. For traffic signal installations, provide a minimum size 8 AWG EGC. The EGC is paid for under Item 620.

C. TEMPORARY WIRING

1. Install temporary conductors and electrical equipment in accordance with the NEC article "Temporary Installations" and Department standard sheets.
2. Provide a ground fault circuit interrupter (GFCI) for power outlets for portable electrical equipment, power tools, ice machines, ice storage bins and refrigerators located outdoors at grade. GFCI may be any one of the following: molded cord and plug set, receptacle, or circuit breaker type.
3. Use listed wire nuts with factory applied sealant for temporary wiring where approved.
4. Enclose conductor splices within a listed enclosure or ground box, or ensure the splices are more than 10 ft. above grade vertically and more than 5 ft. horizontally from any metal structure. Where installing temporary conductors in areas subject to vehicle traffic or mobile construction equipment, ensure the vertical clearance to ground is at least 18 ft. when measured at the lowest point. Ground messenger wires that support power conductors in conformance with the NEC.
5. Protect and when necessary repair any existing electrical conduits uncovered during the construction process in a timely manner and in conformance with the NEC.

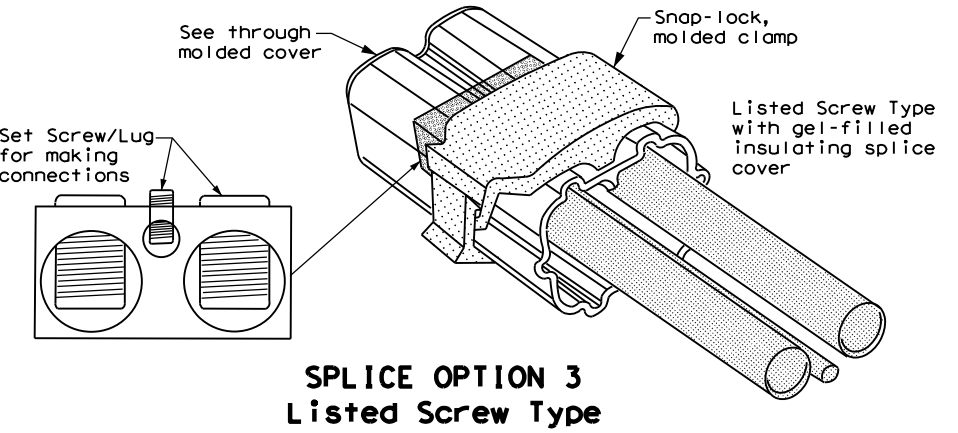
GROUND RODS & GROUNDING ELECTRODES

A. MATERIAL INFORMATION

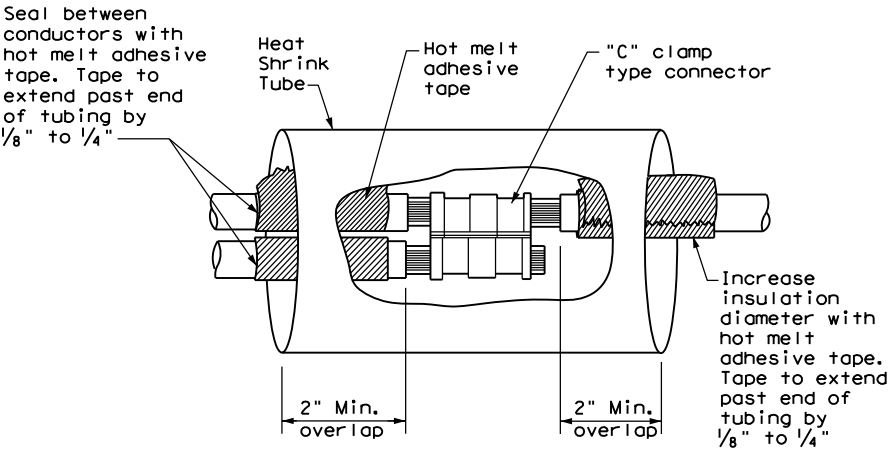
1. Provide and install a grounding electrode at electrical services. Provide ground rods according to DMS 11040 and the plans. Larger diameter or longer length rods may be called for in some specific locations, see the individual plans sheets. Concrete encased grounding electrodes may be called for in specific locations including electrical service, see individual plan sheets.

B. CONSTRUCTION METHODS

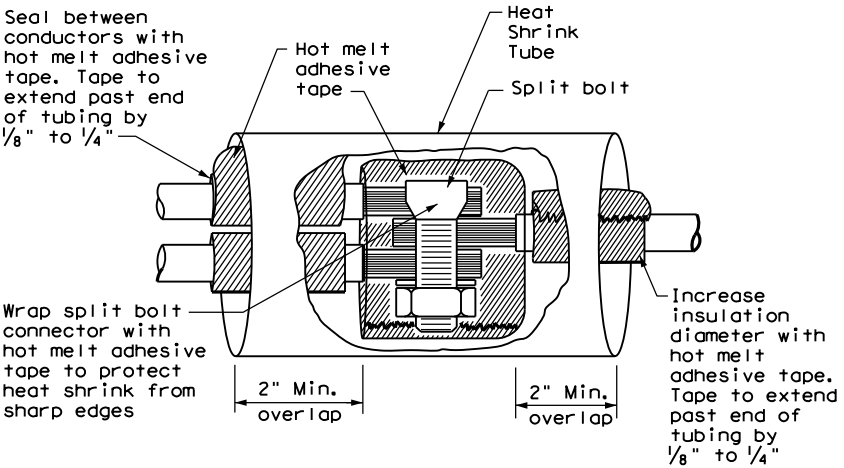
1. Furnish auxiliary ground rods for lightning protection and install in soil, concrete, or both, as called for in the plans. For ground rods installed in concrete, ensure the connection of the conductor to the ground rod is readily accessible for inspection or repairs. For ground rods installed in soil, ensure that the upper end is between 2 to 4 in. below finished grade.
2. Do not place ground rods in the same drilled hole as a timber pole.
3. Install ground rods so the imprinted part number is at the upper end of the rod.
4. Remove all non-conductive coatings such as concrete splatter from the rod at the clamp location.
5. Route all conductors as short and straight as possible for connection to lightning protection ground rods. When a bend is required, ensure a minimum radius bend of four inches for these conductors.
6. Unless otherwise called for in the plans, protect grounding electrode conductors with non-metallic conduit. When protecting grounding electrode conductors with metal conduit, provide and install a grounding type bushing and properly sized bonding jumper on each end of the metal conduit.
7. Written authorization is required before installing a ground rod in a horizontal trench for rocky soil or a solid rock bottom.



SPLICE OPTION 3
Listed Screw Type



SPLICE OPTION 1
Compression Type



SPLICE OPTION 2
Split Bolt Type

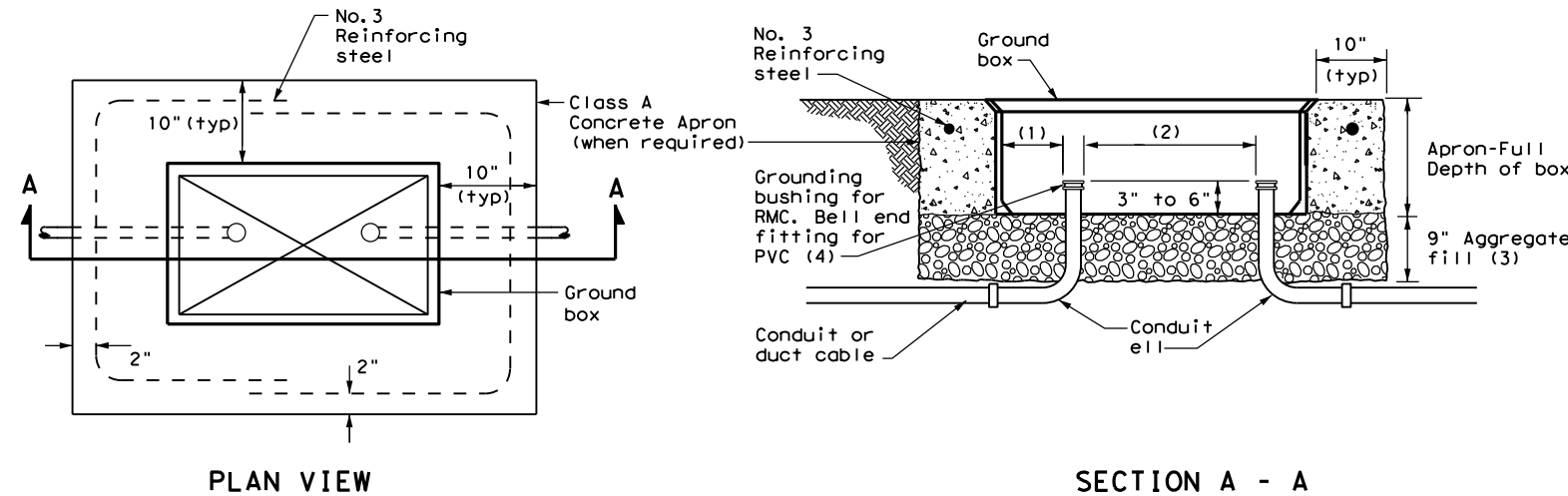
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ELECTRICAL DETAILS CONDUCTORS						
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APRON FOR GROUND BOX

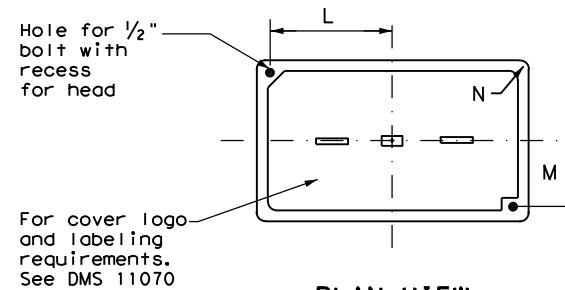
- (1) Uniformly space ends of conduits within the ground box. Position ends of conduits so that ground box walls do not interfere with the installation of grounding bushings or bell end fittings.
- (2) Maintain sufficient space between conduits to allow for proper installation of bushing.
- (3) Place aggregate under the box, not in the box. Aggregate should not encroach on the interior volume of the box.
- (4) Install a grounding bushing on the upper end of all RMC terminating in a ground box. Ground RMC elbows when any part of the elbow is less than 18 in. below the bottom of the ground box. Install a PVC bushing or bell end fitting on the upper end of all PVC conduits terminating in a ground box.

GROUND BOX DIMENSIONS

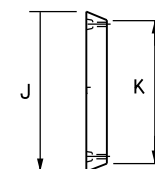
TYPE	OUTSIDE DIMENSIONS (INCHES) (Width x Length X Depth)
A	12 X 23 X 11
B	12 X 23 X 22
C	16 X 29 X 11
D	16 X 29 X 22
E	12 X 23 X 17

GROUND BOX COVER DIMENSIONS

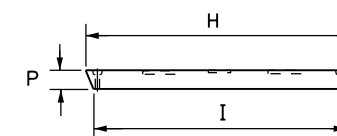
TYPE	DIMENSIONS (INCHES)							
	H	I	J	K	L	M	N	P
A, B & E	23 1/4	23	13 3/4	13 1/2	9 7/8	5 1/8	1 3/8	2
C & D	30 1/2	30 1/4	17 1/2	17 1/4	13 1/4	6 3/4	1 3/8	2



PLAN VIEW



END



SIDE

GROUND BOX COVER

GROUND BOXES

A. MATERIALS

1. Provide polymer concrete ground boxes measuring 16x30x24 in. (WxLxD) or smaller in accordance with Departmental Material Specification (DMS) 11070 "Ground Boxes" and Item 624 "Ground Boxes."
2. Provide Type A, B, C, D, and E ground boxes as shown in the plans, and as listed on the Material Producers List (MPL) on the Department web site under "Roadway Illumination and Electrical Supplies," Item 624.

3. Ensure ground box cover is correctly labeled in accordance with DMS 11070.

4. Provide larger ground boxes in accordance with Item 624 and as shown in the plans.

B. CONSTRUCTION METHODS

1. Remove all gravel and dirt from conduit. Cap all conduits prior to placing aggregate and setting ground box. Provide Grade 3 or 4 coarse aggregate as shown on Table 2 of Item 302 "Aggregates for Surface Treatments." Ensure aggregate bed is in place and at least 9 inches deep, prior to setting the ground box. Install ground box on top of aggregate.
2. Cast ground box aprons in place. Reinforcing steel may be field bent. Ensure the depth of concrete for the apron extends from finished grade to the top of the aggregate bed under the box. Ground box aprons, including concrete and reinforcing steel, are subsidiary to ground boxes when called for by descriptive code.
3. Keep bolt holes in the box clear of dirt. Bolt covers down when not working in ground boxes.
4. Install all conduits and ells in a neat and workmanlike manner. Uniformly space conduits so grounding bushings and bell end fittings can easily be installed.
5. Temporarily seal all conduits in the ground box until conductors are installed.
6. Permanently seal conduits immediately after the completion of conductor installation and pull tests. Permanently seal the ends of all conduits with duct seal, expandable foam, or other method as approved. Do not use duct tape as a permanent conduit sealant. Do not use silicone caulk as a sealant.
7. When a ground rod is present in a ground box, bond all equipment grounding conductors together and to the ground rod with listed connectors.
8. When a type B or D ground box is stacked to meet volume requirements, it is allowable to cut an appropriately sized hole for conduit entry in the side wall at least 18 inches below grade.
9. If an existing ground box in the contract has a metal cover, bond the cover to the equipment grounding conductor with a 3 ft. long stranded bonding jumper the same size as the grounding conductor. The bonding jumper is subsidiary to various bid items. Verify existing ground boxes with metal covers are shown on the plans, with notes fully describing the work required.
10. If other ground boxes with metal covers are within the project limits but are not part of the contract, the Engineer may direct the Contractor to bond the metal covers, identifying the specific boxes in writing. This work will be paid for separately.
11. Bond metal ground box covers to the grounding conductor with a tank ground type lug.



Texas Department of Transportation

Traffic Operations Division Standard

ELECTRICAL DETAILS

GROUND BOXES

ED(4) - 14

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ELECTRICAL SERVICES NOTES

1. Provide new materials. Ensure installation and materials comply with the applicable provisions of the National Electrical Code (NEC) and National Electrical Manufacturers Association (NEMA) standards. Ensure material is Underwriters Laboratories (UL) listed. Provide and install electrical service conduits, conductors, disconnects, contactors, circuit breaker panels, and branch circuit breakers as shown on the Electrical Service Data chart in the plans. Faulty fabrication or poor workmanship in material, equipment, or installation is justification for rejection. Where manufacturers provide warranties and guarantees as a customary trade practice, furnish these to the State.
2. Provide electrical services in accordance with Electrical Details standard sheets, Departmental Material Specification (DMS) 11080 "Electrical Services," DMS 11081 "Electrical Services-Type A," DMS 11082 "Electrical Services-Type C," DMS 11083 "Electrical Services-Type D," DMS 11084 "Electrical Services-Type T," DMS 11085 "Electrical Services-Pedestal (PS)," and Item 628 "Electrical Services" of the Standard Specifications. Provide electrical service types A, C, and D, as listed on the Material Producers List (MPL) on the Department web site under "Roadway Illumination and Electrical Supplies," Item 628. Provide other service types as detailed on the plans.
3. Provide all work, materials, services, and any incidentals needed to install a complete electrical service as specified in the plans.
4. Coordinate with the Engineer and the utility provider for metering and compliance with utility requirements. Primary line extensions, connection charges, meter charges, and other charges by the utility company to provide power to the location are paid for in accordance with Item 628. Get approval for the costs associated with these charges prior to engaging the utility company to do the work. Consult with the utility provider to determine costs and requirements, and coordinate the work as approved.
5. The enclosure manufacturer will provide Master Lock Type 2 with brass tumblers keyed #2195 for all custom electrical enclosures. Installing Contractor is to provide Master Lock #2195 Type 2 with brass tumblers for "off the shelf" enclosures. Master Lock #2195 keys and locks become property of the State. Unless otherwise approved, do not energize electrical service equipment until locks are installed.
6. Enclosures with external disconnects that de-energize all equipment inside the enclosure do not need a dead front trim. Protect incoming line terminations from incidental contact as required by the NEC.
7. When galvanized is specified for nuts, screws, bolts or miscellaneous hardware, stainless steel may be used.
8. Provide wiring and electrical components rated for 75°C. Provide red, black, and white colored XHHW service entrance conductors of minimum size 6 American Wire Gauge (AWG). Identify size 6 AWG conductors by continuous color jacket. Identify electrical conductors sized 4 AWG and larger by continuous color jacket or by colored tape. Mark at least 6 inches of the conductor's insulation with half laps of colored tape, when identifying conductors. Ensure each service entrance conductor exits through a separately bushed non-metallic opening in the weatherhead. The lengths of the conductors outside the weatherhead are to be 12 inches minimum, 18 inches maximum, or as required by utility.
9. All electrical service conduit and conductors attached to the electrical service including the riser or the elbow below ground are subsidiary to the electrical service. For an underground utility feed, all service conduit and conductors after the elbow, including service conduit and conductors for the utility pole riser when furnished by the Contractor, will be paid for separately.
10. Provide rigid metal conduit (RMC) for all conduits on service, except for the 1/2 in. PVC conduit containing the electrical service grounding electrode conductor. Size the service entrance conduit as shown in the plans. Ensure conduit for branch circuit entry to enclosure is the same size as that shown on the layout sheets for branch circuit conduit. Extend all rigid metal conduits a minimum of 6 inches underground and then couple to the type and schedule of the conduit shown on the layout for that particular branch circuit. Install a grounding bushing on the RMC where it terminates in the service enclosure.
11. Use of liquidtight flexible metal conduit (LFMC) is allowed between the meter and service enclosure when they are mounted 90 to 180 degrees to each other. Size the LFMC the same size as service entrance conduit. LFMC must not exceed 3 feet in length. Strap LFMC within 1 foot of each end. LFMC less than 12 inches in length need not be strapped. Each end of LFMC must have a grounding bushing or be terminated with a grounding fitting. The LFMC must contain a grounded (neutral) conductor. Ensure any bend in LFMC never exceeds 180 degrees. A pull test is required on all installed conductors, with at least six inches of free conductor movement demonstrated to the satisfaction of the Engineer.
12. Ensure all mounting hardware and installation details of services conform to utility company specifications.
13. For all electrical service enclosures listed under Item 628 on the MPL, the UL 508 enclosure manufacturers will prepare and submit a schematic drawing unique to each service. Before shipment to the job site, place the applicable laminated schematic drawings and the laminated plan sheet showing the electrical service data chart used to build the enclosure in the enclosure's data pocket. The installing contractor will copy and laminate the actual project plan sheets detailing all equipment and branch circuits supplied by that service. The laminated plan sheets are to be placed in the service enclosure's document pocket. Reduce 11 in. x 17 in. plan sheets to 8 1/2 in. x 11 in. before laminating. If the installation differs from the plan sheets, the installing contractor is to redline plan sheets before laminating.
14. When providing an "Off The Shelf" Type D or Type T service, provide laminated plan sheets detailing equipment and branch circuits supplied by that service. Reduce 11 in. x 17 in. plan sheets to 8 1/2 in. x 11 in before laminating. Deliver these drawings before completion of the work to the Engineer, instead of placing in enclosure that has no door pocket.
15. Do not install conduit in the back wall of a service enclosure where it would penetrate the equipment mounting panel inside the enclosure. Provide grounding bushings on all metal conduits, and terminate bonding jumpers to grounding bus. Grounding bushings are not required when the end of the metal conduit is fitted with a conduit sealing hub or threaded boss, such as a meter base hub.

SERVICE ASSEMBLY ENCLOSURE

1. Provide threaded hub for all conduit entries into the top of enclosure.
2. Type galvanized steel (GS) enclosures may be used for Type C panelboards and for Type D and T services that do not use an enclosure mounted photocell or lighting contactor. Provide GS enclosures in accordance with DMS 11080, 11082, 11083, and 11084.
3. Provide aluminum (AL) and stainless steel (SS) enclosures for Types A, C, and D in accordance with DMS 11080, 11081, 11082, 11083, and 11084. Do not paint stainless steel.
4. Provide pedestal service (PS) enclosures in accordance with ED(9) and DMS 11080 and 11085. Do not provide GS pedestal services. If GS is shown in the PS descriptive code, provide an AL enclosure.

MAIN DISCONNECT & BRANCH CIRCUIT BREAKERS

1. Field drill flange-mounted remote operator handle if needed, to ensure handle is lockable in both the "On" and "Off" positions.
2. When the utility company provides a transformer larger than 50 KVA, verify that the available fault current is less than the circuit breaker's ampere interrupting capacity (AIC) rating and provide documentation from the electric utility provider to the Engineer.

PHOTOELECTRIC CONTROL

1. Provide photocell as listed on the MPL. Move, adjust, or shield the photocell from stray or ambient night time light to ensure proper operation. Mount photocell facing north when practical. Mount top of pole photocells as shown on Top Mounted Photocell Detail.

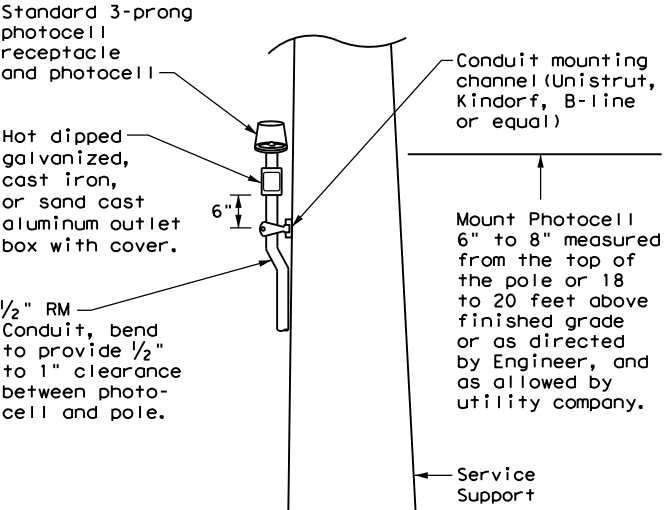
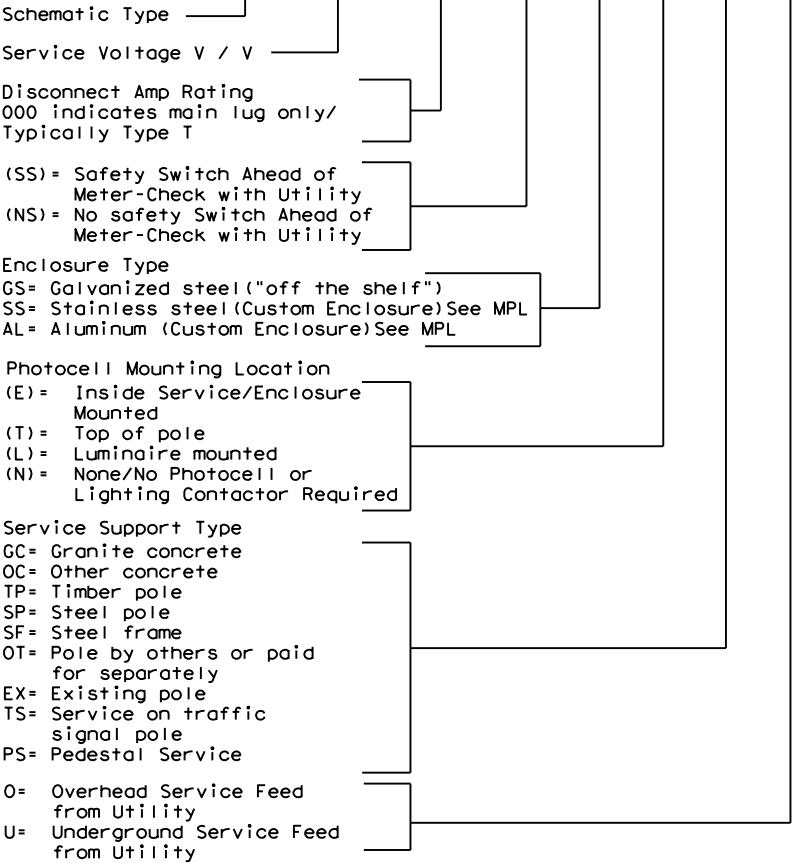
* ELECTRICAL SERVICE DATA													
Elec. Service ID	Plan Sheet Number	Electrical Service Description	Service Conduit **Size	Service Conductors No./Size	Safety Switch Amps	Main Ckt. Bkr. Pole/Amps	Two-Pole Contractor Amps	Panelbd/ Loadcenter Amp Rating	Branch Circuit ID	Branch Ckt. Bkr. Pole/Amps	Branch Circuit Amps	KVA Load	
SB 183	289	ELC SRV TY A 240/480 100(SS)AL(E)SF(U)	2"	3/#2	100	2P/100	100	N/A	Lighting NB	2P/40	26	28.1	
									Lighting SB	2P/40	25		
									Underpass	1P/20	15		
NB Access	30	ELC SRV TY D 120/240 060(NS)SS(E)TS(O)	1 1/4"	3/#6	N/A	2P/60		100	Sig. Controller	1P/30	23	5.3	
							30		Luminares	2P/20	9		
									CCTV	1P/20	3		
2nd & Main	58	ELC SRV TY T 120/240 000(NS)GS(N)SP(O)	1 1/4"	3/#6	N/A	N/A	N/A	70	Flashing Beacon 1	1P/20	4	1.0	
									Flashing Beacon 2	1P/20	4		

* Example only, not for construction. All new electrical services must have electrical service data chart specific to that service as shown in the plans.

** Verify service conduit size with utility. Size may change due to utility meter requirements. Ensure conduit size meets the National Electrical Code.

EXPLANATION OF ELECTRICAL SERVICE DESCRIPTIVE CODE

ELEC SERV TY X XXX/XXX XXX (XX) XX (X) XX (X)



TOP MOUNTED PHOTOCELL

Install conduit strap maximum 3 feet from box. 5 foot maximum spacing between straps supporting conduit.



ELECTRICAL DETAILS
SERVICE NOTES & DATA

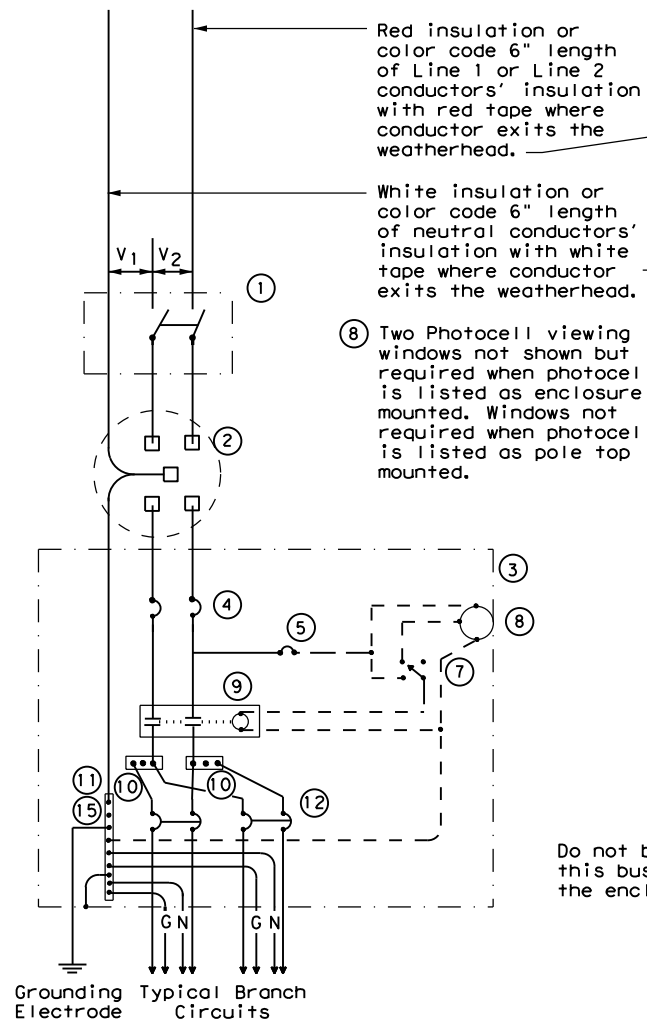
ED(5) - 14

FILE: ed5-14.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
© TxDOT October 2014	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST		COUNTY	SHEET NO.

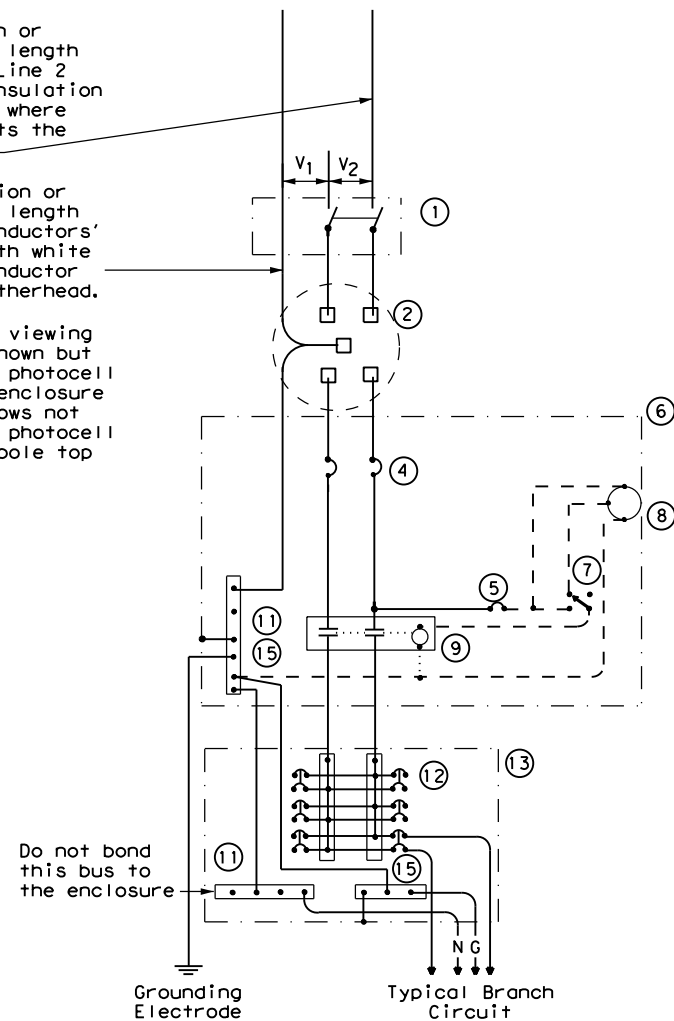
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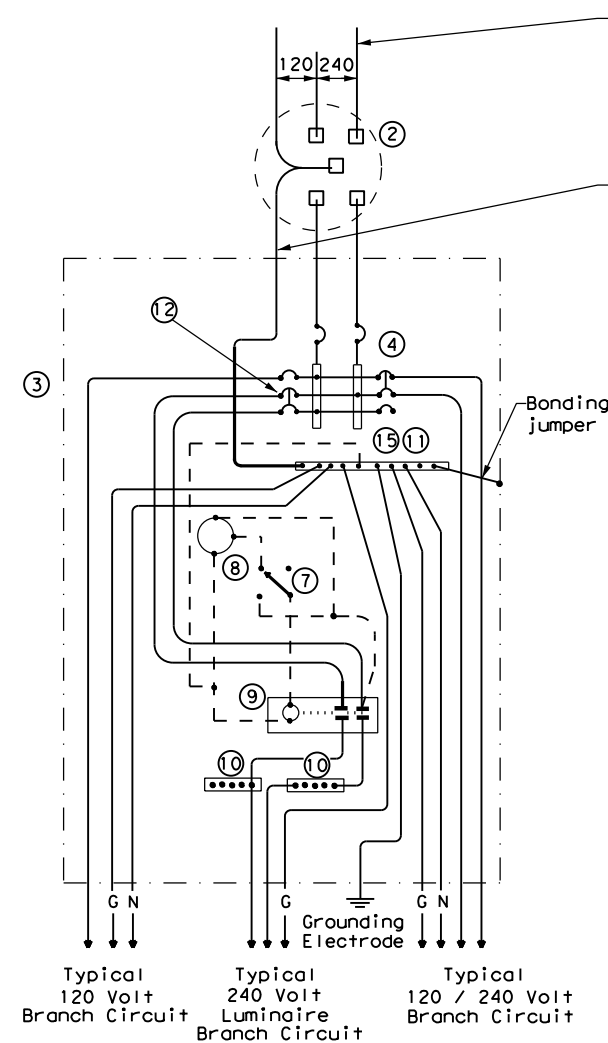
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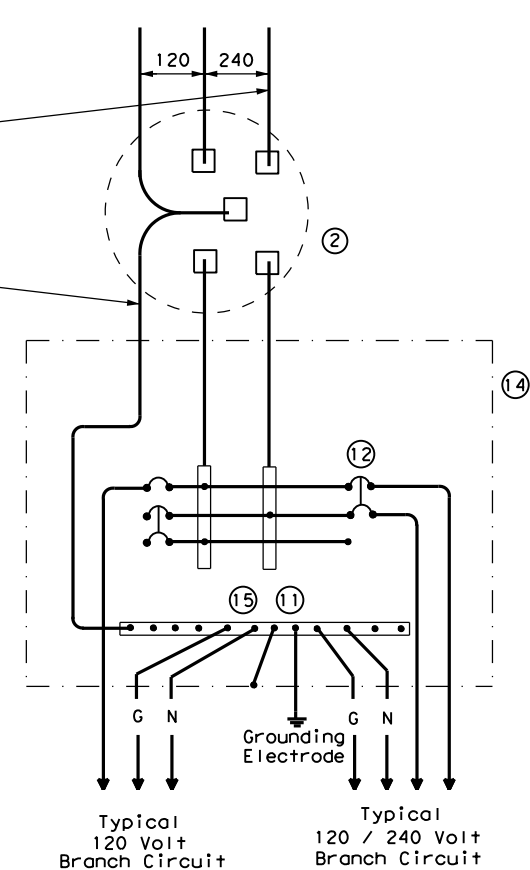
SCHEMATIC TYPE A
THREE WIRE



SCHEMATIC TYPE C
THREE WIRE



SCHEMATIC TYPE D - CUSTOM
120/240 VOLTS - THREE WIRE



SCHEMATIC TYPE T
120/240 VOLTS - THREE WIRE
Galvanized steel - "Buy Off The Shelf" only. When required install photocell top of the pole or on luminaire only, no lighting contractor will be installed.

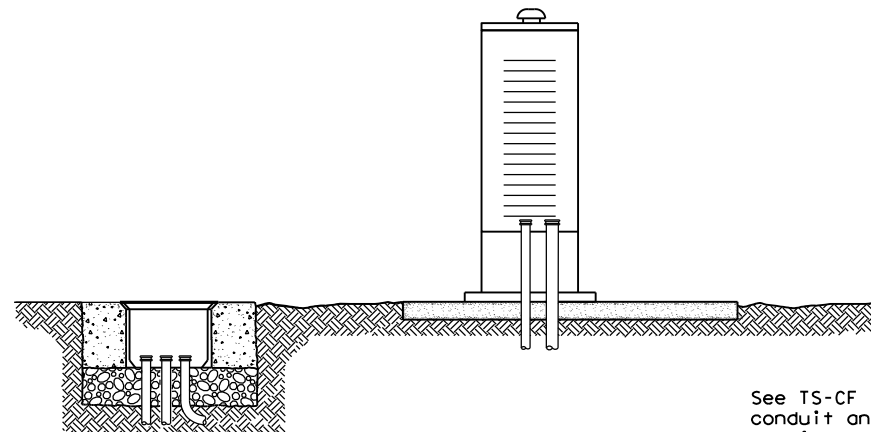
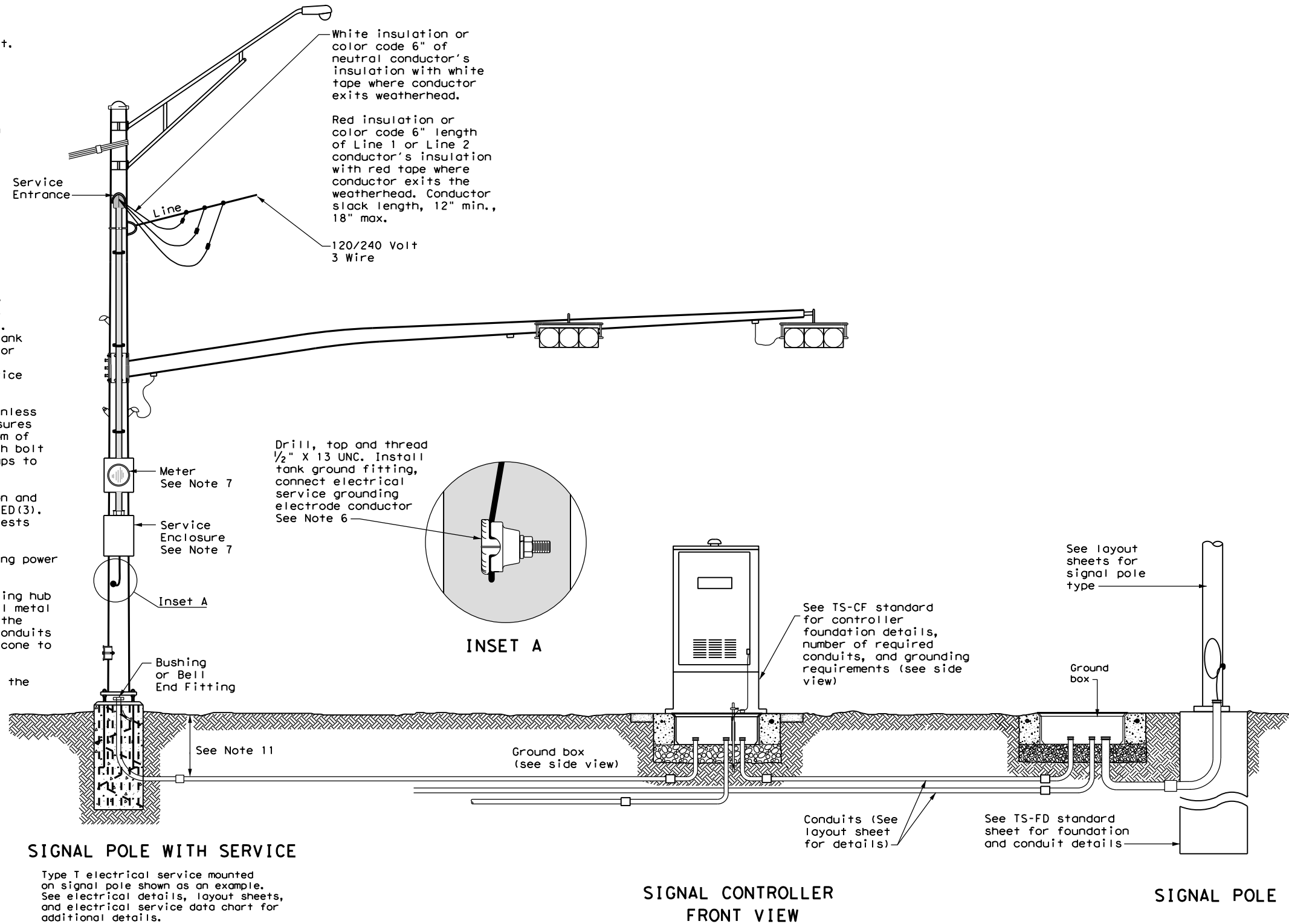
WIRING LEGEND	
—	Power Wiring
- - - -	Control Wiring
—N—	Neutral Conductor
—G—	Equipment grounding conductor-always required

SCHEMATIC LEGEND	
1	Safety Switch (when required)
2	Meter (when required-verify with electric utility provider)
3	Service Assembly Enclosure
4	Main Disconnect Breaker (See Electrical Service Data)
5	Circuit Breaker, 15 Amp (Control Circuit)
6	Auxiliary Enclosure
7	Control Station ("H-O-A" Switch)
8	Photo Electric Control (enclosure-mounted shown)
9	Lighting Contactor
10	Power Distribution Terminal Blocks
11	Neutral Bus
12	Branch Circuit Breaker (See Electrical Service Data)
13	Separate Circuit Breaker Panelboard
14	Load Center
15	Ground Bus

		Traffic Operations Division Standard	
ELECTRICAL DETAILS SERVICE ENCLOSURE AND NOTES			
ED(6) - 14			
FILE: ed6-14.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT
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REVISIONS	DIST	COUNTY	SHEET NO.

TRAFFIC SIGNAL NOTES

1. Do not pass luminaire conductors through the signal controller cabinet.
2. Include an equipment grounding conductor in all conduits throughout the electrical system. Bond all exposed metal parts to the grounding conductor.
3. Provide roadway luminaires, when required, in accordance with the material and construction sections of Item 610, "Roadway Illumination Assemblies," except for performance testing of luminaires. Test installed roadway luminaires for proper operation as a part of the associated traffic signal system test.
4. If internally illuminated street name signs are approved for use, ground the fixture to the pole with a 12 AWG green XHHW conductor.
5. Bond anchor bolts to rebar cage in two locations using #3 bars or 6 AWG stranded copper conductors. Use listed mechanical connectors rated for embedment in concrete. See TxDOT standard TS-FD for further details.
6. Drill and tap signal poles for 1/2 in. X 13 UNC tank ground fitting. Provide and install tank ground fitting 4 in. to 6 in. directly below electrical service enclosure. Provide properly sized hole through the bottom of the enclosure for the service grounding electrode conductor. Connect the electrical service grounding electrode conductor to the tank ground fitting. Ensure electrical service grounding electrode conductor is as short and straight as possible from the enclosure to the tank ground fitting. See Inset A detail for further information. Size service entrance conduit and branch circuit conduit as shown in the plans.
7. Mount electrical service enclosure and meter to signal pole with stainless steel bands. Ensure bands are a minimum width of 3/4 in. Secure enclosures to bands using two-bolt brackets. Install brackets near top and bottom of each enclosure. Install properly sized stainless steel washers on each bolt in the enclosure. Band or drill and tap properly sized stand-off straps to signal pole for attaching conduit.
8. Conduct pull tests and insulation resistance tests on all illumination and power conductors as required in Item 620 "Electrical Conductors" and ED(3). To prevent electronics damage, do not conduct insulation resistance tests on traffic signal cables after termination.
9. Lock all enclosures and bolt down all ground box covers before applying power to the signal installation.
10. Terminate conduits entering the top of enclosures with a conduit-sealing hub or threaded boss such as meter hub. Install a grounding bushing on all metal conduits not connected to conduit-sealing hub or threaded boss. Bond the grounding bushing to the ground bus with a bonding jumper. Seal all conduits entering enclosures with duct seal or expanding foam. Do not use silicone to seal conduit ends.
11. For all conduits, ensure the burial depth is a minimum of 18". Ensure the minimum burial depth for conduit placed under a roadway is 24".



SIGNAL CONTROLLER
SIDE VIEW

See TS-CF standard for conduit and grounding requirements. See layout sheets for ground box locations and any additional conduits that are required.

Texas Department of Transportation

Traffic Operations Division Standard

ELECTRICAL DETAILS TYPICAL TRAFFIC SIGNAL SYSTEM DETAILS

ED(8) - 14

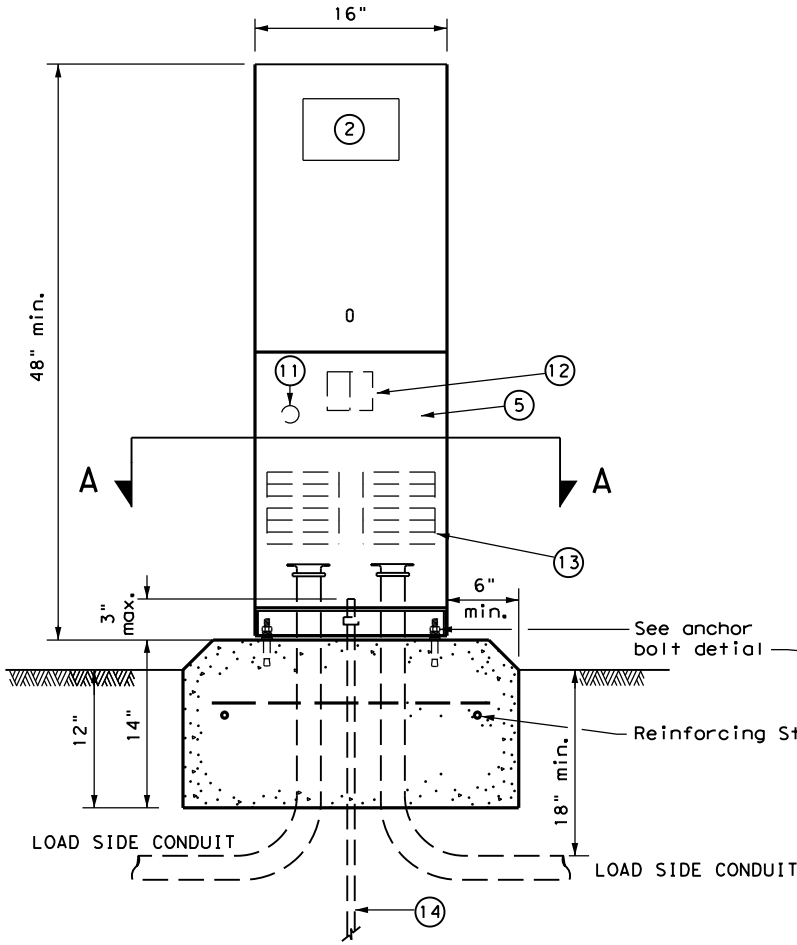
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REVISIONS	DIST	COUNTY	SHEET NO.	
			17	

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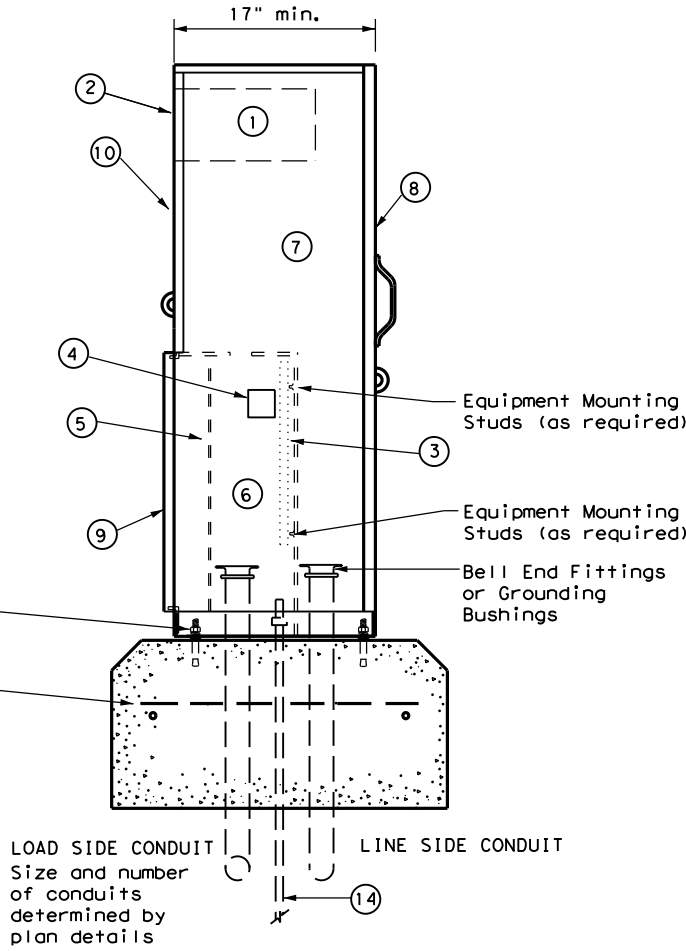
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PEDESTAL SERVICE NOTES

1. Manufacture pedestal electrical services in accordance with Departmental Material Specifications (DMS) 11080 "Electrical Services", 11085 "Electrical Services-Pedestal (PS)" and Item 628 "Electrical Services." Provide pedestal electrical services as listed on the Material Producers list (MPL) on the Department's web site under "Roadway Illumination and Electrical Supplies," Item 628. Ensure all mounting hardware and installation details of services meet utility company specifications. Contact the local utility company for approval of pedestal details prior to installing the electrical pedestal service. Submit any changes required by the utility company prior to manufacturing the pedestal enclosure.
2. When a meter socket is required, provide a socket with a minimum 100 amp rating that complies with local utility requirements.
3. Provide Class A or C concrete for pedestal service foundations in accordance with Item 420, "Concrete Substructures," except that concrete will not be paid for directly but is considered subsidiary to Item 628.
4. Provide #4 reinforcing steel for foundations in accordance with Item 440, "Reinforcement for Concrete."
5. Install 1/2 in. X 2 1/6 in. minimum length concrete single expansion type anchors for mounting pedestal enclosure to foundation. Anchor location to match mounting holes in each corner of enclosure. Secure each of the four corners of the pedestal enclosure to the anchors in the foundation with a 1/2 in. galvanized or stainless steel machine thread bolt, a properly sized locknut and a flat washer.
6. Finish top of concrete foundation in a neat and workmanlike manner. If leveling washers are used, ensure no more than 1/8 in. gap at any corner. Do not exceed a maximum dip or rise in the foundation of 1/8 in. per foot. When properly installed, ensure the top of the service enclosure is level front to back and side to side within 1/4 in. Repair rocking or movement of the service enclosure at no additional cost to the department.
7. Do not use liquidtight flexible metal conduit (LFMC) on pedestal type services.
8. Ensure all elbows in the foundation are sized as per utility provider's conduit requirements for underground conduit and feeders. PVC extensions may be installed provided the ends of the rigid metal conduits are more than 2 in. below the top of the concrete foundation. Where extension conduits are metal, grounding bushings must be installed with a bonding jumper properly terminated.

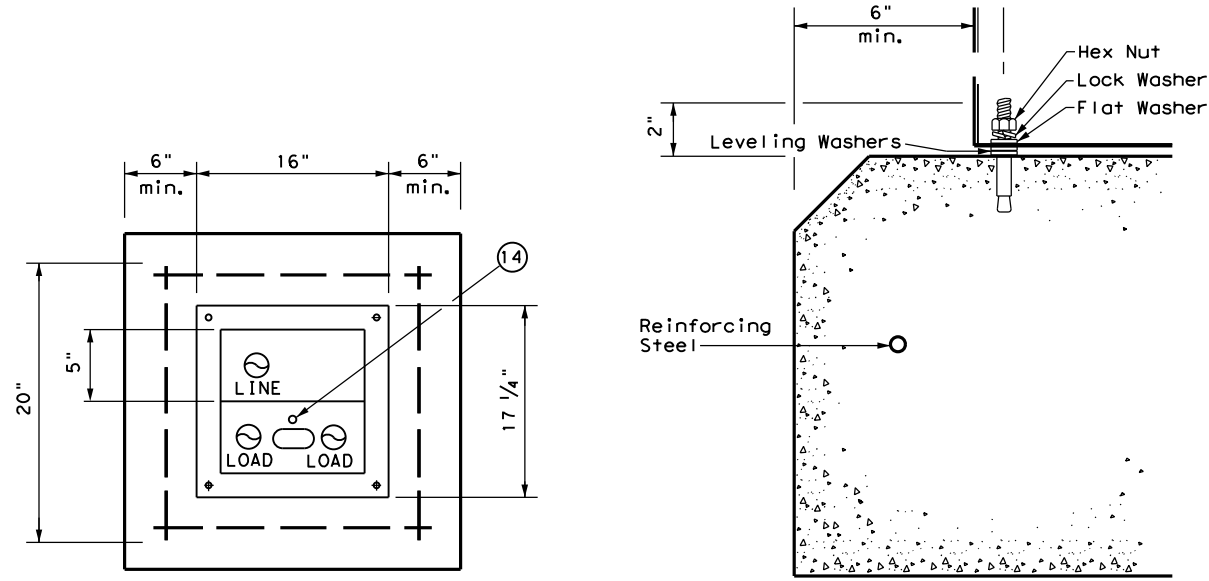


FRONT VIEW



SIDE VIEW

TYPE C shown, TYPE A similar except that TYPE A shall have individual circuit breakers (CB) mounted on an equipment mounting panel. CB Handles shall protrude through hinged deadfront trim.



SECTION A-A

ANCHOR BOLT DETAIL

LEGEND	
1	Meter Socket, (when required)
2	Meter Socket Window, (when required)
3	Equipment Mounting Panel
4	Photo Electric Control Window, (When required)
5	Hinged Deadfront Trim
6	Load Side Conduit Trim
7	Line Side Conduit Area
8	Utility Access Door, with handle
9	Pedestal Door
10	Hinged Meter Access
11	Control Station (H-O-A Switch)
12	Main Disconnect
13	Branch Circuit Breakers
14	Copper Clad Ground Rod - 5/8" X 10'



Texas Department of Transportation

Traffic Operations Division Standard

ELECTRICAL DETAILS

ELECTRICAL SERVICE SUPPORT

PEDESTAL SERVICE TYPE PS

ED(9) - 14

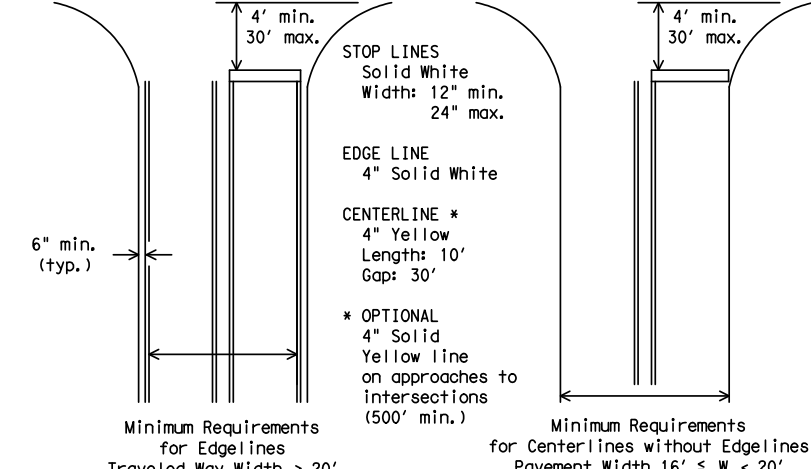
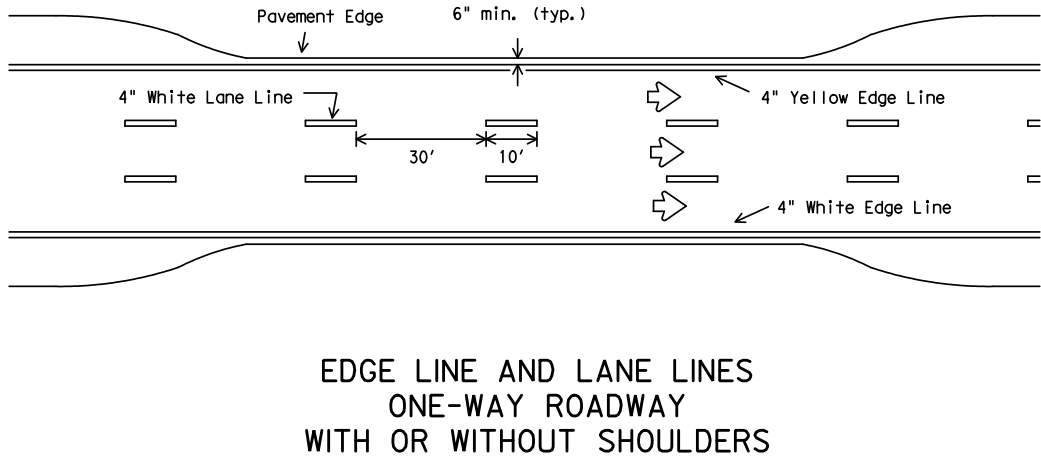
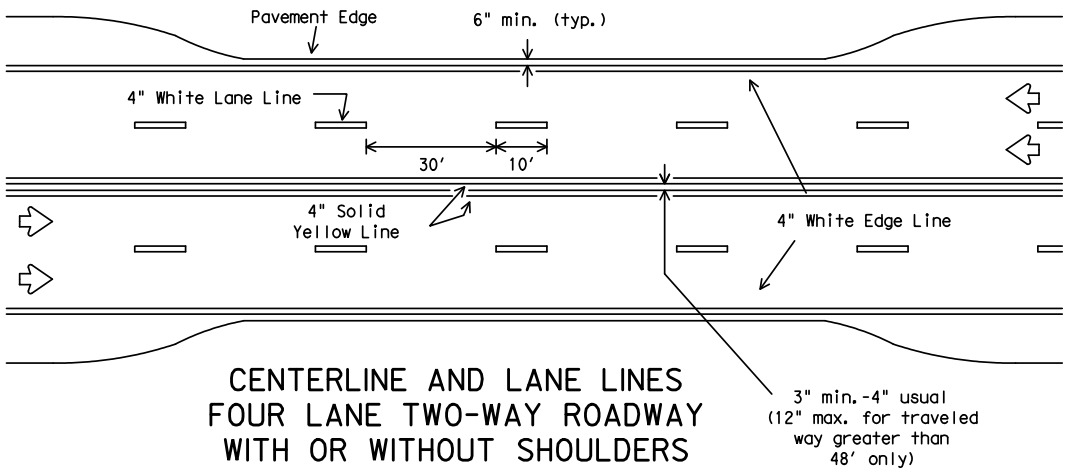
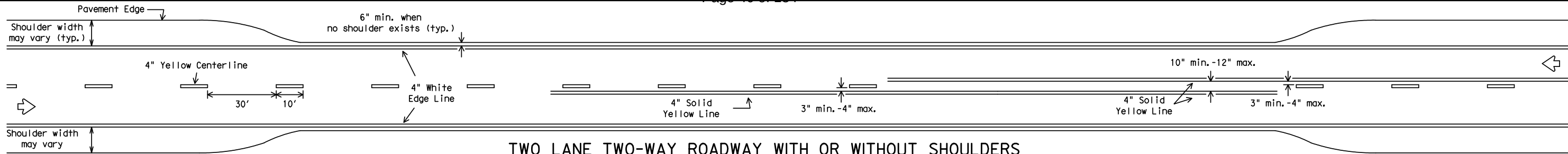
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GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Highways

TABLE 1 - TYPICAL LENGTH (L)

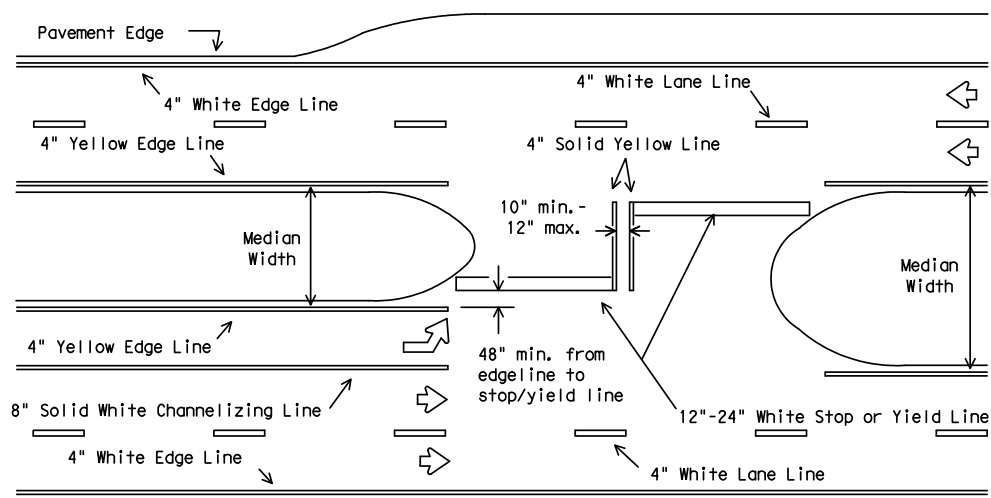
Posted Speed *	Formula
≤ 40	$L = \frac{WS^2}{60}$
≥ 45	$L = WS$

* 85th Percentile Speed may be used on roads where traffic speeds normally exceed the posted speed limit. Crosshatching length should be rounded up to nearest 5 foot increment.

L=Length of Crosshatching (FT.) W=Width of Offset (FT.) S=Posted Speed (MPH)

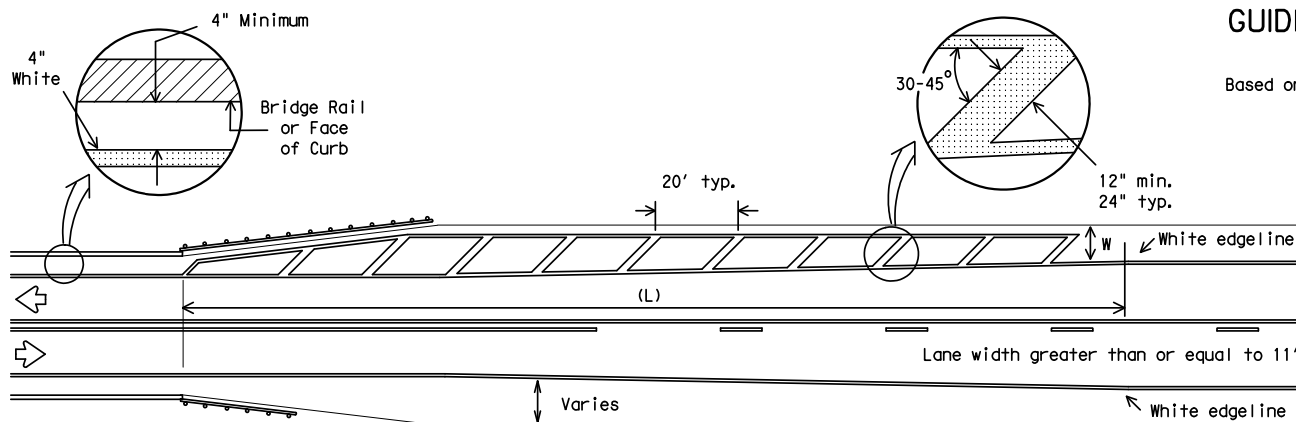
EXAMPLES:

An 8 foot shoulder in advance of a bridge reduces to 4 feet on a 70 MPH roadway. The length of the cross-hatching should be:
 $L = 8 \times 70 = 560$ ft.
A 4 foot shoulder in advance of a bridge reduces to 2 feet on a 40 MPH roadway. The length of the cross-hatching should be:
 $L = 4(40)^2 / 60 = 106.67$ ft. rounded to 110 ft.



All medians shall be field measured to determine the location of necessary striping. Stop/Yield bars and centerlines shall be placed when the median width is greater than 30 ft. The median width is defined as the area between two roadways of a divided highway measured from edge of traveled way to edge of traveled way. The median excludes turn lanes. The median width might be different between intersections, interchanges and of opposite approaches of the same intersection. The narrow median width will be the controlling width to determine if markings are required.

FOUR LANE DIVIDED ROADWAY INTERSECTIONS



NOTES:

- No-passing zone on bridge approach is optional but if used, it shall be a minimum 500 feet long.
- For crosshatching length (L) see Table 1.
- The width of the offset (W) and the required crosshatching width is the full shoulder width in advance of the bridge.
- The crosshatching is not required if delineators or barrier reflectors are used along the structure.
- For guard fence details, refer elsewhere in the plans.

ROADWAYS WITH REDUCED SHOULDER WIDTHS ACROSS BRIDGE OR CULVERT

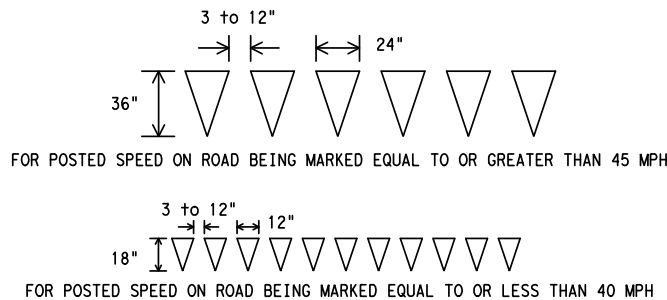
GENERAL NOTES

- Edgeline striping shall be as shown in the plans or as directed by the Engineer. The edgeline should typically be placed a minimum of 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edgelines are not required in curb and gutter sections of roadways.
- The traveled way includes only that portion of the roadway used for vehicular travel and not the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the inside of edgeline to inside of edgeline of a two lane roadway.

MATERIAL SPECIFICATIONS

PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



YIELD LINES



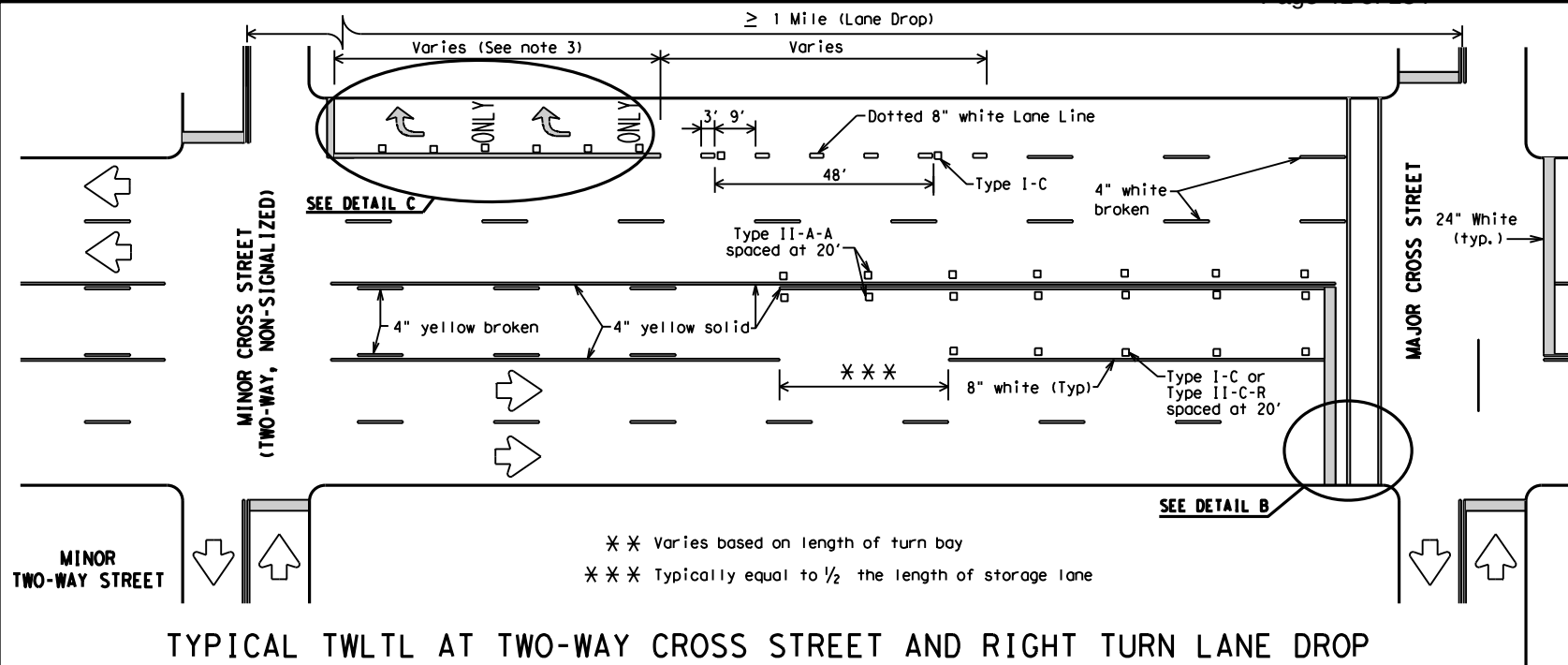
TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-12

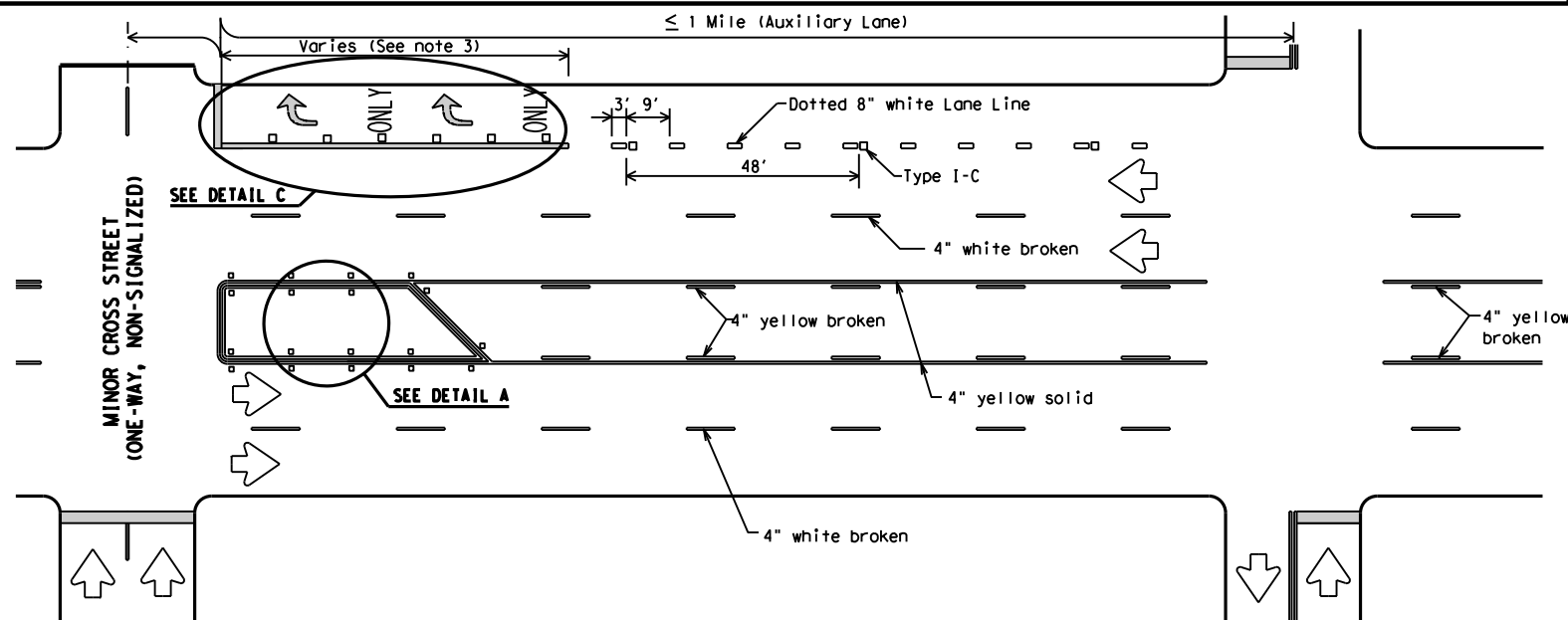
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8-95 2-12				
5-00				
8-00				
3-03				
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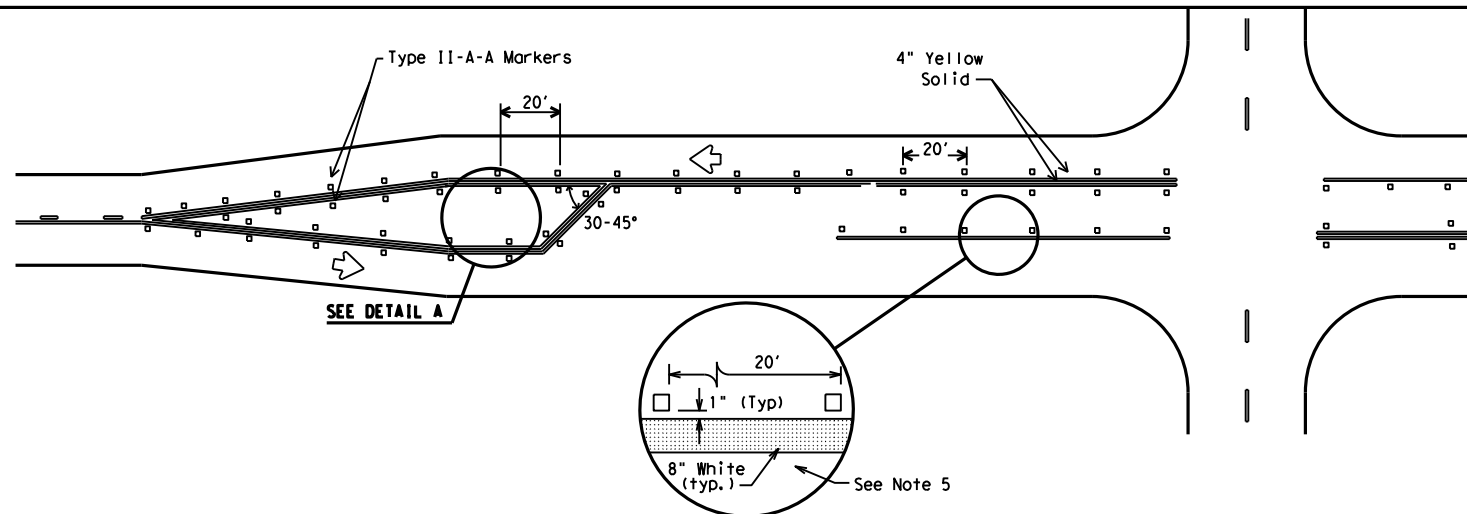
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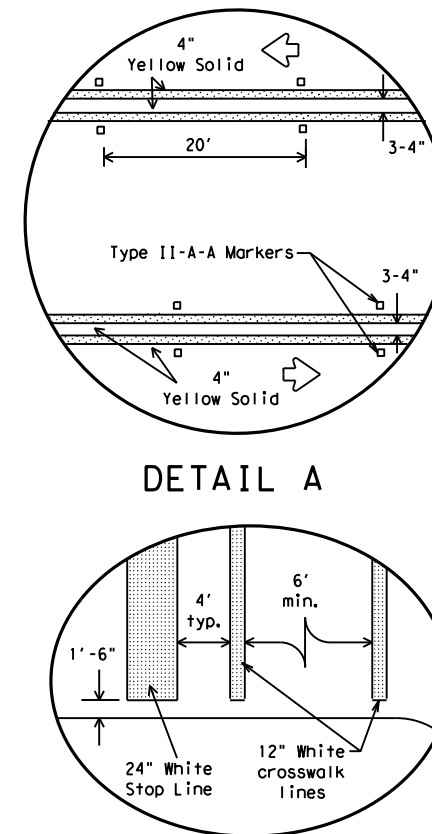
TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



TYPICAL TWO-LANE HIGHWAY INTERSECTION WITH LEFT TURN BAYS



DETAIL A

DETAIL B

DETAIL C

Final placement of Stop Bar and Crosswalk shall be approved by the Engineer in the field.

MATERIAL SPECIFICATIONS

PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.

GENERAL NOTES

- Refer elsewhere in plans for additional RPM placement and details.
- Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows as shown in the Standard Highway Sign Designs for Texas.
- When lane used word and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
- Other crosswalk patterns as shown in the "Texas Manual on Uniform Traffic Control Devices" may be used.
- Raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Raised pavement marker Type II-C-R with divided highways and raised medians.
- A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

Texas Department of Transportation
Traffic Operations Division

PAVEMENT MARKINGS FOR TWO-WAY LEFT TURN LANES DIVIDED HIGHWAYS AND RURAL LEFT TURN BAYS

PM(3)-12

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5-00	2-12			
8-00				
3-03				
2-10				
	DIST	COUNTY		SHEET NO.
				20

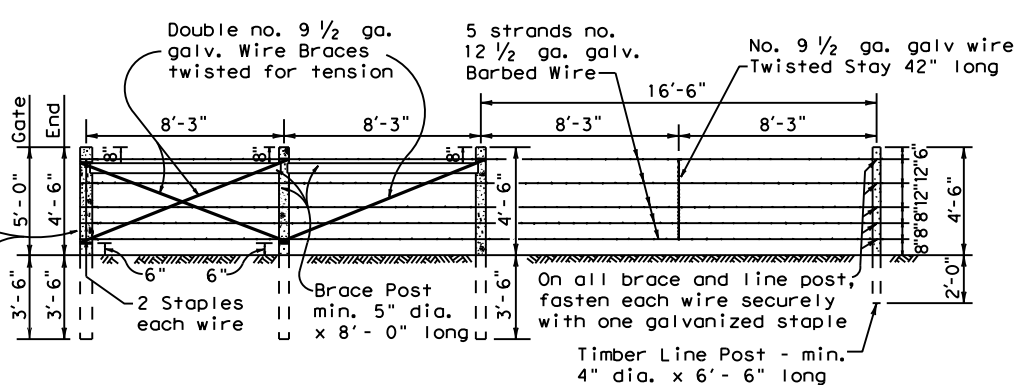
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Additional brace post and tie will not be required when distance to next brace post is less than 200'

Timber End Posts - min. 6" dia. x 8'-0" long

Timber Gate Posts - min. 6" dia. x 8'-6" long



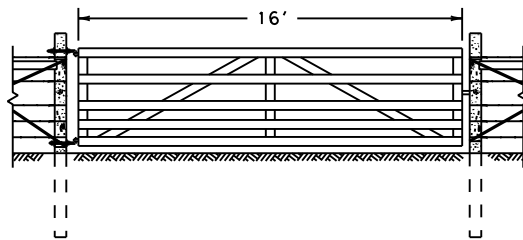
SECTION GALVANIZED BARBED WIRE FENCE WITH WOOD POSTS

Bracing Detail Used at Ends and Gates

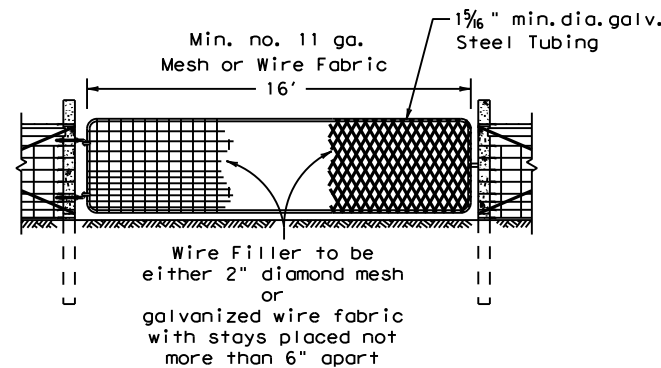
TYPE "A" FENCE

(See General Note 6)

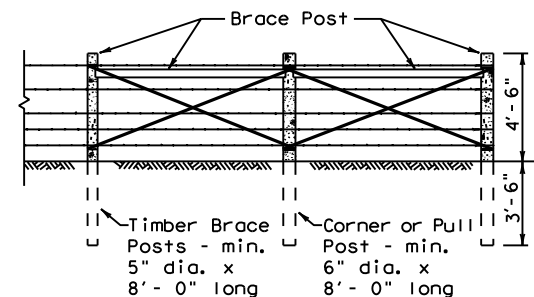
Metal gate shall consist of 5 panels not less than 4'-4" high and shall be aluminum or galvanized metal and of good quality. Gate and hardware shall meet the approval of the Engineer.



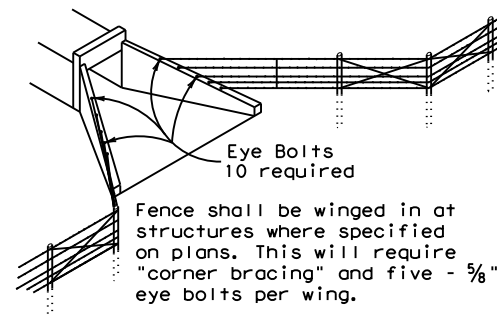
DETAIL TYPE 1 GATE



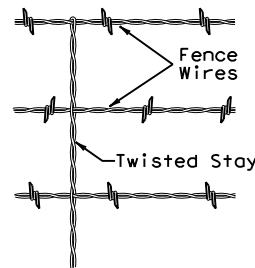
DETAIL TYPE 2 GATE



CORNER OR PULL POST ASSEMBLY



DETAIL OF FENCE TREATMENT AT STRUCTURES

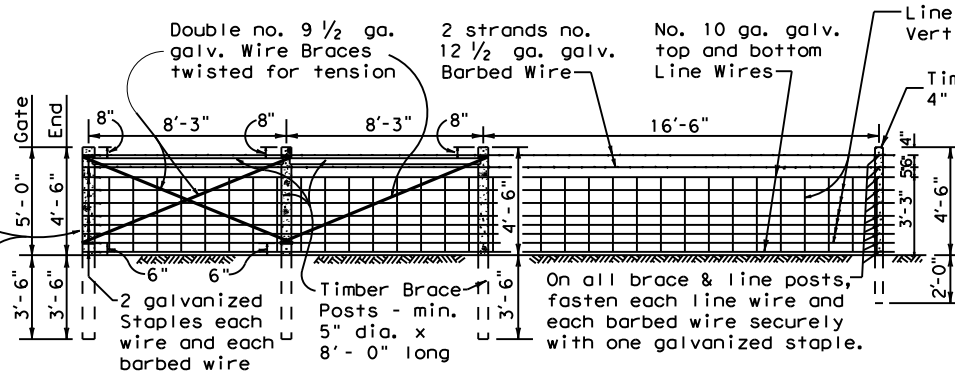


DETAIL OF STAY (Barbed wire fence)

Additional brace post and tie will not be required when distance to next brace post is less than 200'.

Timber End Posts - min. 6" dia. x 8'-0" long

Timber Gate Posts - min. 6" dia. x 8'-6" long

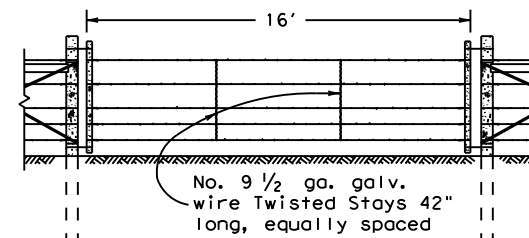


SECTION GALVANIZED WOVEN WIRE FENCE WITH WOOD POSTS

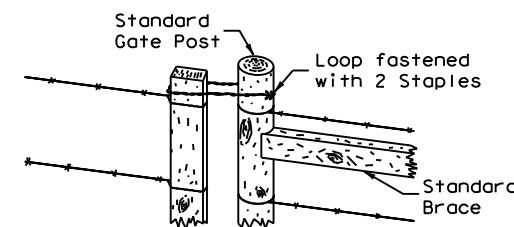
Bracing Detail Used at Ends and Gates

TYPE "B" FENCE

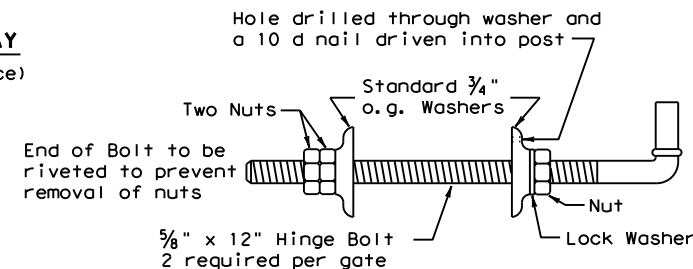
(See General Note 6)



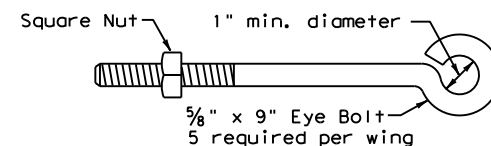
DETAIL TYPE 3 GATE



DETAIL FASTENER TYPE 3 GATE



DETAIL OF GATE HINGE BOLT ASSEMBLY



DETAIL OF EYE BOLT

TABLE OF EQUIVALENT SIZES FOR OPTIONAL SHAPE

Minimum Diameter of Round Post (Inches)	Minimum Equivalent Dimension for Each Side of Square Post (Inches)
4	3 1/2
5	4 1/2
6	5 1/4

GENERAL NOTES

- Any high point which interferes with the placing of wire mesh shall be excavated to provide 2" clearance.
- Latches for Type 1 and Type 2 gates shall be good commercial quality and design latches of the spring, fork or chain type. All latches shall be suitable for the gate and shall be approved by the Engineer.
- Hinges for Type 2 gates shall be commercial design approved by the Engineer suitable for post and gate.
- Concrete shall be of the design and consistency approved by the Engineer and shall contain not less than 4 sacks of cement per cubic yard. Concrete footings are to be crowned at the top to shed water.
- If rock is encountered at a depth less than the embedded depth required, a 15" or larger diameter hole shall be drilled for the post and the post shall be set in concrete. If rock is encountered at a depth of 1'-6" or more below the ground surface, the hole shall be drilled to the required depth. If rock is encountered at a depth less than 1'-6" below the ground surface, the holes shall be drilled a minimum of 2'-0" into the rock or to the depth whichever is the lesser depth.
- Barbed Wire shall be in accordance with ASTM A 121 (Class 1) Design designation 12-2-4-1 4R or 12-2-5-1 4R, or as approved by the Engineer.
- Woven Wire Fence (Type B) shall be in accordance with ASTM A 116 (Class 1) No. 12-1/2 Grade 60 (See Table 1 ASTM A 116) to the height and design shown on the plans, or as approved by the Engineer.
- The location of gates and corner posts will be as indicated elsewhere on these plans.
- Square wood posts may be used in lieu of round posts provided minimum equivalent size requirements, as shown are met. All wood posts shall be in accordance with Item 552, "Wire Fence."

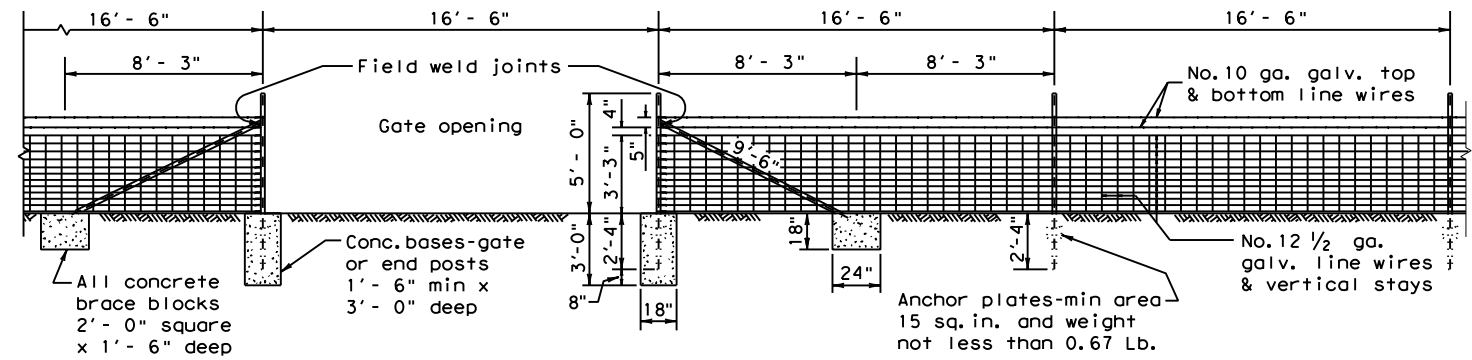
**Texas Department of Transportation**

Design Division Standard

BARBED WIRE AND WOVEN WIRE FENCE (WOOD POSTS)
WF (1) - 10

FILE: wf110.dgn	DN: TxDOT	CK: AM	DW: VP	CK:
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DATE: _____
FILE: _____



SECTION GALVANIZED WOVEN WIRE FENCE WITH METAL POSTS

BRACING DETAIL USED AT ENDS AND GATES

TYPE "D" FENCE

(See General Note 8)

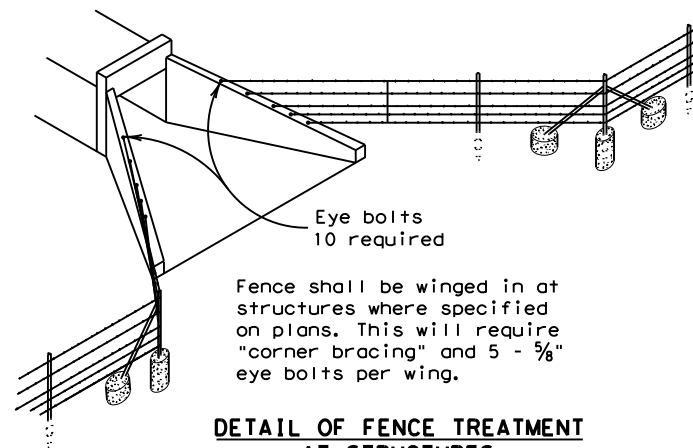
GENERAL NOTES

16' - 0"

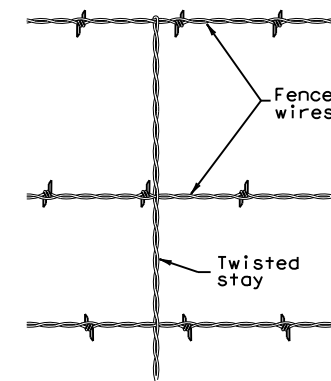
No. 9 1/2 ga. galv. wire
Twisted Stays 42" long, equally spaced

DETAIL TYPE 3 GATE

DETAIL TYPE 2 GATE



DETAIL OF FENCE TREATMENT AT STRUCTURES



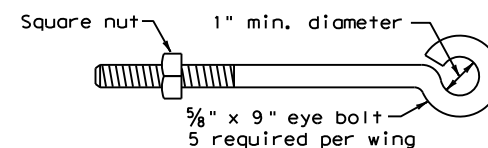
DETAIL OF STAY

(Barbed Wire Fence)

1. Any high point which interferes with the placing of wire mesh shall be excavated to provide a 2 inch clearance.
2. Latches for Type 1 and Type 2 gates shall be good commercial quality and design latch of the spring, fork or chain type. All latches shall be suitable to the gate and shall be approved by the Engineer.
3. Hinges for Type 2 gates shall be a commercial design approved by the Engineer suitable for post and gate.
4. Concrete shall be of the design and consistency approved by the Engineer and shall contain not less than 4 sacks of cement per cubic yard. Concrete footings are to be crowned at the top to shed water.
5. Steel anchor plates shall be of a design and thickness sufficient to prevent turning of the post in firm soil.
6. Steel pipe end posts, corner and pull posts shall be a minimum of 2" Std. pipe (2.375" O.D., 0.154" wall thickness) with a 1 1/4" Std. pipe brace (1.660" O.D., 0.140" wall thickness), with a 2"x2"x1/4" angle, or other as approved by the Engineer. Fasteners for securing barbed wire or woven wire fence to metal posts shall be a minimum of 11 gauge galvanized steel wire. Tubular posts shall be fitted with water malleable iron caps.
7. If Steel pipe is used for posts and braces, use standard pipe in accordance with ASTM A 53, Class B or A 501. For T-Posts use steel that meets ASTM A 702. Metal line posts shall be not less than 6'-6" in length and shall weigh not less than (1.33 lbs./lin.ft.). These Items shall be in accordance with Item 552, "Wire Fence."
8. Barbed Wire shall be in accordance with ASTM A 121, Class 1 Design designation 12-2-4-1 4R or 12-2-5-1 4R, or as approved by the Engineer.

Woven Wire Fence (Type D) shall be in accordance with ASTM A 116, Class 1 No. 12-1/2 Grade 60 (See Table 1 ASTM A 116) to the height and design shown on the plans, or as approved by the Engineer.

9. The location of gates and corner posts will be as indicated elsewhere in these plans.



DETAIL OF EYE BOLT

**Design
Division
Standard**

WF (2) - 10

FILE:	wf210.dgn	DN: TxDOT	CK: AM	DW: VP	CK:
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REVISIONS					
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SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXXX(X)XX(X-XXXX)

Post Type

FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
TWT = Thin-Walled Tubing (see SMD(TWT))
10BWG = 10 BWG Tubing (see SMD(SLIP-1) to (SLIP-3))
S80 = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

Number of Posts (1 or 2)

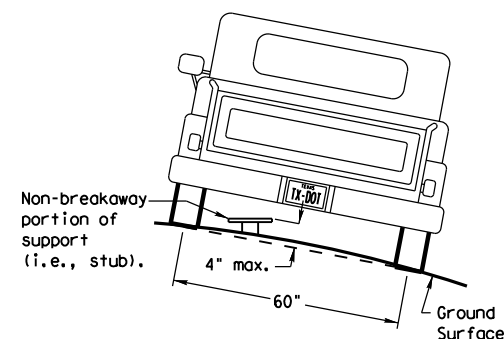
Anchor Type

UA = Universal Anchor - Concreted (see SMD(FRP) and (TWT))
UB = Universal Anchor - Bolted down (see SMD(FRP) and (TWT))
WS = Wedge Anchor Steel - (see SMD(TWT))
WP = Wedge Anchor Plastic (see SMD(TWT))
SA = Slipbase - Concreted (see SMD(SLIP-1) to (SLIP-3))
SB = Slipbase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

Sign Mounting Designation

P = Prefab. "Plain" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
U = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3))
IF REQUIRED
TEXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
BM = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
WC = 1.12 #/ft Wing Channel (see SMD(SLIP-1) to (SLIP-3))
EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-3))

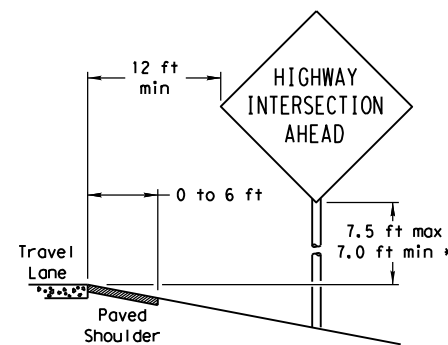
REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT



To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, when it is broken away, should not project more than 4 inches above a 60-inch chord (i.e., typical space between wheel paths).

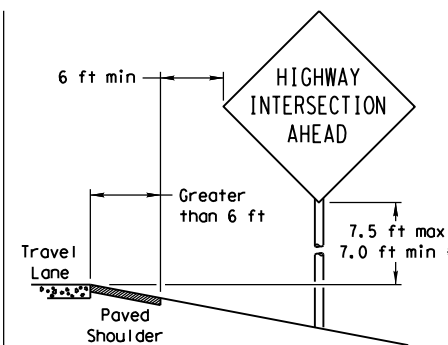
SIGN LOCATION

PAVED SHOULDERS



LESS THAN 6 FT. WIDE

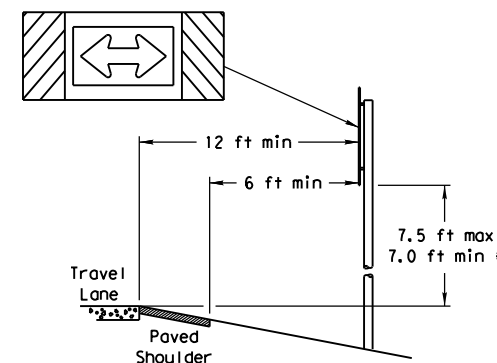
When the shoulder is 6 ft. or less in width, the sign must be placed at least 12 ft. from the edge of the travel lane.



GREATER THAN 6 FT. WIDE

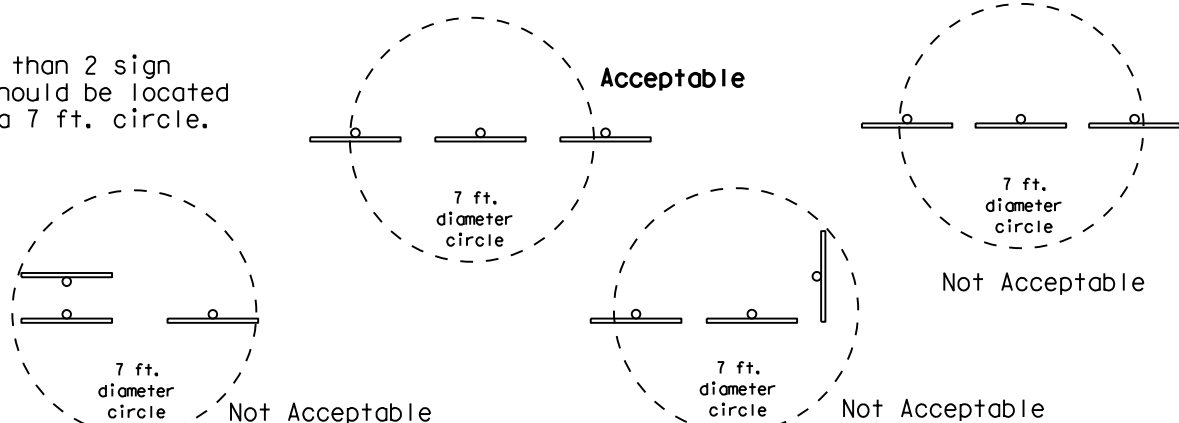
When the shoulder is greater than 6 ft. in width, the sign must be placed at least 6 ft. from the edge of the shoulder.

T-INTERSECTION



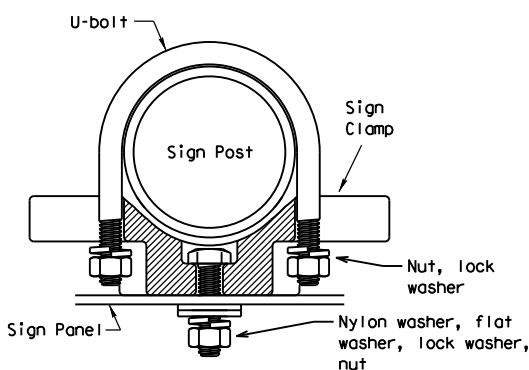
When this sign is needed at the end of a two-lane, two way roadway, the right edge of the sign should be in line with the centerline of the roadway. Place as close to ROW as practical.

No more than 2 sign posts should be located within a 7 ft. circle.



TYPICAL SIGN ATTACHMENT DETAIL

Single Signs

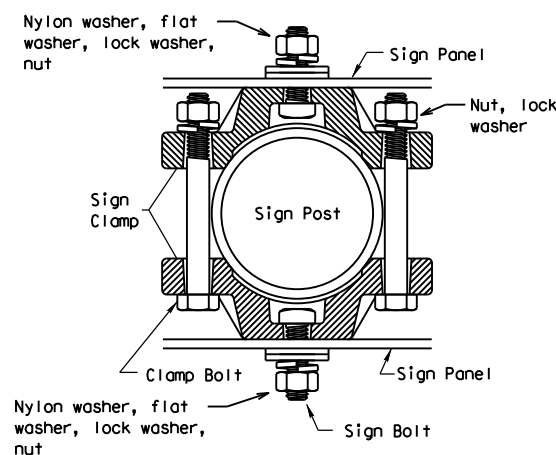


Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

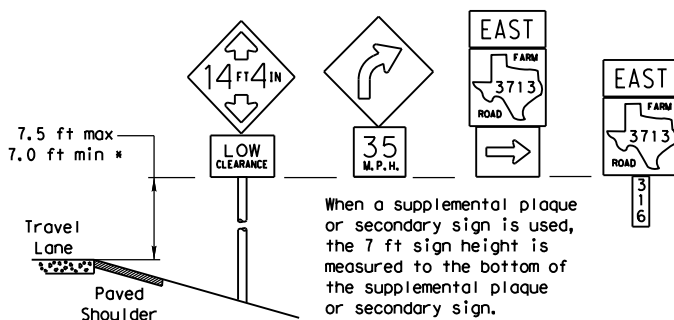
Sign clamps may be either the specific size clamp or the universal clamp.

Back-to-Back Signs



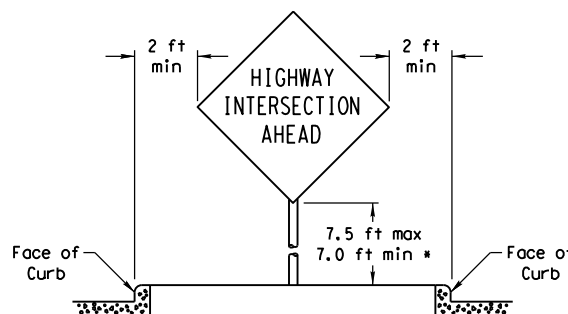
Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	3 or 3 1/2"
2 1/2" nominal	3 or 3 1/2"	3 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

SIGNS WITH PLAQUES

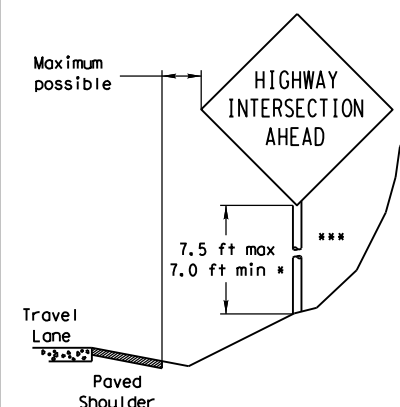


When a supplemental plaque or secondary sign is used, the 7 ft sign height is measured to the bottom of the supplemental plaque or secondary sign.

CURB & GUTTER OR RAISED ISLAND



RESTRICTED RIGHT-OF-WAY (When 6 ft min. is not possible.)



Right-of-way restrictions may be created by rocks, water, vegetation, forest, buildings, a narrow island, or other factors.

In situations where a lateral restriction prevents the minimum horizontal clearance from the edge of the travel lane, signs should be placed as far from the travel lane as practical.

*** Post may be shorter if protected by guardrail or if Engineer determines the post could not be hit due to extreme slope.



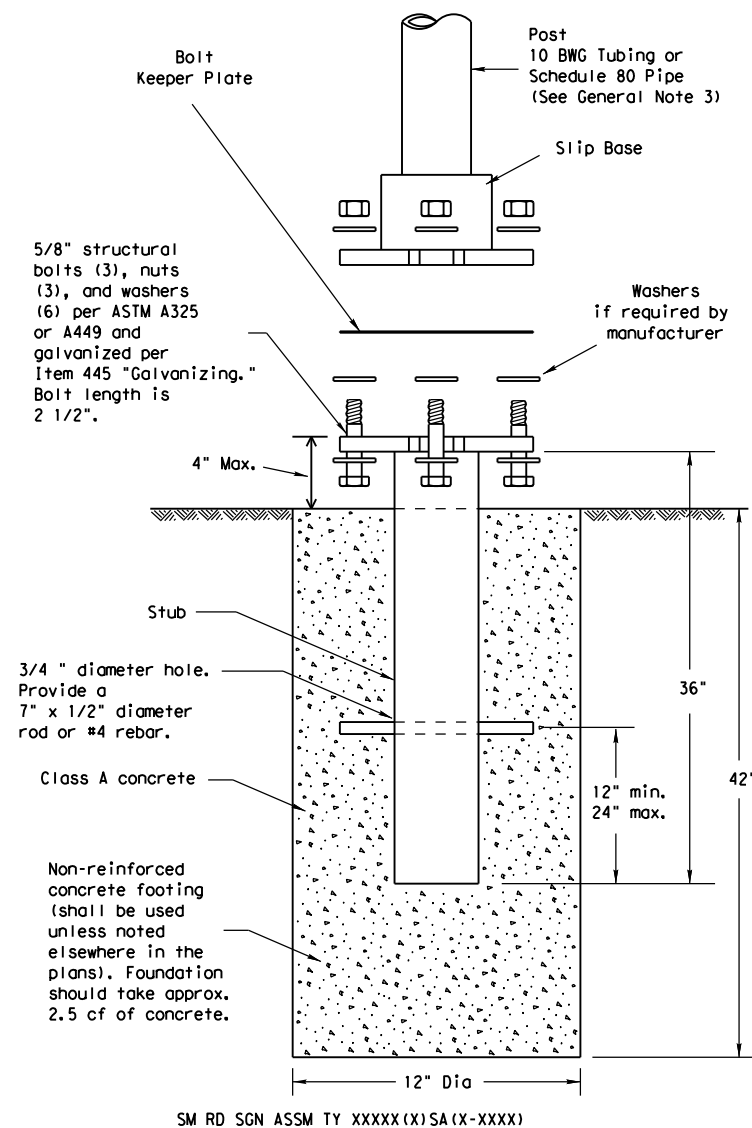
SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS

SMD (GEN) -08

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TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. http://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

- Slip base shall be permanently marked to indicate manufacturer. Method, design, and location of marking are subject to approval of the TxDOT Traffic Standards Engineer.
- Material used as post with this system shall conform to the following specifications:
 - 10 BWG Tubing (2.875" outside diameter)
 - 0.134" nominal wall thickness
 - Seamless or electric-resistance welded steel tubing or pipe
 - Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
 - Other steels may be used if they meet the following:
 - 55,000 PSI minimum yield strength
 - 70,000 PSI minimum tensile strength
 - 20% minimum elongation in 2"
 - Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
 - Outside diameter (uncoated) shall be within the range of 2.867" to 2.883"
 - Galvanization per ASTM A123 or ASTM A653 G210. For precoated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
 - Schedule 80 Pipe (2.875" outside diameter)
 - 0.276" nominal wall thickness
 - Steel tubing per ASTM A500 Gr C
 - Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
 - 46,000 PSI minimum yield strength
 - 62,000 PSI minimum tensile strength
 - 21% minimum elongation in 2"
 - Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"
 - Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"
 - Galvanization per ASTM A123
- See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: <http://www.txdot.gov/publications/traffic.htm>
- Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

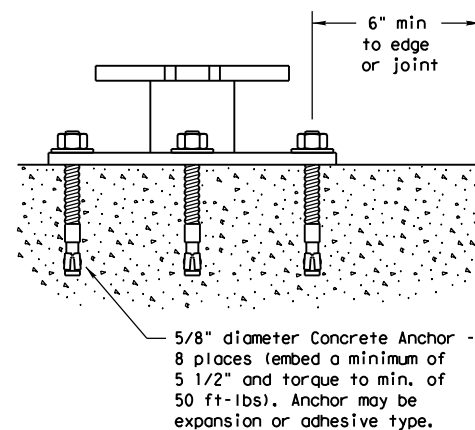
Foundation

- Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
- The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
- Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
- Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
- The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support

- Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be plumb and straight.
- Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively.



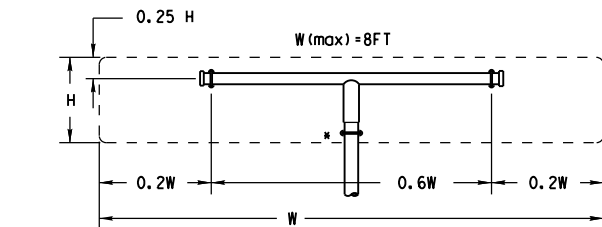
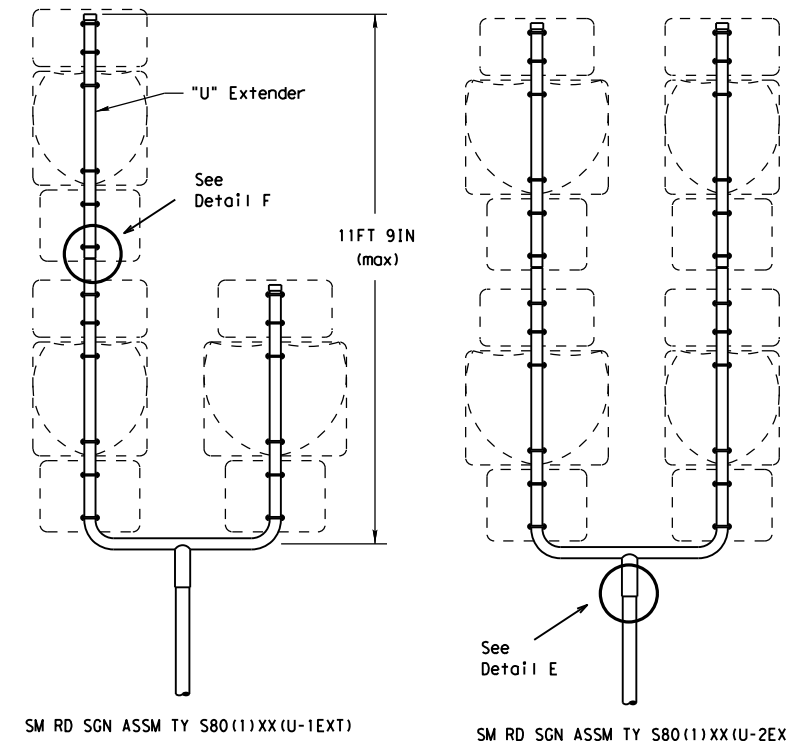
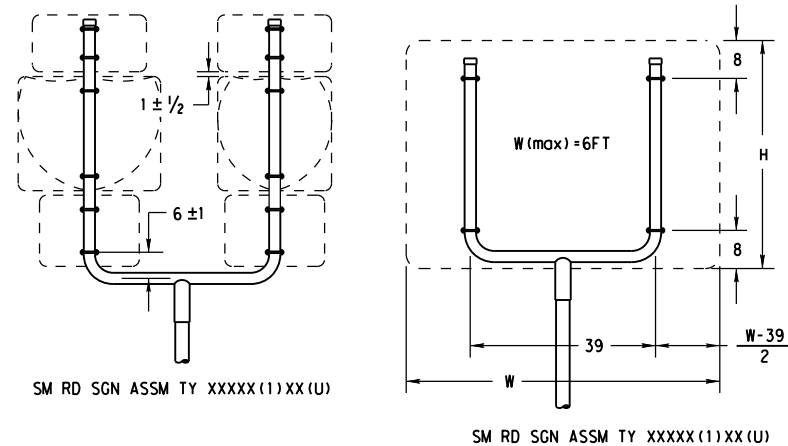
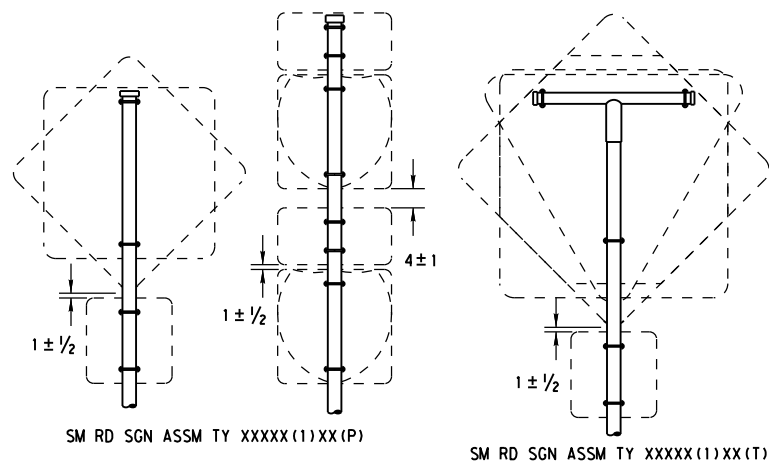
SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-1)-08

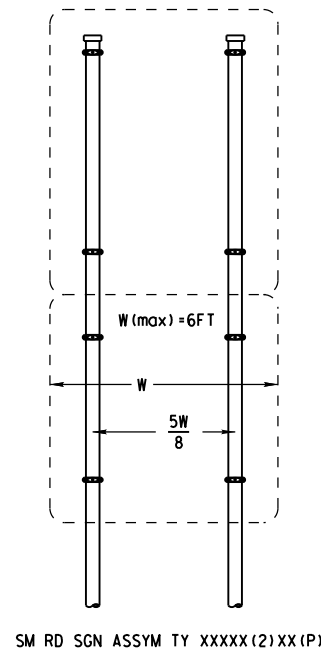
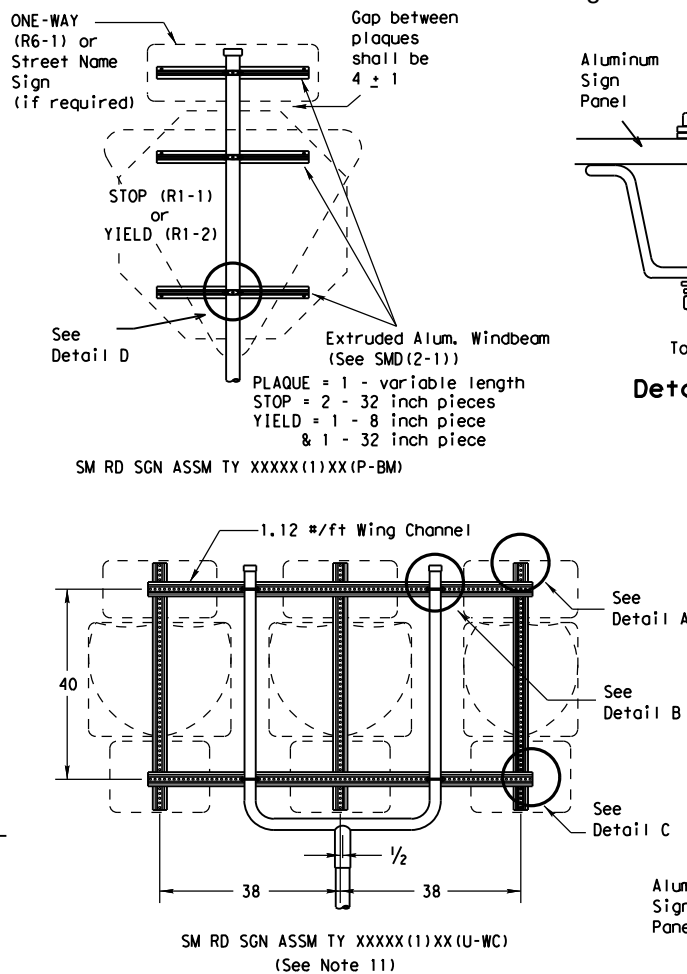
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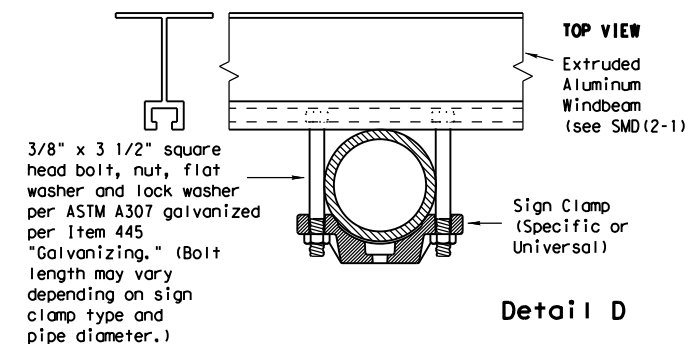
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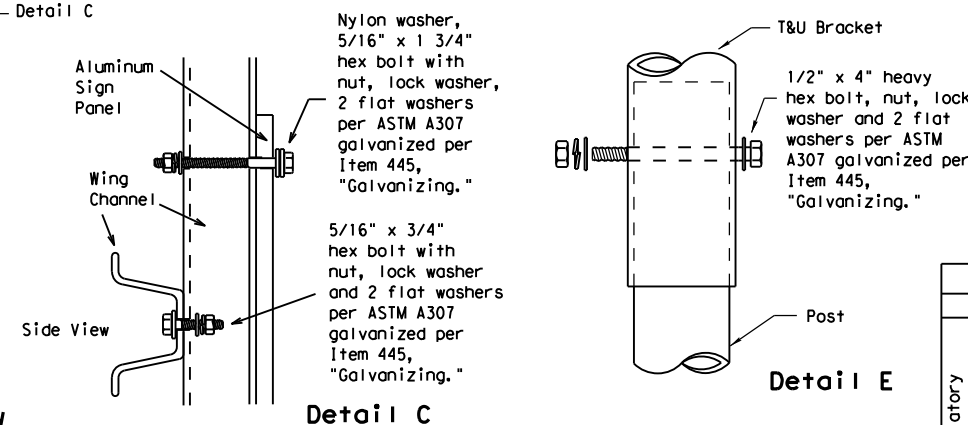
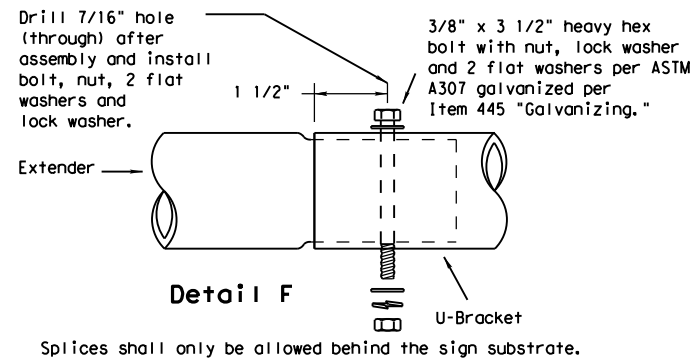
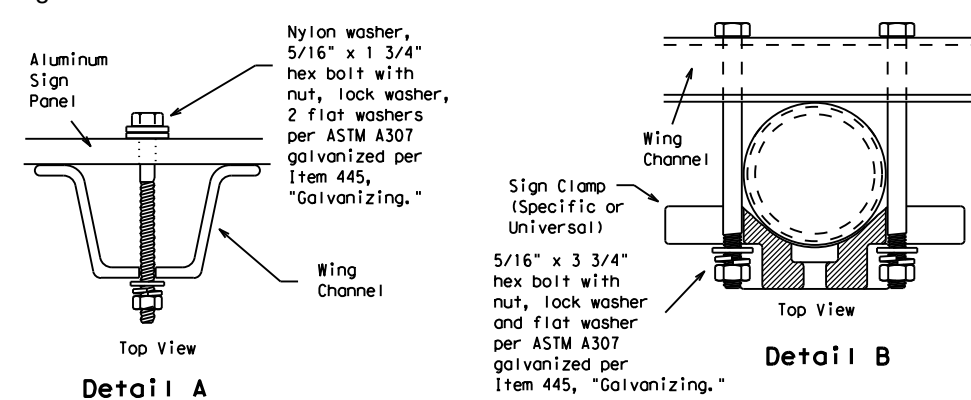
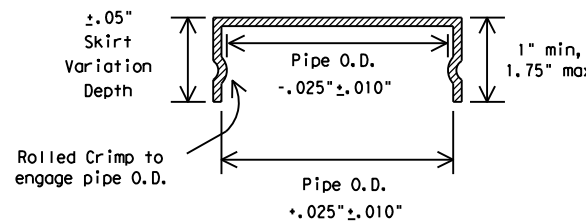
All dimensions are in english
unless detailed otherwise.



SIDE VIEW



FRICION CAP DETAIL



GENERAL NOTES:

- | SIGN SUPPORT | # OF POSTS | MAX. SIGN AREA |
|--------------|------------|----------------|
| 10 BWG | 1 | 16 SF |
| 10 BWG | 2 | 32 SF |
| Sch 80 | 1 | 32 SF |
| Sch 80 | 2 | 64 SF |
- The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
- Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
- Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
- Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
- For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
- When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
- Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
- Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
- Additional route markers may be added vertically, provided the total sign area does not exceed the maximum allowable amount per Note 1.
- Additional sign clamp required on the "T-bracket" post for 24 inch height signs. Place the clamp 3 inches above bottom of sign when possible.
- Post open ends shall be fitted with Friction Caps.
- Sign blanks shall be the sizes and shapes shown on the plans.

REQUIRED SUPPORT

	REQUIRED SUPPORT	
	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
Warning	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM SMD(SLIP-2)-08

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		DIST	COUNTY	SHEET NO.

Friction caps may be manufactured from hot rolled or cold rolled steel sheets. The minimum sheet metal thickness shall be 24 gauge for all cap sizes.

The rim edges shall be reasonably straight and smooth. Caps shall be sized and formed in such a manner as to produce a drive-on friction fit and have no tendency to rock when seated on the pipe. The depth shall be sufficient to give positive protection against entrance of rainwater. They shall be free of sharp creases or indentations and show no evidence of metal fracture.

Caps shall have an electrodeposited coating of zinc in accordance with the requirements of ASTM B633 Class FE/ZN 8.

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DATE:
FILE:

GENERAL NOTES:

1.	SIGN SUPPORT	# OF POSTS	MAX. SIGN AREA
	10 BWG	1	16 SF
	10 BWG	2	32 SF
	Sch 80	1	32 SF
	Sch 80	2	64 SF

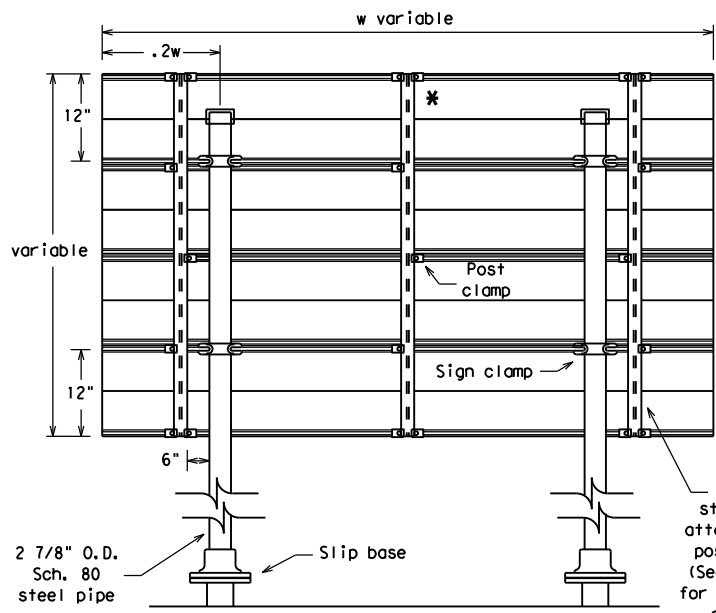
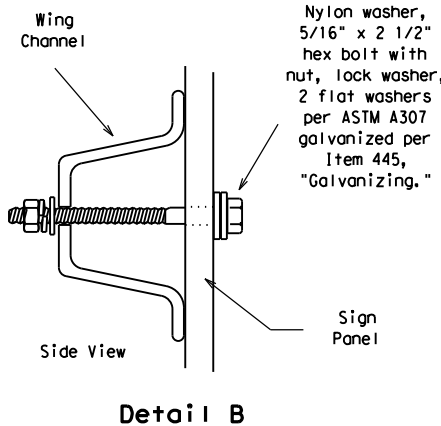
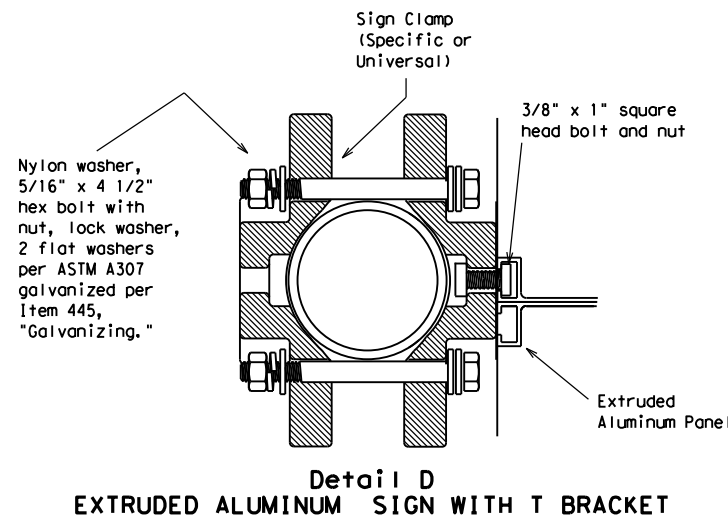
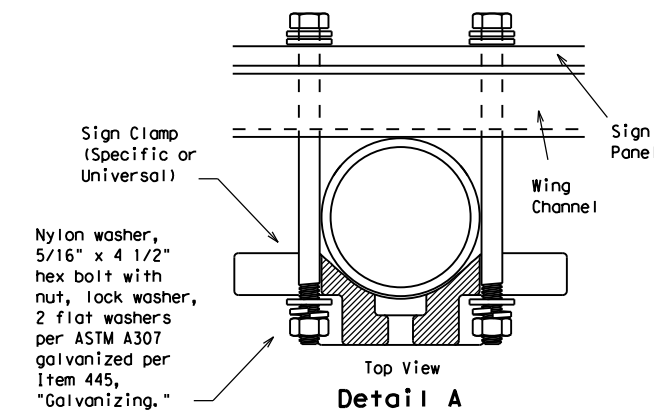
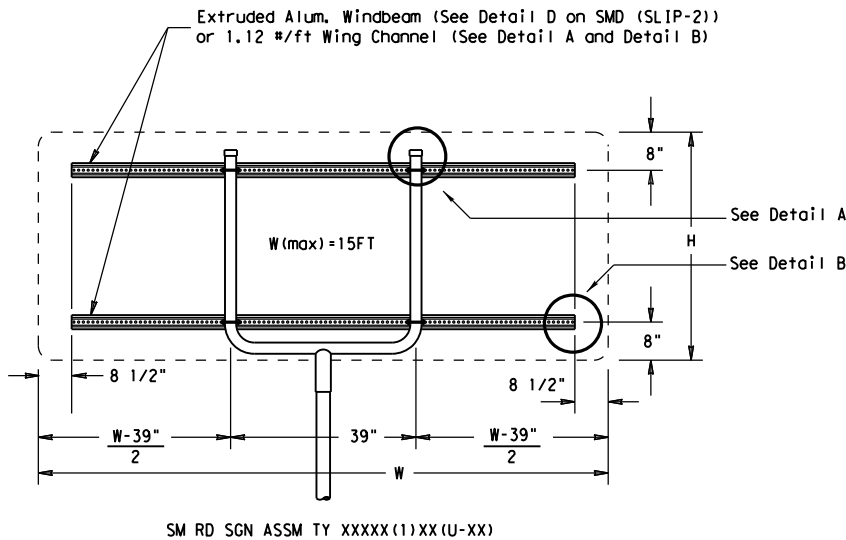
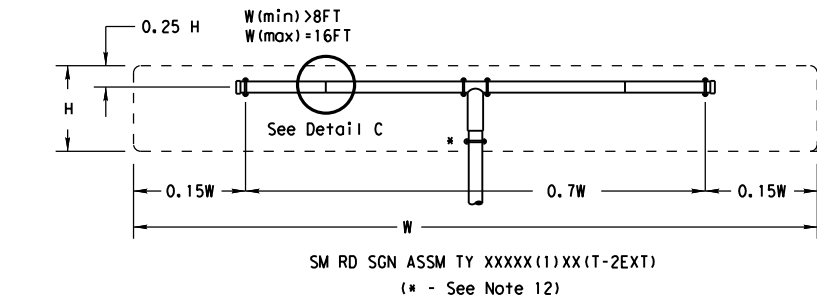
- The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
- Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
- Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
- Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
- For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
- When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
- Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
- Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
- Sign blanks shall be the sizes and shapes shown on the plans.
- Additional sign clamp required on the "T-bracket" post for 24 inch high signs. Place the clamp 3 inches above bottom of sign when possible.
- Post open ends shall be fitted with Friction Caps.

REQUIRED SUPPORT		
	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
Warning	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)

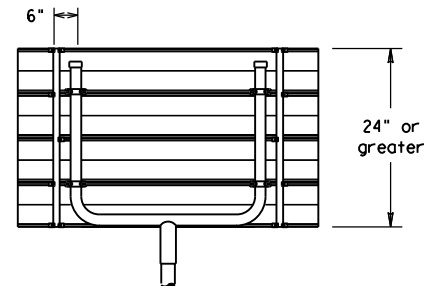
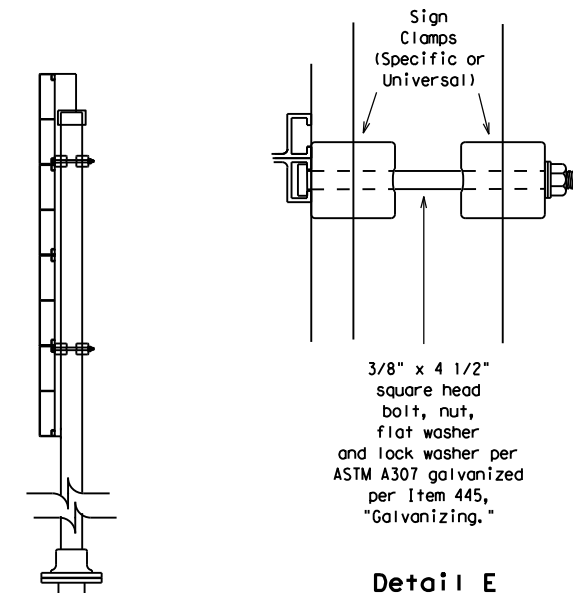
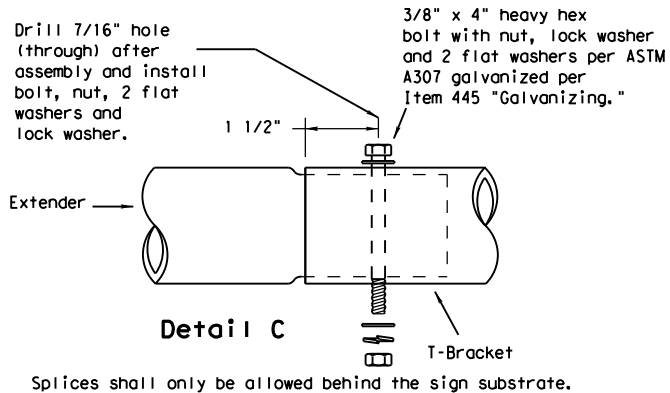
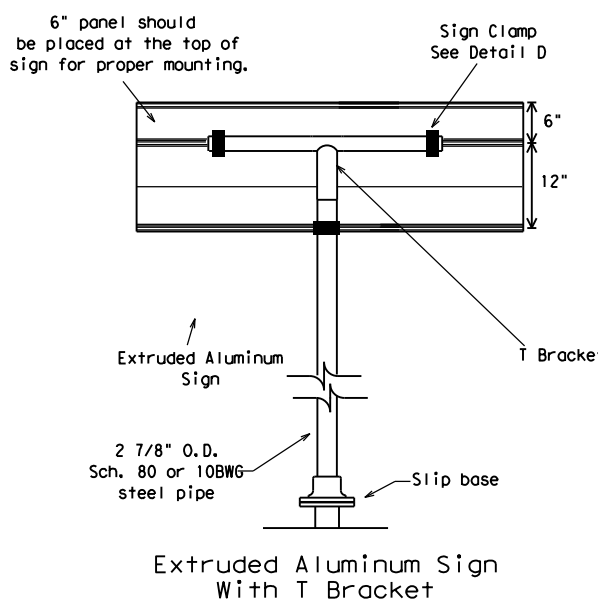
 **Texas Department of Transportation**
Traffic Operations Division

**SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
TRIANGULAR SLIPBASE SYSTEM
SMD (SLIP-3) -08**

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9-08	REVISIONS	CONT	SECT	JOB
				HIGHWAY
		DIST	COUNTY	SHEET NO.
				26

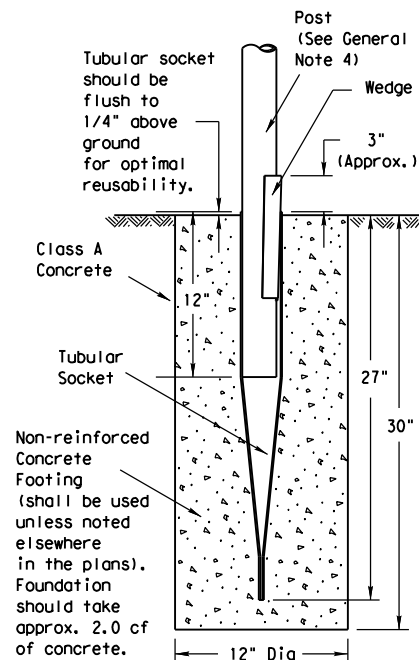


SM RD SGN ASSM TY S80(2)XX(P-EXAL)
* Additional stiffener placed at approximate center of signs when sign width is greater than 10'.



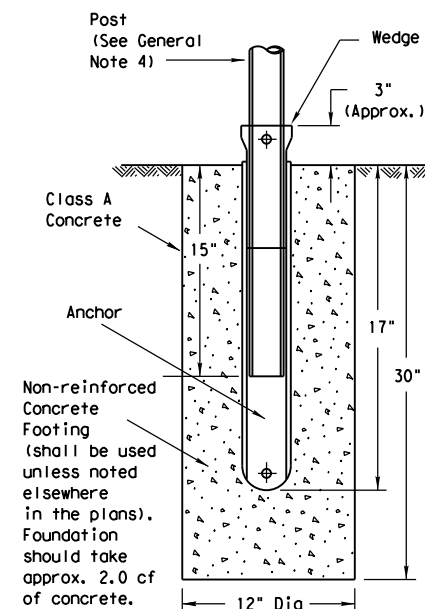
Use Extruded Alum. Windbeam as stiffeners
See SMD (2-1) for additional details
See Detail E for clamp installation

Wedge Anchor Steel System



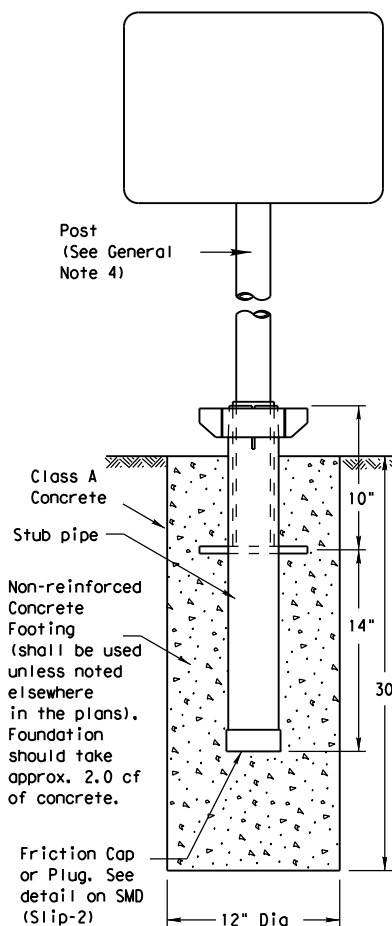
SM RD SGN ASSM TY TWT(X) WS(X)

Wedge Anchor High Density Polyethylene (HDPE) System

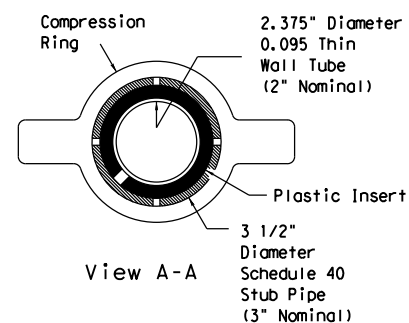
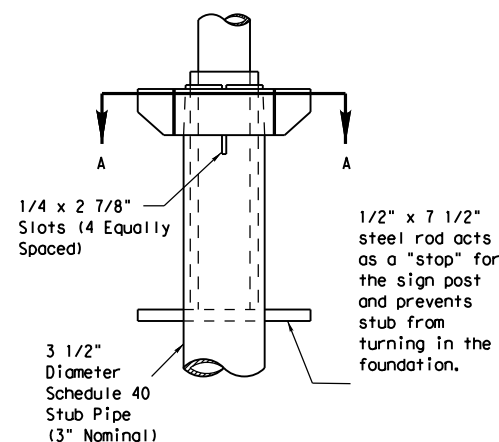


SMD RD SGN ASSM TY TWT(X) WP(X)

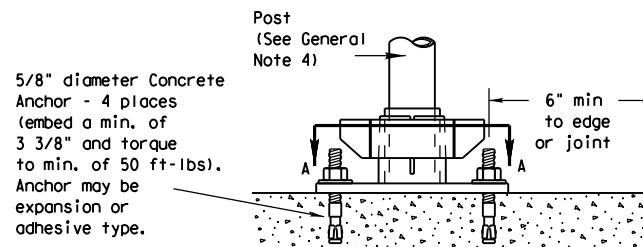
Universal Anchor System with Thin-Walled Tubing Post



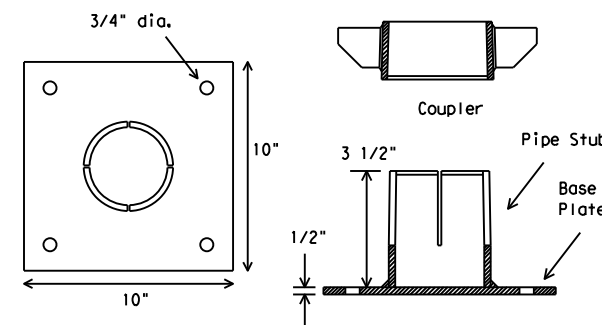
SM RD SGN ASSM TY TWT(X)UA(P)



Plastic insert must be used when using the TWT with either the Universal Anchor System or the Bolt Down Universal Anchor System. The insert should be approx. 10" long and cover the tubing from just above the top of the stub pipe to the bottom of the sign post when using the Universal Anchor System. The insert should be cut to approx. 4 1/2" when used with the Bolt Down Universal Anchor System.

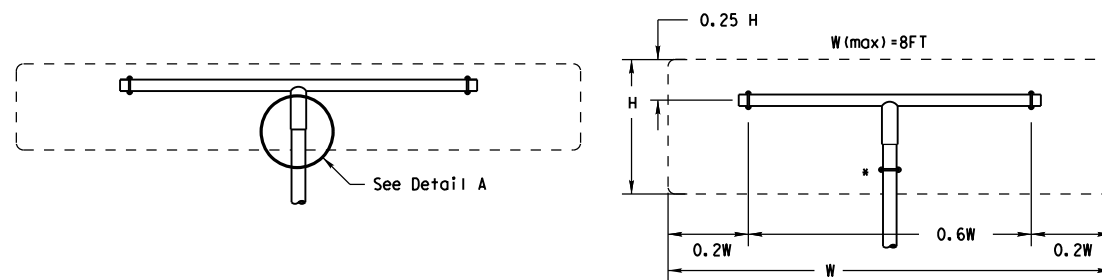


Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. A heavy hex nut per ASTM A563 and hardened washer per ASTM F436. The stud bolt shall have minimum yield and ultimate tensile strengths of 50 and 75 ksi, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Top of bolt shall extend at least flush with top of nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 3 3/8" minimum embedment, shall have a minimum allowable tension and shear of 2450 and 1525 psi, respectively. Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations.



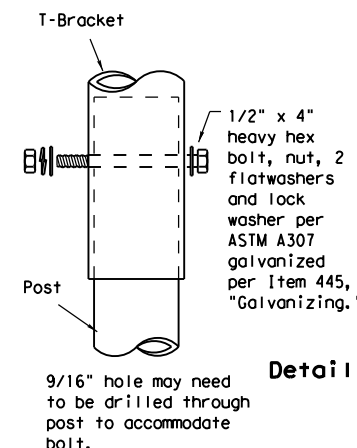
SM RD SGN ASSM TY TWT(X)UB(P)

Sign Installation Using a Prefabricated T-Bracket for Thin-Wall Tubing Post



SM RD SGN ASSM TY TWT(X)XX(T)

(* - See General Note 6)



Detail A

NOTE

The devices shall be installed per manufacturer's recommendations.
Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

1. The Wedge Anchor System and the Universal Anchor System with thin wall tubing post may be used to support up to 10 square feet of sign area.
2. The tubular socket, wedge and prefabricated T-bracket shall be permanently marked to indicate manufacturer. Method, design, and location of marking are subject to the approval of the TxDOT Traffic Standards Engineer.
3. Except for posts (13 BWG Tubing), clamps, nuts and bolts, all components shall be prequalified. A list of prequalified vendors may be obtained from the Material Producer List web page. The website address is:
http://www.txdot.gov/business/producer_list.htm
4. Material used as post with this system shall conform to the following specifications:
 - 13 BWG Tubing (2.375" outside diameter) (TWT)
 - 0.095" nominal wall thickness
 - Seamless or electric-resistance welded steel tubing
 - Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
 - Other steels may be used if they meet the following:
 - 55,000 PSI minimum yield strength
 - 70,000 PSI minimum tensile strength
 - 18% minimum elongation in 2"
 - Wall thickness (uncoated) shall be within the range of .083" to .099"
 - Outside diameter (uncoated) shall be within the range of 2.369" to 2.381"
 - Galvanization per ASTM 123 or ASTM A653 G210. For precoated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
5. Sign blanks shall be the sizes and shapes shown on the plans.
6. Additional sign clamp required on the "T-bracket" post for 24" high signs. Place clamp at least 3" above bottom of sign when possible.
7. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
8. See the Traffic Operations Division website for detailed drawings of sign clamps and Wedge Anchor System components. The website address is:
<http://www.txdot.gov/publications/traffic.htm>

WEDGE ANCHOR SYSTEM INSTALLATION PROCEDURE

1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(GEN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Place concrete into hole until it is approximately flush with the ground. Concrete shall be Class A.
3. Insert tubular socket into concrete until top of socket is approximately 1/4 " above the concrete footing.
4. Plumb the socket. Allow a minimum 4 days for concrete to set, unless otherwise directed by Engineer..
5. Attach the sign to the sign post.
6. Insert the sign post into socket and align sign face with roadway.
7. Drive the wedge into the socket to secure post. This will leave approximately 3 inches of the wedge exposed.

UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURE

1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD (GEN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. Insert base post in hole to depths shown and backfill hole with concrete.
3. Level and plumb the base post using a torpedo level and allow concrete adequate time to set. The bottom of the slots provided in the stub pipe shall remain above the top of the concrete foundation.
4. Attach the sign to the sign post.
5. Install plastic insert around bottom of post.
6. Insert sign post into base post. Lower until the post comes to rest on steel rod.
7. Seat compression ring using a hammer. Typically, the top of compression ring will be approximately level with top of stub post when optimally installed.
8. Check sign post by hand to ensure it is unable to turn. If loose, increase the tightening of the compression ring.



**SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
WEDGE & UNIVERSAL ANCHOR
WITH THIN WALL TUBING POST
SMD(TWT)-08**

① TxDOT July 2002 9-08 REVISIONS		DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
CONT	SECT	JOB		HIGHWAY	
DIST	COUNTY			SHEET NO.	
				27	

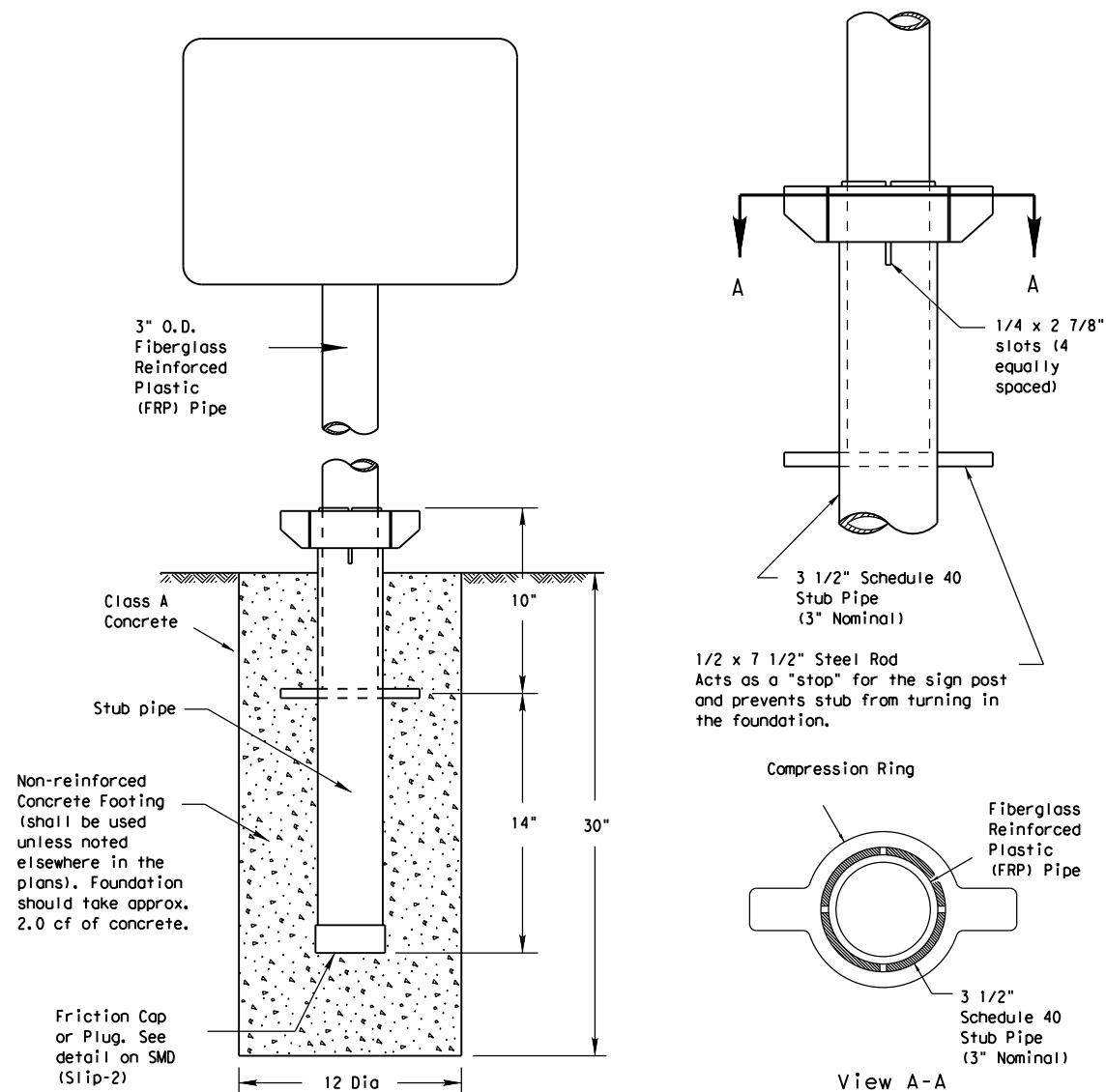
26E

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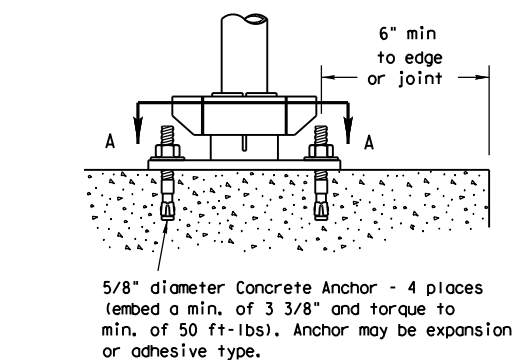
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Universal Anchor System with Fiberglass Reinforced Plastic (FRP) Post

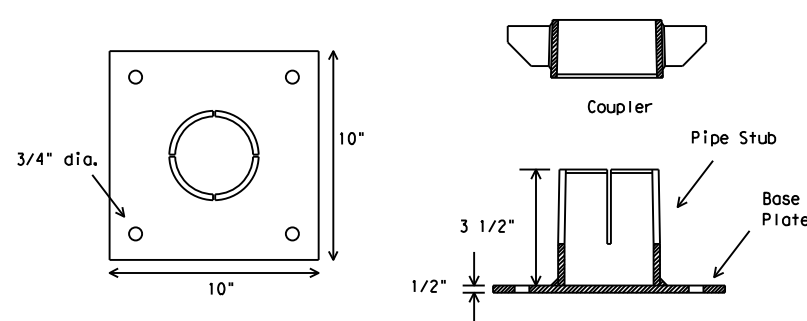


SM RD SGN ASSM TY FRP(X)UA(P)



Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. A heavy hex nut per ASTM A563 and hardened washer per ASTM F436. The stud bolt shall have minimum yield and ultimate tensile strengths of 50 and 75 ksi, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Top of bolt shall extend at least flush with top of nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 3 3/8" minimum embedment, shall have a minimum allowable tension and shear of 2450 and 1525 psi, respectively. Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations.

BOLT-DOWN DETAILS



SM RD SGN ASSM TY FRP(X)UB(P)

GENERAL NOTES:

- FRP sign supports for a single type sign support may be used for signs up to and including 16 square feet. Dual post installation may be used for signs up to and including 32 square feet.
- All nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing."
- See the Traffic Operations Division website for detailed drawings of sign clamps. The website address is: <http://www.txdot.gov/publications/traffic.htm>

FRP POST REQUIREMENTS

- Materials shall conform to the requirements of Departmental Material Specification DMS-4410 and will be furnished in a yellow or gray color as specified elsewhere in the plans.
- Thickness of FRP sign support is 0.125" + 0.031", - 0.0".
- FRP sign supports are prequalified by the Traffic Operations Division. Prequalification procedures are obtained by writing:
Texas Department of Transportation
Traffic Operations Division
125 East 11th Street
Austin, Texas 78701-2483

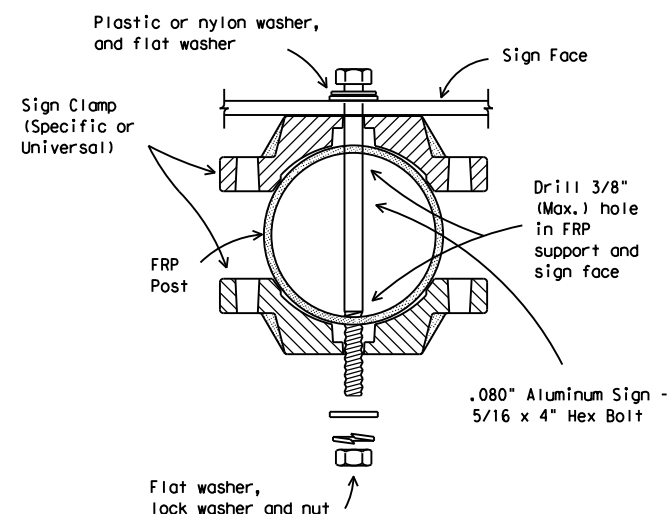
UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURES

- Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(GEN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
- The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
- Insert base post in foundation hole to depths shown and fill hole with concrete. Cut base post from bottom and ensure a minimum of 18" embedment if installed in solid rock.
- Level and plumb the base post with coupler using a torpedo level and let concrete set a minimum of 4 days, unless otherwise directed by Engineer. Bottom of base post slots shall be above the concrete footing.
- Attach sign to FRP post.
- Use hammer to ensure the coupler is firmly seated. Top of coupler should be level with top of base post in most instances.
- Check sign to ensure there is no twist. If loose, increase the tightening of coupler.

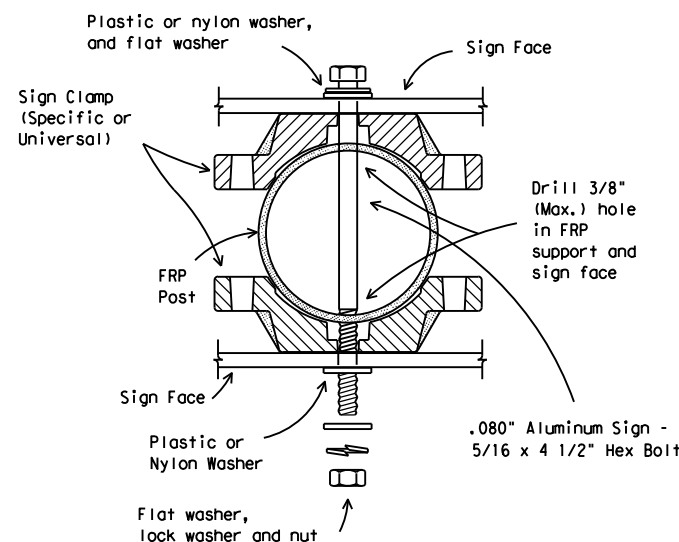
BOLT DOWN SIGN SUPPORT

- Position base plate with coupler on existing concrete.
- Drill holes into concrete and insert the 5/8" diameter bolts with wedge anchors, and tighten nuts.
- Attach sign to FRP post.
- Insert bottom of sign post into pipe stub.
- Use hammer to ensure the coupler is firmly seated. Top of coupler should be level with top of base post in most instances.
- Check sign to ensure there is no twist. If loose, increase the tightening of coupler.

Typical Sign Mounting Detail for FRP Support with Single Sign



Typical Sign Mounting Detail for FRP Support with Back-to-Back Signs



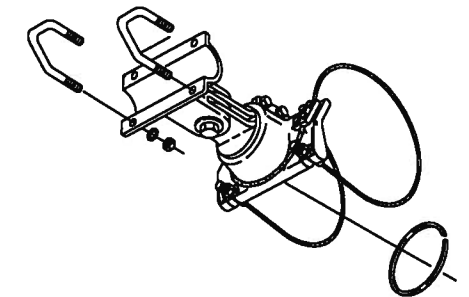
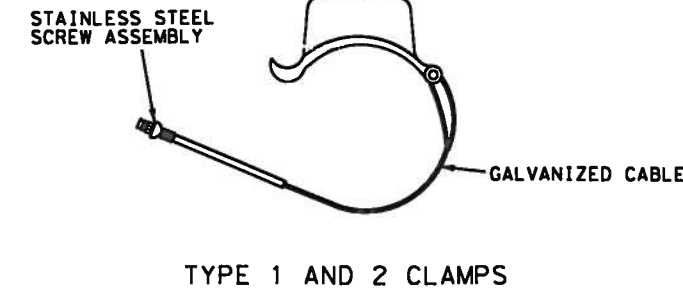
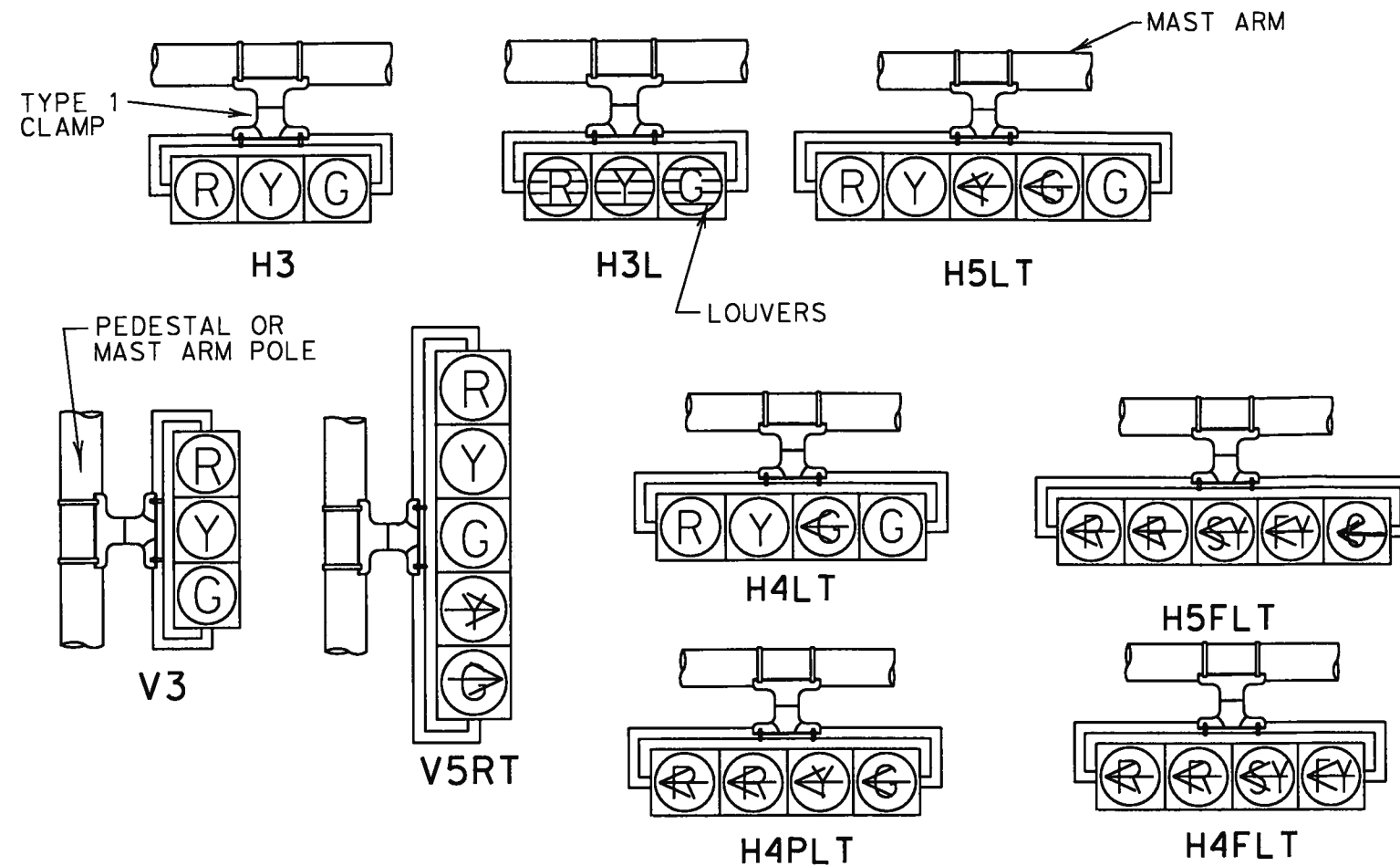
Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS UNIVERSAL ANCHOR SYSTEM WITH FRP POST

SMD (FRP) -08

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9-08	REVISIONS	CONT	SECT	JOB
				HIGHWAY
		DIST		COUNTY
				SHEET NO.
				28

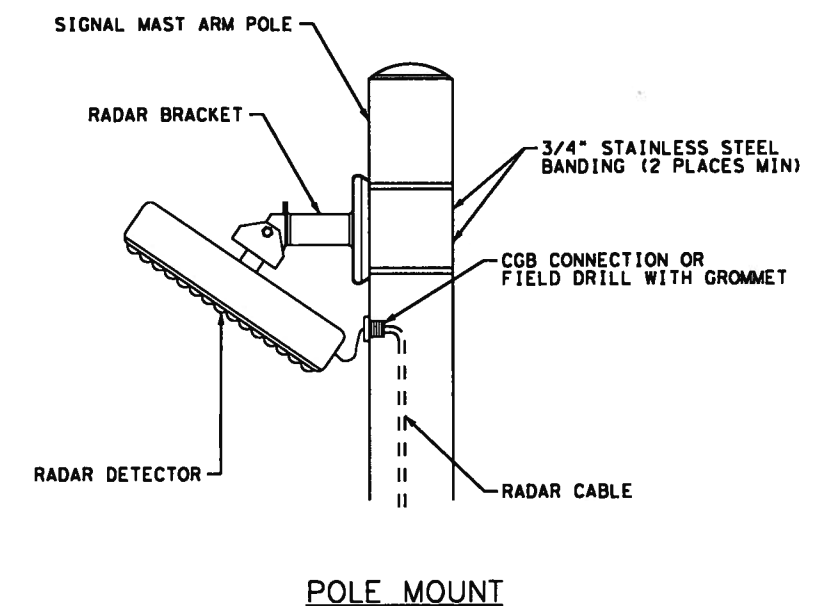
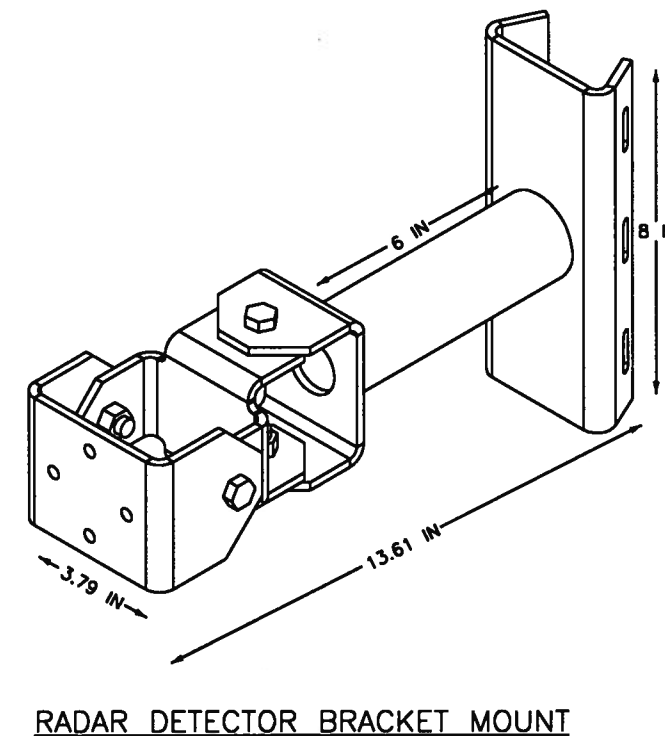
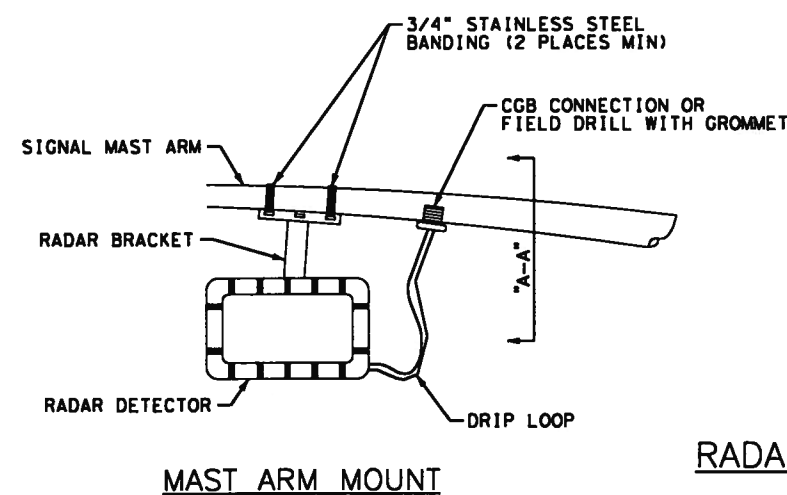
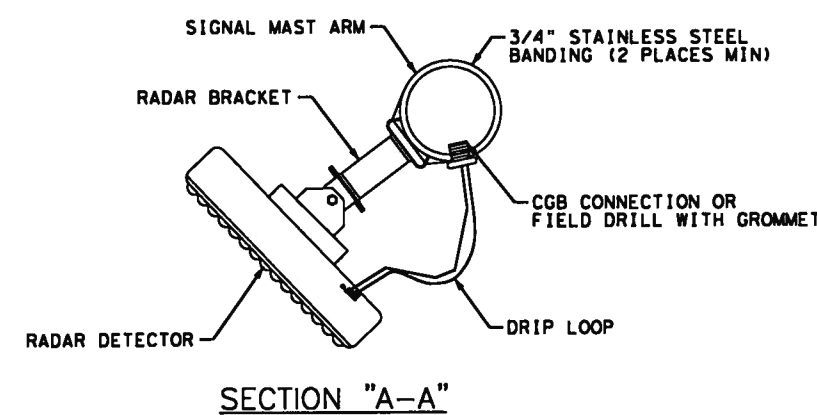
26F



TYPE 2 CLAMP KIT
SHALL BE INSTALLED WHEN ROTATION ABOUT THE HORIZONTAL AND VERTICAL AXES ARE NEEDED.

NOTES:

1. VEHICLE SIGNAL HEADS SHALL BE MOUNTED WITH TYPE 1 CLAMP AND APPROPRIATE TUBING.
2. ALL POLE MOUNTED VEHICLE HEADS SHALL BE INSTALLED ON THE AWAY-FROM-TRAFFIC SIDE OF THE PEDESTAL OR MAST ARM POLE.
3. THE SIGNAL HEADS SHOWN ARE NOT MEANT TO REFLECT ALL POSSIBLE SIGNAL HEADS, BUT ARE REPRESENTATIVE OF SIGNAL HEADS COMMONLY IN USE. SEE THE TRAFFIC SIGNAL LAYOUT FOR REQUIRED SIGNAL HEADS, AND THE NUMBER AND ORIENTATION OF LOUVERS.



RADAR DETECTION INSTALLATION

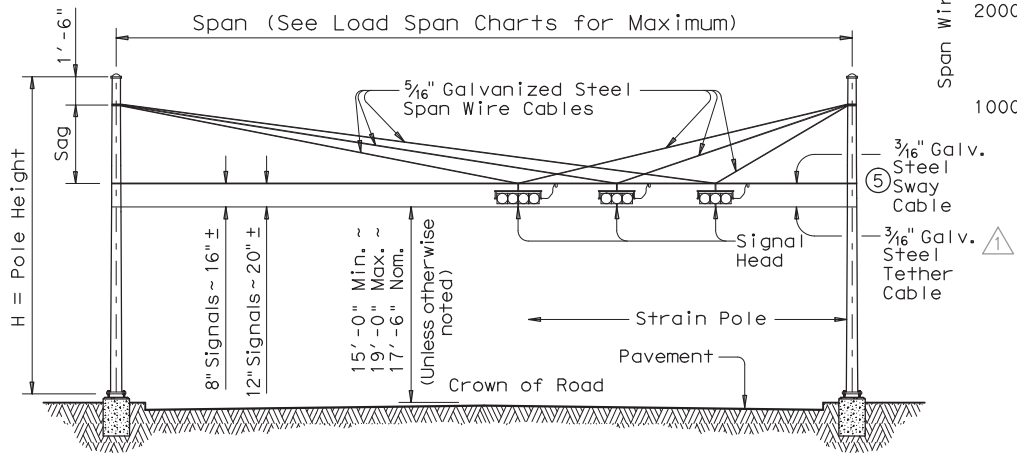
**TRAFFIC SIGNAL HEAD AND
RADAR INSTALLATION DETAILS**

© TXDOT 2015 DALLAS DISTRICT STANDARD			
FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.	
6	(SEE TITLE SHEET)		
STATE	STATE DIST.	COUNTY	
TEXAS	18		
CONT.	SECT.	JOB	HIGHWAY NO.
			29

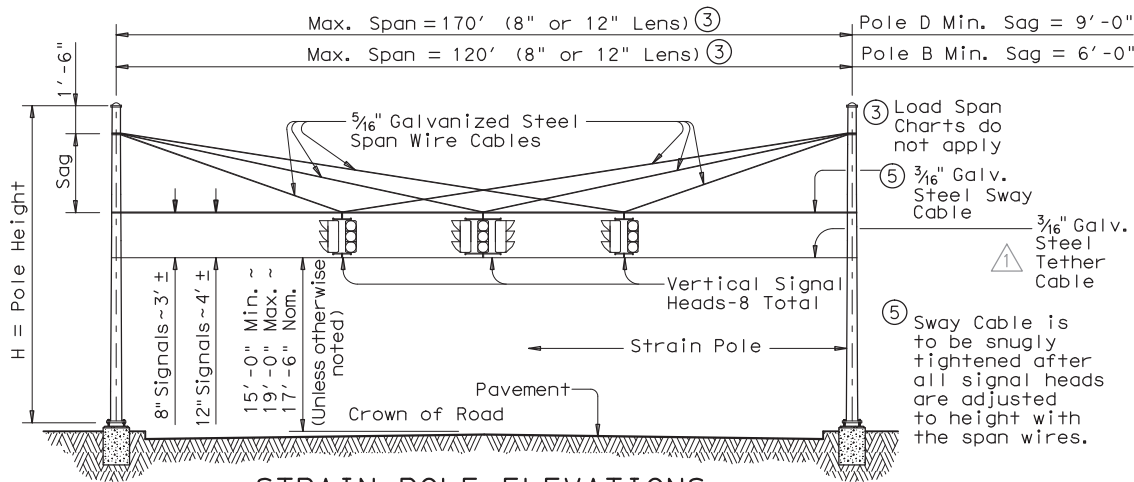
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STRAIN POLE DESCRIPTION	Pole Type	Found-ation Type	Maximum Permissible Span Wire Load (lbs.)
26' Pole	A	36-A	5200
30' Pole	B	36-A	4600
30' Pole with Lum.	B	36-A	4400
30' Pole with 20' Mast Arm	C	36-B	5600
30' Pole with 24' Mast Arm	C	36-B	5500
30' Pole with 28' Mast Arm	C	36-B	5300
30' Pole with 32' Mast Arm	C	36-B	5100
30' Pole with 36' Mast Arm	C	36-B	4900
30' Pole with 20' Mast Arm & Lum.	C	36-B	5300
30' Pole with 24' Mast Arm & Lum.	C	36-B	5200
30' Pole with 28' Mast Arm & Lum.	C	36-B	5000
30' Pole with 32' Mast Arm & Lum.	C	36-B	4800
30' Pole with 36' Mast Arm & Lum.	C	36-B	4500
34' Pole	D	36-B	5600
34' Pole with Lum.	D	36-B	5400

② Numbers on Load Span Charts indicate the number of signal heads on the span. The total span wire design load is based on one 5-section head and one or more additional 3-section head(s). Design wind pressures on cables are assumed as 1.0 lb/ft. Weight of span wire cables (one per signal head) is assumed as 0.65 lb/ft which includes an allowance for conductor cables and miscellaneous hardware. The effect of the sway cable on load distribution is ignored as it is assumed to break at design wind conditions. When a pole supports 2 spans, the span wire design loads for both spans should be added vectorially to determine the design load for that pole.

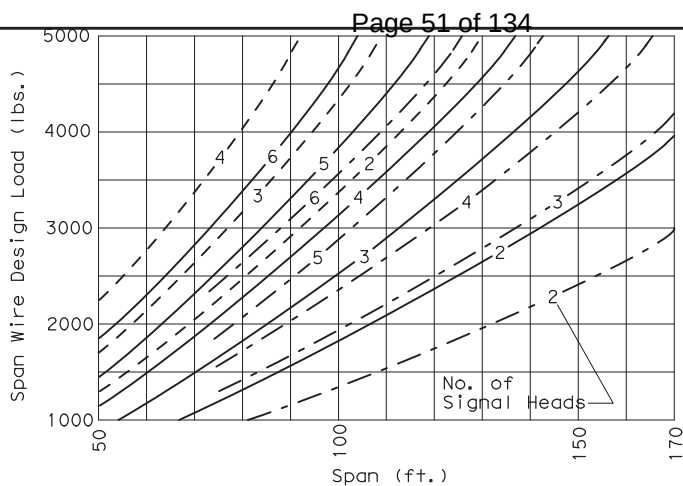


STRAIN POLE ELEVATIONS HORIZONTAL SIGNALS

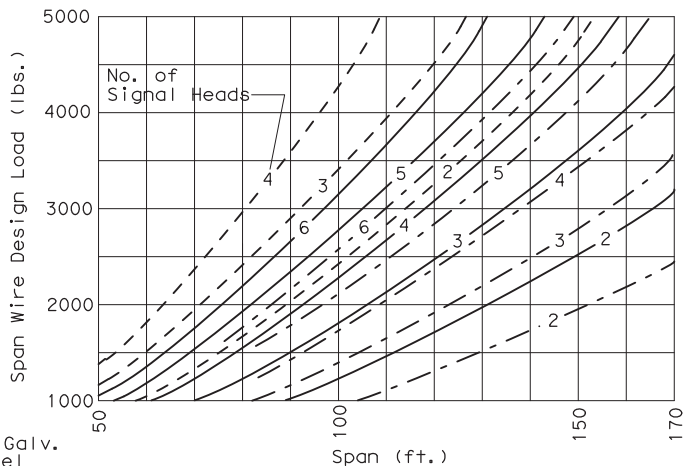


STRAIN POLE ELEVATIONS VERTICAL SIGNALS

(Mast arms are not used with vertical signals)



② SIGNALS WITH 12-INCH LENS



② SIGNALS WITH 8-INCH LENS

Signal Head Type	Wt. Per Head	Wind Area ♦
5-Section, 12" Lens	125 lbs	9.6 sq. ft.
5-Section, 8" Lens	70 lbs	4.8 sq. ft.
3-Section, 12" Lens	75 lbs	5.64 sq. ft.
3-Section, 8" Lens	45 lbs	3.0 sq. ft.

♦ Effective projected design wind area (actual area times drag coefficient)

----- Sag = 4'-6" (26' or 30' Pole)
----- Sag = 8'-0" (30' or 34' Pole)
----- Sag = 11'-6" (34' Pole)

Pole Type	ROUND POLES				POLYGONAL POLES			
	D _B	D _T	(4)thk	H	D _B	D _T	(4)thk	H
A	12.5	8.9	.239	26	13.0	9.0	.239	26
B	13.5	9.3	.239	30	14.0	9.0	.239	30
C	15.5	11.3	.239	30	16.0	11.0	.239	30
D	15.5	10.7	.239	34	16.0	11.0	.239	34

D_B = Pole Base O.D.

D_T = Pole Top O.D.

H = Pole Height

MODIFICATIONS:

① ADDED BOTTOM STEEL TETHER CABLE. (2/12)

② CHANGED TO 3 WEATHERHEAD ACCESS POINTS FOR POLES A, B, C AND D. (3/12)

SHIPPING PARTS LIST

Poles (Without Traffic Signal Arm)						
Pole Type	Strain poles with Luminaire			Strain poles without Luminaire		
	Ship each pole with the following hardware attached: handhole at base, pole cap, 2 clamp-on simplex and 1 pipe plug.			Ship each pole with the following hardware attached: handhole at base, pole cap and 1 pipe plug.		
	Description	Designation	Quantity	Description	Designation	Quantity
A				26' Strain Pole	SP 26 A-80	
B	30' Strain Pole	SPL 30 B-80		30' Strain Pole	SP 30 B-80	
D	34' Strain Pole	SPL 34 D-80	4	34' Strain Pole	SP 34 D-80	4

Poles (With Traffic Signal Arm)						
Pole Type	Strain poles with Luminaire			Strain poles without Luminaire		
	Ship each pole with the following hardware attached: handhole at base, pole cap, clamp-on simplex and 3 pipe plugs.			Ship each pole with the following hardware attached: handhole at base, pole cap and 3 pipe plugs.		
	Description	Designation	Quantity	Description	Designation	Quantity
C	30' SPw/TS Arm	SPL 30 C-80		30' SPw/TS Arm	SP 30 C-80	

Traffic Signal Arms (For Type C poles)						
Nominal Arm Length	Type I Arm (1 Signal)		Type II Arm (2 Signals)		Type III Arm (3 Signals)	
	Ship each Type I Arm with the following hardware attached: 2 CGB Connectors, 1 clamp with bolts and washers		Ship each Type II Arm with the following hardware attached: ① 1 Bracket Assembly, 3 CGB Connectors and 1 clamp with bolts and washers		Ship each Type III Arm with the following hardware attached: ① 2 Bracket Assemblies, 4 CGB Connectors and 1 clamp with bolts and washers	
ft.	Designation	Quantity	Designation	Quantity	Designation	Quantity
20	20I-80					
24	24I-80		24 II -80			
28	28I-80		28 II -80			
32			32 II -80		32 III -80	
36			36 II -80		36 III -80	

Anchor Bolt Assemblies (1 per pole)

Anchor Bolt Diameter	Anchor Bolt Length	Templates may be removed for shipment.
		Quantity
1 3/4"	3'-10"	
2"	4'-3"	4

Luminaire Arms

Nominal Arm Length	Quantity
8' Arm	4

Each Anchor Bolt Assembly consists of the following:
Top and Bottom templates, 4 anchor bolts, 8 nuts, 8 flat washers, and 4 nut anchor devices (Type 2) per Standard Drawing "TS-FD".

① See Sheet "DMA-80"

SHEET 1 OF 2



TRAFFIC SIGNAL SUPPORT STRUCTURES STRAIN POLE ASSEMBLIES

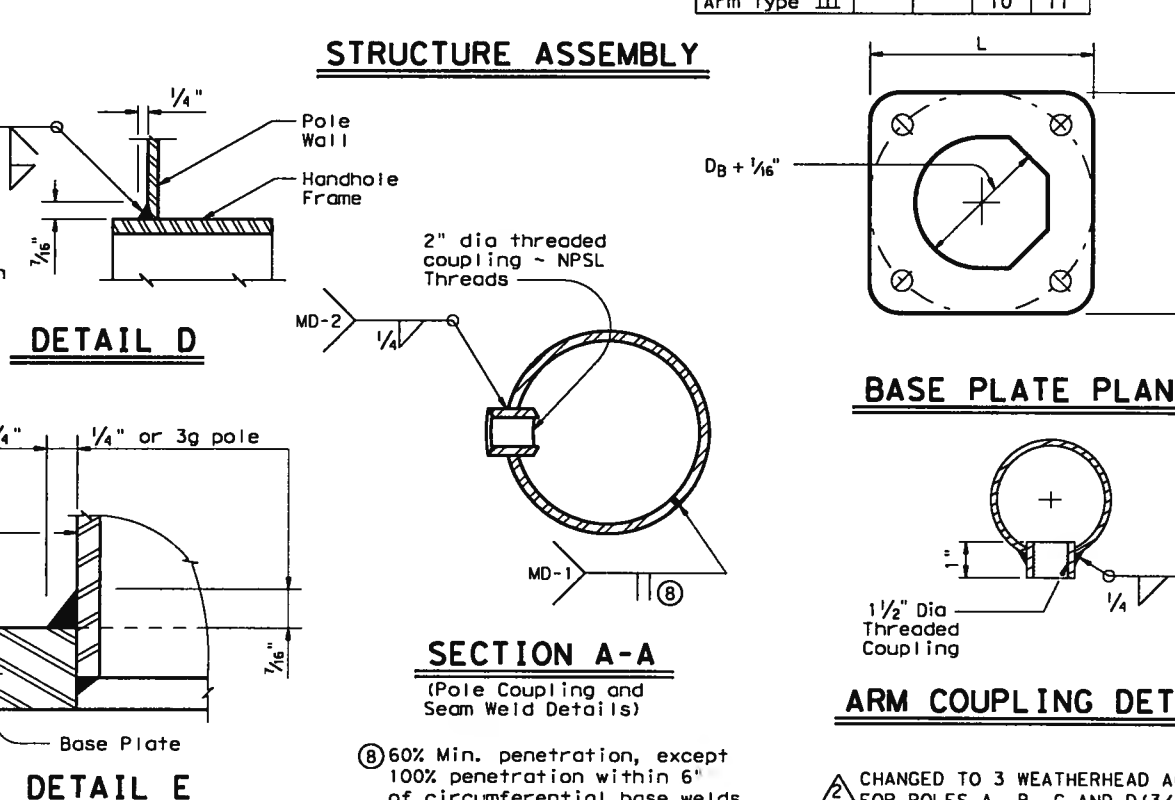
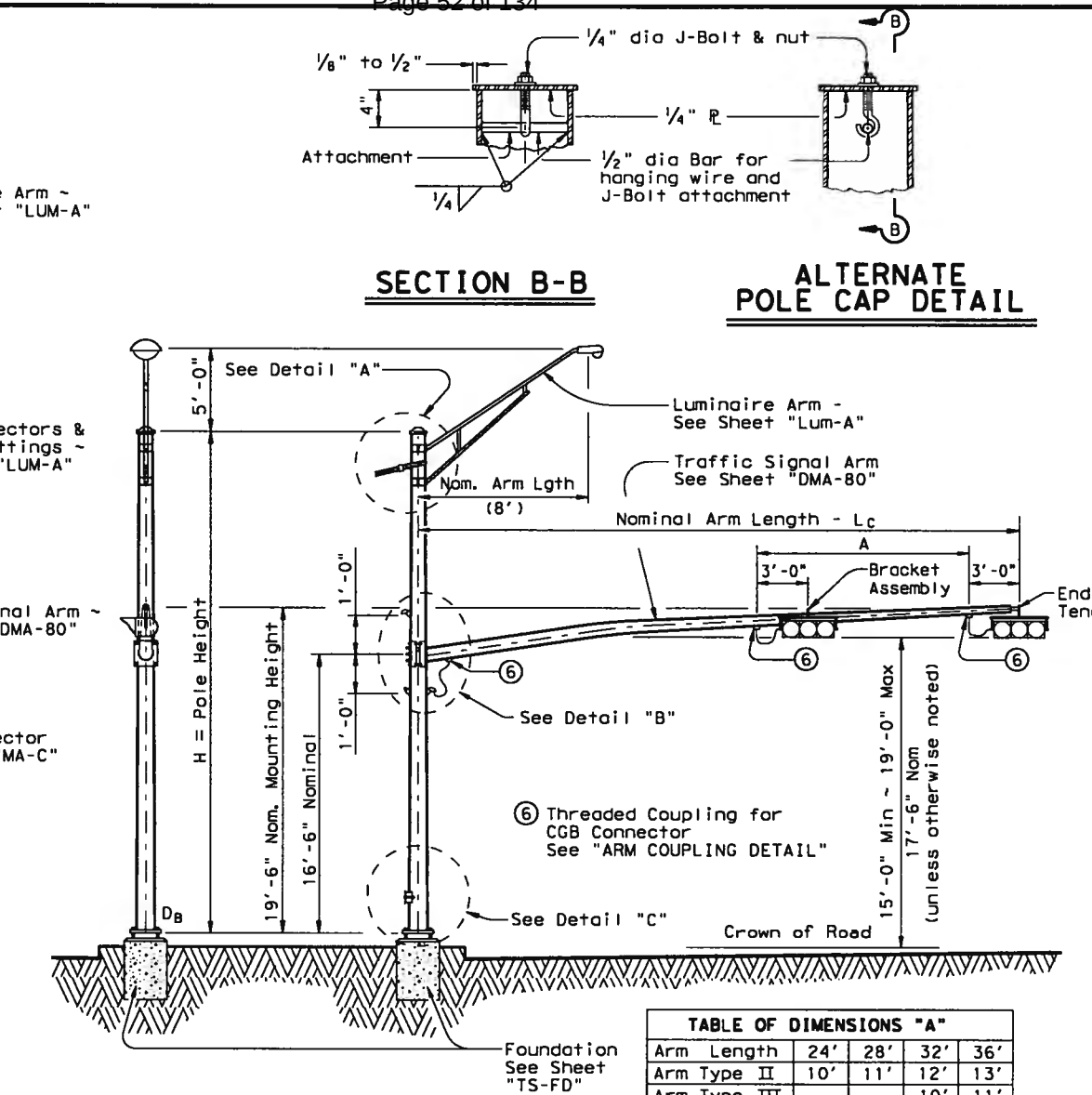
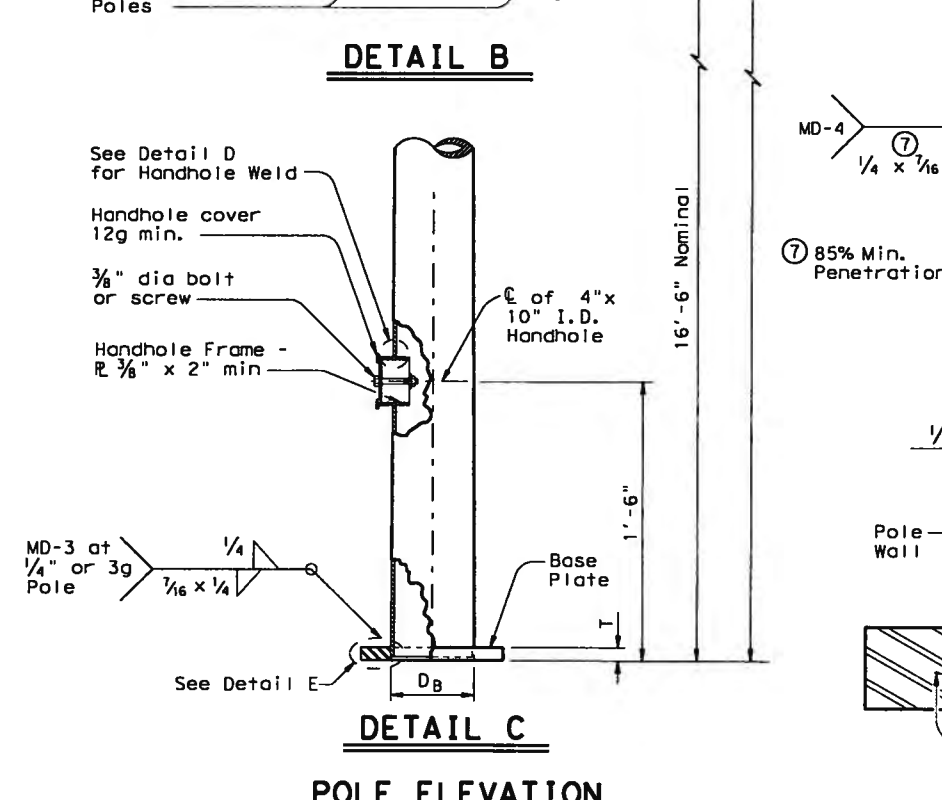
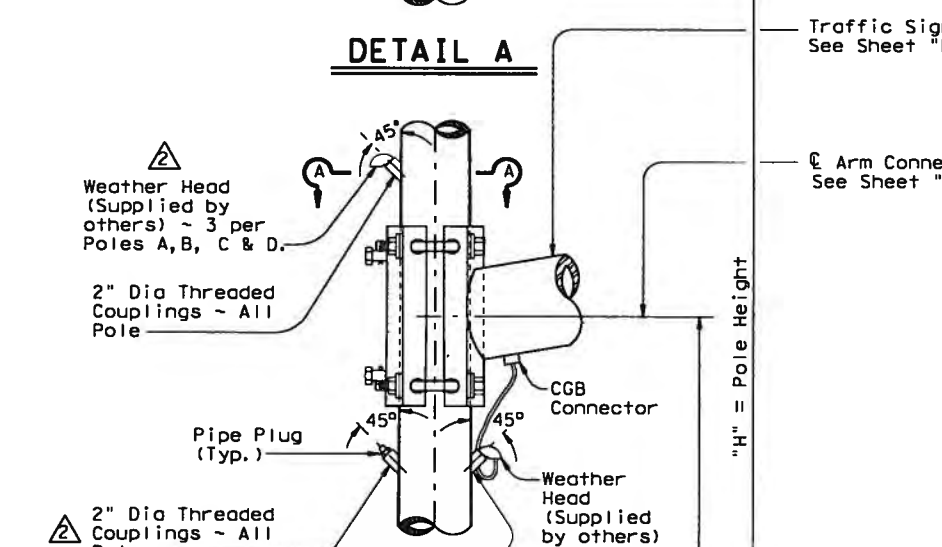
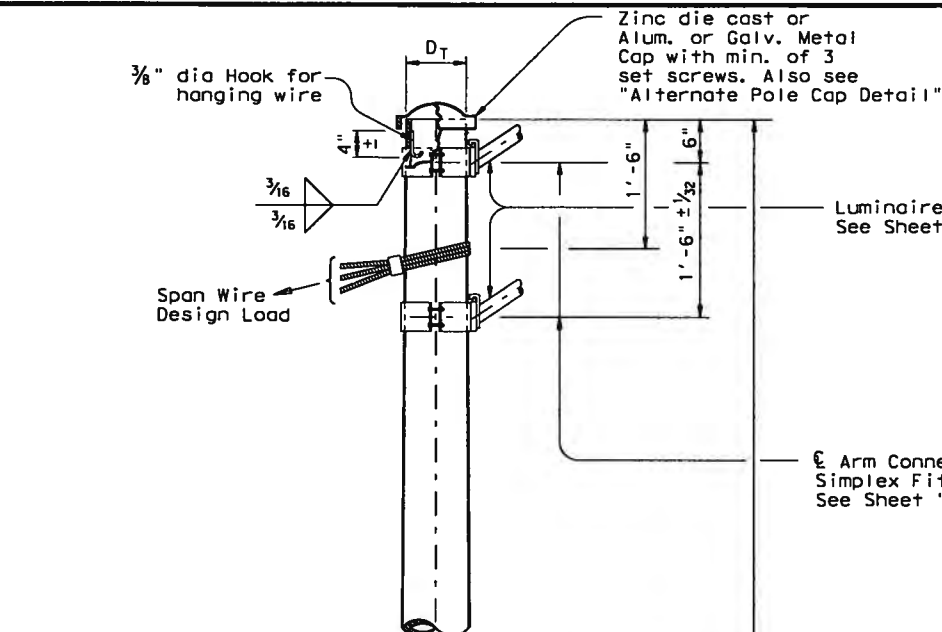
(80 MPH WIND ZONE)

SP-80(1)-12(DAL)

© TxDOT March 1996		DN: MS	CK: JSY	DW: BR	CK: JSY
REVISIONS		CONT	SECT	JOB	HIGHWAY
6-96 1-12		DIST	COUNTY		SHEET NO.
		18			

120A

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



MATERIALS	
Round Shafts or Polygonal Shafts ⑨	ASTM A595 Gr. A, A588, A1008 HSLAS Gr. 50 Class 2, A1011 HSLAS Gr. 50 Class 2, A572 Gr. 50 or A1011 SS Gr. 50 ⑩
Plates ⑨	ASTM A36, A588, or A572 Gr. 50
Connection Bolts	ASTM A325 except where noted
Pin Bolts	ASTM A325
Pipe ⑨	ASTM A53 Gr. B, A501, A1008 HSLAS-F Gr. 50, A1011 HSLAS-F Gr. 50
Steel Cable	ASTM A475, 7 Wire Utilities Grade
Misc. Hardware	Galvanized steel or stainless steel or as noted

⑨ ASTM A572, A1008 HSLAS, A1011 HSLAS, A1008 HSLAS-F, A1011 HSLAS-F, or A1011 SS may have higher yield strengths but shall not have less elongation than the grade indicated.

⑩ ASTM A1011 SS Gr. 50 shall also have a minimum elongation of 18 percent in 8 inches or 23 percent in 2 inches. Material thickness in excess of those stipulated under A1011 SS will be acceptable providing the material meets all other A1011 SS requirements and the requirements of this item.

GENERAL NOTES

Design conforms to 1994 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals and Interim Specifications thereto. Design Wind Speed equals 80 mph plus a 1.3 gust factor. The maximum permissible span wire design loads tabulated are calculated at a stress load of 1.4 times the basic allowable stress. A simultaneous wind on the pole, mast arm, and luminaire is also included.

See standard sheet "DMA-80" for details of clamp-on traffic signal arms, sheet "MA-C" for traffic signal arm connection details, sheet "LUM-A" for luminaire arm and connection details, and sheet "TS-FD" for anchor bolt and foundation details.

Fabrication shall be in accordance with Item 686, "Traffic Signal Pole Assemblies (Steel)" and with the details, dimensions, and weld procedures shown herein. Weld references call for preapproved weld procedures which the Fabricator must obtain prior to fabrication. Materials, fabrication tolerances, and shipping practices shall meet the requirements of this sheet and Item 686, "Traffic Signal Pole Assemblies (Steel)".

Unless otherwise noted, all parts shall be galvanized in accordance with Item 445, "Galvanizing", after fabrication.

Deviation from the details and dimensions shown herein require submission of shop drawings in accordance with Item 441, "Steel Structures". Alternate designs are not acceptable.

Foundation Type	Anchor Bolt Diameter	Bolt Hole Diameter	Bolt Circle Diameter	Base R. Dim. L x T
36-A	1 3/4"	2"	19"	19" x 1 3/4"
36-B	2"	2 1/4"	21"	21" x 2"

TEXAS DEPARTMENT OF TRANSPORTATION

TRAFFIC SIGNAL SUPPORT STRUCTURES STRAIN POLE ASSEMBLIES (80 MPH WIND ZONE) SP-80(2)-12(DAL)

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REVISIONS

NO.	DATE	BY	CHKD	APPD	REASON
1	3-96	MS	JSY	BR	JSY

6-96 1-12

18

12081

CHANGED TO 3 WEATHERHEAD ACCESS POINTS FOR POLES A, B, C AND D(3/12).



TOWN COUNCIL AGENDA ITEM NO. 3

CONSENT ITEM

DATE: October 16, 2017

FROM: Eric Greaser, Fire Chief *EG*

ITEM: Consider approval of the purchase of a 2017 Velocity PUC Pumper truck for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$680,193.00; and authorization for the Mayor to execute same on behalf of the Town.

BACKGROUND INFORMATION: The Fire and Emergency Services Department is requesting the purchase of a Pierce Velocity PUC Pumper truck, in the amount of \$680,193.00. Siddons-Martin Emergency Group is offering pre-payment discounts and a trade-in allowance. If payment is made with the purchase order, the following discounts will apply:

Vehicle Price:	\$ 741,746.00
Chassis Prepay Discount:	(\$ 10,569.00)
Full Prepay Discount:	(\$ 12,984.00)
Trade-In	(\$ 40,000.00)
H-GAC FS12-15	<u>\$ 2,000.00</u>
Total:	\$ 680,193.00

Delivery on the new engine is expected within ten months after the receipt of the order. The unit to be replaced is a 2004 Pierce Enforcer Pumper truck (Unit No. 6300-16). The Vehicle Equipment Replacement Committee recommended replacing unit 6300-16 based on multiple systems that are not in working order and excessive maintenance issues.

The Town of Flower Mound and H-GAC entered into an Interlocal agreement, effective March 7, 1990, which allows our local government to purchase certain goods or services through H-GAC. The agreement renew automatically each fiscal year, unless cancelled by either party. H-GAC charges a fee of \$2,000 per emergency vehicle that is passed on to the buying entity and included in the price quote.

FISCAL IMPACT: \$680,193.00

Proposed Expenditure:	Account Number(s):
\$680,193.00	565-450-84500-6130

Finance Review by: Debra Wallace, Deputy Town Manager /CFO *DW*

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Siddons-Martin Emergency Group proposal

DRAFT MOTION: Move to approve the purchase of a 2017 Velocity PUC Pumper truck for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$680,193.00; and authorize the Mayor to execute same on behalf of the Town.

Siddons-Martin

Emergency Group

Protecting the Southwest

3500 Shelby Lane
Denton, Texas 76207
GDN P115891
TXDOT MVD No. A115890
EIN 27-4333590

October 5, 2017

Jeff King, Asst Chief
Flower Mound Fire Department
3911 S. Broadway Ave
Flower Mound TX 75028

Proposal for 2018 Velocity PUC pumpers

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to Flower Mound Fire Department. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB Flower Mound Fire Department and training on operation and use of the apparatus.

Description	Amount
300205, No. 625-1, 2018 Velocity PUC pumper w/pumper trade Pierce, Velocity, Pumper, PUC, Cummins L9 450, 750 gal, PUC 1500 Price guaranteed for 60 days. Delivery within 9.5-10.5 months of order date. A warranty term of 12 months is included.	
Vehicle Price	\$ 741,746.00
Chassis Prepay Discount (\$ 10,569.00). \$ 352,317.00 due with order.	Prepay Discount (\$ 10,569.00)
Full Prepay Discount (\$ 12,984.00). Total amount due with order. To receive full prepayment discounts, payment is due to Siddons-Martin within 14 days ARO.	Prepay Discount (\$ 12,984.00)
	Trade-In (\$ 40,000.00)
	SUB TOTAL \$ 678,193.00
	H-GAC FS12-15 \$ 2,000.00
	TOTAL \$ 680,193.00

Additional. Trade in vehicle, 2004 Enforcer pumper shall be kept in good working condition with all preventative maintenance performed as well as any testing required. Truck shall be turned over the SMEG upon delivery and in service of new unit.

Taxes. Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee. A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation. In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance. In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of TX. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Travis Ownby
Siddons-Martin Emergency Group, LLC

I, THOMAS HAUDEN, the authorized representative of Flower Mound Fire Department, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date MAYOR



TOWN COUNCIL AGENDA ITEM NO. 4

CONSENT ITEM

DATE: October 16, 2017

FROM: Eric Greaser, Fire Chief *EG*

ITEM: Consider approval of the purchase of a Road Rescue Ultramedic Type 1 Ambulance for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$318,306.00; and authorization for the Mayor to execute same on behalf of the Town.

BACKGROUND INFORMATION: The Fire and Emergency Services Department is requesting the purchase of a Road Rescue Ultramedic Type 1 Ambulance, in the amount of \$318,306.00. Siddons-Martin Emergency Group is offering a trade-in allowance.

Vehicle RRUM, No. 002 Price:	\$ 293,806.00
Trade-In	<u>(\$ 7,500.00)</u>
Sub-Total with Trade-in:	\$ 286,306.00
Stryker Power Cot	\$ 25,000.00
Mobile Radio	<u>\$ 7,000.00</u>
TOTAL	\$ 318,306.00

Delivery on the medic is expected within seven months after the receipt of the order. The unit to be replaced is a 2008 GMC C4500 Type 3 Horton Ambulance (Unit No. 6100-10). The Vehicle Equipment Replacement Committee recommended replacing unit 6100-10 based on age and mileage of the unit according to current VERF guidelines.

The Town of Flower Mound and H-GAC entered into an Interlocal agreement, effective March 7, 1990, which allows our local government to purchase certain goods or services through H-GAC. The agreement renew automatically each fiscal year, unless cancelled by either party.

FISCAL IMPACT: \$318,306.00

Proposed Expenditure:	Account Number(s):
\$318,306.00	565-450-84500-6130

Finance Review by: Debra Wallace, Deputy Town Manager /CFO *DW*

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Siddons-Martin Emergency Group proposal

DRAFT MOTION: Move to approve the purchase of a Road Rescue Ultramedic Type 1 Ambulance for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$318,306.00; and authorize the Mayor to execute same on behalf of the Town.



3500 Shelby Lane
Denton, Texas 76207
GDN P115891
TXDOT MVD No. A115890
EIN 27-4333590

October 5, 2017

John Glover, Asst Chief/EMS
Flower Mound Fire Department
3911 S. Broadway Ave
Flower Mound TX 75028

Proposal for 1 Road Rescue Ultramedic Type 1

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to Flower Mound Fire Department. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB Flower Mound Fire Department and training on operation and use of the apparatus.

Description	Amount
RRUM, No. 002, 1 Road Rescue Ultramedic Type 1	
Ford, Ford, 2 Door, Ambulance, Type I	
Price guaranteed for 30 days. Delivery within 8-9 months of order date.	
	Vehicle Price \$ 293,806.00
	Trade-In (\$ 7,500.00)
	SUB TOTAL \$ 286,306.00
	Stryker Power Cot \$ 25,000.00
	Mobile Radio \$ 7,000.00
	TOTAL \$ 318,306.00

Additional. This pricing includes a trip to the factory for final inspection for 2 Flower Mound Fire Department employees.

Taxes. Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee. A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation. In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance. In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of TX. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Liz Roberts
Siddons-Martin Emergency Group, LLC

I, THOMAS HAYDEN, the authorized representative of Flower Mound Fire Department, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date MAYOR



TOWN COUNCIL AGENDA ITEM NO. 5

REGULAR ITEM

DATE: October 16, 2017

FROM: Richard Brown

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0006 – Stonecrest Storage) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial/Industrial uses on approximately 4.545 acres of land within the Denton Creek District Area Plan, and to consider adopting an ordinance providing for said amendment. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road. *(The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its October 9, 2017, meeting.)***

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence not included in the P&Z agenda packet has been attached as Attachment 3.

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Additional Correspondence

LEGAL REVIEW: Fritz Quast of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for a Master Plan Amendment (MPA17-0006 – Stonecrest Storage) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial/Industrial uses, and adopt an ordinance providing for said amendment.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: October 9, 2017

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0006 – Stonecrest Storage) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial/Industrial uses on approximately 4.545 acres of land within the Denton Creek District Area Plan. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

The project has a companion application, Zoning Planned Development (ZPD17-0006), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Office or Medium Density Residential to Commercial/Industrial uses within the Denton Creek District Area Plan on approximately 4.545 acres.

The Town's Master Plan defines the following land use designations within the Denton Creek District Area Plan that are currently recommended for the subject property:

Office-Office and service uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings.

Medium Density Residential-Residential development, typically being single family, detached residential development with minimum 10,000 square lots or greater.

According to the Master Plan, the requested Commercial/Industrial land use designation is intended to provide for large scale developments such as corporate offices, office

parks, retail, service/repair, light industry, clean assembly, and similar uses. In larger commercial/industrial districts, restaurants are encouraged within walking distance of the commercial/industrial buildings.

The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop two office buildings within the western portion of the property and a miniwarehouse (subject to approval of a Specific Use Permit with the above referenced companion application) within the eastern portion of the property.

Surrounding development includes two municipal uses to the north [Western O&M/Fire Station No. 6 (temporary) and Western Pump Station], the elevated Union Pacific Railroad road right-of-way to the east, an agricultural use to the south, and the Canyon Falls master-planned development to the west across Stonecrest Road.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan amendment requests. At the time this report was written, staff had not received any correspondence regarding this request.

IV. ATTACHMENTS

A. Background Information

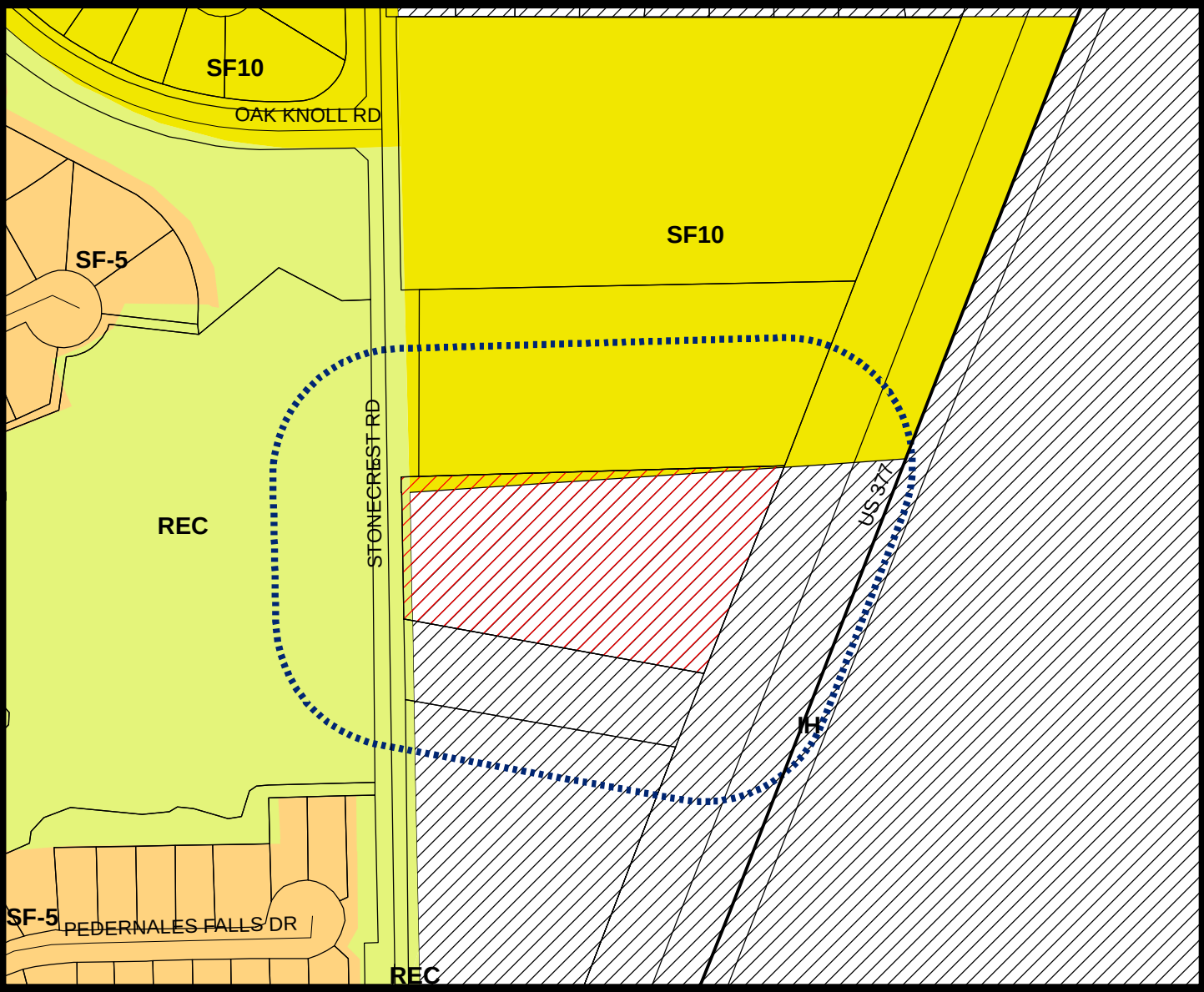
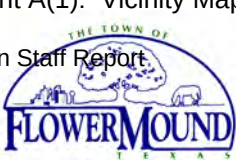
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Master Plan Exhibit

Vicinity Map

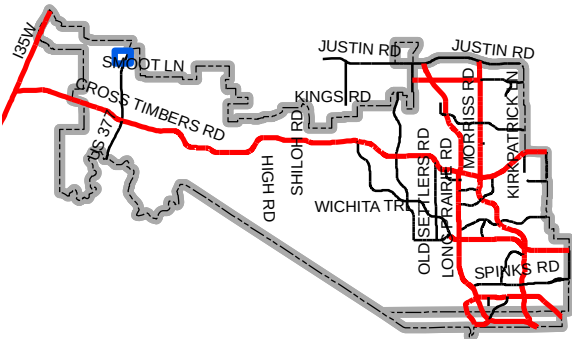
Reference Project: MPA17-0006 & ZPD17-0006



LEGEND

- Interim Holding
- Recreation
- Single Family 5
- Single Family 10

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



September 18, 2017

Mr. Richard Brown
Senior Planner
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

**RE: Master Plan Amendment and Zoning Planned Development – Stonecrest Storage
Letter of Intent
G&A Job No. 17035**

Mr. Brown:

Please accept this letter, on behalf of Quinn Commercial, as an explanation of the proposed requests for approximately 4.545 acres of land located just west of HWY 377 and east of Stonecrest Rd. The property is located in the Denton Creek Area Plan and has a land use designation of Office/Medium Residential. We respectfully request to change the land use to Commercial/Industrial for a proposed office and self-storage development. The existing zoning is Interim Holding (IH) and we respectfully request to change the zoning to a Planned Development (PD) with Commercial-1 (C-1) uses including a Specific Use Permit (SUP) for a mini-warehouse.

As single family communities continue to be developed in the western portion of Flower Mound and surrounding areas, the need for self-storage opportunities is also growing. These large single family developments are comprised of mostly smaller lots that do not allow accessory structure for residents to use as additional storage for their belongings. Stonecrest Storage will be able to accommodate that need so residents can keep their belongings nearby. Additionally, this location is ideal for this type of use. Industrial uses such as the Town's Western O&M building, pump station, and water storage tank are located to the north and the property is bordered by the existing railroad to the east. The railroad acts as a buffer to separate the storage building from HWY 377. The western side of the storage building is screened by the proposed office buildings which will effectively buffer this use from the Canyon Falls neighborhood.

Stonecrest Storage is a proposed commercial development that integrates office, both medical and professional, and a quality self-storage building. We respectfully request to change the Land Use to allow a self-storage use. The Conceptual Site Plan shows approximately 10,000

Stonecrest Storage
September 18, 2017
Page 2 of 3

square feet of medical and professional office within two separate buildings, the front Stonecrest Road which sit across from an open space area that is part of the Canyon Falls community. The offices will have pitched roofs and will help provide separation between the existing residential uses and the proposed self-storage facility, which is located along the eastern property line directly adjacent to the existing railroad.

The self-storage facility has a foot print of 32,000 square feet and is three stories in height. A total of 96,000 square feet of storage space with a total of 575 units is proposed to provide storage opportunities for this under-served area of town. The majority of the storage units will be accessed through internal hallways. The east elevation does include overhead doors at the ground level for larger storage spaces to provide more storage options for residents. There will also be electric gates and perimeter fencing to provide extra security.

Vehicular access will be provided from Stonecrest Road. We are also proposing cross access to the adjacent property to the south.

The proposed driveway is 233.8' away from the existing driveway to the south and 257.9' away from the existing driveway to the north. Since we do not meet the minimum driveway separation of 250', we would like to request an exception to this requirement. We have taken both the north and the south driveways into consideration in our development plans, but the property only has 320' of frontage. We have positioned the point of access to be centrally located between the northern and southern driveway, leaving similar spacing between them.

There is a 15' landscape buffer from Stonecrest Road that includes landscaping and screening. A 25' landscape buffer along the southern property line is also provided. Proposed trees are dispersed throughout the property to provide adequate screening and parking lot shade. The self-storage lot includes landscaping to provide additional screening along the west, south, and north sides.

While we are providing the 25' landscape buffer along the southern property line (because the current use of the property is residential), we are requesting an exception to some of the Compatibility Buffer requirements. Section 82-302 of the Town's Code requires a 6-foot tall masonry screening wall and one tree for every 400 square feet of buffer area. We anticipate that the property to the south will be developed as a non-residential use in the near future. The southern property is an irregular shape and adjacent to the railroad which makes it more conducive for non-residential development. The proposed plan also shows an access connection to the southern property via a 26' fire lane that would be installed at the time of development of the Stonecrest Storage property. Therefore, we would like an exception to the masonry wall requirement. We are proposing shade trees dispersed throughout the 25' landscape buffer, however, we do not meet the minimum amount of trees required and we are requesting an exception to that requirement as well. A 15' waterline easement is planned to run along this southern property line which impacts the ability for installing trees.

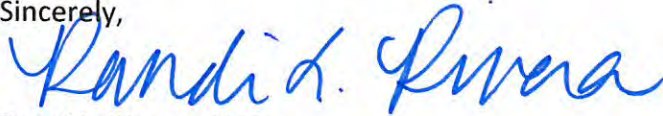
Stonecrest Storage
September 18, 2017
Page 3 of 3

We are currently providing a distance of 75' from the southern property line to the closest point of the miniwarehouse building. Section 82-303 requires a building setback of five feet for every one foot of building height of a non-residential building. For the miniwarehouse building, this would require the building to be setback 225'. Therefore, we are requesting that the minimum setback be 75' from the property line.

The architectural design of the office buildings and the self-storage consists of a unified design theme. They will be comprised out of materials such as stone, brick, cast stone, and metal roofs. The offices will have pitched roofs in order to be compatible with residential lots to the west.

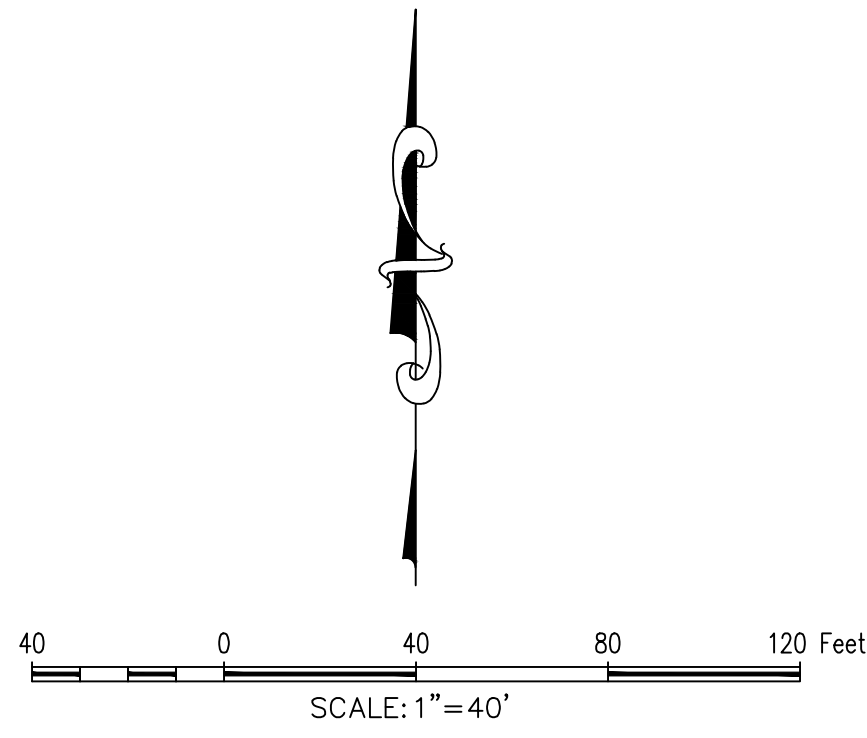
We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,



Randi L. Rivera, AICP

Z:\2017\17035\PDFs & Submittals\Zoning\2017.09.15 6th Submittal\2017.09.15 MPA&ZPD LOI 17035.doc



Town of Flower Mound
Canyon Falls Public Park
Lot 1X, Block LL
Existing Zoning: REC
Land Use: Denton Creek District

Town of Flower Mound
Western O&M Facility Addition
Lot 1, Block A
Existing Zoning: SF-10
Land use: Denton Creek District

LEGAL DESCRIPTION
4.545 ACRES

Being all that certain lot, tract or parcel of land situated in the Thomas Burris Survey, Abstract Number 33, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.767 acre tract of land described in deed to Barry Whitworth recorded in Volume 2668, Page 260 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said 4.767 acre tract, being the southeast corner of Lot 1, Block A, Western O&M Facility according to the plat thereof recorded in Document Number 2016-2068 of the Plat Records of Denton County, Texas, and being on the west line of the T & P Railroad (100' right-of-way);

THENCE S 21°21'06" W, 475.63 feet with the west line of said T & P Railroad and the east line of said 4.767 acre tract to the southeast corner thereof, being the northeast corner of that certain called 5.720 acre tract of land described in deed to Jones Road Properties, Ltd., recorded in Document Number 2016-77590 of the Real Property Records of Denton County, Texas;

THENCE N 79°45'20" W, 428.88 feet with the south line of said 4.767 acre tract and the north line of said 5.720 acre tract to the northwest corner thereof, being the northeast corner of that certain called 0.071 acre tract of land described in deed to the Town of Flower Mound, Texas, recorded in Document Number 2014-88891 of the real Property Records of Denton County, Texas, and being

the southeast corner of that certain called 0.221 acre tract of land described in deed to the Town of Flower Mound, Texas, recorded in Document Number 2015-17515 of the real Property Records of Denton County, Texas, and being on the east line of Stonecrest Road as evidenced by said Town of Flower Mound deeds;

THENCE N 01°03'45" W, 6.03 feet with the east line of said 0.221 acre tract and the east line of said Stonecrest Road to an angle point;

THENCE N 01°11'50" W, 318.83 feet continuing with the east line of said 0.221 acre tract and the east line of said Stonecrest Road to the northeast corner of said 0.221 acre tract, being on the north line of said 4.767 acre tract and the south line of said Lot 1, Block A, Western O&M Facility;

THENCE N 86°01'00" E, 603.45 feet with the north line of said 4.767 acre tract and the south line of said Lot 1, Block A to the POINT OF BEGINNING and containing approximately 4.545 acres of land.

MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Specific Plan	No Specific Plan Area
Urban Design Plan	Denton Creek District
Parks and Trail	None Required
Open Space Plan	Not a conservation development
Thoroughfare Plan	Stoncrest – Urban Collector
Water Plan	Denton Creek District
Wastewater Plan	Denton Creek District

Zoning Standard	Existing IH Interim Holding	Proposed Commercial-1 (C-1)
Minimum Lot Area (per dwelling)	87,120 SF	N/A
Minimum Lot Width (residential)	200'	N/A
Minimum Floor Area (per dwelling unit)	1,800 SF	N/A
Minimum Front Yard	40'	N/A
Minimum Side Yard	25'	N/A
Minimum Rear Yard	20'	15'
Maximum Lot Coverage	25%	50%
Max Height (stories/ft.)	3/35'	3/35* *All other uses other than Miniwarehouse; 3/45' for Miniwarehouse
Maximum Floor Area Ratio	No Maximum	1:1

OWNER
BARRY WHITWORTH
6404 STONECREST RD
ARGYLE, TX 76226

DEVELOPER
QUINN COMMERCIAL
P.O. BOX 1215
ENNIS, TX 75120
Ph. (214) 202-9873
Contact: SCOTT QUINN

Stonecrest Storage
4.545 Acres
in the
T. BURRIS SURVEY, ABSTRACT NO. 33
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ZONING EXHIBIT & MASTER PLAN AMENDMENT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHNER,
P.E. #69087
DATE 9/12/2017

Drawn By: PF
Date: 06/12/17
Scale: 1"=40'
Revisions:
Date: 08/04/17

17035



TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 1.0, LAND USE PLAN, AND SECTION 2.0, AREA PLANS, OF THE MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, IN PART, WHICH ADOPTED THE MASTER PLAN, SPECIFICALLY TO CHANGE THE CURRENT LAND USE DESIGNATION ON 4.545 ACRES OF LAND SITUATED IN THE THOMAS BURRIS SURVEY, ABSTRACT NUMBER 33, FROM OFFICE OR MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL/INDUSTRIAL WITHIN THE DENTON CREEK DISTRICT AREA PLAN IN ACCORDANCE WITH SPECIFIC EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, on March 19, 2001, the Town Council of the Town of Flower Mound adopted all nineteen component plans, specifically including the Land Use Plan and Area Plans, together with all amendments thereto, by Ordinance No. 24-01 as components to the Flower Mound Master Plan; and

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 4.545 acres of land in the Thomas Burris Survey, Abstract Number 33, has filed an application for a Master Plan Amendment to change the current land use designation from Office or Medium Density Residential to Commercial/Industrial within the Denton Creek District Area Plan; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas, held a public hearing on October 9, 2017, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on October 16, 2017, with respect to the Master Plan Amendment described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 213 of the Local Government Code, Chapter 78, of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Master Plan Amendment on the property;

WHEREAS, the Town Council finds that amendment of the Master Plan as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Master Plan of the Town of Flower Mound, Texas, as amended, is hereby amended to change the land use designation on the hereinafter described property and area as shown

Ordinance No. _____

Page 2

below:

4.545 acres of land in the Thomas Burris Survey, Abstract Number 33, Denton County, Texas, and more fully described in Exhibit "A" hereto, (the "Project Area").

Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan, specifically the Denton Creek District Area Plan, is hereby amended to change the current land use designation of the Project Area from Office or Medium Density Residential to Commercial/Industrial as depicted on Exhibit "B," attached hereto and incorporated for all purposes.

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3

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

SECTION 4

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 5

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE ____ DAY OF _____, 2017.

APPROVED:

Thomas E. Hayden, **MAYOR**

Ordinance No._____

ATTEST:

Theresa Scott, **TOWN SECRETARY**

Exhibit "A"

Description of Property

LEGAL DESCRIPTION

4.545 ACRES

Being all that certain lot, tract or parcel of land situated in the Thomas Burris Survey, Abstract Number 33, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.767 acre tract of land described in deed to Barry Whitworth recorded in Volume 2668, Page 260 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

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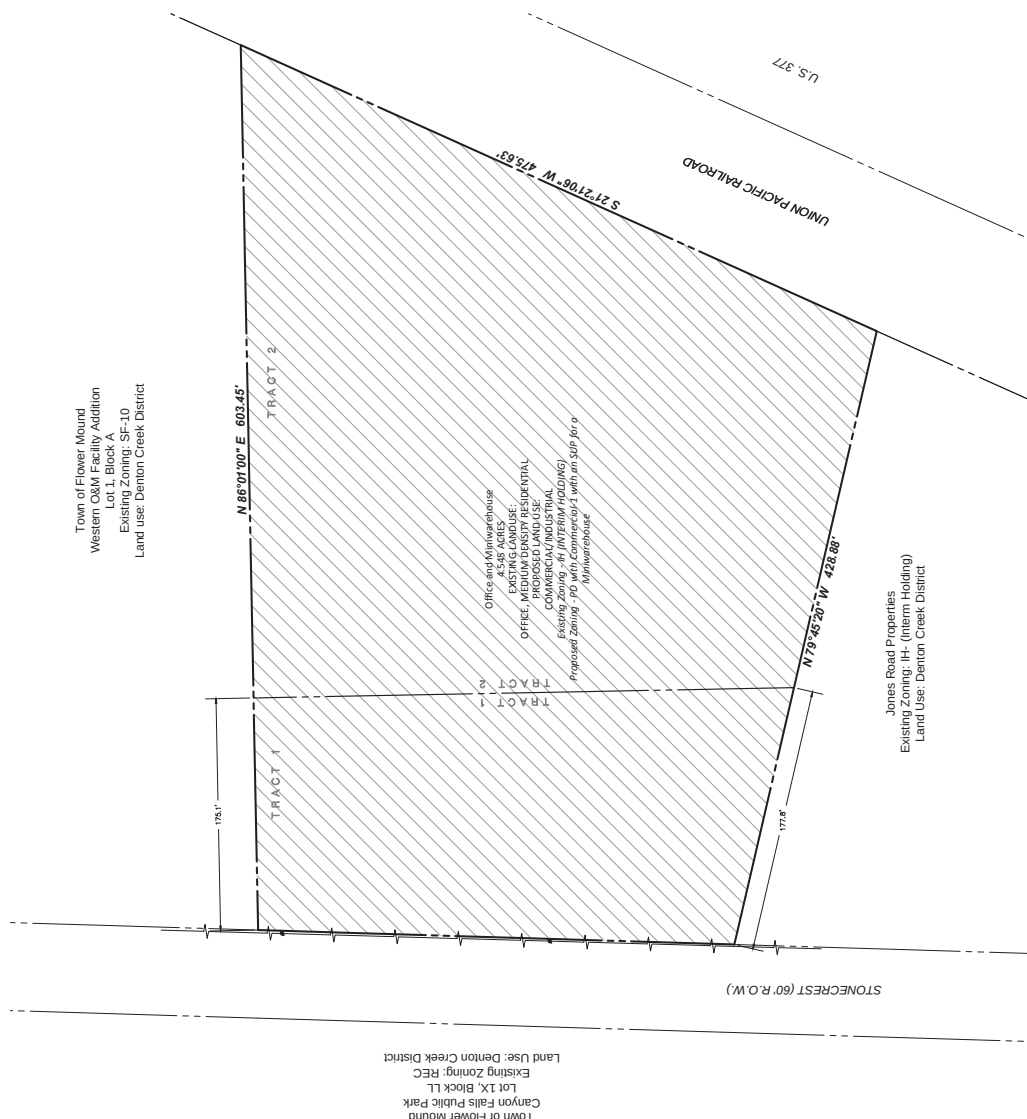
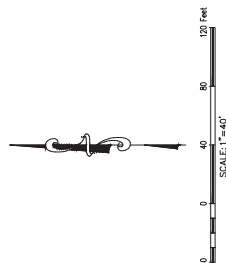
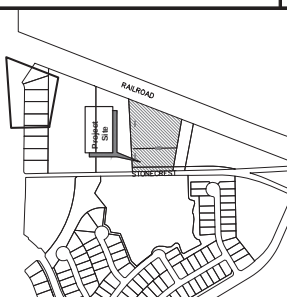
THENCE S 21°21'06" W, 475.63 feet with the west line of said T & P Railroad and the east line of said 4.767 acre tract to the southeast corner thereof, being the northeast corner of that certain called 5.720 acre tract of land described in deed to Jones Road Properties, Ltd., recorded in Document Number 2016-77590 of the Real Property Records of Denton County, Texas;

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MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Specific Plan	No Specific Plan Area
Urban Design Plan	Denton Creek District
Parks and Trails	None Required
Open Space Plan	Not a conservation development
Thoroughfare Plan	Stonemont – Urban Collector
Water Plan	Denton Creek District

Zoning Standard	Existing Building	Proposed Conversion (C-1)
Minimum Lot Area (per dwelling)	87,120 SF	N/A
Minimum Lot Width (residential)	200'	N/A
Minimum Floor Area (per dwelling unit)	1,600 SF	N/A
Maximum Floor Area (per dwelling unit)	20,000 SF	N/A
Minimum Side Yard	5'	N/A
Minimum Rear Yard	20'	15'
Minimum Lot Coverage	25%	50%
Max. Height (stories/f.t.)	3/35'	*All other uses other than Miniwarehouse; 3/40' for Miniwarehouse;

OWNER
BARRY WHITWORTH
04 STONECREST RD.
LARGYLE, TX 76226

DEVELOPER
QUINN COMMERCIAL
P.O. BOX 1215
ENNIS, TX 75120
PH. (214) 202-9873
Contact SCOTT QUINN

Town of Flower Mound
Canyon Falls Public Park
Lot 1X, Block LL
Existing Zoning: REC
Land Use: Denton Creek District

Jones Road Properties
Existing Zoning: IH- (Interm Holding)
Land Use: Denton Creek District

Printed: 8/12/2017 10:40 AM, by Purbhoo Furti, Source: 8/12/2017 12:48 AM, by joshia



October 6, 2017

Re: Stone crest Storage Zoning Planned Development (ZPD17-0006) Stonecrest Storage PD155

Mr. Quinn:

I have reviewed your application and request for a Public Hearing to consider a request for rezoning for the above mentioned project. Canyon Falls does not have an objection to the request for rezoning, or the plan for your development

Should you have any questions or require additional information please call me at 972.370.5483 or email me at jwight@newlandco.com.

Sincerely,

Jason Wight
Project Manager



TOWN COUNCIL AGENDA ITEM NO. 6

REGULAR ITEM

DATE: October 16, 2017

FROM: Richard Brown

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0006 – Stonecrest Storage) from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road. *(The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its October 9, 2017, meeting.)***

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence not included in the P&Z agenda packet has been attached (Attachment 3).

The footprints for both Building B and Building C depicted on the conceptual site plan attached to the P&Z report referenced a building height of 22 feet. The actual building height should be noted as 31 feet at the peak (23 feet, 2 ½ inches-mean height). The conceptual elevation sheets attached to the P&Z report were accurate. P&Z was briefed on the discrepancy.

During the public hearing, the applicant agreed to provide the screening wall as required by Section 82-302, Compatibility Buffer, for that portion of the southern property line for Tract 2. This was a result of conversations between the applicant and the property owner to the south after the P&Z agenda packet was completed. Correspondence confirming the agreement has been attached (Attachment 4).

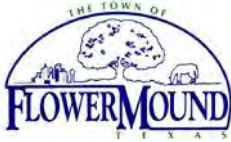
The draft ordinance (Attachment 2) contains the corrected conceptual site plan (height), revised conceptual landscape plan (screening wall), and revised development standards (exception to Section 82-302).

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Additional Correspondence
4. Correspondence Confirming Screening Wall for Tract 2

LEGAL REVIEW: Fritz Quast of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for rezoning (ZPD17-0007-Stonecrest Storage) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances, and adopt an ordinance providing for said amendment.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: October 9, 2017

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0006 – Stonecrest Storage) from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC, and aside from the requested exceptions and modifications, found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

The project has a companion application, Master Plan Amendment MPA17-0006, for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 4.545 acres of land currently zoned an Interim Holding (IH) District in order to develop two office buildings (medical or dental and/or general business or professional) and a miniwarehouse, the latter of which is allowed subject to approval of a Specific Use Permit (SUP) in the proposed Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses. The property is partially developed with a residential dwelling and accessory structures. All improvements will be removed prior to implementation of the applicant's proposed development.

The conceptual site plan provides for two tracts: Tract 1 establishes the two office buildings with Tract 2 providing for the miniwarehouse. The applicant has indicated the entire site will be platted into three lots (Tract 1-two lots; Tract 1-one lot). A future record plat will provide for this lot configuration along with a mutual access easement providing connectivity to Stonecrest Road and the abutting property to the south. It should be noted staff is not requiring a mutual access easement to the north, for the Town's Western O&M Building is secured with a gate and perimeter fencing.

With respect to Tract 1, site plan components include two one-story office buildings each containing 5,100 square feet of floor area, a common amenity area located along

the south façade of Building C and required off-street parking areas. Tract 2 provides for a three-story, 96,000-square-foot miniwarehouse with a total of 575 units. The main entrance is located on the south façade with at-grade doors (for larger units) located along the east façade, facing the railroad right-of-way. Two fifteen foot/six inch-tall covered loading areas (to access internal units) are proposed; one along the northern façade with the second along the east facade.

The property is located along the east line of Stonecrest Road, which is designated as an Urban Collector on the Town's Thoroughfare Plan. Access will be provided from this roadway as shown on the attached conceptual site plan. Surrounding development includes two municipal uses to the north [Western O&M/Fire Station No. 6 (temporary) and Western Pump Station], with the elevated Union Pacific Railroad road right-of-way to the east, an agricultural use to the south, and the Canyon Falls master-planned development to the west across Stonecrest Road. The 10.25 acre Canyon Falls Public Park dominates the frontage of the Canyon Falls development along this section of Stonecrest Road.

With respect to the adjacent Canyon Falls development, the siting of buildings/uses provides for additional separation for the larger and taller miniwarehouse. As such, the applicant has agreed to limit the location of the miniwarehouse to the eastern half of the property. Additionally, the applicant has agreed to orient the building diagonally across the tract. As the site slopes down and away from the Stonecrest Road grade, the siting of the building in conjunction with the incorporated design (i.e., expanded fenestration along west and south facades) will create visual interest looking across the property.

The two office buildings comply with the proposed PD standards subject to the requested Exceptions (A and B) noted in this report. The miniwarehouse complies with the proposed PD standards subject to the requested modification and Exceptions (A, B, C).

The conceptual landscape plan provides for all required landscaping and buffers (aside from the requested exception along the southern property line). The conceptual elevations provide for a unified design theme, residentially compatible design of the Stonecrest Road-fronting office buildings, and a designated common amenity area that will serve the development.

III. Requested Modifications

As a part of the proposed PD standards, the applicant is requesting the following modification (for the miniwarehouse only) to one of the minimum and maximum dimensional regulations for the Commercial District-1 (C-1):

TOWN STANDARD	REQUIRED C-1	PROPOSED C-1 (PD-155)
MINIMUM LOT AREA	NO MINIMUM	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM	NO MINIMUM
MINIMUM FLOOR AREA/DWELLING UNIT	NO MINIMUM	NO MINIMUM
MINIMUM FRONT YARD	NO MINIMUM	NO MINIMUM
MINIMUM SIDE YARD	NO MINIMUM	NO MINIMUM
MINIMUM REAR YARD	15 FEET	15 FEET
MAXIMUM LOT COVERAGE	50 PERCENT	50 PERCENT
FLOOR AREA RATIO	1:1	1:1
MAXIMUM STORIES/HEIGHT	3 STORIES/35 FEET	3 STORIES/35 FEET* AND 3 STORIES/45 FEET*
*3 STORIES/45' FOR MINIWAREHOUSE, ONLY ALL OTHER USES-3 STORIES/35'		

A. Exception to Access Management Policy and Criteria

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Stonecrest Drive (Urban Collector) a minimum 250 feet between drive approaches. The applicant is requesting the driveway spacing be reduced from 250 feet to 233 feet/8 inches.

B. Exception to Section 82-302 Compatibility Buffer

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The request site's southern property line abuts property that is zoned Interim Holding (IH) District, which may be developed under Agricultural (A) District zoning, and is considered a residential zoning district.

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

The applicant is requesting a waiver of the following two requirements of the compatibility buffer:

1. A six-foot brick wall or masonry wall with stucco or mortar wash finish; and,
2. One native shade tree for each 400 square feet of the buffer area.

C. Exception to Section 82-303 Compatibility Setback

Nonresidential or multifamily buildings, more than one story, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use five feet for every one foot of building height. As noted above (Compatibility Buffer exception) the zoning on the property to the south requires a compatibility setback.

The applicant is proposing a three-story, 45-foot-tall miniwarehouse within the Tract 2 portion of the site [see Attachment B(1)]. As such, the compatibility setback for the building from the southern property line would be 225 feet. The applicant is requesting an exception to the compatibility setback, however, has agreed to a minimum setback of 75 feet. It should be noted the applicant has sited the building diagonally across the tract, thus the actual setback varies from approximately 75 feet to approximately 110 feet (east to west across the façade).

Refer to the applicant's letter of intent [Attachment A(2)] for a detailed explanation of the one requested modification and each of the requested exceptions. In summary, staff has no concerns with any of the requested exceptions.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had not received any correspondence regarding this request.

V. ATTACHMENTS

A. Background Information

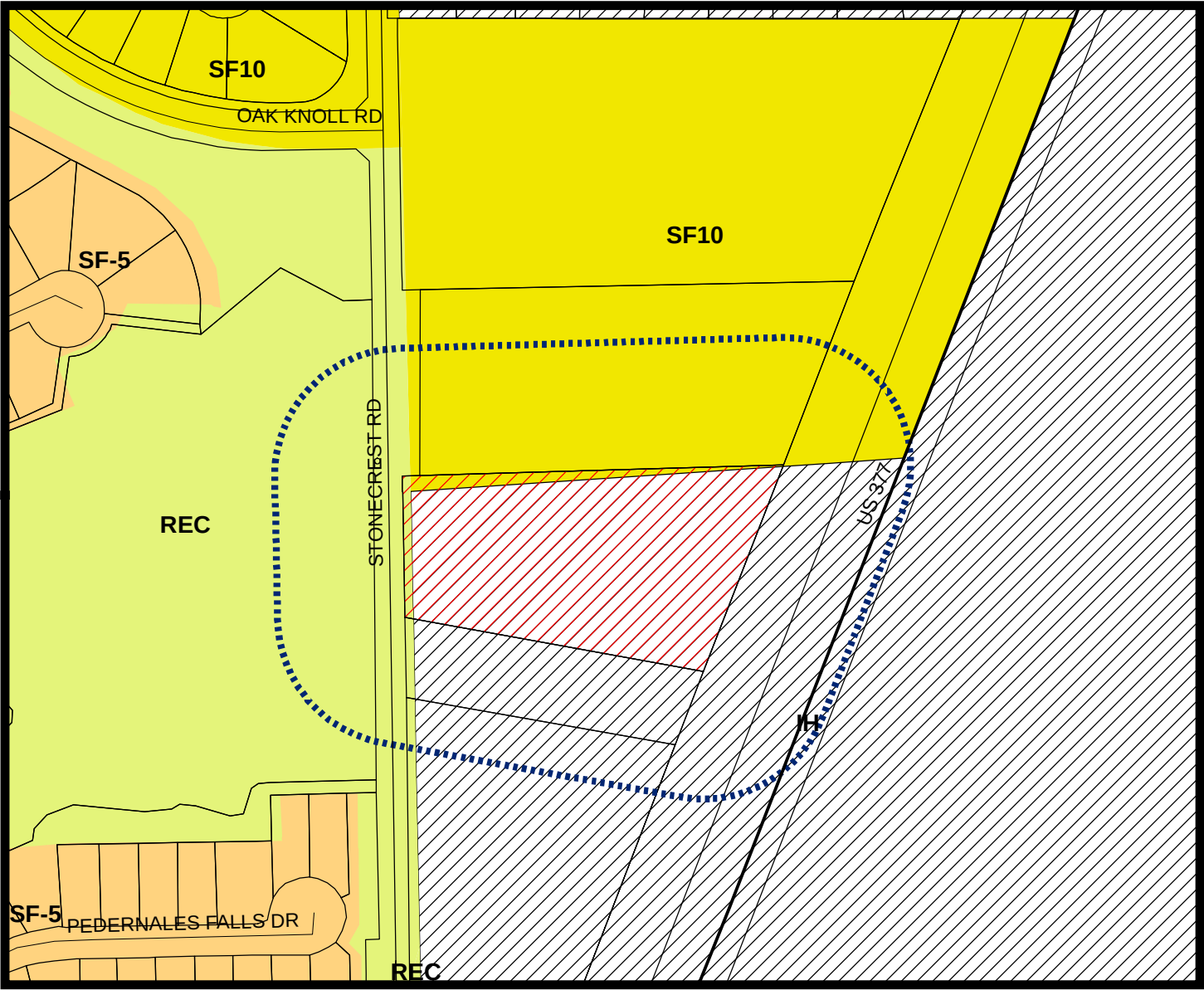
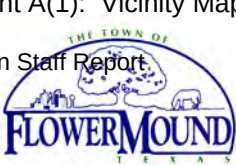
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Zoning Planned Development Package
2. Draft Development Standards

Vicinity Map

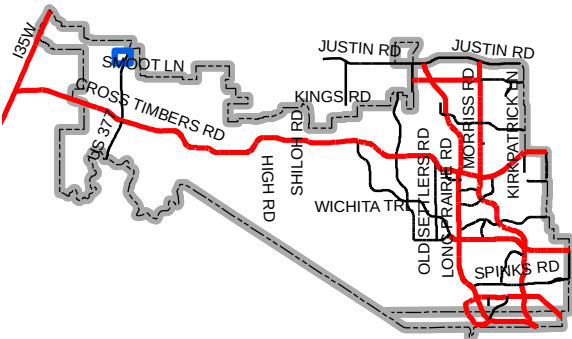
Reference Project: MPA17-0006 & ZPD17-0006



LEGEND

- Interim Holding
- Recreation
- Single Family 5
- Single Family 10

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



September 18, 2017

Mr. Richard Brown
Senior Planner
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

**RE: Master Plan Amendment and Zoning Planned Development – Stonecrest Storage
Letter of Intent
G&A Job No. 17035**

Mr. Brown:

Please accept this letter, on behalf of Quinn Commercial, as an explanation of the proposed requests for approximately 4.545 acres of land located just west of HWY 377 and east of Stonecrest Rd. The property is located in the Denton Creek Area Plan and has a land use designation of Office/Medium Residential. We respectfully request to change the land use to Commercial/Industrial for a proposed office and self-storage development. The existing zoning is Interim Holding (IH) and we respectfully request to change the zoning to a Planned Development (PD) with Commercial-1 (C-1) uses including a Specific Use Permit (SUP) for a mini-warehouse.

As single family communities continue to be developed in the western portion of Flower Mound and surrounding areas, the need for self-storage opportunities is also growing. These large single family developments are comprised of mostly smaller lots that do not allow accessory structure for residents to use as additional storage for their belongings. Stonecrest Storage will be able to accommodate that need so residents can keep their belongings nearby. Additionally, this location is ideal for this type of use. Industrial uses such as the Town's Western O&M building, pump station, and water storage tank are located to the north and the property is bordered by the existing railroad to the east. The railroad acts as a buffer to separate the storage building from HWY 377. The western side of the storage building is screened by the proposed office buildings which will effectively buffer this use from the Canyon Falls neighborhood.

Stonecrest Storage is a proposed commercial development that integrates office, both medical and professional, and a quality self-storage building. We respectfully request to change the Land Use to allow a self-storage use. The Conceptual Site Plan shows approximately 10,000

Stonecrest Storage
September 18, 2017
Page 2 of 3

square feet of medical and professional office within two separate buildings, the front Stonecrest Road which sit across from an open space area that is part of the Canyon Falls community. The offices will have pitched roofs and will help provide separation between the existing residential uses and the proposed self-storage facility, which is located along the eastern property line directly adjacent to the existing railroad.

The self-storage facility has a foot print of 32,000 square feet and is three stories in height. A total of 96,000 square feet of storage space with a total of 575 units is proposed to provide storage opportunities for this under-served area of town. The majority of the storage units will be accessed through internal hallways. The east elevation does include overhead doors at the ground level for larger storage spaces to provide more storage options for residents. There will also be electric gates and perimeter fencing to provide extra security.

Vehicular access will be provided from Stonecrest Road. We are also proposing cross access to the adjacent property to the south.

The proposed driveway is 233.8' away from the existing driveway to the south and 257.9' away from the existing driveway to the north. Since we do not meet the minimum driveway separation of 250', we would like to request an exception to this requirement. We have taken both the north and the south driveways into consideration in our development plans, but the property only has 320' of frontage. We have positioned the point of access to be centrally located between the northern and southern driveway, leaving similar spacing between them.

There is a 15' landscape buffer from Stonecrest Road that includes landscaping and screening. A 25' landscape buffer along the southern property line is also provided. Proposed trees are dispersed throughout the property to provide adequate screening and parking lot shade. The self-storage lot includes landscaping to provide additional screening along the west, south, and north sides.

While we are providing the 25' landscape buffer along the southern property line (because the current use of the property is residential), we are requesting an exception to some of the Compatibility Buffer requirements. Section 82-302 of the Town's Code requires a 6-foot tall masonry screening wall and one tree for every 400 square feet of buffer area. We anticipate that the property to the south will be developed as a non-residential use in the near future. The southern property is an irregular shape and adjacent to the railroad which makes it more conducive for non-residential development. The proposed plan also shows an access connection to the southern property via a 26' fire lane that would be installed at the time of development of the Stonecrest Storage property. Therefore, we would like an exception to the masonry wall requirement. We are proposing shade trees dispersed throughout the 25' landscape buffer, however, we do not meet the minimum amount of trees required and we are requesting an exception to that requirement as well. A 15' waterline easement is planned to run along this southern property line which impacts the ability for installing trees.

Stonecrest Storage
September 18, 2017
Page 3 of 3

We are currently providing a distance of 75' from the southern property line to the closest point of the miniwarehouse building. Section 82-303 requires a building setback of five feet for every one foot of building height of a non-residential building. For the miniwarehouse building, this would require the building to be setback 225'. Therefore, we are requesting that the minimum setback be 75' from the property line.

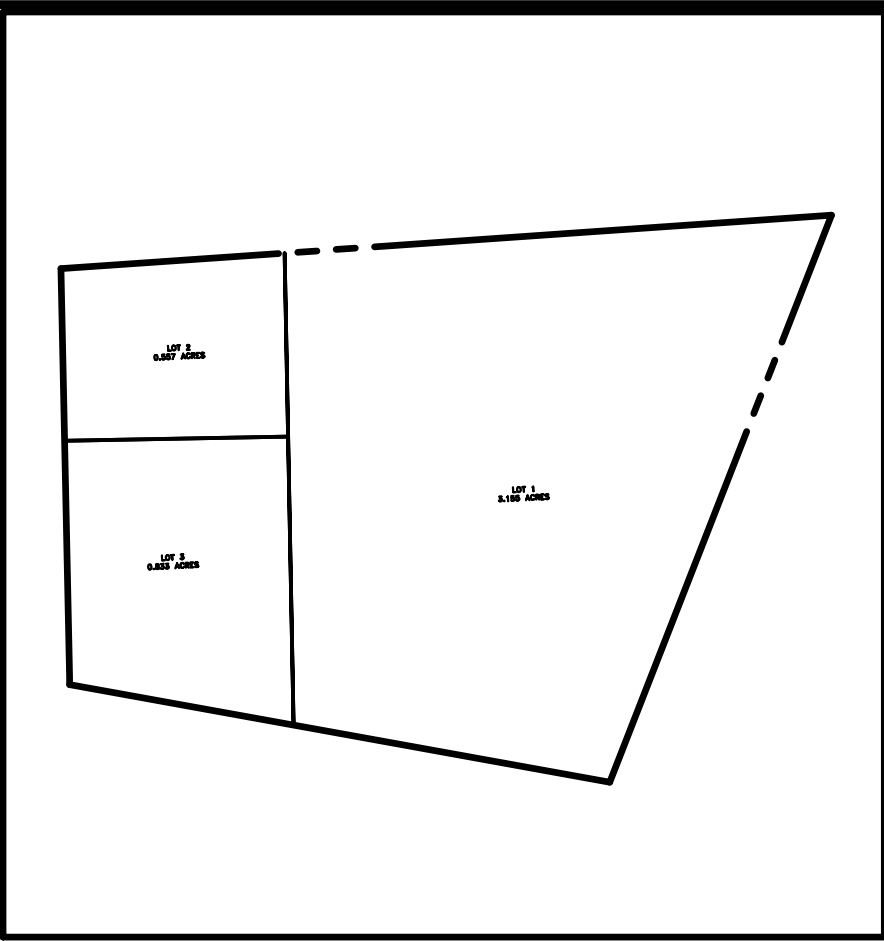
The architectural design of the office buildings and the self-storage consists of a unified design theme. They will be comprised out of materials such as stone, brick, cast stone, and metal roofs. The offices will have pitched roofs in order to be compatible with residential lots to the west.

We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,



Randi L. Rivera, AICP



Boundary and Lot Map 1"=150'



Vicinity Map 1"=500'

GENERAL NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

Building and Parking Summary

Lot No.	Lot Area (Acres)	Building No.	Building Area (SF)	Proposed Use	Parking Ratio	Required Parking	Provided Parking
1	3.155	A	96,000	Miniwarehouse	1 Space / 75 Units- 575 Units Provided	8	12
2	0.557	B	5,100	Medical Office	1 Space / 250 SF	20	20
	0.833	C	5,100	Professional Office	1 Space / 300 SF	17	17
	4.545		106,200			45	49

Zoning Standard	Existing IH Interim Holding	Proposed Commercial-1 (C-1)
Minimum Lot Area (per dwelling)	87,120 SF	N/A
Minimum Lot Width (residential)	200'	N/A
Minimum Floor Area (per dwelling unit)	1,800 SF	N/A
Minimum Front Yard	40'	N/A
Minimum Side Yard	25'	N/A
Minimum Rear Yard	20'	15'
Maximum Lot Coverage	25%	50%
Max Height (stories/ft.)	3/35'	3/35* *All other uses other than Miniwarehouse; 3/45' for Miniwarehouse
Maximum Floor Area Ratio	No Maximum	1:1

MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Specific Plan	No Specific Plan Area
Urban Design Plan	Denton Creek District
Parks and Trail	None Required
Open Space Plan	Not a conservation development
Thoroughfare Plan	Stonecrest – Urban Collector
Water Plan	20" on Stonecrest
Wastewater Plan	Denton Creek District

L E G E N D			
C.R.F.	Capped Rebar Found		Overhead Power Lines
C.R.S.	Capped Rebar Set		Down Guy Wire
C.M.	Conduit Monument		Existing Contours
M.	Monument		Proposed Contours
BM	Benchmark		Concrete Pavement
+	Fire Hydrant		Asphalt Pavement
WM	Water Meter		Wood Fence
WV	Water Valve		Chain Link Fence
W/L	Water Line		Wire Fence
SMH--O	Irrigation Control Valve		Masonry Wall
CO--O	Sanitary Sewer Manhole		Existing Tree
CO--O	Sanitary Sewer Cleanout		(FL) Flowline
UP--O	Utility Pole		Centerline of Creek, Swale, or Waterway
LP--X	Light Pole		Creek, Swale, or Waterway Embankment
TC	Top of Curb		
TP	Top of Pavement		
TE	Top of Easement		
FG	Finished Grade		
U.W.	Utility Easement		
D.E.	Drainage Easement		
B.L.	Building Line		
R.O.W.	Right-of-Way		
D.R.	Deed Records		
P.R.	Plot Records		

<u>OWNER</u>	<u>DEVELOPER</u>
BARRY WHITWORTH	QUINN COMMERCIAL
6404 STONECREST RD	P.O. BOX 1215
ARGYLE, TX 76226	ENNIS, TX 75120
Contact: BARRY WHITWORTH	Ph. (214) 202-9873
	Contact: SCOTT QUINN

Stonecrest Storage
4.545 Acres

4.545 Acres
in the
T. BURRIS SURVEY, ABSTRACT NO. 33
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL SITE PLAN

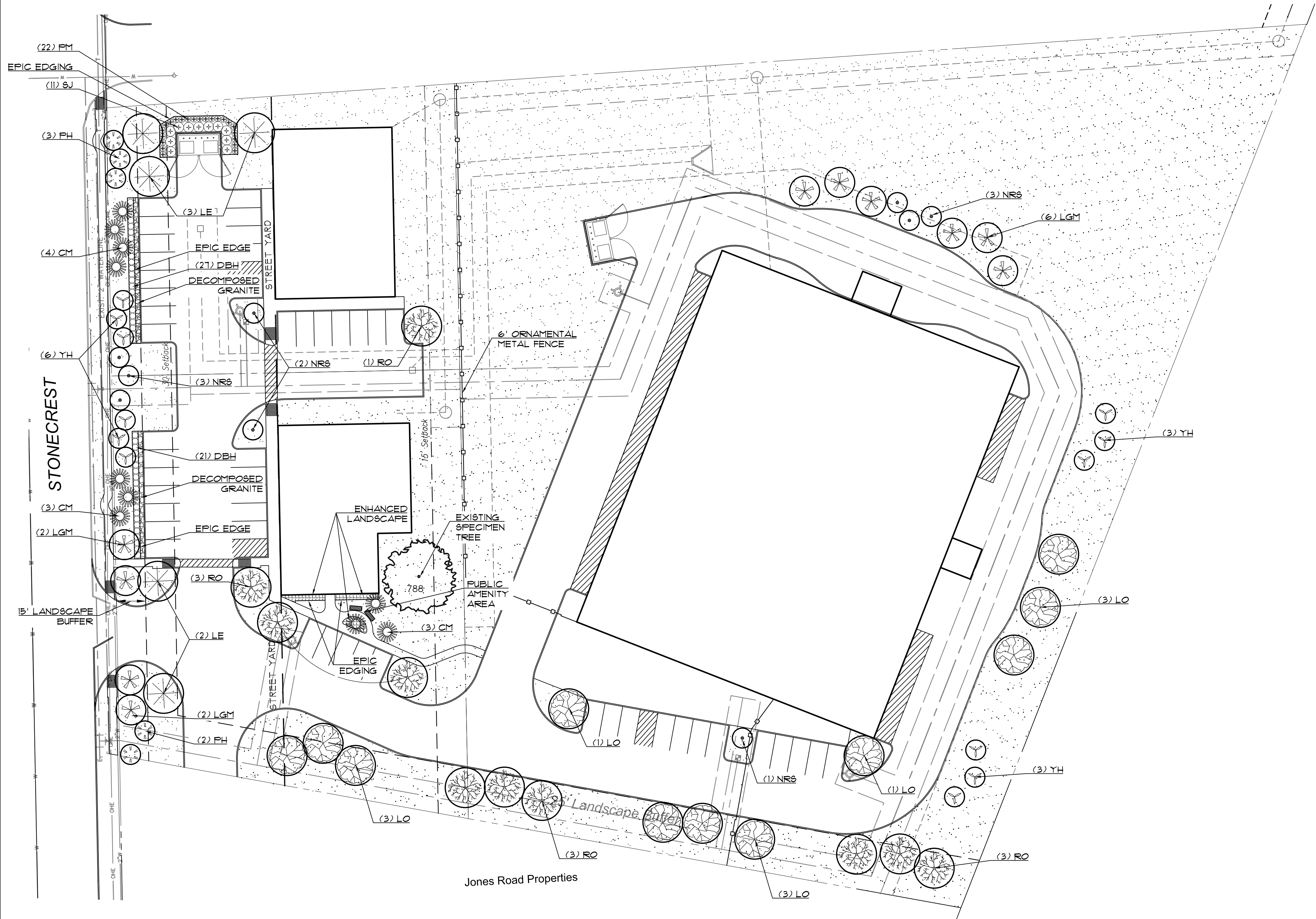
PRELIMINARY PLANS

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CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHER,
P.E. #69087
DATE 9/13/2017

Drawn By: PF
Date: 06/12/17
Scale: 1"=30'
Revisions:
08/04/17
08/30/17

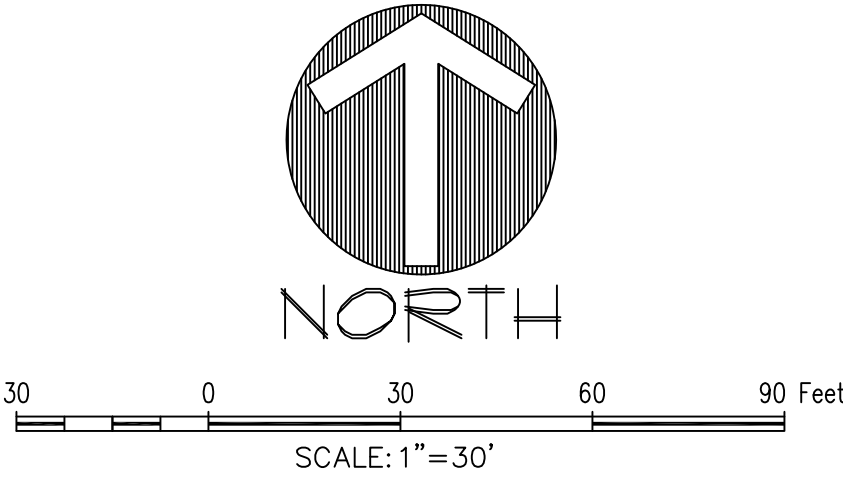
17035

CSP



PLANT LEGEND

	(LO) LIVE OAK Quercus virginiana
	(RO) RED OAK Quercus shumardii
	(LE) LACEBARK ELM Ulmus parvifolia
	(LGM) LITTLE GEM MAGNOLIA Magnolia grandiflora 'Little Gem'
	(NRS) NELLIE R. STEVENS HOLLY Ilex x 'Nellie R. Stevens'
	(YH) YAUAPON HOLLY Ilex vomitoria
	(PH) POSSUMHAW HOLLY Ilex decidua
	(CM) CRAPE MYRTLE Lagerstroemia indica
	(Sj) SPARTAN JUNIPER Juniperus chinensis 'Spartan'
	(DBH) DWARF BURFORD HOLLY Ilex cornuta 'Dwarf Burford'
	(PM) PINK MUHLY Muhlenbergia capillaris
	ENHANCED LANDSCAPE
	BERMUDA SOD
	DECOMPOSED GRANITE MULCH



PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
11 (15%)	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
10 (14%)	RED OAK	Quercus shumardii	3"	10'-12'	Per Plan	Single Trunk
5 (7%)	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
10 (14%)	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	3"	8'-10'	Per Plan	Single Trunk
9 (13%)	NELLIE R. STEVENS	Ilex x 'Nellie R. Stevens'	15gal.	5'-6'	Per Plan	Full
12 (16%)	YAUAPON HOLLY	Ilex vomitoria	15gal.	5'-6'	Per Plan	Full
5 (7%)	POSSUMHAW HOLLY	Ilex decidua	15gal.	5'-6'	Per Plan	Full
10 (14%)	CRAPEMYRTLE	Lagerstroemia indica	15gal.	5'-6'	Per Plan	Full
11	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	15gal.	3'-4'	Per Plan	Full
54	DWARF BURFORD HOLLY	Ilex cornuta 'Dwarf Burford'	5gal.	36"	3'-0"	Full
32	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-0"	Xeri

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Timber Creek Medical Park for proposed Lot 3RB

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Stonecrest Road		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LF.	Stonecrest - 325 LF.	11 trees (3" cal.)	4 (3" cal.) trees + 21 ornamental trees
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 s.f.= 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	27,832 s.f. of street yard	18 trees (3" cal.)	11 trees (3" cal.) + 23 ornamental trees
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	49 parking spaces	370 s.f.	5,524 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	49 parking spaces	5 trees (3" cal.)	8 trees (3" cal.)
**All parking spaces to be located within 50 ft. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)
DUMPSTER ENCLOSURE SCREENING			
STANDARD		REQUIRED	PROVIDED
Enhanced landscaping is required for any dumpster enclosures within 50' of public ROW		enhanced landscaping	11 spartan junipers and 22 pink muhly grasses

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
NO BIDDING, OR PERMIT REQUIRED LANDSCAPE REVIEW
RON STEWART LANDSCAPE ARCHITECTURE
DATED 9/13/2017

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
GA
111 Hillside Drive • Lewisville, TX 75057 • P: 972.486.9712 • F: 972.486.9715
144 Old Town Blvd. North, Ste. 2 • Wylie, TX 75098 • P: 940.240.0192 • F: 940.240.1028
TBP&S Firm No. 10047700
TBP&S Firm No. 1796

STONECREST STORAGE
4.546 Acres
in the
T. BURRIS SURVEY, ABSTRACT NO. 33
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE
PLAN



Drawn By: VC
Date: 06/07/2017
Scale: 1" = 30'
Revisions:
08/03/2017
08/25/2017
08/31/2017
09/13/2017

17035

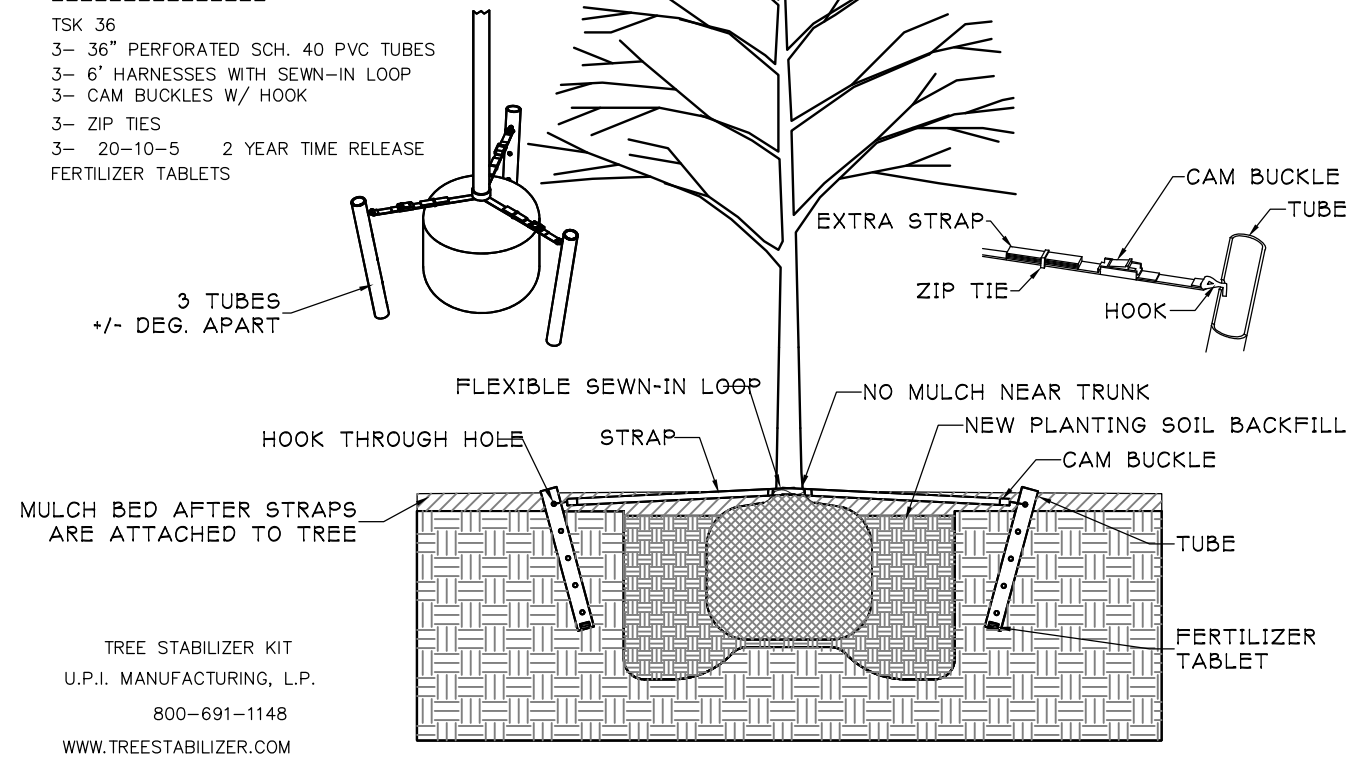
CLSP1

OWNER/DEVELOPER
QUINN COMMERCIAL
P.O. BOX 1215
ENNIS, TX 75120
Ph. (214) 202-9873
Contact: SCOTT QUINN

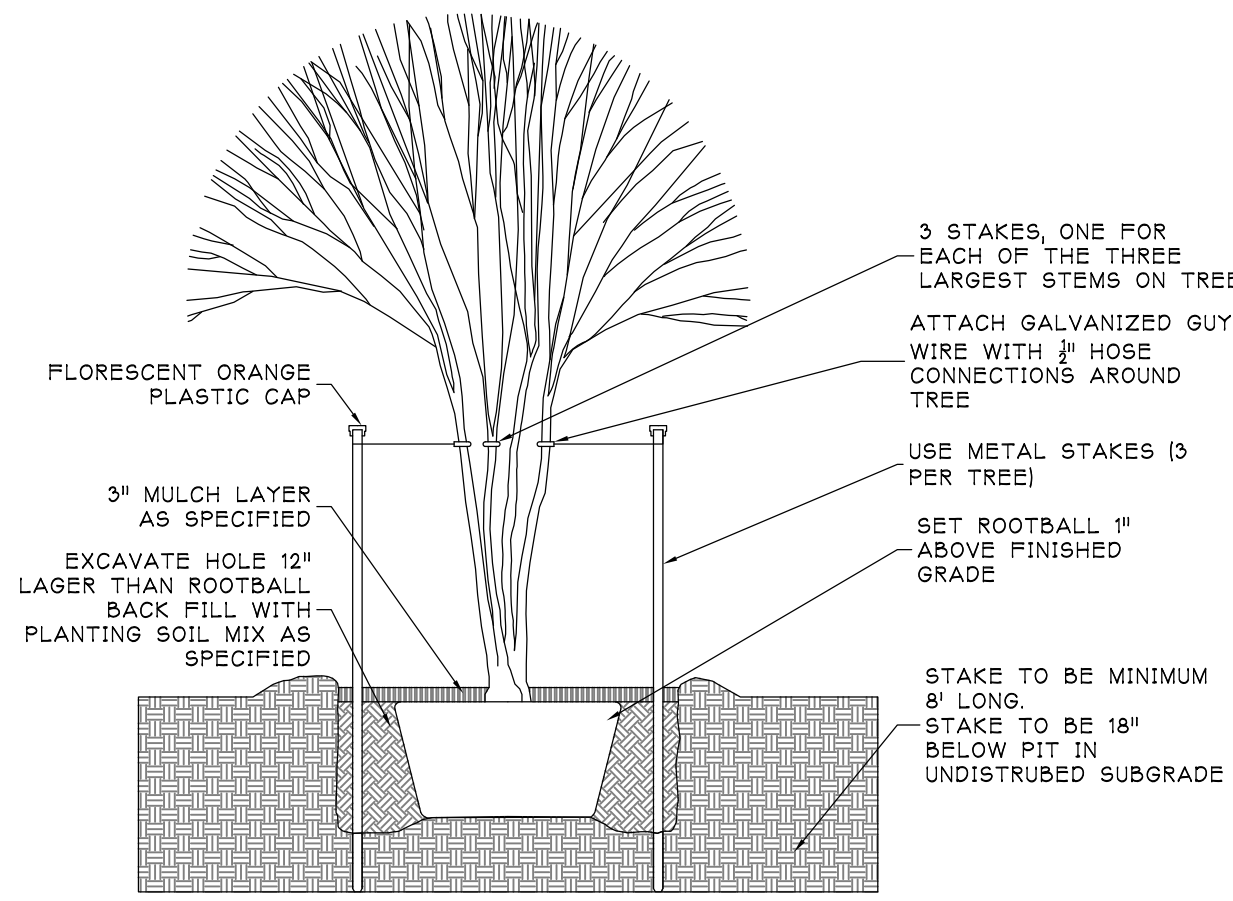
SPECIFICATIONS:

- TSK 20
3- 20" PERFORATED SCH. 40 PVC TUBES
3- 6" HARNESSES WITH SEWN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

- TSK 36
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6" HARNESSES WITH SEWN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

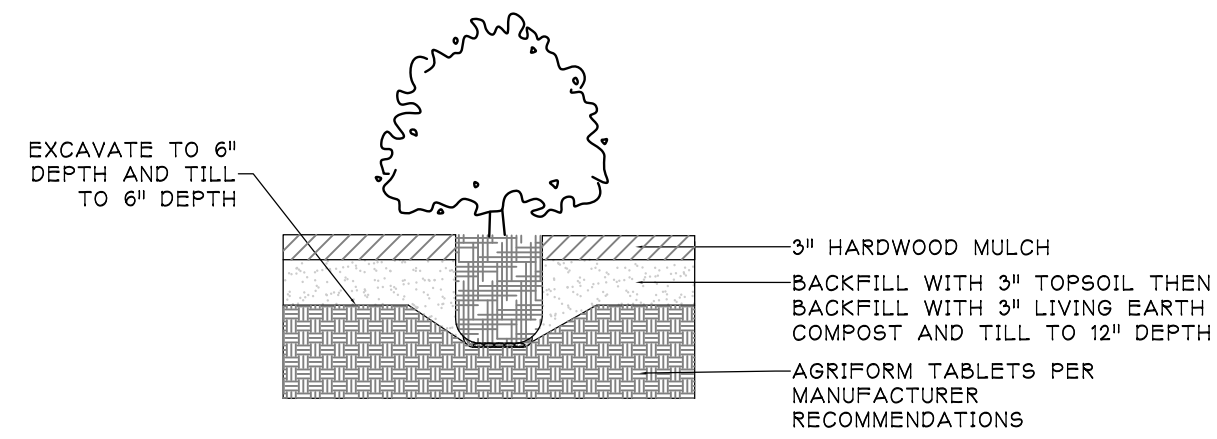


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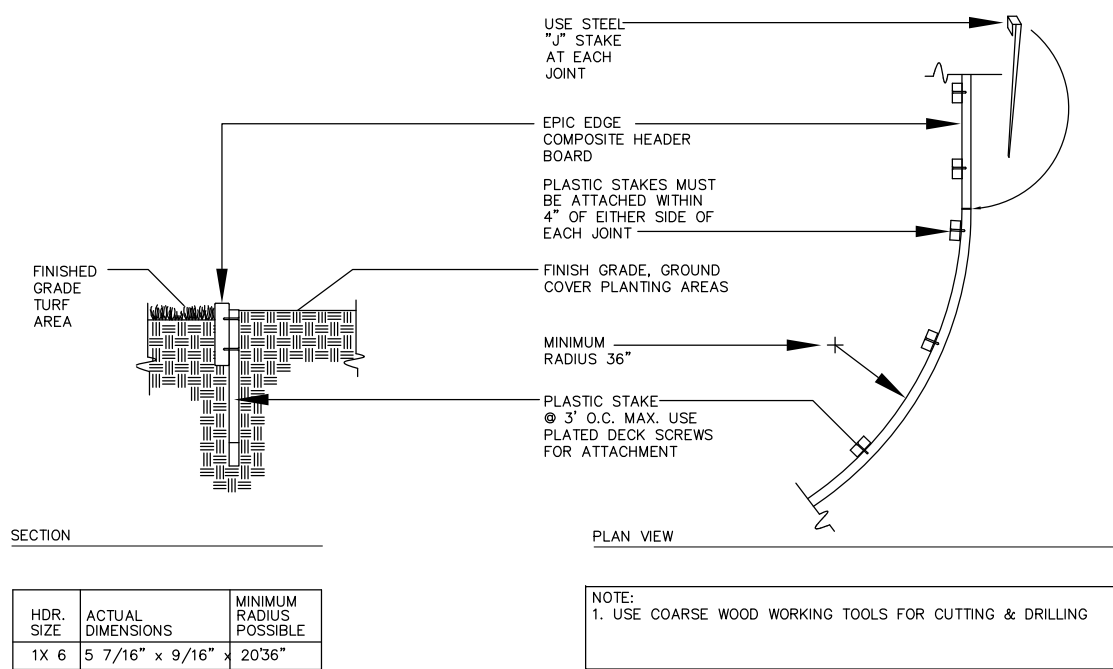


NOTE: ALL THORNLESS MESQUITE TREES TO BE STAKED AS ORNAMENTAL OR MULTI TRUNK TREES.

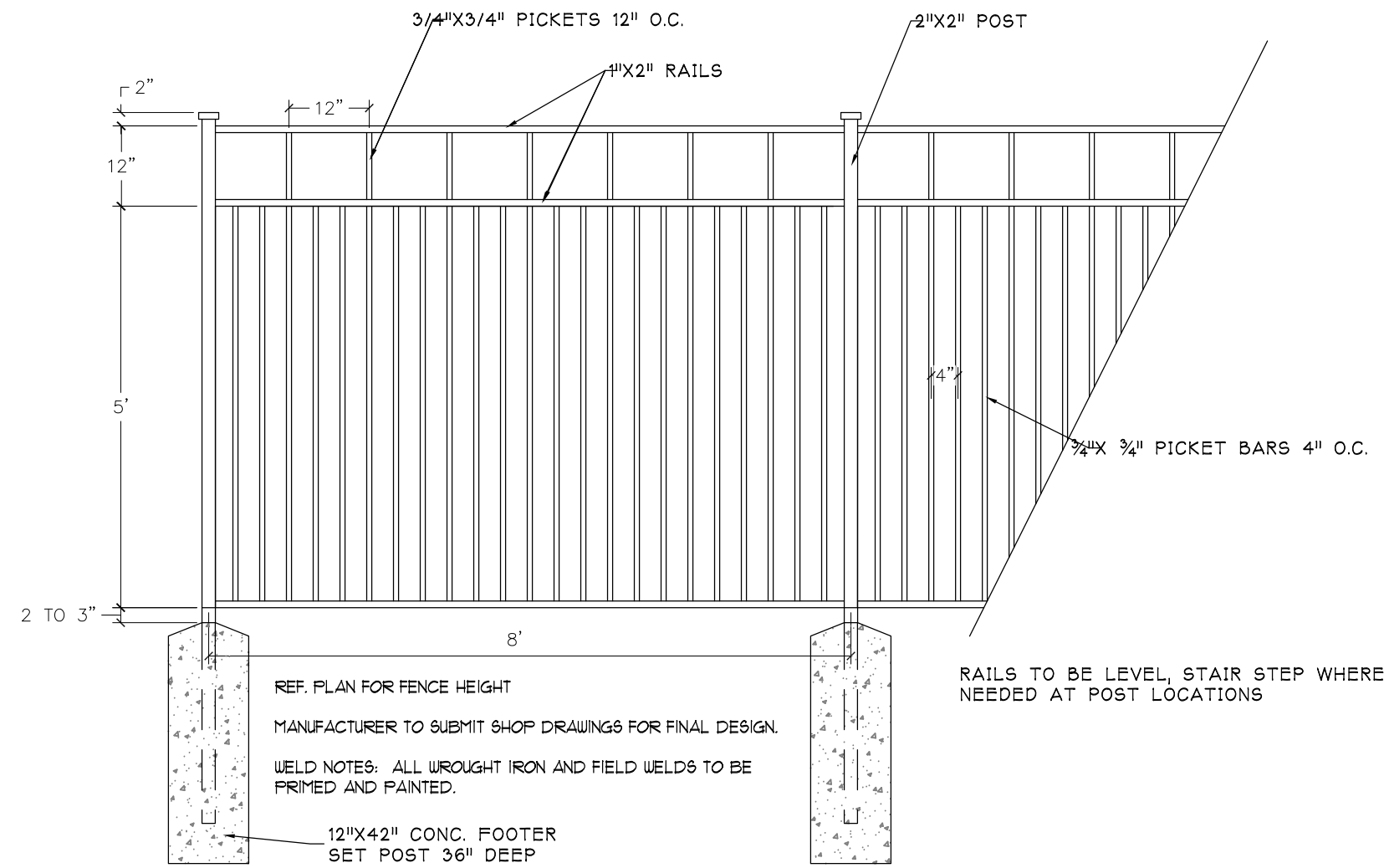
2. ORNAMENTAL TREE STAKING
NOT TO SCALE



3. SHRUB DETAIL
NOT TO SCALE



4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



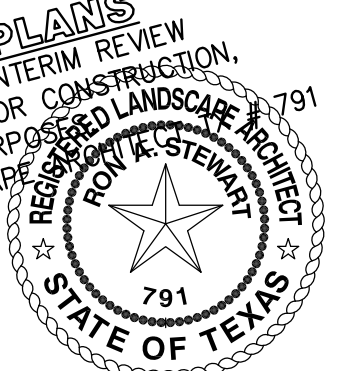
5. 6' ORNAMENTAL METAL FENCE
1/2"=1'

SITE PLANNING CIVIL ENGINEERING PLANNING
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LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
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TSPS Firm No. 10047700

STONECREST STORAGE
4.546 Acres
in the
T. BURRIS SURVEY, ABSTRACT NO. 33
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE
PLAN DETAILS

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 9/13/2017

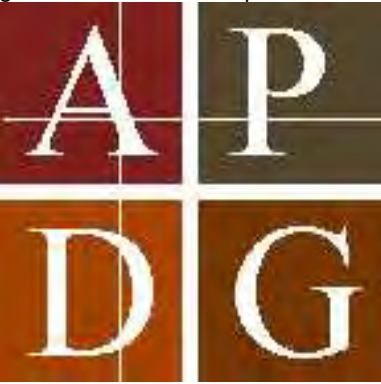


Drawn By: VC
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Scale: 1" = 30'
Revisions:
08/03/2017

17035

CLSP2

OWNER/DEVELOPER
QUINN COMMERCIAL
P.O. BOX 1215
ENNIS, TX 75120
Ph. (214) 202-9873
Contact: SCOTT QUINN



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Trent W. Clark Architect
TX Registration # 17084

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STONECREST DEVELOPMENT
FLOWER MOUND, TX

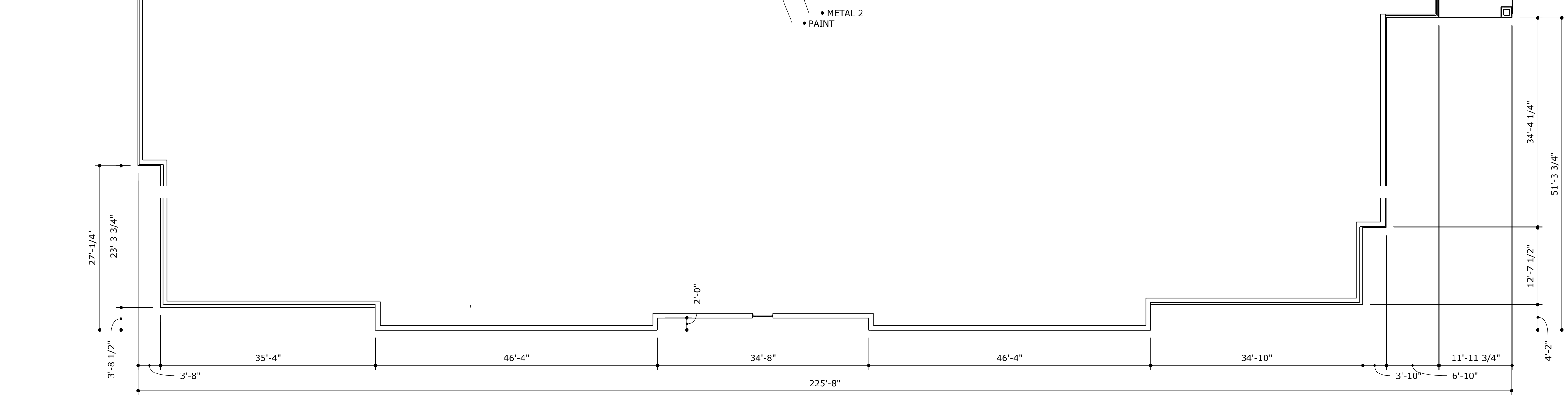
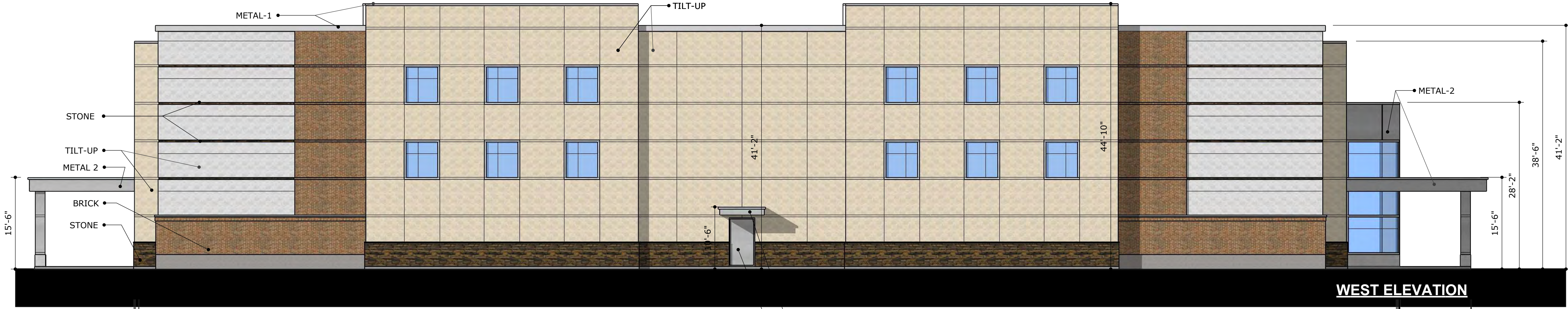
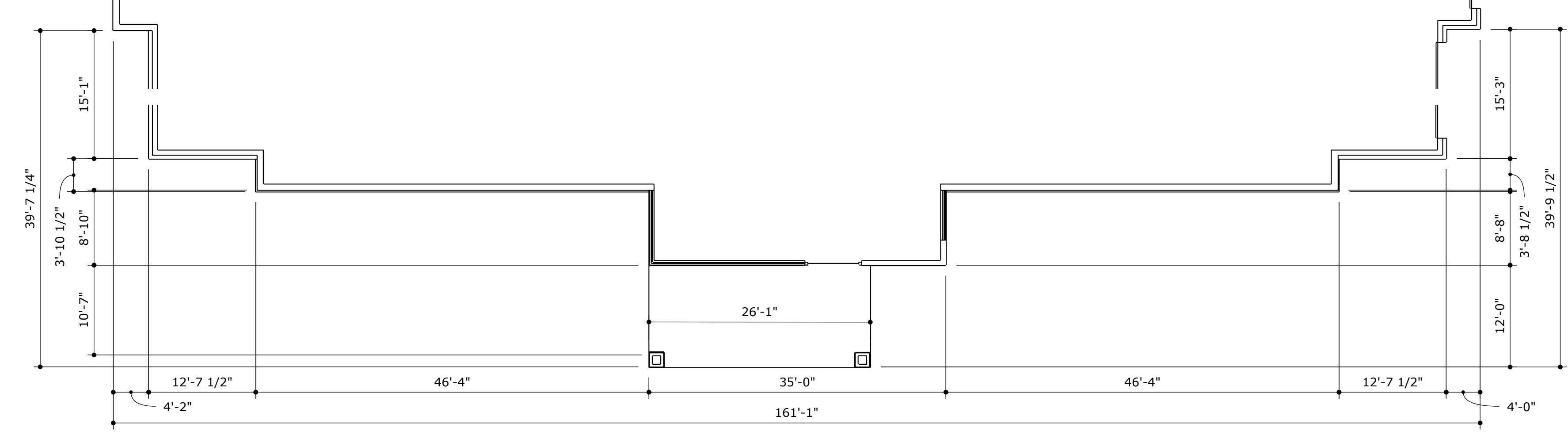
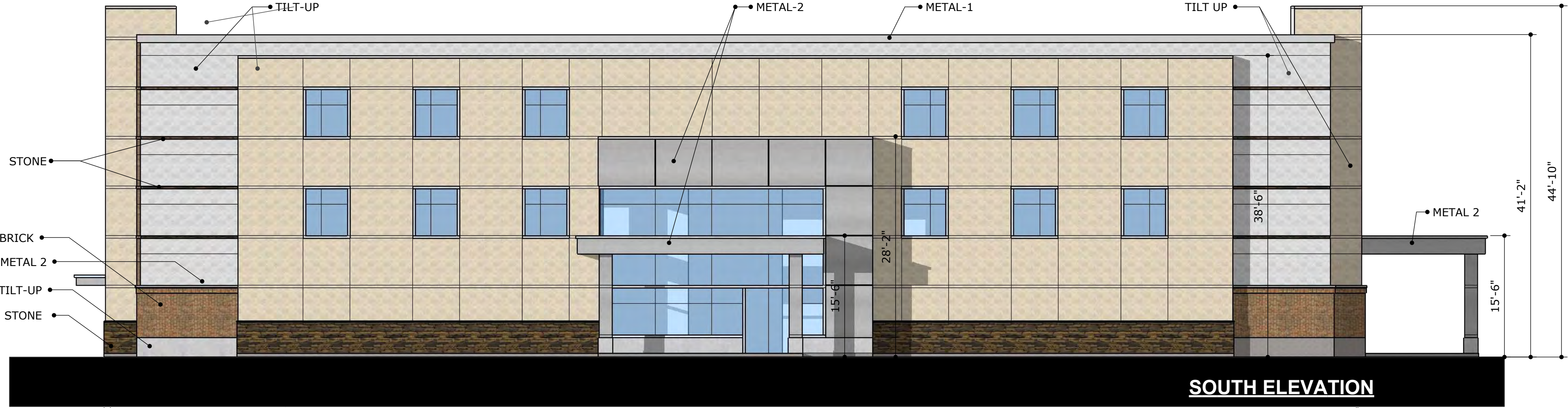
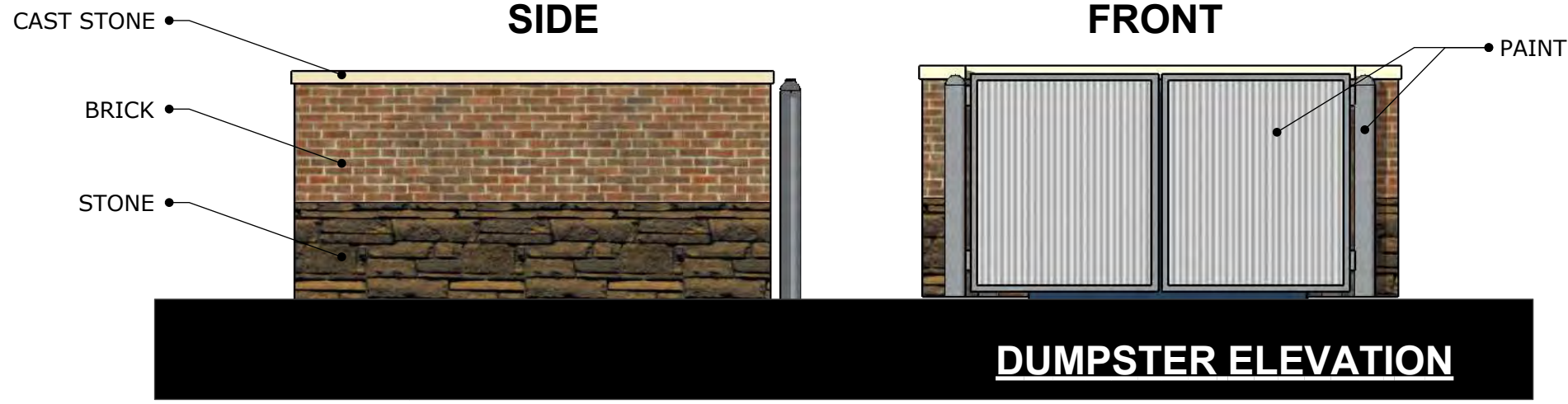
BUILDING A
A1

August 25, 2017

		North		South		East		West	
1	Total Façade	6,665		6,665		9,030		9,030	
2	Facade s.f. (exclusive of doors and windows)	6,665		5,815		7,095		8,390	
3	Doors and Windows s.f.	0		850		1,935		640	
3a	Metal-1	160		230		150		150	
3b	Metal-2	35		125		190		155	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	6,470	97.1%	5,460	93.5%	6,755	94.3%	8,085	95.4%
	Tilt-Up	5,550	83.3%	4,880	83.9%	6,345	89.4%	6,280	74.9%
	Brick	480	7.2%	190	2.9%	285	3.2%	1200	13.3%
	Stone	440	6.6%	390	6.7%	125	1.8%	605	7.2%
5	Secondary Masonry Totals (Maximum 20%)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
-	-	0	0.0%	0	0.0%	0	0.0%	0	0.0%

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
Metal-1	Pac-Clad	Silversmith	Prefinished Metal Form
Metal-2	Alucobond	Cadet Gray	Prefinished Aluminum Composit Metal
Brick	Acme	Mushroom Brown	Brick
Stone	El Dorado	Cliffstone, Lantana	Stone
Cast Stone	Advanced Stone	Classic White	Cast Stone
Tilt-Up, Beige	Sherwin Williams	SW 6099, Sand Dollar	Exterior Painted Wall Finish
Tilt-Up, Gray	Sherwin Williams	SW 7072, Online	Exterior Painted Wall Finish
Paint	Sherwin Williams	To Match Metal-1	Exterior Painted Finish

- Notes:
- 1 All electrical panels and associated components will be painted and textured to match the building
 - 2 Tilt-up finish texture to match Dryvit stucco finish #110 Vandyke





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STONECREST DEVELOPMENT
FLOWER MOUND, TX

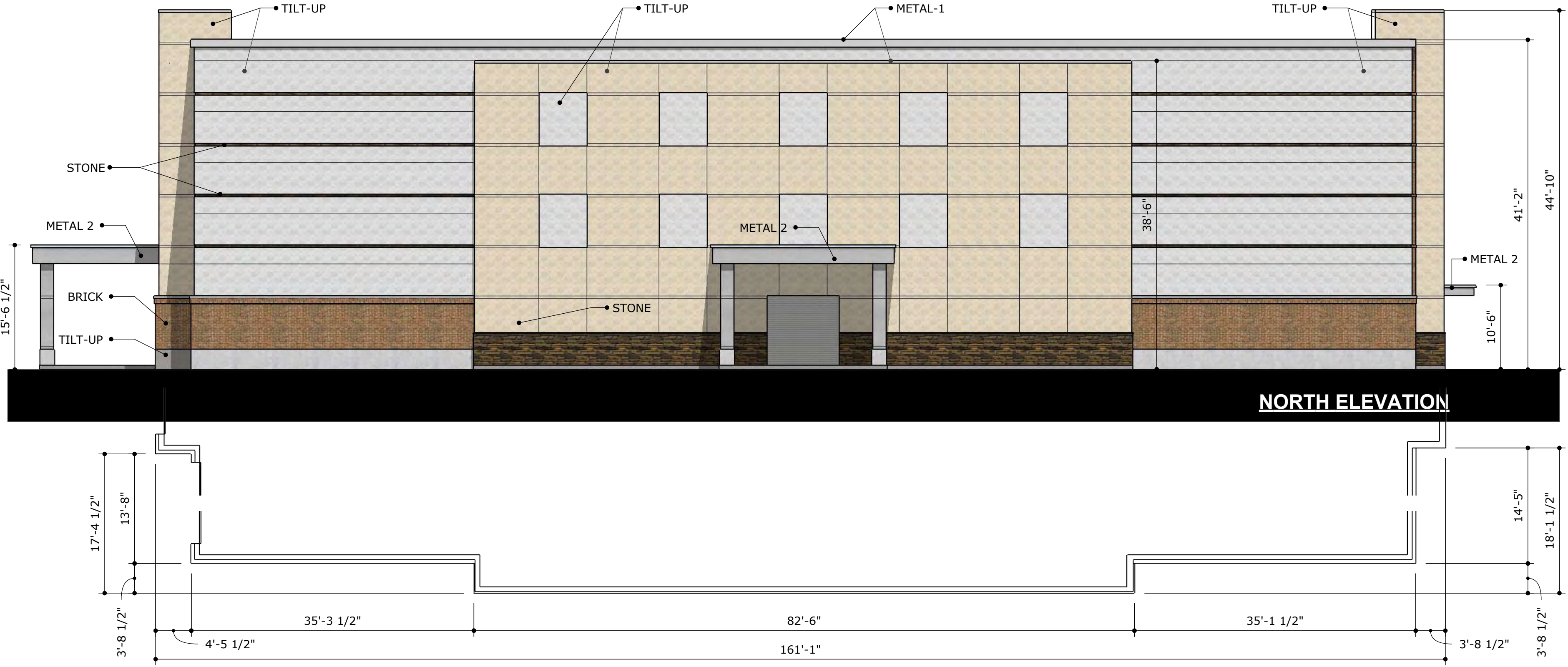
BUILDING A
A2

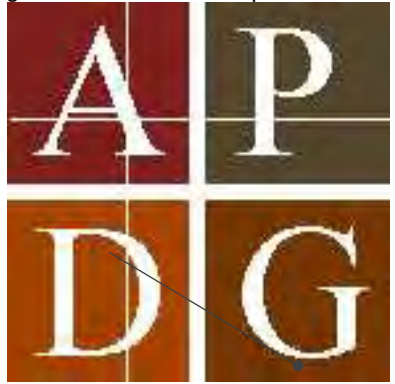
August 25, 2017

		North		South		East		West	
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2	Facade s.f. (exclusive of doors and windows)	6,665		5,815		7,095		8,390	
3	Doors and Windows s.f.	0		850		1,935		640	
3a	Metal-1	160		230		150		150	
3b	Metal-2	35		125		190		155	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	6,470	97.1%	5,460	93.5%	6,755	94.3%	8,085	95.4%
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-	-	0	0.0%	0	0.0%	0	0.0%	0	0.0%

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TX Registration # 17084

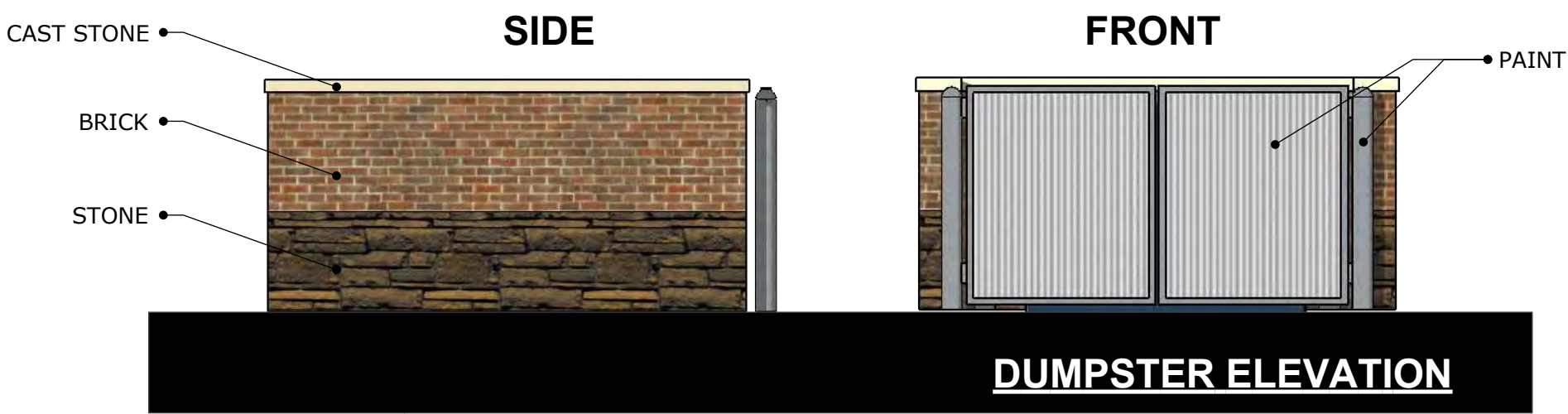
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		North		South		East		West	
1	Total Façade	1,286		1,286		1,916		2,176	
2	Façade s.f. (exclusive of doors and windows)	1,016		1,016		1,506		1,766	
3	Doors and Windows s.f.	270		270		410		410	
3a	Metal-1	56		56		85		85	
3b	Metal-2	40		40		45		45	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	884	81.7%	884	81.7%	1,340	81.9%	1,600	82.5%
	Stucco	258	25.4%	258	25.4%	520	34.5%	520	29.4%
	Brick	256	19.9%	256	19.9%	500	26.1%	760	34.9%
	Stone	370	36.4%	370	36.4%	320	21.2%	320	18.1%
5	Secondary Masonry Totals (Maximum 20%)	36	3.5%	36	3.5%	36	2.4%	36	2.0%
	Cast Stone	36	64.3%	36	64.3%	36	0.0%	36	42.4%

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
Metal-1	Pac-Clad	Silversmith	Prefinished Metal Form
Metal-2	Alucobond	Cadet Gray	Prefinished Aluminum Composit Metal
Metal Roof	Pac Clad	Silversmith	Prefinished Standing Seam
Brick	Acme	Mushroom Brown	Brick
Stone	El Dorado	Cliffstone, Lantana	Stone
Cast Stone	Advanced Stone	Classic White	Cast Stone
Stucco	Dryvit	SW 6099, Sand Dollar	Limestone #110 Vandyke
Paint	Sherwin Williams	To Match Metal-1	Exterior Painted Finish

- Notes:
- 1 All electrical panels and associated components will be painted and textured to match the building



STONECREST DEVELOPMENT
FLOWER MOUND, TX

BUILDING B
B1
August 25, 2017



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CONSTRUCTION

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permit, or construction

	North		South		East		West	
1 Total Façade	1,286		1,286		1,916		2,146	
2 Façade s.f. (exclusive of doors and windows)	1,016		1,016		1,506		1,736	
3 Doors and Windows s.f.	270		270		410		410	
3a Metal-1	56		56		85		85	
3b Metal-2	40		40		45		45	
	s.f.	%	s.f.	%	s.f.	%	s.f.	%
4 Primary Masonry Totals (Minimum 80%)	884	79.4%	884	79.4%	1,340	84.4%	1,570	86.9%
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Brick	370	28.8%	370	28.8%	320	16.7%	320	14.9%
Stone	256	25.2%	256	25.2%	500	33.2%	730	42.1%
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Cast Stone	Advanced Stone	Classic White	Cast Stone
Stucco	Dryvit	SW 6099, Sand Dollar	Limestone #110 Vandyke
Paint	Sherwin Williams	To Match Metal-1	Exterior Painted Finish

Notes:

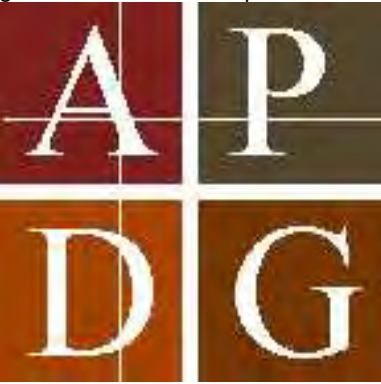
- 1 All electrical panels and associated components will be painted and textured to match the building



STONECREST DEVELOPMENT
FLOWER MOUND, TX

BUILDING C
C1

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STONECREST DEVELOPMENT
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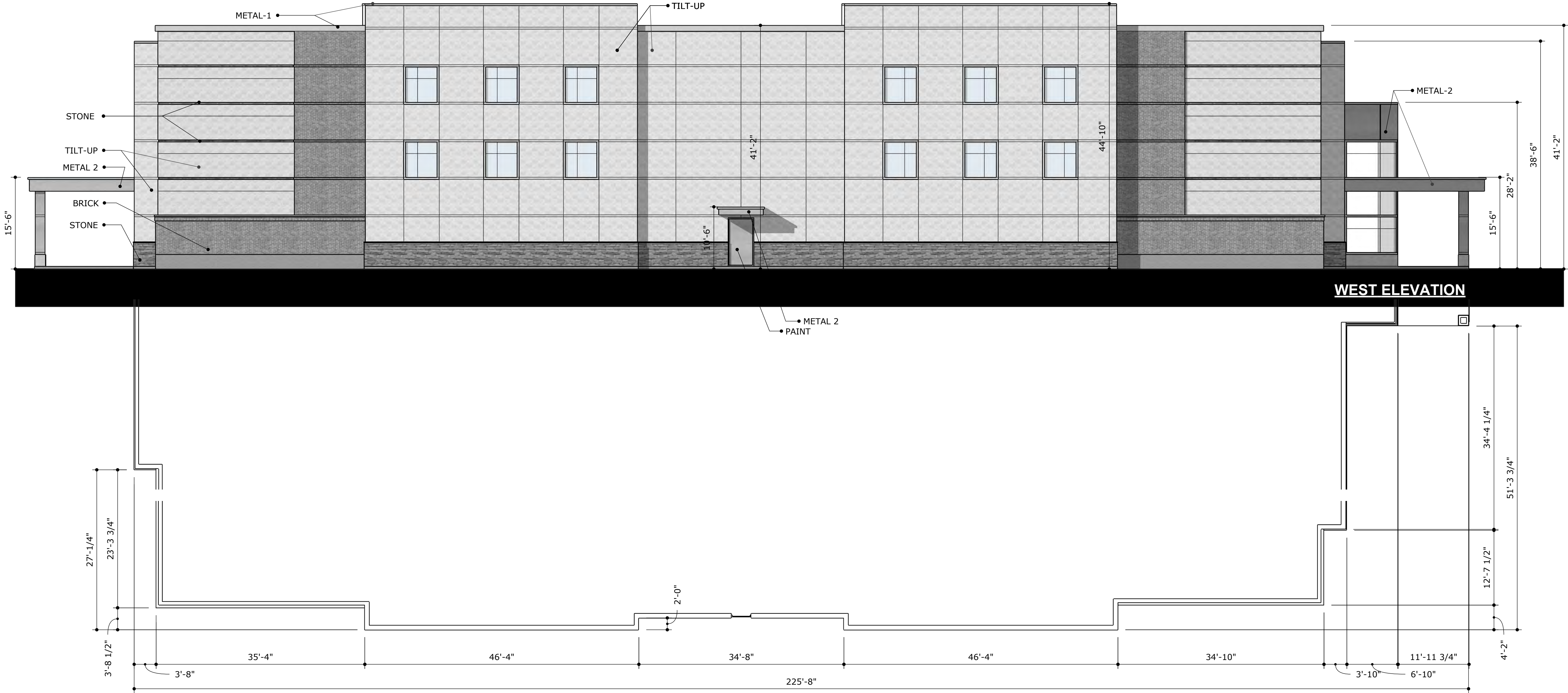
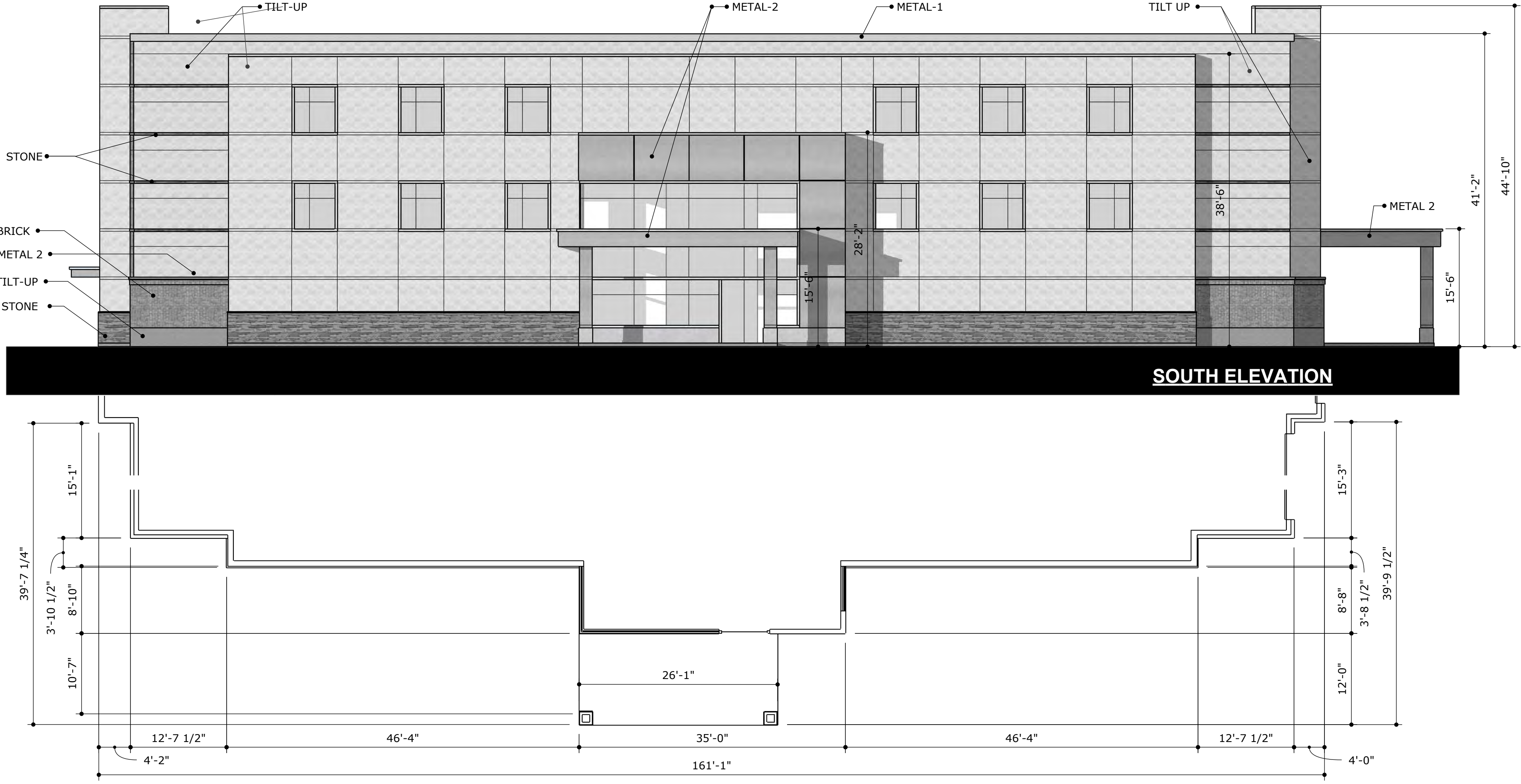
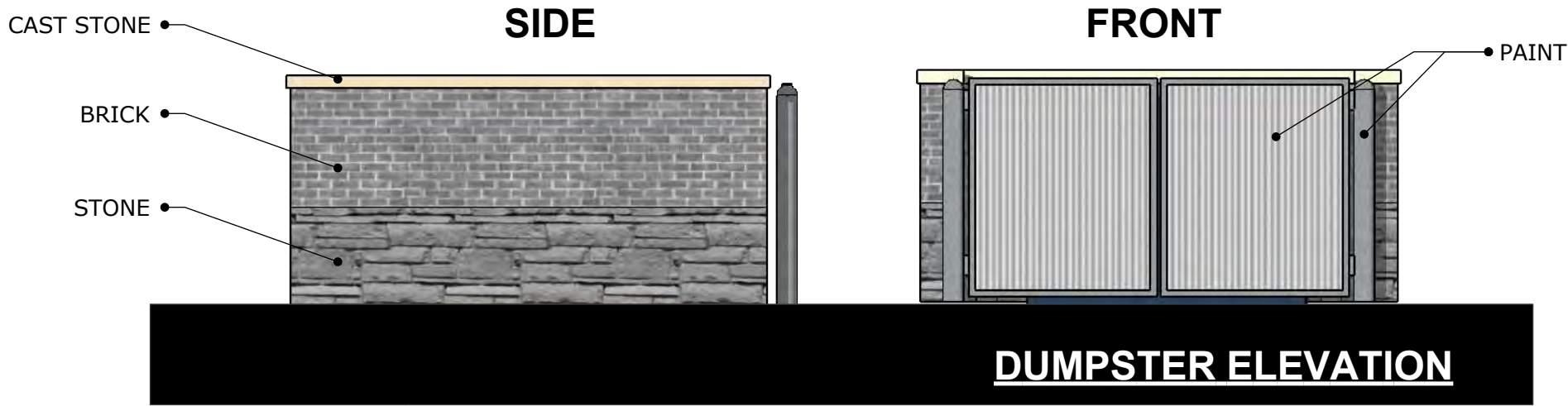
BUILDING A
A1

August 25, 2017

		North		South		East		West	
1	Total Façade	6,665		6,665		9,030		9,030	
2	Façade s.f. (exclusive of doors and windows)	6,665		5,815		7,095		8,390	
3	Doors and Windows s.f.	0		850		1,935		640	
3a	Metal-1	160		230		150		150	
3b	Metal-2	35		125		190		155	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	6,470	97.1%	5,460	93.5%	6,755	94.3%	8,085	95.4%
	Tilt-Up	5,550	83.3%	4,880	83.9%	6,345	89.4%	6,280	74.9%
	Brick	480	7.2%	190	2.9%	285	3.2%	1200	13.3%
	Stone	440	6.6%	390	6.7%	125	1.8%	605	7.2%
5	Secondary Masonry Totals (Maximum 20%)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
-		0	0.0%	0	0.0%	0	0.0%	0	0.0%

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
Metal-1	Pac-Clad	Silversmith	Prefinished Metal Form
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Brick	Acme	Mushroom Brown	Brick
Stone	El Dorado	Cliffstone, Lantana	Stone
Cast Stone	Advanced Stone	Classic White	Cast Stone
Tilt-Up, Beige	Sherwin Williams	SW 6099, Sand Dollar	Exterior Painted Wall Finish
Tilt-Up, Gray	Sherwin Williams	SW 7072, Online	Exterior Painted Wall Finish
Paint	Sherwin Williams	To Match Metal-1	Exterior Painted Finish

- Notes:
- 1 All electrical panels and associated components will be painted and textured to match the building
 - 2 Tilt-up finish texture to match Dryvit stucco finish #110 Vandyke





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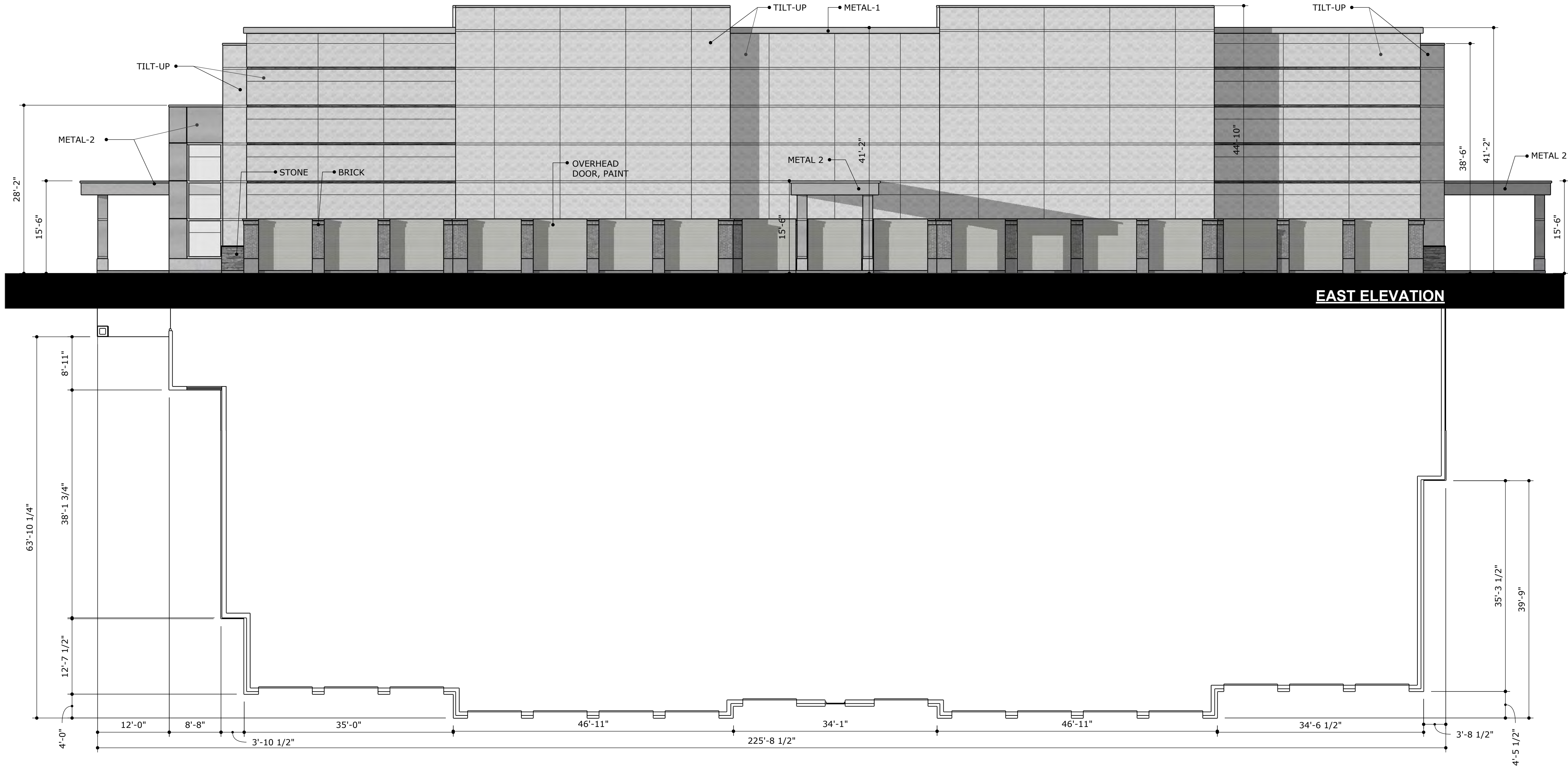
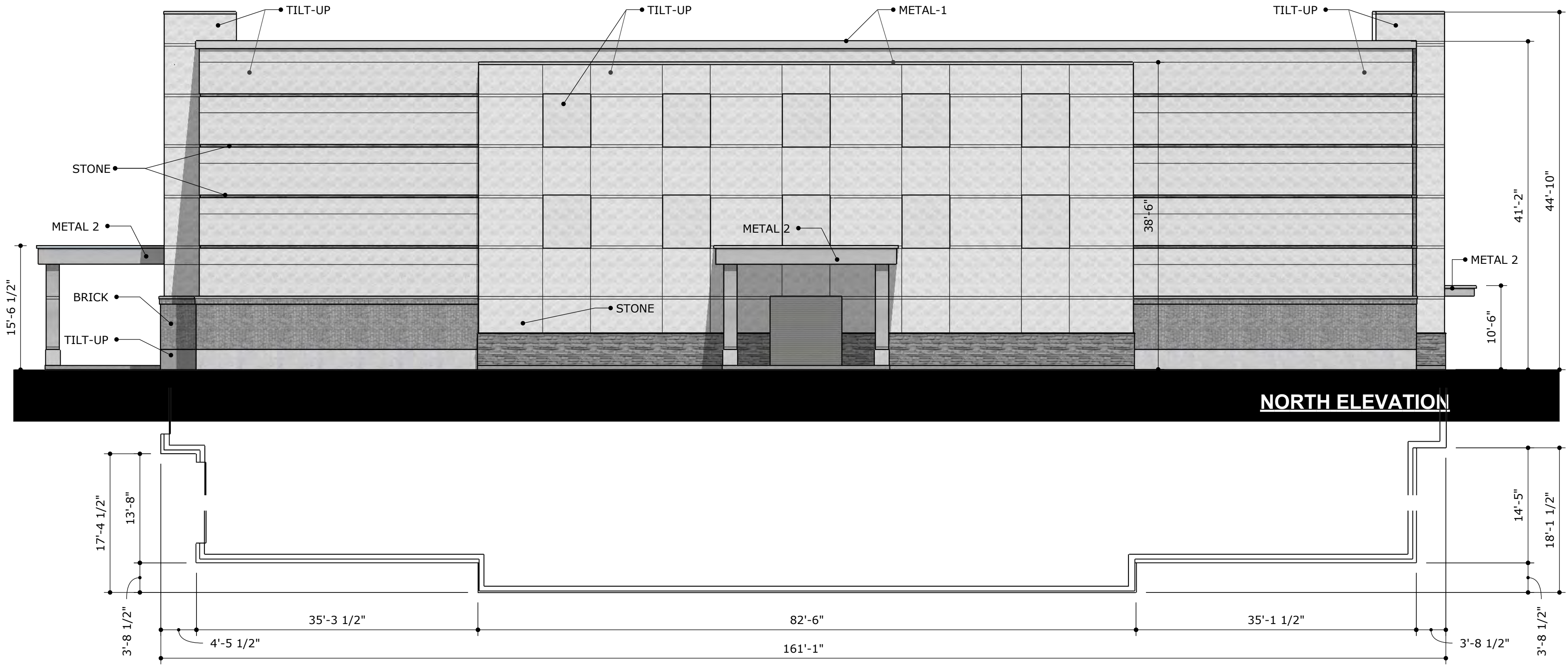
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2	Façade s.f. (exclusive of doors and windows)	6,665		5,815		7,095		8,390	
3	Doors and Windows s.f.	0		850		1,935		640	
3a	Metal-1	160		230		150		150	
3b	Metal-2	35		125		190		155	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	6,470	97.1%	5,460	93.5%	6,755	94.3%	8,085	95.4%
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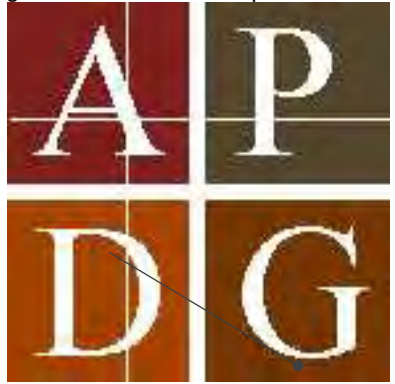
- Notes:
- 1 All electrical panels and associated components will be painted and textured to match the building
 - 2 Tilt-up finish texture to match Dryvit stucco finish #110 Vandyke



STONECREST DEVELOPMENT
FLOWER MOUND, TX

BUILDING A
A2

August 25, 2017



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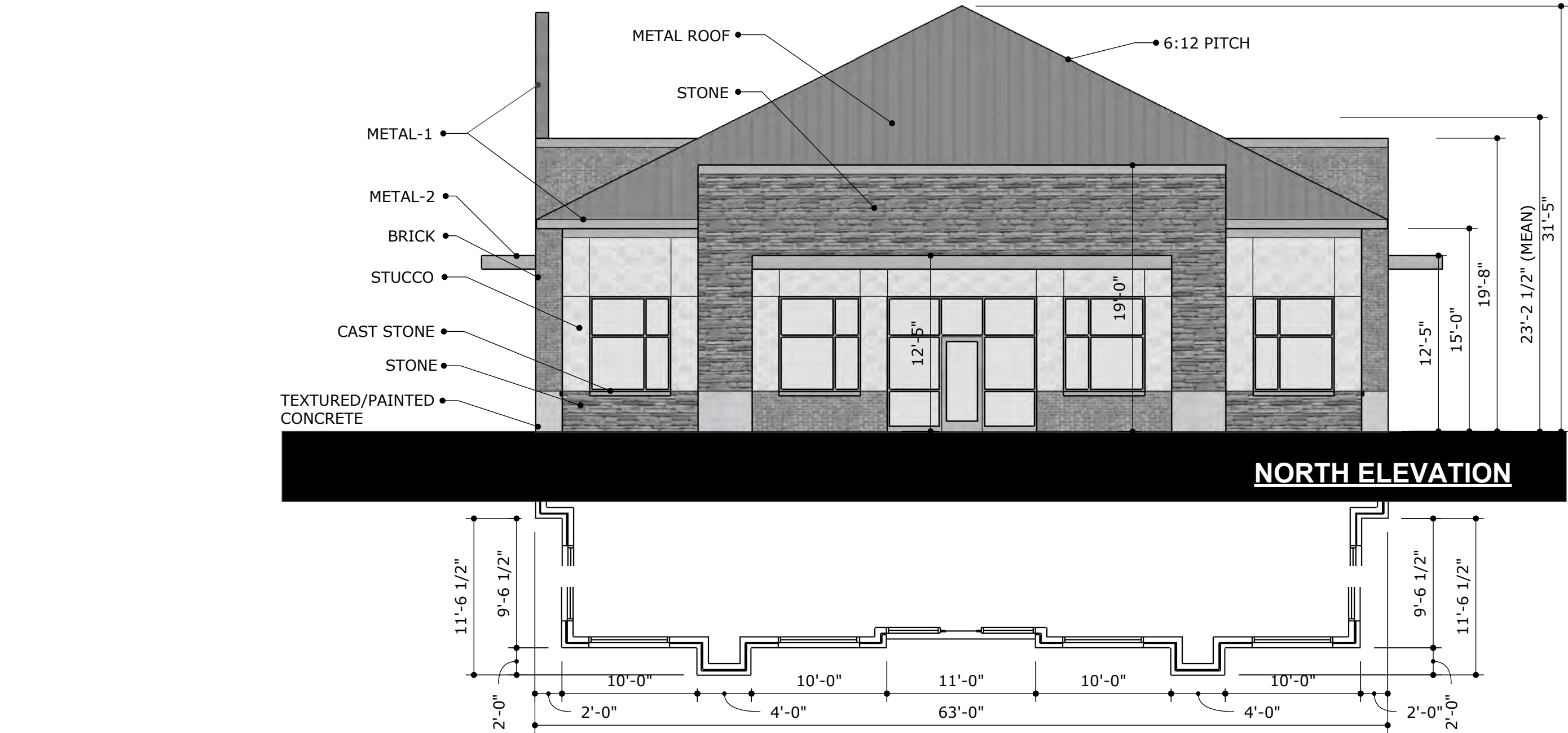
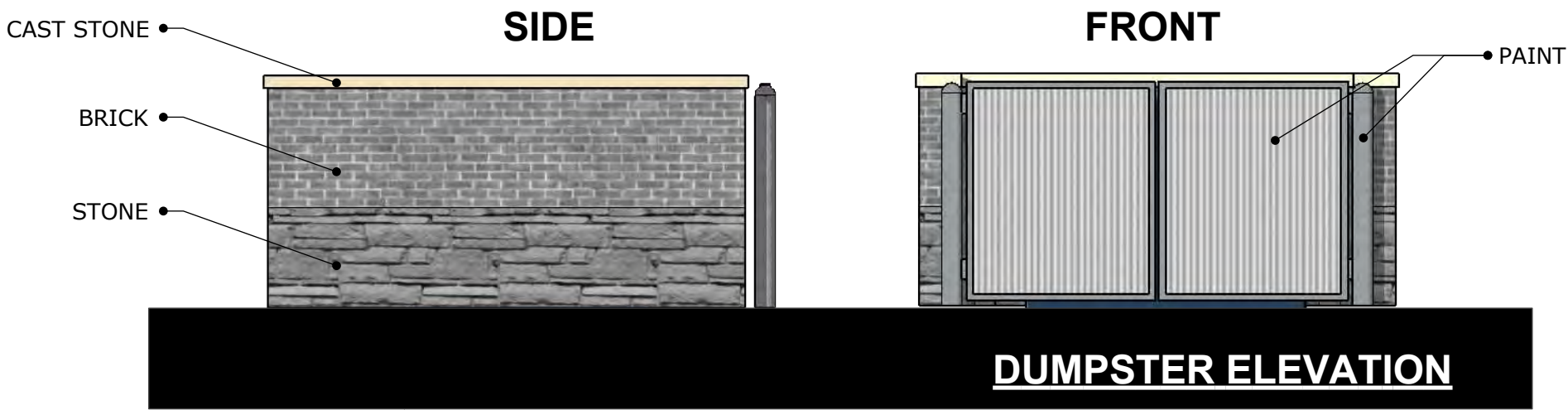
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3	Doors and Windows s.f.	270		270		410		410	
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Cast Stone	Advanced Stone	Classic White	Cast Stone
Stucco	Dryvit	SW 6099, Sand Dollar	Limestone #110 Vandyke
Paint	Sherwin Williams	To Match Metal-1	Exterior Painted Finish

- Notes:
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STONECREST DEVELOPMENT
FLOWER MOUND, TX

BUILDING B
B1

August 25, 2017



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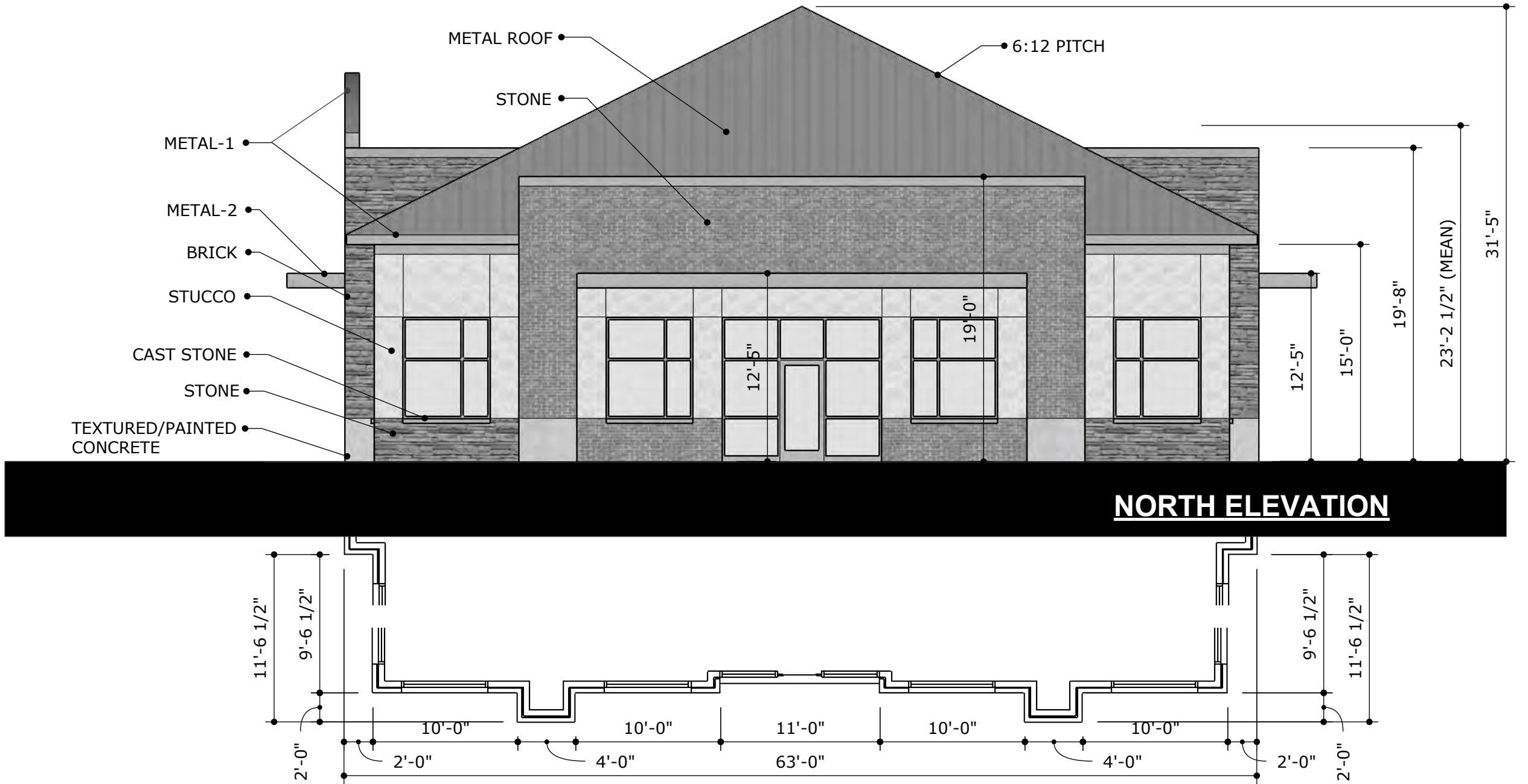
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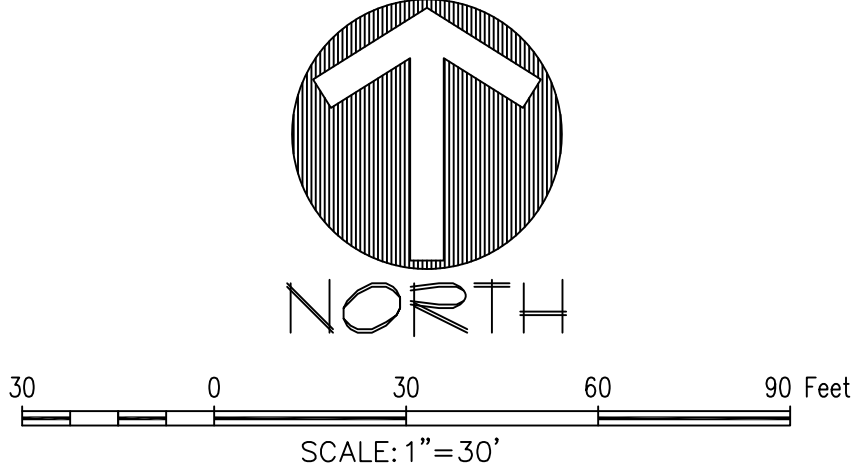
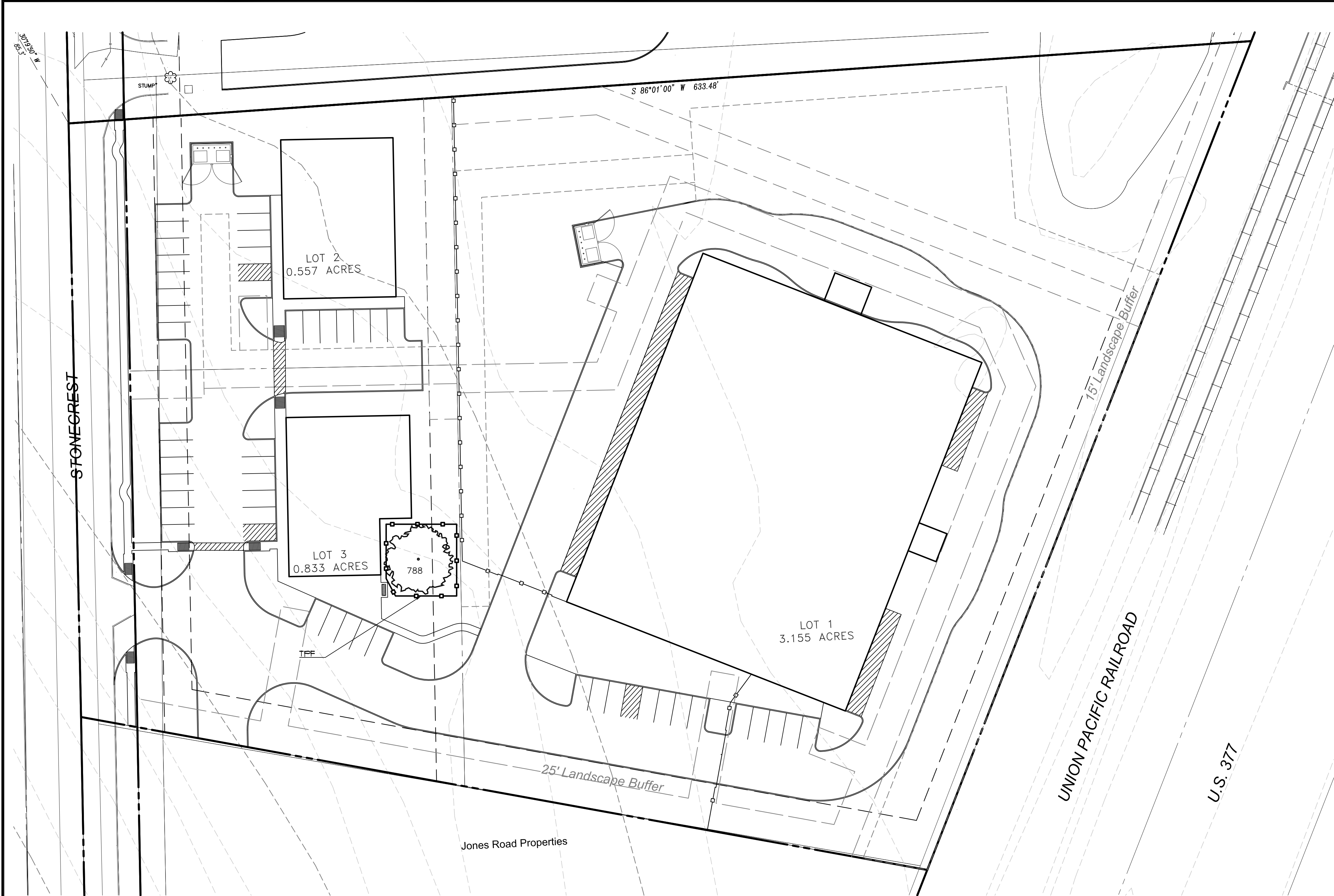
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Metal-1	Pac-Clad	Silversmith	Prefinished Metal Form
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Stucco	Dryvit	SW 6099, Sand Dollar	Limestone #110 Vandyke
Paint	Sherwin Williams	To Match Metal-1	Exterior Painted Finish

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STONECREST DEVELOPMENT
FLOWER MOUND, TX

BUILDING C
C1
August 25, 2017

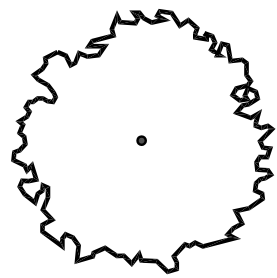


- TREE PRUNING, REMOVAL AND PROTECTION MEASURES
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 5 "1" staves and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

TREE CHART

	TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	SPECIMEN	PROTECTED	REMOVED
1	788	25.5	POST OAK	Quercus stellata	Yes	Yes	No

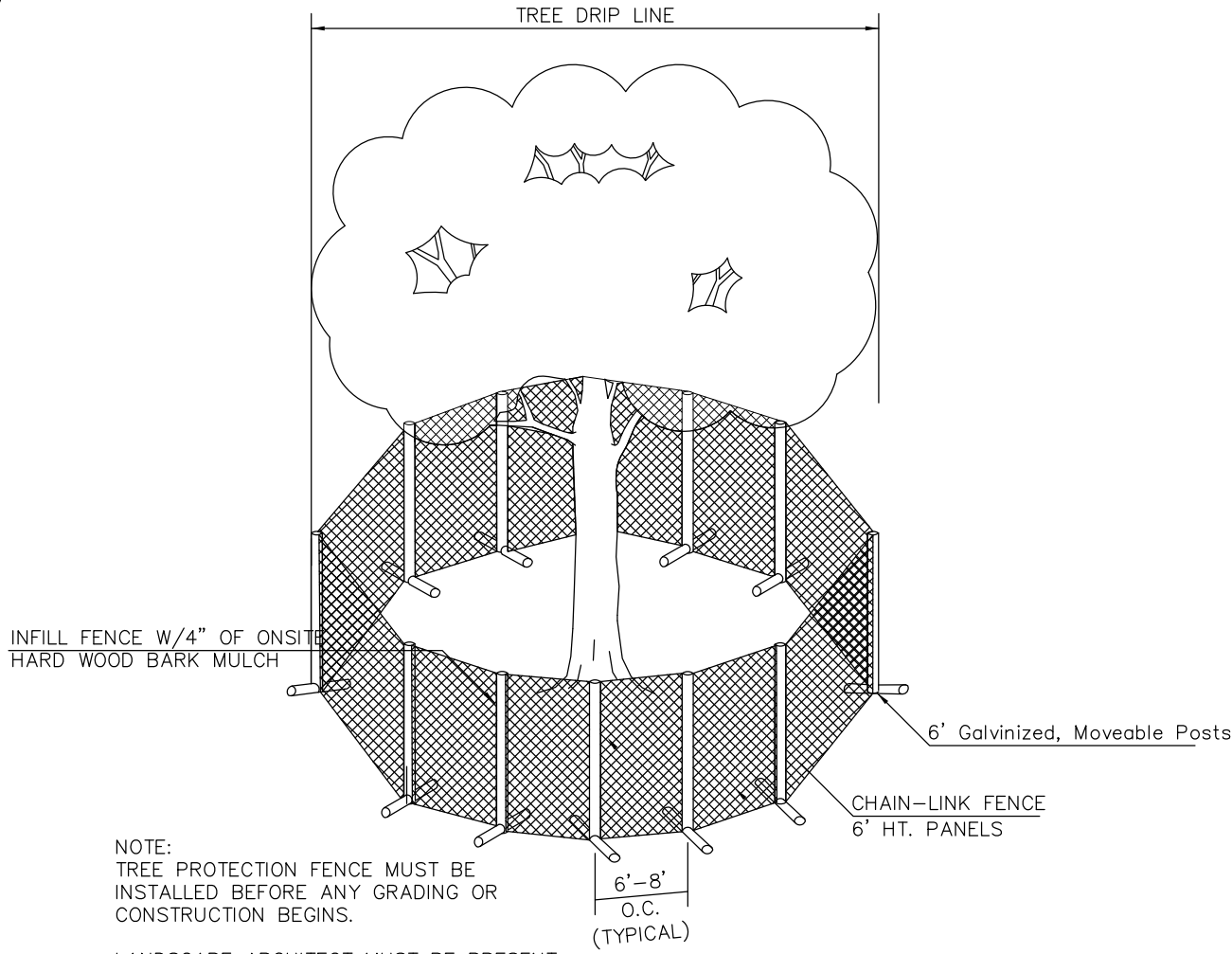
LEGEND



SPECIMEN TREE TO REMAIN



TREE PROTECTION FENCING (TPF)



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
PROPOSED LANDSCAPE
BIDDING, OR PERMIT
RON STEWART LANDSCAPE ARCHITECT
DATED 8/25/2017



Drawn By: VC
Date: 8/2/2017
Scale: 1"=30'
Revisions:

17035

STS

OWNER/DEVELOPER
QUINN COMMERCIAL
P.O. BOX 1216
ENNIS, TX 75120
Ph. (214) 202-9873
Contact SCOTT QUINN

Exhibit “B”
Development Standards

Planned Development District - 155 (PD-155)
Stonecrest Storage

The development on the property comprising approximately 4.545 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES.

1. Except as provided in this section, the uses listed as Permitted Uses in Commercial District-1 (C-1) in the Town's Zoning Ordinance may be permitted in the areas designated Tract 1 and Tract 2 on Exhibit “C”.
2. Prohibited Uses.
 - Animal Control Facility;
 - Auto Leasing or Rental;
 - Auto Parts and Accessory Sales, (indoors);
 - Cleaning/laundry shop with pickup station;
 - Cleaning/laundry with on-site plant;
 - Fraternal club or lodge;
 - Golf course, public;
 - Kennel, subject to section 98-986;
 - Kennel (in enclosed building only);
 - Laboratory, medical and dental;
 - Laboratory, scientific and research;
 - Laundry, self-service;
 - Lithographic or print shop;
 - Local utility line;
 - Mortuary or funeral home;
 - Museum, library or art gallery, public;
 - Parking structure, commercial;
 - Public building, shop or yard;
 - Railroad track;
 - Repair services, limited;
 - Sewage pump station;
 - Telephone equipment station;
 - Veterinary hospital (inside pens);
 - Veterinary hospital (inside pens), subject to section 98-998.

B. SPECIFIC USES.

1. Except as provided in this section, the uses listed as Specific Uses in Commercial District-1 (C-1) in the Town's Zoning Ordinance may be permitted in the areas designated as Tract 1 and Tract 2 on Exhibit “C” as Commercial District (C-1) areas with a Specific Use Permit (SUP) approved by the Town Council:

2. A miniwarehouse may be permitted with a Specific Use Permit (SUP) approved by the Town Council and shall be limited in location only in Tract 2 as designated on Exhibit "C".
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Commercial District-1 (C-1) in the Town's Zoning Ordinance may be permitted in areas designated as Tract 1 and Tract 2 on Exhibit "C" as Commercial District-1 (C-1) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. Except as provided in this section, the dimensional regulations listed for Commercial District-1 (C-1) in the Town's Zoning Ordinance shall be required for this Planned Development.
1. Miniwarehouse.
 - a. Building Setback. A minimum setback of 225 feet from Stonecrest Road shall be provided for any portion of Building A as designated on Exhibit "C".
 - b. Maximum Height. The maximum height of buildings and structures shall be three stories or 45 feet, subject to Section 98-1031.
- E. PUBLIC AMENITY AREA. For Building C, the Public Amenity Area designated on Exhibit "C" shall be provided to include a minimum of the following:
1. A minimum of 400 square feet of permeable area;
 2. A minimum of two seating surfaces (i.e., benches, stone seats);
 3. Accent plant materials; and,
 4. Final placement of improvements within this area shall be sensitive to the existing Post Oak with final review by Town staff during site plan application.
- F. EXCEPTIONS. Upon approval by the Town Council, the following exceptions to the Town's Ordinances shall apply to this Planned Development.
1. Driveway Spacing. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.
 2. Compatibility Buffer-Section 82-302.
 - a. Required screening wall shall not be required along the southern property line.
 - b. Required native shade trees of one tree per 400 square feet of buffer area shall not be required along the southern property line.
 3. Compatibility Setback-Section 82-303.

- a. Except as provided in this section, the compatibility setback applies to this Planned Development.
- b. Miniwarehouse-Tract 2.
 - i. A compatibility setback as defined in Section 82-303 shall not be required.
 - ii. A minimum setback of 75 feet from the southern property line shall be provided.

G. RECIPROCAL EASEMENT REQUIREMENTS.

- 1. The development shall be subject to an overall reciprocal easement granting cross-access to and from and by and between all uses on the property and the property to the south.
- 2. Cross-access with the property to the north is not required.
- 3. The development shall be subject to an overall reciprocal easement granting cross-parking to and from Lot B and Lot C located in Tract 1.
- 3. A copy of said agreements shall be provided to the Town of Flower Mound with the Record Plat for the development.

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.545 ACRES OF LAND SITUATED IN THE THOMAS BURRIS SURVEY, ABSTRACT NO. 33, FROM INTERIM HOLDING (IH) TO PLANNED DEVELOPMENT DISTRICT NO. 155 (PD-155) WITH COMMERCIAL DISTRICT-1 (C-1) USES AND SPECIFIC USE PERMIT NO. 450 (SUP-450) FOR A MINIWAREHOUSE, IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 4.545 acres of land in the Thomas Burris Survey, Abstract No. 33, has filed an application for a Zoning Planned Development amendment to change the zoning from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) for a miniwarehouse; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on October 9, 2017, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on October 16, 2017, with respect to the Zoning Planned Development and Specific Use Permit described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Zoning Planned Development amendment and Specific Use Permit on the property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

ORDINANCE NO. _____

Page 2

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

4.545 acres of land in the Thomas Burris Survey, Abstract No. 33, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses; and,

Specific Use Permit No. 450 (SUP-450) for a miniwarehouse, subject to the following conditions:

1. Miniwarehouse is limited to Tract 2 as designated on Exhibit "C";
2. Interior doors viewable from the outside shall meet development standards for exterior doors; and,
3. Interior lighting shall be in line with commercial office lighting standards.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, and concept elevations of the proposed Planned Development District No. 155 (PD-155) and Specific Use Permit No. 450 (SUP-450), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and concept elevations for this Planned Development District No. 155 (PD-155) and Specific Use Permit No. 450 (SUP-450).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District and Specific Use Permit, as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D," and "E" attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

ORDINANCE NO. _____

Page 3**SECTION 6**

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

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

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

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2017.

APPROVED:

Thomas E. Hayden, MAYOR

ORDINANCE NO. _____

ATTEST:

Theresa Scott, TOWN SECRETARY

Exhibit "A"**LEGAL DESCRIPTION****4.545 ACRES**

Being all that certain lot, tract or parcel of land situated in the Thomas Burris Survey, Abstract Number 33, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.767 acre tract of land described in deed to Barry Whitworth recorded in Volume 2668, Page 260 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said 4.767 acre tract, being the southeast corner of Lot 1, Block A, Western O&M Facility according to the plat thereof recorded in Document Number 2016-2068 of the Plat Records of Denton County, Texas, and being on the west line of the T & P Railroad (100' right-of-way);

THENCE S 21°21'06" W, 475.63 feet with the west line of said T & P Railroad and the east line of said 4.767 acre tract to the southeast corner thereof, being the northeast corner of that certain called 5.720 acre tract of land described in deed to Jones Road Properties, Ltd., recorded in Document Number 2016-77590 of the Real Property Records of Denton County, Texas;

THENCE N 79°45'20" W, 428.88 feet with the south line of said 4.767 acre tract and the north line of said 5.720 acre tract to the northwest corner thereof, being the northeast corner of that certain called 0.071 acre tract of land described in deed to the Town of Flower Mound, Texas, recorded in Document Number 2014-88891 of the real Property Records of Denton County, Texas, and being the southeast corner of that certain called 0.221 acre tract of land described in deed to the Town of Flower Mound, Texas, recorded in Document Number 2015-17515 of the real Property Records of Denton County, Texas, and being on the east line of Stonecrest Road as evidenced by said Town of Flower Mound deeds;

THENCE N 01°03'45" W, 6.03 feet with the east line of said 0.221 acre tract and the east line of said Stonecrest Road to an angle point;

THENCE N 01°11'50" W, 318.83 feet continuing with the east line of said 0.221 acre tract and the east line of said Stonecrest Road to the northeast corner of said 0.221 acre tract, being on the north line of said 4.767 acre tract and the south line of said Lot 1, Block A, Western O&M Facility;

THENCE N 86°01'00" E, 603.45 feet with the north line of said 4.767 acre tract and the south line of said Lot 1, Block A to the POINT OF BEGINNING and containing approximately 4.545 acres of land.

Exhibit “B”**Development Standards****Planned Development District - 155 (PD-155)
Stonecrest Storage**

The development on the property comprising approximately 4.545 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES.

1. Except as provided in this section, the uses listed as Permitted Uses in Commercial District-1 (C-1) in the Town’s Zoning Ordinance may be permitted in the areas designated Tract 1 and Tract 2 on Exhibit “C”.
2. Prohibited Uses.
 - Animal Control Facility;
 - Auto Leasing or Rental;
 - Auto Parts and Accessory Sales, (indoors);
 - Cleaning/laundry shop with pickup station;
 - Cleaning/laundry with on-site plant;
 - Fraternal club or lodge;
 - Golf course, public;
 - Kennel, subject to section 98-986;
 - Kennel (in enclosed building only);
 - Laboratory, medical and dental;
 - Laboratory, scientific and research;
 - Laundry, self-service;
 - Lithographic or print shop;
 - Local utility line;
 - Mortuary or funeral home;
 - Museum, library or art gallery, public;
 - Parking structure, commercial;
 - Public building, shop or yard;
 - Railroad track;
 - Repair services, limited;
 - Sewage pump station;
 - Telephone equipment station;
 - Veterinary hospital (inside pens);
 - Veterinary hospital (inside pens), subject to section 98-998.

B. SPECIFIC USES.

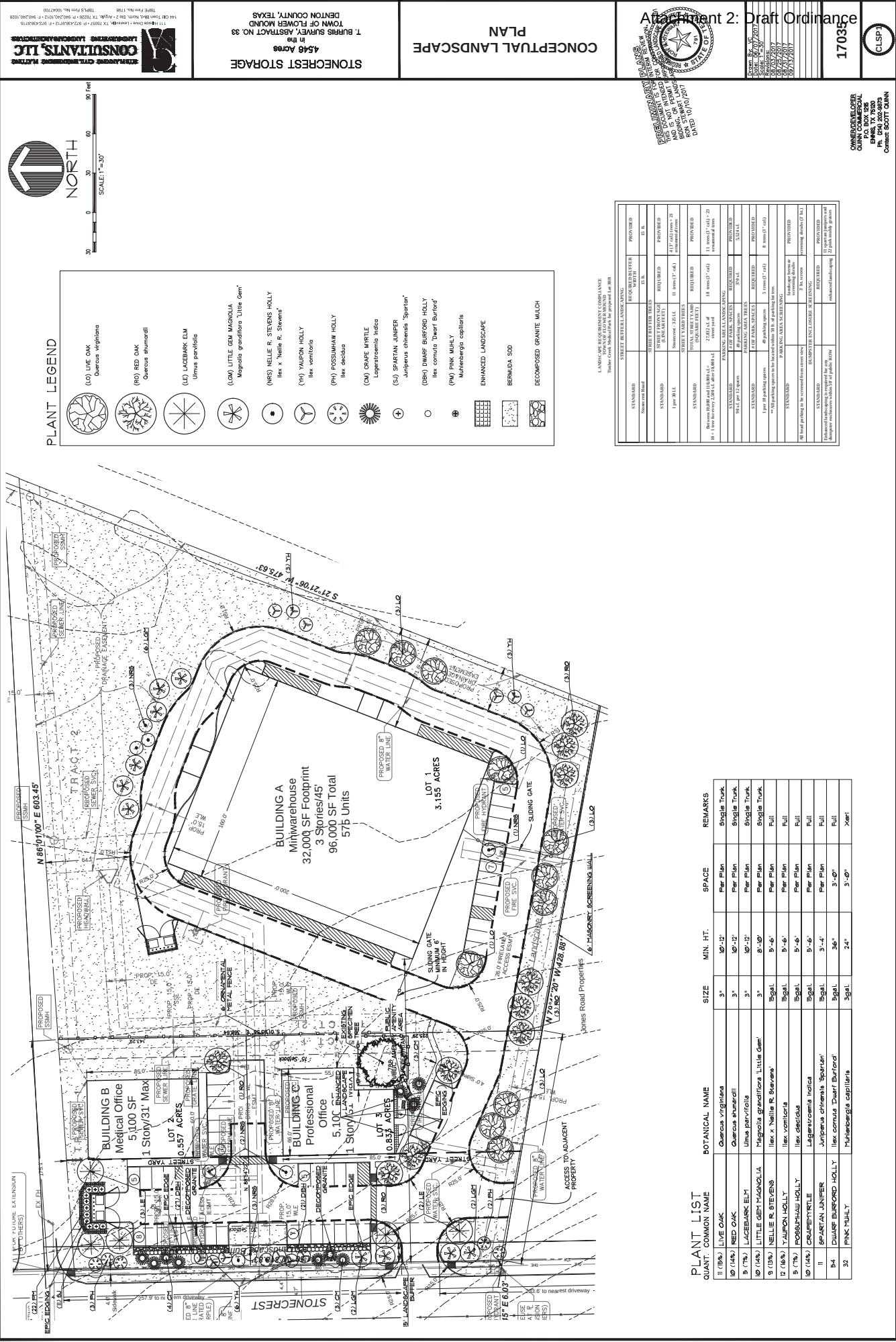
1. Except as provided in this section, the uses listed as Specific Uses in Commercial District-1 (C-1) in the Town’s Zoning Ordinance may be permitted in the areas

- designated as Tract 1 and Tract 2 on Exhibit "C" as Commercial District (C-1) areas with a Specific Use Permit (SUP) approved by the Town Council.
2. A miniwarehouse is permitted with Specific Use Permit No. 450 (SUP-450) and shall be limited in location only in Tract 2 as designated on Exhibit "C", subject to Section 1 of this ordinance.
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Commercial District-1 (C-1) in the Town's Zoning Ordinance may be permitted in areas designated as Tract 1 and Tract 2 on Exhibit "C" as Commercial District-1 (C-1) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. Except as provided in this section, the dimensional regulations listed for Commercial District-1 (C-1) in the Town's Zoning Ordinance shall be required for this Planned Development.
1. Miniwarehouse-Tract 2.
 - a. Building Setback. A minimum setback of 225 feet from Stonecrest Road shall be provided for any portion of Building A as designated on Exhibit "C".
 - b. Maximum Height. The maximum height of buildings and structures shall be three stories or 45 feet, subject to Section 98-1031.
- E. PUBLIC AMENITY AREA. For Building C, the Public Amenity Area designated on Exhibit "C" shall be provided to include a minimum of the following:
1. A minimum of 400 square feet of permeable area;
 2. A minimum of two seating surfaces (i.e., benches, stone seats);
 3. Accent plant materials; and,
 4. Final placement of improvements within this area shall be sensitive to the existing Post Oak with final review by Town staff during site plan application.
- F. EXCEPTIONS. Upon approval by the Town Council, the following exceptions to the Town's Ordinances shall apply to this Planned Development.
1. Driveway Spacing. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.
 2. Compatibility Buffer-Section 82-302.
 - a. A minimum six-foot-tall screening wall shall be required along the southern property line of Tract 2.

- b. Required native shade trees of one tree per 400 square feet of buffer area shall not be required along the southern property line.
- 3. Compatibility Setback-Section 82-303.
 - a. Except as provided in this section, the compatibility setback applies to this Planned Development.
 - b. Miniwarehouse-Tract 2.
 - i. A compatibility setback as defined in Section 82-303 shall not be required.
 - ii. A minimum setback of 75 feet from the southern property line shall be provided.

G. RECIPROCAL EASEMENT REQUIREMENTS.

- 1. The development shall be subject to an overall reciprocal easement granting cross-access to and from and by and between all uses on the property and the property to the south.
- 2. Cross-access with the property to the north is not required.
- 3. The development shall be subject to an overall reciprocal easement granting cross-parking to and from Lot B and Lot C located in Tract 1.
- 3. A copy of said agreements shall be provided to the Town of Flower Mound with the Record Plat for the development.



30' 0"

60' 0"

90' 0"

NORTH

SCALE: 1"=30'

(LO) LIVE OAK
Quercus virginiana

(RO) RED OAK
Quercus shumardii

(LE) LACEBARK ELM
Ulmus parvifolia

(LM) LITTLE GEM MAGNOLIA
Magnolia grandiflora 'Little Gem'

(NS) NELLIE R. STEVENS HOLLY
Ilex x 'Nellie R. Stevens'

(YH) YALPON HOLLY
Ilex vomitoria

(PH) POSSUMAW HOLLY
Ilex decidua

(OM) ORANGE MYRTLE
Lagerstroemia indica

(SO) SPARTAN JAMPER
Juniperus chinensis 'Spartan'

(DBH) DWARF BURFORD HOLLY
Ilex cornuta 'Dwarf Burford'

(PM) PINK MUHLY
Muhlenbergia capillaris

ENHANCED LANDSCAPE

BERNADA SOD

DECOMPOSED GRANITE MULCH

STONECREST STORAGE

TRACT 2

TRACT 1

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

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PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
1 (18%)	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
10 (14%)	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
9 (7%)	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
10 (14%)	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora</i> 'Little Gem'	3"	10'-12'	Per Plan	Single Trunk
9 (13%)	NELLIE R. STEVENS	<i>Ilex x 'Nellie R. Stevens'</i>	10gal	9'-10'	Per Plan	Full
11 (16%)	YALPON HOLLY	<i>Ilex vomitoria</i>	10gal	9'-10'	Per Plan	Full
9 (7%)	POSSUMAW HOLLY	<i>Ilex decidua</i>	10gal	9'-10'	Per Plan	Full
10 (14%)	SPARTAN JAMPER	<i>Juniperus chinensis</i> 'Spartan'	10gal	9'-10'	Per Plan	Full
9 (14%)	DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Burford'	10gal	9'-10'	Per Plan	Full
32	PINK MUHLY	<i>Muhlenbergia capillaris</i>	36"	24"		

STONECREST DEVELOPMENT
FLOWER MOUND, TX
Page 108 of 134

Attachment 2: Draft Ordinance

Building A1

[illegible]

Notes:

1. All electrical panels and associated components will be painted and textured to match the building.
2. Tilt-up Finish texture to match Dryvit stucco finish #110 Vandylke



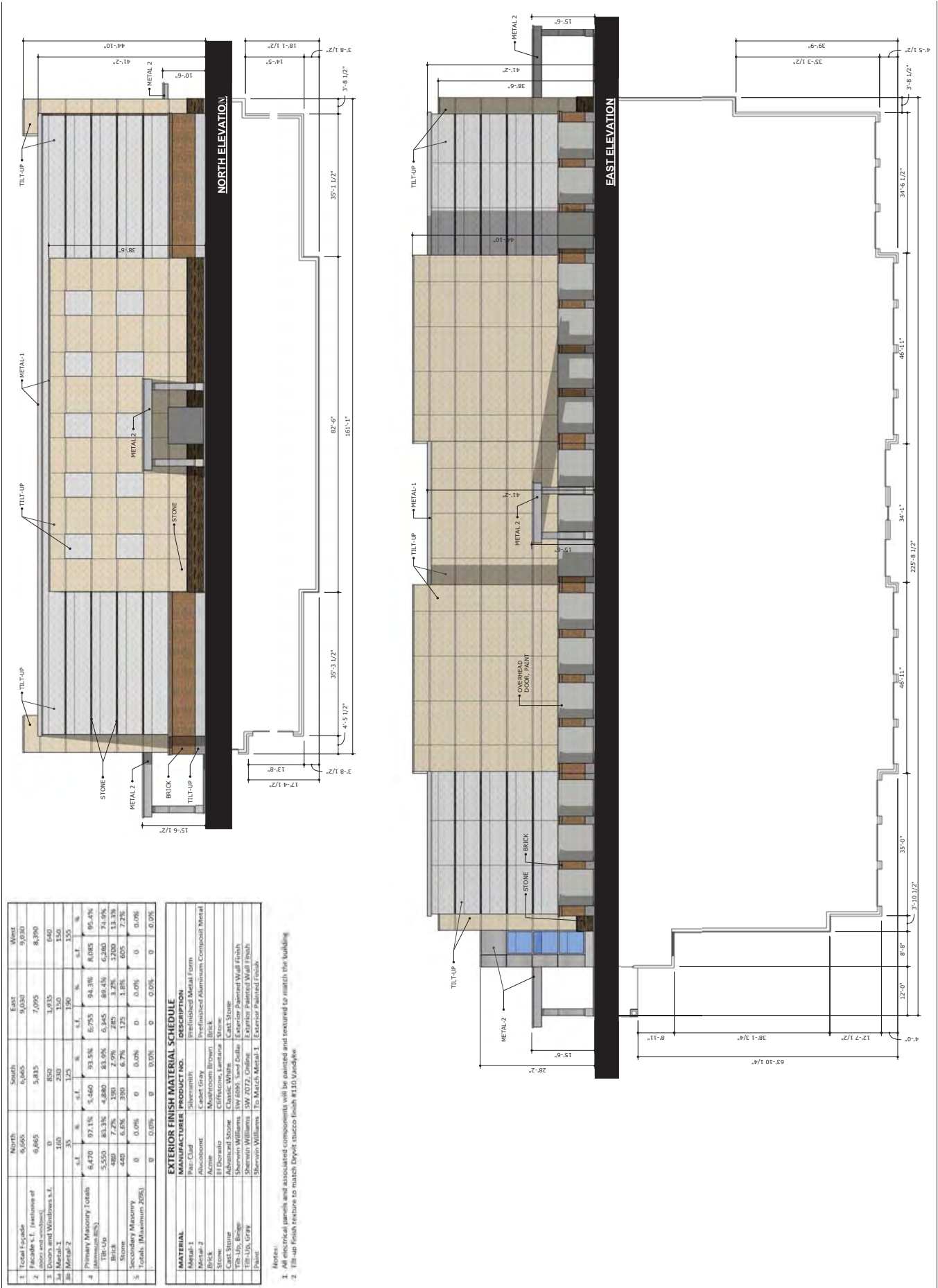


Trent W. Clark Registered
TX Registration # 11004
PRELIMINARY
CONSTRUCTION
These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction.

STONECREST DEVELOPMENT
FLOWER MOUND, TX
Page 109 of 134

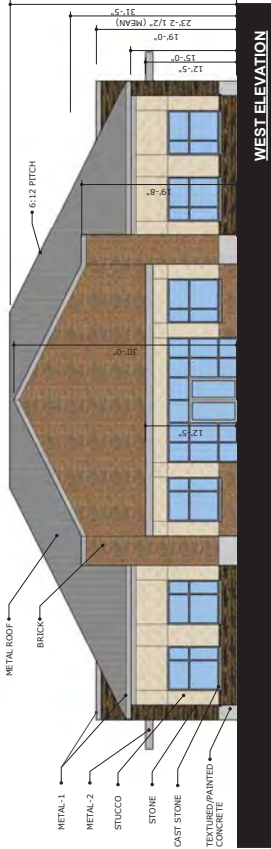
Attachment 2: Draft Ordinance

BUILDING A
A2
August 25, 2017

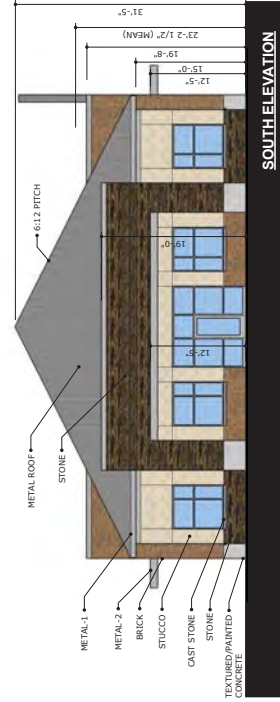




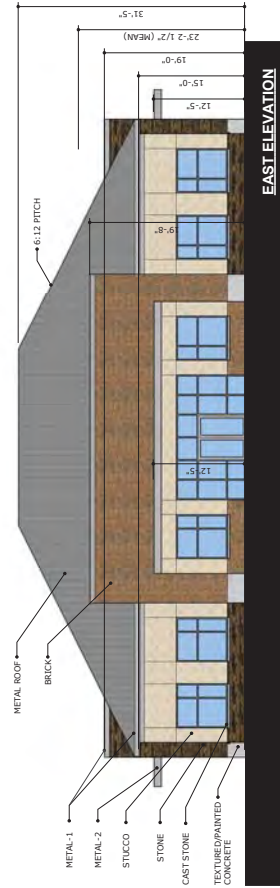
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

	North	South	East	West
1. Total Envelope	1,216	1,286	1,216	2,176
2. Header (4' Enclosure of doors and windows)	1,016	1,016	1,506	1,786
3. Doors and Windows (4')	770	270	410	410
3a. Metal-1	56	56	85	85
3b. Metal-2	40	40	45	45
4. Primary Masonry Totals	884	884	1,340	1,660
Brick	258	258	348	528
Stucco	246	246	260	240
Stone	370	370	320	320
5. Secondary Masonry Totals	36	36	36	36
Cast Stone	36	36	36	36

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
Metal-1	Pine-Clad	SilverSmith	Prefinished Metal Form
Metal-2	Alu-clad	Clad Gray	Prefinished Aluminum Composite Metal
Metal Roof	Pine-Clad	SilverSmith	Prefinished Standing Seam
Brick	Acme	Marlboro Brown	Brick
Stone	El Dorado	Classic White	Cast Stone
Cast Stone	El Dorado	Classic White	Cast Stone
Stucco	Argenti	540 Matrix	Stucco
Paint	Shepherd Williams	100 Matrix Metal-1	Exterior Painted Metal

Notes:
1. All exterior panels and associated components will be painted and finished to match the building.



FRONT

DUMPSTER ELEVATION



Trent W. Clark Architect
TX Registration # 17104
PRELIMINARY
CONSTRUCTION
These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction.

STONECREST DEVELOPMENT
FLOWER MOUND, TX
Page 111 of 134

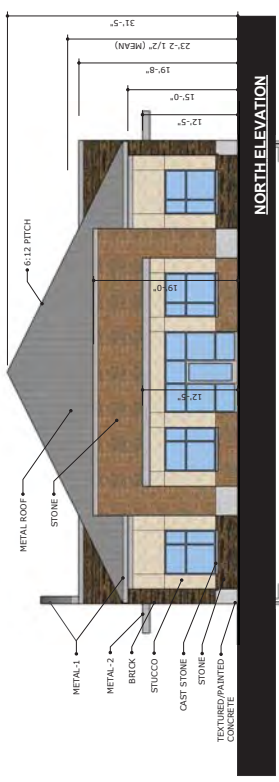
Attachment 2: Draft Ordinance

BUILDING C
C1
August 25, 2017

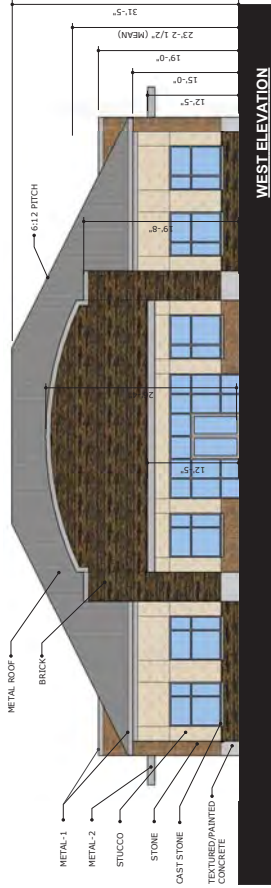
	North	South	East	West
1. Total Facade	1,286	1,286	1,516	2,145
2. Facade s.f. (percentage of)	1,016	1,016	1,506	1,736
3. Doors and Windows s.f.	270	270	410	410
3a. Metal-1	56	56	85	85
3b. Metal-2	40	40	45	45
4. Primary Masonry Totals	884	884	79.4%	1,340
(Minimum 80%)	258	258	25.4%	520
Stucco	370	370	28.6%	370
Brick	258	258	25.4%	258
Stone	306	306	33.2%	306
Secondary Masonry Totals	306	306	3.5%	36
(Maximum 20%)	306	306	64.3%	36
Cast Stone			0.0%	36

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
Metal-1	Pac Clad	Silvermetal	Perforated Metal Form
Metal-2	Alcohyd	Cadet Gray	Perforated Aluminum Composite Metal
Metal Roof	Pac Clad	Silvermetal	Perforated Standing Seam
Brick	Acme	Machroom Brown	Brick
Stone	El Dorado	Classic White	Stone
Cast Stone	Advanced Stone	Cast Stone	Cast Stone
Stucco	Dryvit	SW 6099 "sand Dollar"	Limestone #110 Vandyke
Paint	Sherrin Williams	To Match Metal-1	Exterior Painted finish

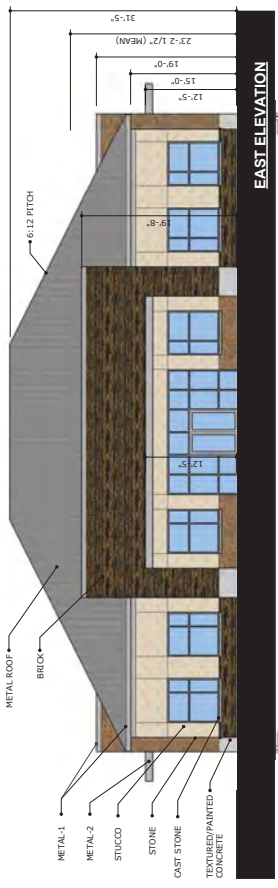
Notes:
1. All electrical panels and associated components will be painted and textured to match the building.



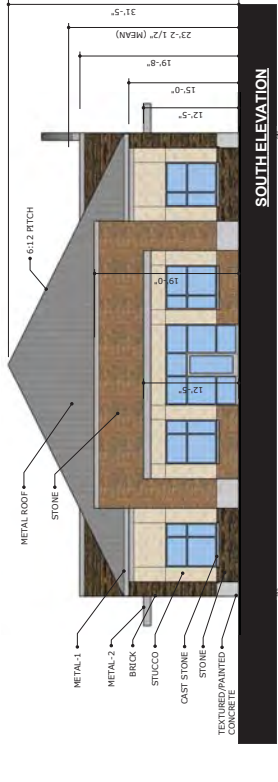
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



October 6, 2017

Re: Stone crest Storage Zoning Planned Development (ZPD17-0006) Stonecrest Storage PD155

Mr. Quinn:

I have reviewed your application and request for a Public Hearing to consider a request for rezoning for the above mentioned project. Canyon Falls does not have an objection to the request for rezoning, or the plan for your development

Should you have any questions or require additional information please call me at 972.370.5483 or email me at jwight@newlandco.com.

Sincerely,

Jason Wight
Project Manager



Vintage Realty and Management

Commercial Real Estate Services

Tuesday, October 10th, 2017

Richard Brown
Town of Flower Mound
2121 Cross Timbers Rd.,
Flower Mound, TX 75028

RE: Quinn Commercial's proposed development on 5.45 Acres, on the T. Burris Survey, Abs. 33,
Town of Flower Mound, Denton County, Texas

Dear Mr. Brown,

Please allow this letter to serve as Jones Road properties, Ltd., for giving its full support to the proposed referenced development, subject to a six (6) foot masonry wall being constructed by the developer along the entire length of the southern boundary between the mini-storage building and the 5.72 acres at 6400 Stonecrest Drive, adjacent to, and immediately south of, the proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Muller'.

Richard A. Muller
Asset Manager



TOWN COUNCIL AGENDA ITEM NO. 7

REGULAR ITEM

DATE: October 16, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0011 – Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards and request certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located east of Long Prairie Road and south of College Parkway. *(The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its October 9, 2017, meeting.)***

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. No changes or new information has been received since that meeting.

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance

LEGAL REVIEW: Fritz Quast of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for rezoning (ZPD17-0011 – Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards and request certain exceptions and modifications to the Code of Ordinances, and adopt an ordinance providing for said amendment.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: October 9, 2017

FROM: Poornima Srinarasi, Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0011 - Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and south of College Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exceptions, has been found to be in conformance with all applicable Town regulations.

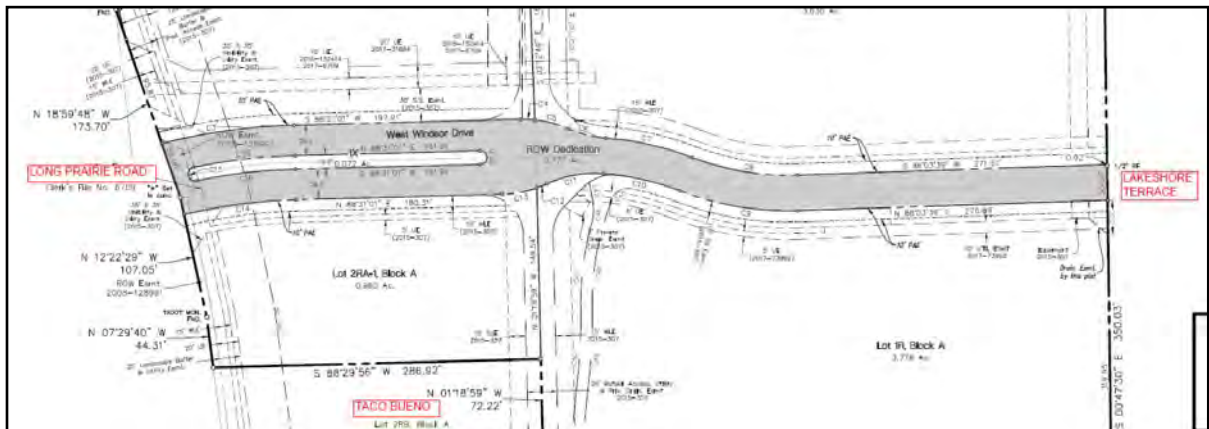
This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District-114 (PD-114) for Timber Creek Medical Park encompasses approximately 22.357 acres and is zoned for Retail District-2 (R-2) and Office District (O) uses. The purpose of this zoning amendment is to request certain exceptions to the Town's standards due to the change in classification of the east-west commercial driveway through this development from a mutual access easement to a right-of-way.

The east-west private commercial driveway through Timber Creek Medical Park connects to right-of-ways at both ends; right-of-way within Lakeshore Terrace, a residential development in The Riverwalk, at the east end and right-of-way for Long Prairie Road through a signalized intersection at the west end. With an intent of providing continuity between the right-of-ways, Town staff requested the developer dedicate this section of private commercial driveway as right-of-way. The right-of-way dedication will be accomplished through a replat, which is currently under review by staff. The replat calls out the name for the new street as West Windsor Drive, since it lines up with West Windsor Drive on the west side of Long Prairie Road.

This unique situation of transforming a mutual access easement to a right-of-way generates additional requirements in terms of landscaping and driveway spacing distances. The developer is requesting relief to the Town standards that would apply to this newly-dedicated, east-west, right-of-way.



A. Exception to 15-foot landscape buffer

The minimum width of the landscaped street buffer from the street right-of-way line adjacent to streets (other than scenic, principal, or country roads) shall be 15 feet. The developer is requesting to waive this requirement along the east-west right-of-way.

B. Exception to Access Management Policy and Criteria

The Town's Access Management Policy will apply to the east-west right-of-way, which will be classified as a Local Commercial Street. The driveway spacing requirement along this type of roadway is a minimum of 200 feet. The proposed driveways as shown on the approved concept plan (Attachment B(1)) do not meet the minimum 200-foot separation and will, therefore, require an exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.

On February 20, 2017, the Town Council approved an amendment to PD-114 (Ordinance No. 05-17) to include additional land, modify conceptual elevations and plans, modify development standards, and request certain exceptions and modifications to the Code of Ordinances.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

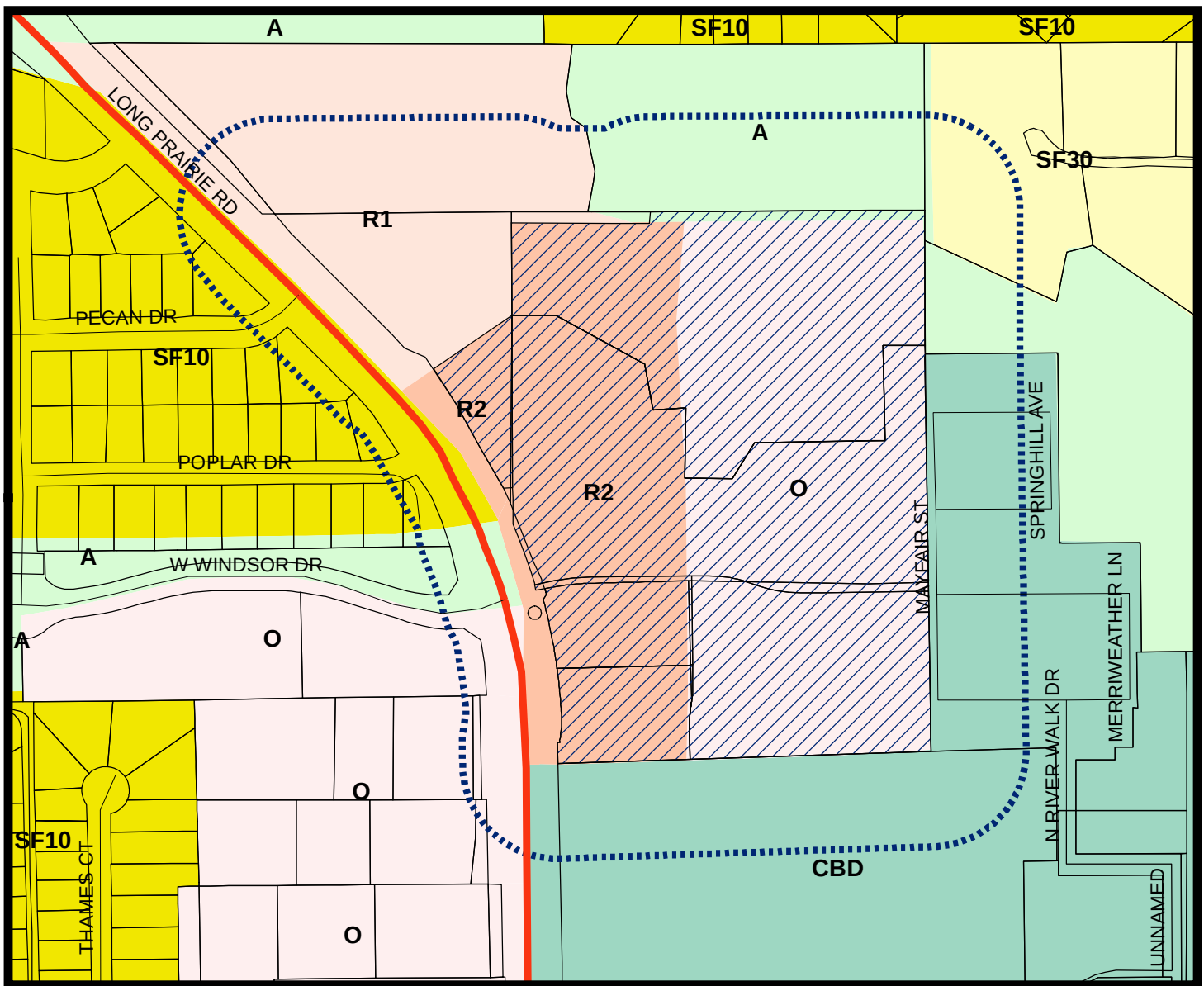
B. Application Details

1. Approved Conceptual Plans

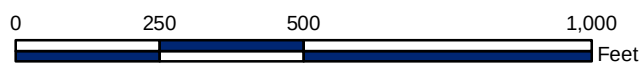
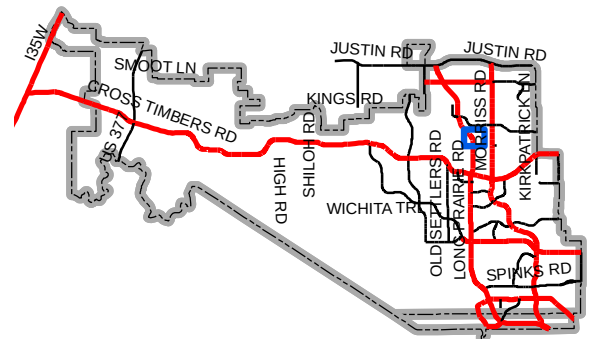
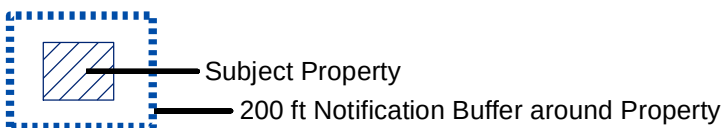


Vicinity Map

Reference Project: ZPD17-0011



LEGEND



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

September 25, 2017

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: PD-114 Amendment Request – Timber Creek Medical Park
Letter of Intent
G&A Job No. 16056**

Mr. Powell:

Please accept this letter, on behalf of the RTG Capital, LLC, as an explanation of the proposed Zoning Change Request to amend Planned Development – 114 (PD-114), Ordinance 5-17, of the Town of Flower Mound's Code of Ordinances, known as Timber Creek Medical Park. This amended PD was approved in 2016 for retail, restaurant, office and medical office uses with pedestrian circulation and amenities. The PD encompassed a total of 22.357 acres.

The purpose of this PD amendment is to:

- Waive the required 15' landscape buffer along proposed dedicated ROW
- Waive the 200' driveway spacing requirement along dedicated local street

The following amendments to PD-114 are being requested as part of this application:

Section E: Landscape Standards

1. Landscape shall be in accordance with the Town's landscape ordinance, as amended except that a 15' landscape buffer shall not be required along West Windsor Drive.

Section G: Exceptions and Variances

3. An exception to the 200' driveway spacing shall be granted along West Windsor Drive.

Thank you for your consideration in the above request. We look forward to working with the Town to bring another exciting development to the community.

Sincerely,

Robert J. Dollak Jr., P.E.

cc: Shane Shoulders, RTG Capital, LLC

Z:\2016\16056\PDFs & Submittals\Zoning\PD 114 Amendment\2017.08.28 PD LOI 16056.doc

Site Planning
Civil Engineering
Planning
Consultants, LLC

Land Surveying
Landscape Architecture

111 Hillside Drive • Lewisville, TX 75057 • P: 972-458-9712 • F: 972-458-9715

144 Old Town Road • Lewisville, TX 75057 • P: 972-458-9716 • F: 972-458-9715

1738 • TBE Form No. 10047700

TIMBER CREEK MEDICAL PARK
Timber Creek Medical Office Plaza
22.357 Acres
in the
CHACON SURVEY, ABSTRACT NO. 229
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

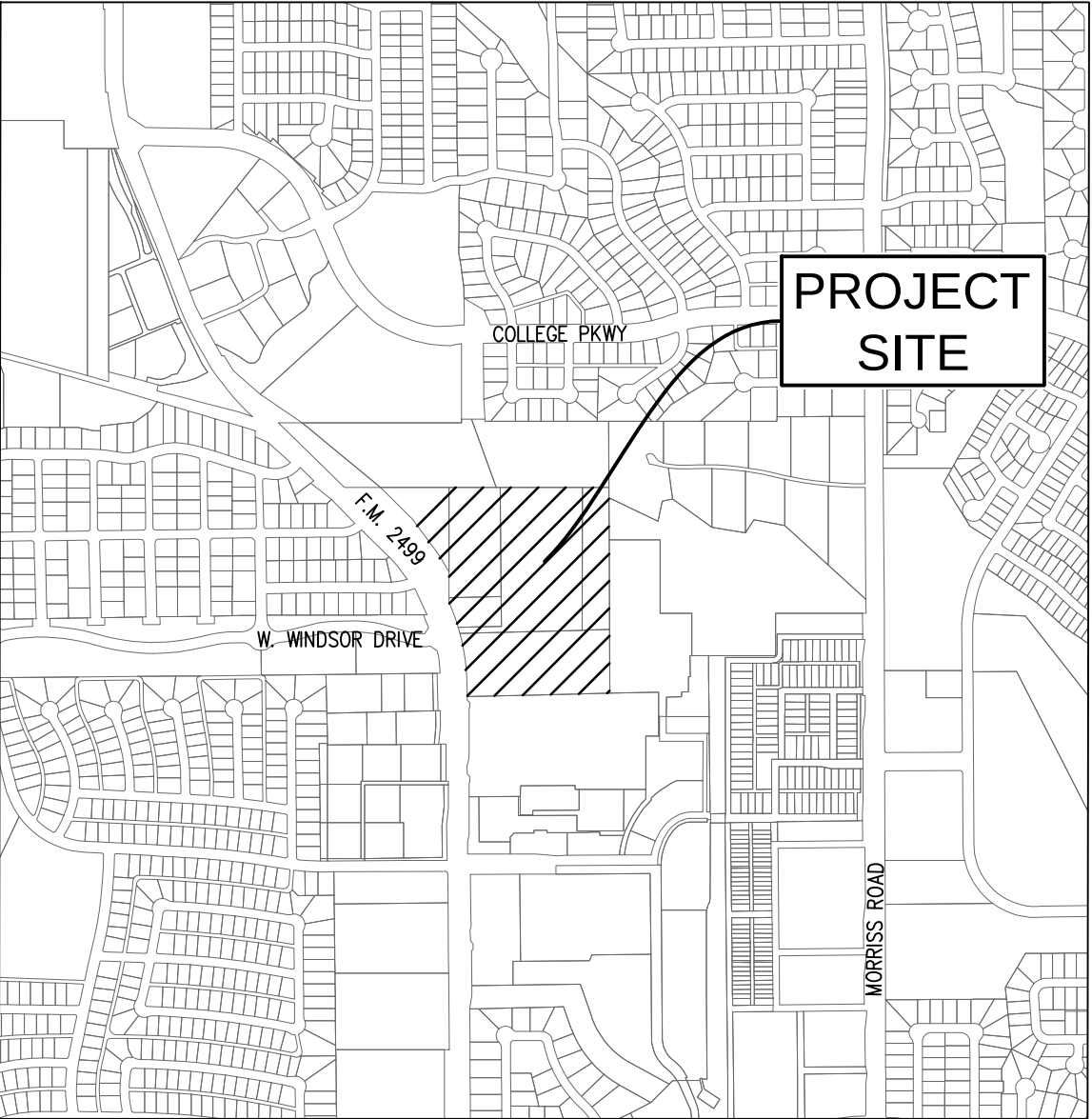
CONCEPTUAL SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 1/30/2017

Drawn By: AA
Date: 09/19/2016
Scale: 1"=60'
Revisions:
11/11/2016
12/09/2016
01/13/2017
01/28/2017

16056

CSP



Vicinity Map 1"=1000'

GENERAL NOTES

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

Building Summary

Lot	No. of Stories	Square Feet (SF)	Use	Parking Ratio	Required Parking	20% Reduction	Provided Parking
1*			Parking				318
2RA	2	14,500	Retail	1 per 250	58	47	36
2RB	1	2,800	Restaurant	1 per 75	38	31	40
3RA	3	60,000	Medical	1 per 250	240	192	191
3RB	1	12,585	Retail	1 per 250	51	41	231
	1	17,000**	Restaurant	1 per 75	227	182	231
TOTAL		106,885			614	493	816

* Lot 1 is parking for hospital expansion

** Includes 2,000 Square Feet for Outdoor Dining Patios

Zoning Standard	Existing PD-114 (Retail-2)	Proposed PD-114 (Retail-2)	Existing PD-114 (Office)
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Minimum Floor Area	N/A	N/A	N/A
Minimum Front Yard	60 ft.	60 ft.	60 ft.
Minimum Side Yard	N/A	N/A	N/A
Minimum Rear Yard	15 ft.	15 ft. or 0 ft.	15 ft.
Maximum Lot Coverage	50 %	50 %	50 %
Max Height (stories/ft.)	2/35 ft.	2/35 ft.	3/35 ft.
Maximum Floor:Area Ratio	N/A	N/A	N/A

MASTER PLAN FEATURES

Land Use Plan	Professional Office and Neighborhood Retail
Urban Design Plan	Long Prairie District
Parks and Trail	8' Town Trail along FM 2499 and Timber Creek
Thoroughfare Plan	FM 2499 - Major Arterial
Water Plan	Long Prairie District
Wastewater Plan	Long Prairie District

LEGEND

C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	Existing Contours
Mon.	Monument	Proposed Contours
BM	Benchmark	Concrete Pavement
FH	Fire Hydrant	Asphalt Pavement
WM	Water Meter	Wood Fence
WV	Water Valve	Chain Link Fence
W/L	Water Line	Wire Fence
ICV	Irrigation Control Valve	Masonry Wall
SSMH	Sanitary Sewer Manhole	Existing Tree
CO	Sanitary Sewer Cleanout	(FL) Flowline
UP	Utility Pole	Centerline of Creek, Swale, or Waterway
LP	Light Pole	Creek, Swale, or Waterway Embankment
TC	Top of Curb	
TP	Top of Pavement	
TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plat Records	

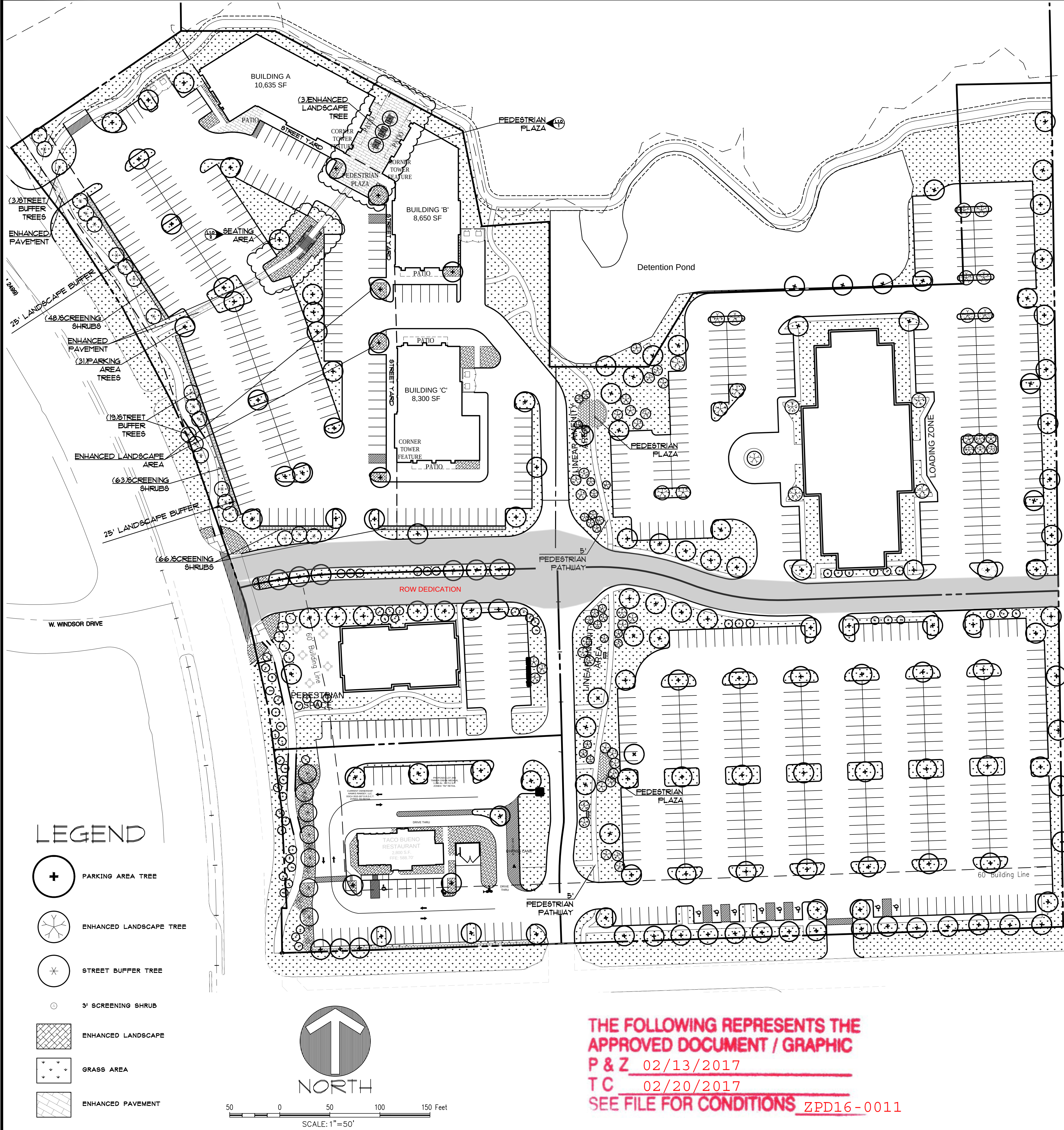
DEVELOPER

RTG CAPITAL, LLC
8235 DOUGLAS AVE., #350
DALLAS, TX 75225
Ph. (903)819-1208
Contact: Shane Shoulders

OWNER

HAWKS RAMSEY, LLC
2570 FM 407, Ste. 206
HIGHLAND VILLAGE, TX 75077
Ph. (972)317-8222
Contact: Jeff Ramsey

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 02/13/2017
TC 02/20/2017
SEE FILE FOR CONDITIONS ZPD16-0011

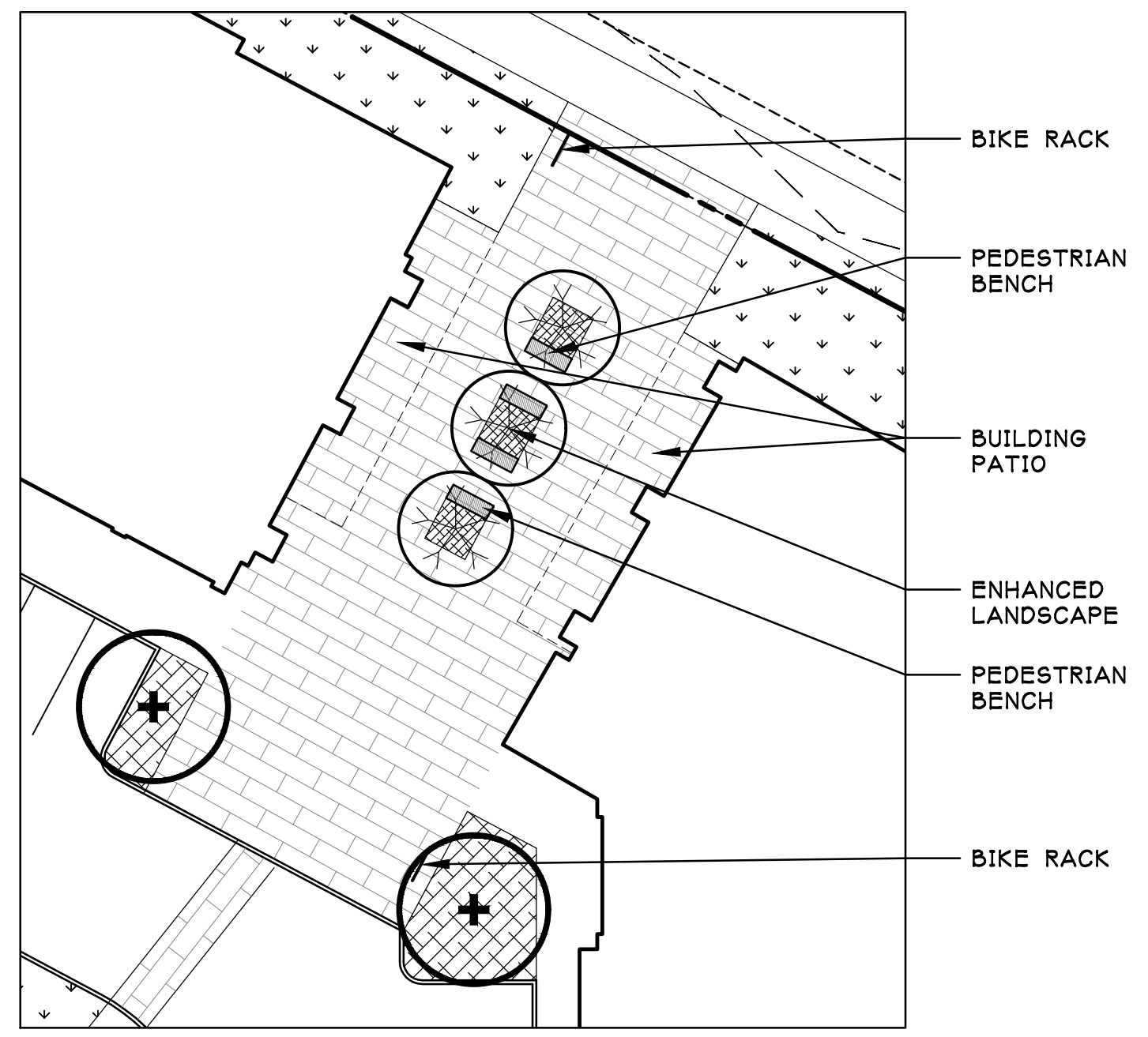


LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Timber Creek Medical Park for proposed Lot 3RB

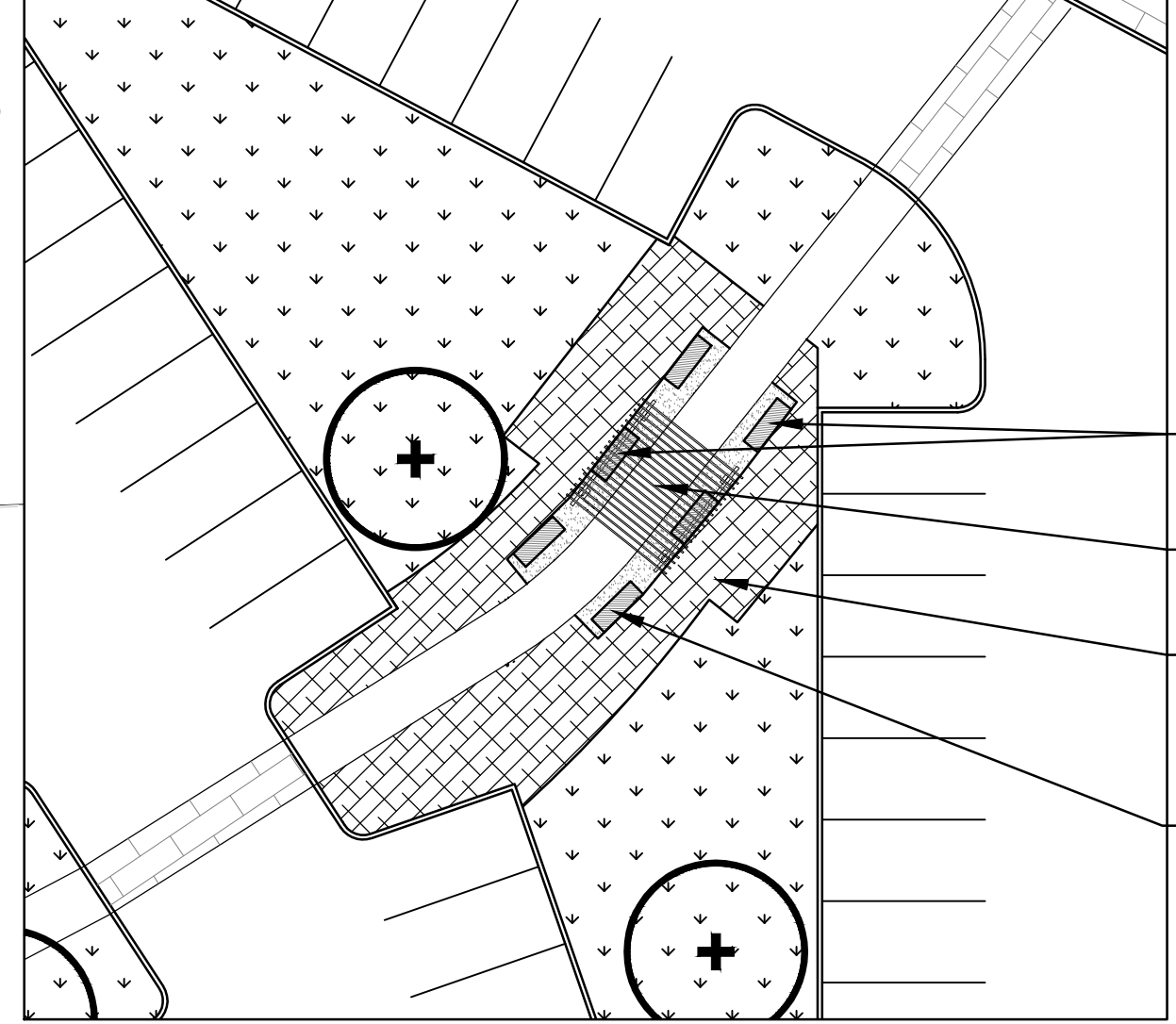
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
	Long Prairie Road	25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 ft.	Long Prairie - 462 ft.	16 trees (3" cal.)	19 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f. = 1 tree for every 2,500 s.f. after 10,000 s.f.	117,476 s.f. of street yard	53 trees (3" cal.)	53 trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	231 parking spaces	1,733 s.f.	2,559 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	231 parking spaces	24 trees (3" cal.)	31 trees (3" cal.)
**All parking spaces to be located within 50 ft. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Timber Creek Medical Park for proposed Lot 1 Block A

PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	318 parking spaces	28,620 s.f.	36,634 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	318 parking spaces	32 trees (3" cal.)	39 trees (3" cal.)
**All parking spaces to be located within 50 ft. of parking lot tree.			



1. PEDESTRIAN PLAZA
SCALE: 1"=20'



2. SEATING AREA
SCALE: 1"=20'

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 02/13/2017
T C 02/20/2017
SEE FILE FOR CONDITIONS ZPD16-0011

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.538.9715

TIMBER CREEK MEDICAL PARK
Lot ---, Block ---
Timber Creek Medical Office Plaza
22,957 Acres
in the
CHACON SURVEY, ABSTRACT NO. 229
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE
PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING
THOMAS MEURER LANDSCAPE ARCHITECTS, P.C.
DATED 1/30/2017

REGISTERED LANDSCAPE ARCHITECT
3055
STATE OF TEXAS

Drawn By: _____
Date: 09/19/2016
Scale: 1"=50'
Revisions:
11/17/2016
12/09/2016
01/13/2017
01/29/2017

16056

L1.0

OWNER/DEVELOPER
RTG CAPITAL, LLC
8235 DOUGLAS AVE, #350
DALLAS, TX 75225
Ph. (903)819-1208
Contact: Shane Shoulders

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NOS. 75-10, 17-13, AND 05-17 WHICH ESTABLISHED AND LATER AMENDED PLANNED DEVELOPMENT DISTRICT NO. 114 (PD-114) ON CERTAIN PROPERTY DESCRIBED AS 22.357 ACRES OF LAND SITUATED IN THE TIMBER CREEK MEDICAL OFFICE PLAZA AND C. CHACON SURVEY, ABSTRACT NUMBER 299, BY AMENDING EXHIBIT "B," ENTITLED "DEVELOPMENT STANDARDS," BY ADDING CERTAIN EXCEPTIONS TO PARAGRAPH G, ENTITLED "EXCEPTIONS AND VARIANCES," IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 22.357 acres of land situated in the Timber Creek Medical Office Plaza and C. Chacon Survey, Abstract Number 299, have filed an application for a Zoning Planned Development amendment to amend Ordinance Nos. 75-10, 17-13, and 05-17 for Planned Development District No. 114 (PD-114); and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on October 9, 2017, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on October 16, 2017, with respect to the Zoning Planned Development described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Zoning Planned Development amendment on the property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

ORDINANCE NO. _____**Page 2**

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

22.357 acres of land situated in the Timber Creek Medical Office Plaza, and C. Chacon Survey, Abstract Number 299, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Exhibit "B," entitled "Development Standards," for Planned Development District No. 114 (PD-114), as amended, is hereby amended by adding certain exceptions to Paragraph G entitled "Exceptions and Variances," to read as follows:

"G. EXCEPTIONS AND VARIANCES:

3. An exception shall be granted to the 15-foot landscape buffer requirement along the frontage of the newly-dedicated east-west right-of-way named West Windsor Drive within this development; provided that the landscaping shall remain in substantial conformity with the Conceptual Landscape Plan for PD-114, approved as Exhibit "D" of Ordinance No. 05-17.
4. An exception shall be granted to the Town's access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances, as amended, specifically to allow the construction of driveways along the newly-dedicated east-west right-of-way named West Windsor Drive within this development; provided that the location of the driveways shall remain in substantial conformity with the Conceptual Site Plan for PD-114, approved as Exhibit "C" of Ordinance No. 05-17."

SECTION 2

The use of the property described above shall be subject to all restrictions, terms and conditions contained herein, as well as the applicable regulations contained in Ordinance Nos. 75-10, 17-13, and 05-17, the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences,

ORDINANCE NO. _____**Page 3**

clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 6

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

SECTION 7

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 8

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE ____ DAY OF
_____, 2017.**

APPROVED:

Thomas E. Hayden, **MAYOR**

ATTEST:

Theresa Scott, **TOWN SECRETARY**

ORDINANCE NO. _____

EXHIBIT "A"
Property Description

22.357 Acres
C. Chacon Survey, Abstract No. 299
Town of Flower Mound
Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract No. 299, Town of Flower Mound, Denton County, Texas, and being all of Timber Creek Medical Office Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in County Clerk's Document No. 2015-307, Plat Records, Denton County, Texas, and being a portion of that certain tract of land described in deed to Minassian Properties, LLC, recorded in County Clerk's Document No. 98-0113753, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Timber Creek Medical Office Plaza, being the northeast corner of Lot 1, The River Walk at Central Park, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet Y, Page 700, Plat Records, Denton County, Texas, and being in the east line of F. M. 2499;

THENCE Northwesterly with the east line of F.M. 2499, the following eleven (11) calls:

N 00°50'09" W, a distance of 44.85';

S 88°27'43" E, a distance of 5.18';

N 02°55'57" W, a distance of 99.96';

N 07°30'20" W, a distance of 100.10';

N 12°23'54" W, a distance of 107.08';

N 18°58'16" W, a distance of 36.70';

N 19°04'19" W, a distance of 137.04';

N 24°10'15" W, a distance of 41.51';

N 27°35'55" W, a distance of 106.08';

N 32°35'55" W, a distance of 106.08';

N 37°35'55" W, a distance of 88.52';

THENCE N 55°32'15" E, over, across and through said Minassian tract, a distance of 205.92' to a point in the west line of said Timber Creek Medical Office Plaza;

THENCE N 00°43'31" W, with the west line of said Timber Creek Medical Office Plaza, a distance of 211.65', being the northwest corner thereof;

THENCE easterly with the north line of said Timber Creek Medical Office Plaza, the following two (2) calls:

N 89°34'48" E, a distance of 210.43';

N 89°36'35" E, a distance of 655.37', being the north east corner of said Timber Creek Medical Office Plaza;

THENCE southerly with the east line of said Timber Creek Medical Office Plaza, the following three (3) calls:

S 01°10'48" E, a distance of 305.14';

S 00°47'00" E, a distance of 456.64';

S 00°48'48" E, a distance of 350.36';

THENCE S 88°04'50" W, with the south line of said Timber Creek Medical Office Plaza, a distance of 780.14' to the **POINT OF BEGINNING** and containing approximately 22.357 acres of land.



TOWN COUNCIL AGENDA 8

REGULAR ITEM

DATE: October 16, 2017

FROM: Debra Wallace, Deputy Town Manager *DW*

ITEM: Consider approval of a revised Community Support Funding Criteria policy

BACKGROUND INFORMATION: At the FY17/18 budget workshop, Council directed staff to include the community support funding within the departmental budgets for the FY18/19 budget, instead of a separate line item and discussion. Based on the direction received, the following is the criteria used as to whether a community support group should be placed into the line items in the appropriate budget.

Criteria to determine what Town department:

1. Does the Town department benefit from the agency?
2. Does the agency impact the job the Town department is doing for the citizens?
3. Does the agency fill a need for the Town department that they would have to pay for if not being fulfilled by that agency?

If the answer is no to all 3 questions, then the group would not be included in next year's budget. If answer is yes to any of the questions, during the budget process the department will:

1. Quantify and qualify the benefit
2. Prioritize with other needs within the budget

Finance staff updated the Community Support Funding Criteria policy with the new eligibility criteria, as well as the changes in deadlines due to the timing of departmental budget preparation (attachment 1). Additionally staff reviewed the current community support organizations to determine the organizations that meet the eligibility criteria (attached). Due to the change in the application deadlines, staff felt it was important to provide this information now so that there is advance notice especially to those groups that don't meet the criteria.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS:

1. No change to the Cultural Arts portion of the community support funding criteria policy (attachment 2);
or
2. No change to the existing community support funding criteria policy

FISCAL IMPACT: Dependent upon funding requests and eligibility

Finance Review by: Debra Wallace, Deputy Town Manager *DW*

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Revised Community Support Criteria policy – Option 1
2. Revised Community Support Criteria policy – Option 2
3. Eligible current organizations

DRAFT MOTION: Move to approve the revised Community Support Funding Criteria policy; option ____.



Town of Flower Mound Community Support Funding Criteria Option 1

Eligibility Criteria:

1. In order to receive funding, an applicant must provide a quantifiable benefit to a Town department. The applications will be judged on whether or not the applicant directly benefits a Town department or the job the department is doing for the citizens. Applicants who do not meet one of the following criteria will not be considered for funding:
 - Does a Town department benefit from the agency?
 - Does the agency impact the job the Town department is doing for the citizens?
 - Does the agency fill a need for the Town department that they would have to pay for if not fulfilled by that agency?
2. Must be 501(c) (3) tax-exempt or a governmental agency or entity.
3. Must have been in operation for at least three years prior to making application for funding.
4. Not more than 25 percent of the organization's total operating budget will come from the Town's Community Support funding. ("In-Kind Services" are acceptable if included in the financial statement, can be verified by an independent source that the rate or value used is the same rate or value a third party or paying customer would pay and the service or product is provided by someone not associated with the organization.)
5. May not have more than six months operating expenses in reserve. (Town Council recognizes that organizations may not meet this criterion for a variety of reasons, including deliberately building reserves for projects, funds in reserve already earmarked for specific purposes, or efficient administration of resources. Therefore, Town Council reserves the right to allow an organization that otherwise meets the Community Support criteria but has more than six months operating expenses in reserve to apply and be considered for funding, provided that the organization give an explanation for why they do not meet this criterion.)
6. Must submit an "Application for Financial Support" form, which includes the information listed below and all required attachments.

Information for the Application

- the specific amount of funding requested for the proposed fiscal year;
- a list of the anticipated benefits to the Town that will result from the funding;
- statistics on service levels to the Town (actual and as a percentage of total);
- a description of the request that specifically indicates the intended use for the funds;
- a brief organization description;
- status of goals listed for the organization's most recent completed fiscal year;
- goals and objectives for the proposed fiscal year; and
- other miscellaneous information.

Required Attachments to the Application

- an audit or CPA review of the most recently completed fiscal year; organizations with a budget of less than \$100,000 are not required to submit an audit or CPA review, but are required to submit financial statements with verification of Board approval (i.e. signature);
- an IRS 501(c) (3) Determination Letter;
- form 990 submitted to the IRS for the current year;
- a budget for either the current fiscal year or a proposed budget for the upcoming fiscal year; and
- a list of other funds available for this program (may be shown in the budget).

Program Administration Criteria:

1. Annual grant funding for the eligible organizations (see above) will equal the FY 17-18 awarded amount. If an organization would like to increase their award, the benefitted department will submit a decision package for the increase during the budget process. The decision package will be ranked along with all

of the department's needs. New organizations would also need to be funded through a department's decision package request.

2. Applications are due annually to the Financial Services department **on January 15th**. Organizations who do not comply with the deadline will be ineligible for future grants. After Financial Services reviews the applications for accuracy, the departments will incorporate the request into their budget submission.
3. All funding of Community Support organizations will occur during the budget process. No off-budget-cycle funding will be granted. Funding will be approved with the adoption of the Town's budget effective October 1.
4. If a long-term relationship of five years exists between the Town and a Community Support organization, and that organization has effectively administered its funding in prior years, the organization will be eligible to receive a lump-sum distribution of funding to fulfill its goals. The check will be mailed in October. In all other cases, funding will be awarded in the form of cost reimbursement, fee-for-service contracts, with designated ceilings in place. All disbursements will be made only upon receipt of documentation of quarterly organizational expenditures for approved unreimbursed services. The deadline for submitting a reimbursement request will be provided in the funding letter sent in October.
5. Organizations will be required to submit a mid-year report to the Town. Organizations will report accomplishments through March 31st. The report is due annually on April 15th.



Town of Flower Mound Community Support Funding Criteria Option 2

Eligibility Criteria for Social Services/ Volunteerism Organizations:

1. In order to receive funding, an applicant must provide a quantifiable benefit to a Town department. The applications will be judged on whether or not the applicant directly benefits a Town department or the job the department is doing for the citizens. Applicants who do not meet one of the following criteria will not be considered for funding:
 - Does a Town department benefit from the agency?
 - Does the agency impact the job the Town department is doing for the citizens?
 - Does the agency fill a need for the Town department that they would have to pay for if not fulfilled by that agency?
2. Must be 501(c) (3) tax-exempt or a governmental agency or entity.
3. Must have been in operation for at least three years prior to making application for funding.
4. Not more than 25 percent of the organization's total operating budget will come from the Town's Community Support funding. ("In-Kind Services" are acceptable if included in the financial statement, can be verified by an independent source that the rate or value used is the same rate or value a third party or paying customer would pay and the service or product is provided by someone not associated with the organization.)
5. May not have more than six months operating expenses in reserve. (Town Council recognizes that organizations may not meet this criterion for a variety of reasons, including deliberately building reserves for projects, funds in reserve already earmarked for specific purposes, or efficient administration of resources. Therefore, Town Council reserves the right to allow an organization that otherwise meets the Community Support criteria but has more than six months operating expenses in reserve to apply and be considered for funding, provided that the organization give an explanation for why they do not meet this criterion.)
6. Must submit an "Application for Financial Support" form, which includes the information listed below and all required attachments.

Information for the Application

- the specific amount of funding requested for the proposed fiscal year;
- a list of the anticipated benefits to the Town that will result from the funding;
- statistics on service levels to the Town (actual and as a percentage of total);
- a description of the request that specifically indicates the intended use for the funds;
- a brief organization description;
- status of goals listed for the organization's most recent completed fiscal year;
- goals and objectives for the proposed fiscal year; and
- other miscellaneous information.

Required Attachments to the Application

- an audit or CPA review of the most recently completed fiscal year; organizations with a budget of less than \$100,000 are not required to submit an audit or CPA review, but are required to submit financial statements with verification of Board approval (i.e. signature);
- an IRS 501(c) (3) Determination Letter;
- form 990 submitted to the IRS for the current year;
- a budget for either the current fiscal year or a proposed budget for the upcoming fiscal year; and
- a list of other funds available for this program (may be shown in the budget).

Program Administration Criteria for Social Services/ Volunteerism Organizations:

1. Annual grant funding for the eligible organizations (see above) will equal the FY 17-18 awarded amount. If an organization would like to increase their award, the benefitted department will submit a decision package for the increase during the budget process. The decision package will be ranked along with all

- of the department's needs. New organizations would also need to be funded through a department's decision package request.
2. Applications are due annually to the Financial Services department **on January 15th**. Organizations who do not comply with the deadline will be ineligible for future grants. After Financial Services reviews the applications for accuracy, the departments will incorporate the request into their budget submission.
 3. All funding of Community Support organizations will occur during the budget process. No off-budget-cycle funding will be granted. Funding will be approved with the adoption of the Town's budget effective October 1.
 4. If a long-term relationship of five years exists between the Town and a Community Support organization, and that organization has effectively administered its funding in prior years, the organization will be eligible to receive a lump-sum distribution of funding to fulfill its goals. The check will be mailed in October. In all other cases, funding will be awarded in the form of cost reimbursement, fee-for-service contracts, with designated ceilings in place. All disbursements will be made only upon receipt of documentation of quarterly organizational expenditures for approved unreimbursed services. The deadline for submitting a reimbursement request will be provided in the funding letter sent in October.
 5. Organizations will be required to submit a mid-year report to the Town. Organizations will report accomplishments through March 31st. The report is due annually on April 15th.

Eligibility Criteria for Cultural Arts Organizations:

1. **Must provide a cultural arts benefit to the Town.**
2. Must be 501(c) (3) tax-exempt or a governmental agency or entity.
3. Must have been in operation for at least three years prior to making application for funding.
4. Not more than 25 percent of the organization's total operating budget will come from the Town's Community Support funding. ("In-Kind Services" are acceptable if included in the financial statement, can be verified by an independent source that the rate or value used is the same rate or value a third party or paying customer would pay and the service or product is provided by someone not associated with the organization.)
5. May not have more than six months operating expenses in reserve. (Town Council recognizes that organizations may not meet this criterion for a variety of reasons, including deliberately building reserves for projects, funds in reserve already earmarked for specific purposes, or efficient administration of resources. Therefore, Town Council reserves the right to allow an organization that otherwise meets the Community Support criteria but has more than six months operating expenses in reserve to apply and be considered for funding, provided that the organization give an explanation for why they do not meet this criterion.)
6. Must submit an "Application for Financial Support" form, which includes the information listed below and all required attachments.

Information for the Application

- the specific amount of funding requested for the proposed fiscal year;
- a list of the anticipated benefits to the Town that will result from the funding;
- statistics on service levels to the Town (actual and as a percentage of total);
- a description of the request that specifically indicates the intended use for the funds;
- a brief organization description;
- status of goals listed for the organization's most recent completed fiscal year;
- goals and objectives for the proposed fiscal year; and
- other miscellaneous information.

Required Attachments to the Application

- an audit or CPA review of the most recently completed fiscal year;
 - o organizations with a budget of less than \$100,000 are not required to submit an audit or CPA review, but are required to submit financial statements with verification of Board approval (i.e. signature);
- an IRS 501(c) (3) Determination Letter;
- form 990 submitted to the IRS for the current year;
- a budget for either the current fiscal year or a proposed budget for the upcoming fiscal year; and
- a list of other funds available for this program (may be shown in the budget).

Program Administration Criteria for Cultural Arts Organizations:

1. Annual grant funding will not exceed 0.07 percent of the Town of Flower Mound's General Fund budget from the previous fiscal year.
2. All funding of cultural arts organizations will occur during the budget process. No off-budget-cycle funding will be granted. Applications will be due annually on **June 1**.
3. The cultural arts organization's applications will be reviewed by the Cultural Arts Commission. The Commission will submit funding recommendations to Finance. Council will discuss the recommendations at their annual budget work session in August.
4. If a long-term relationship of five years exists between the Town and a Community Support organization, and that organization has effectively administered its funding in prior years, the organization will be eligible to receive a lump-sum distribution of funding to fulfill its goals. In all other cases, funding will be awarded in the form of cost reimbursement, fee-for-service contracts, with designated ceilings in place. All disbursements will be made only upon receipt of documentation of monthly organizational expenditures for approved unreimbursed services. The deadline for submitting a reimbursement request will be provided in the funding letter sent in October.
5. Organizations will be required to submit a mid-year report to the Town. Organizations will report accomplishments through March 31st. The report is due annually on April 15th.

Eligible Organizations	Budget	Description/ Purpose	% of services provided to FM residents	Town Department Benefited
Social Services/Volunteerism				
Children's Advocacy Center	28,776	Works with child abuse victims through education, healing and justice. They work directly with FM PD to conduct forensic interviews of child victims, review cases and coordinate sexual assault nurse exams.	4%	Police
Communities in Schools of North Texas	13,000	Dropout Prevention Program- tutoring, counseling and on-on-one mentoring	9%	Police (SRO)
Denton County Friends of the Family	17,500	Outreach services to survivors of domestic violence and sexual assault- emergency shelter, group counseling, legal services, 24 hour crisis line, etc.	3%	Police
Humane Tomorrow	15,000	Rescue group for dogs and cats	12% - 46% dependent on service provided	Police - Animal Services
Keep Flower Mound Beautiful	8,000	Beautify Flower Mound- trash pick up, Adopt a Spot program, paper shredding, electronic waste collections and environmental fairs.	100%	Enviromental Services
Winning the Fight	17,000	Provides education, support and resources related to substance use and recovery. Holds weekly support groups for youth and parents and works with local schools.	86%	Police
Youth and Family Counseling	50,000	First Offenders Program (family therapy to help prevent second arrests), family counseling, mental health services and play therapy.	21%	Police

Not Eligible	Budget	Description/ Purpose	% of services provided to FM residents	Town Department Benefited
Cultural Arts				
The Actors Conservatory Theatre	2,000	Community children's theater- every child who auditions receives a role.	45%	N/A
Flower Mound Community Orchestra	19,000	Community orchestra for all ages- 14 yearly concerts	100%	N/A
Lewisville Lake Symphony	3,000	Professional Symphony- yearly concert for 3rd grade LISD students	100%	N/A
Theatre FMPAT	12,000	Professional theater and youth educational program	65%	N/A
Voices of Flower Mound	5,000	30 member community choir	95%	N/A

Social Services/Volunteerism				
Boys and Girls Clubs of North Central Texas	1,000	After school program and summer camps- tutoring, mentoring and group therapy.	3%	N/A
Camp Summit	5,000	Barrier-free outdoor camp for people with intellectual disabilities, development delays, physical challenges and dual sensory impairments (blind/deaf).	1%	N/A
CASA of Denton County, Inc.	4,500	Volunteers advocate for children from Denton County who have been removed from their homes by CPS and placed in foster care due to abuse or neglect. They assist the court in determining the best permanent placement of the child.	3%	N/A
Christian Community Action (CCA)	17,000	Comprehensive case management- food security, education, financial situation emotional health and spiritual well-being.	3%	N/A
Denton County MHMR	5,000	Treatment of mental health- funds used for short-term residential treatment facility	4%	N/A
Journey to Dream	7,500	Teenage support groups, school homeless-prevention assemblies and homeless services	46%	N/A
PediPlace	25,000	Pediatric healthcare for age 0-18 for uninsured and Medicaid or CHIP recipients	5%	N/A
RSVP	10,000	Volunteer Network for age 55 and older. They recruit and match volunteers with nonprofit agencies.	18%	N/A
SPAN, Inc. (formerly Meals on Wheels)	4,000	Senior Nutrition Program (Meals on Wheels)- Volunteers deliver one hot meal per day Monday through Friday to senior residence	2%	N/A

Town Council Future Agenda Items



SCHEDULED	10/19/2017	Work Session	Presentation and discussion regarding the proposed Lakeside Village development (MPA17-0010 and MU17-0002)
	11/6/2017	Presentation	Arts Month Proclamation
		Presentation	Special recognition of Blake Leonard for honesty in returning the lost money to the Police Department
		Presentation	Pulmonary Hypertension Proclamation
		Consent	Update School Zones for PD
		Consent	Consider approval of a Professional Services Agreement with Mesa Design Associates, Inc., for the design services associated with TxDOT's Green Ribbon Program, for phase 1 of the FM 1171 project, in the amount of \$41,500.00; and authorization for the Mayor to execute same on behalf of the Town.
		Consent	Consider approval of a Professional Services Agreement for Water and Wastewater Modeling associated with the 2017 Water and Wastewater Model Update project, with Kimley-Horn and Associates, Inc., for \$43,000.00; and authorization for the Mayor to execute same on behalf of the Town.
		Consent	Consider approval for the final acceptance of the Forest Vista Drive Reconstruction project, and authorization of final payment to Tiseo Paving Company, in the amount of \$150,790.04.
		Consent	Consider approval for the purchase of Assureon "Chain of Evidence" storage server, on GSA contract, from Soccour Solutions, in the amount of \$134,905.00
		Consent	Consider approval of Amendment No. 1 to the Fiscal Year 2017-2018 Capital Improvement Program.
		Consent	Rheudasil Wilkerson Cortadera Park Ponds Improvement Chang Order 1.
		Consent	Consider a Resolution to adopt guidelines and procedures related to the naming and renaming of Town facilities.
		Consent	Consider approval of an Interlocal Cooperation Agreement with Denton County for the provision of library services for the benefit of the citizens of Denton County, and authorization for the mayor to execute same on behalf of the Town.

SCHEDULED	11/6/2017	Consent	Consider approval of the purchase of desktop and laptop computers, ruggedized laptop computers, CAD workstations computers and peripherals from Dell, in the amount of \$160,006.
		Consent	Consider approval of the purchase of a 2017 Velocity PUC Pumper truck for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$650,208.00; and authorization for the Mayor to execute same on behalf of the Town.
		Consent	Consider approval of the purchase of a Road Rescue Ultramedic Type 1 Ambulance for the Fire and Emergency Services Department from Siddons-Martin Emergency Group, through the Houston-Galveston Area Council of Governments (H-GAC) cooperative purchasing program, in the total amount of \$367,806.00; and authorization for the Mayor to execute same on behalf of the Town.
		Consent	Long Prairie 12-Inch Water Line CO1 and Final Acceptance.
		Consent	Consider approval for the final acceptance of the McKamy Creek Road Reconstruction project, and authorization of final payment to Tiseo Paving Company, in the amount of \$63,322.00..
		Consent	Consider approval of a resolution declaring expectation to reimburse expenditures with proceeds of future debt and authorizing the preparation of the documents associated with the issuance, sale, and delivery of the debt obligations; and providing an effective date.
		Consent	PLACEHOLDER Consider approval of a resolution creating a committee to discuss status, next steps, community engagement, opportunities, and other items related to the Gibson-Grant Cabin.
		Consent	Consider approval of the purchase of new traffic signal detection equipment for the Traffic Detection Rehabilitation project, from Twincrest Technologies, through the HGACBuy program, in the amount of \$116,880.00.
		Consent	Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., in the amount of \$73,000.00, associated with the design of the Morriss Road Water Line Phase II (Forest Vista to Garden Road) project; and authorization for the Mayor to execute same on behalf of the Town.
		Consent	Consider approval of a Professional Services Agreement with Half Associates, Inc., in the amount of \$80,965.00, associated with the design of the Morriss/Gerault Improvements Phase II (FM 3040 to Garden Road) project; and authorization for the Mayor to execute same on behalf of the Town.

SCHEDULED	11/6/2017	Regular	Consider approval of a Professional Services Agreement for design services for the renovation and expansion of the Flower Mound Library with Komatsu Architecture., for \$xxxxxxx; authorization for the Mayor to execute the same on behalf of the Town; and authorization of the construction manager at risk contracting method for renovation and expansion of the Flower Mound Library.
		Regular	PLACEHOLDER: Consider establishing rules for electioneering and sign regulations as it relates to elections.
	11/20/2017	Consent	Lakeside Lift Station and Force Main Change Order 3 and Final Acceptance.
		Consent	Oak Street Lift Station and Force Main Change Order No. 3 and Final Acceptance.
		Consent	Skillern Road Design
		Regular	PLACEHOLDER: Tree Ord Amendments- HB-7
		Regular	Public Hearing to consider a request for a Master Plan Amendment (MPA17-0011 – Lake Forest Thoroughfare Plan Amendment) to amend Section 7.0, Thoroughfare Plan, by removing the section of Lake Forest Boulevard between Lakeside Parkway and Silveron Boulevard from the Town’s Thoroughfare Plan, and to consider adopting an ordinance providing for said amendment. (The Transportation Commission recommended approval by a vote of 5 to 1 at its September 12, 2017, meeting.) (The Planning and Zoning Commission recommended by a vote of to at its November 13, 2017, meeting.)
	12/4/2017	Consent	FM 2499 12-Inch Water Line Ph III CO1 and Final Acceptance.
	12/18/2017	Consent	Consider approval of an ordinance amending the Town of Flower Mound’s Annual Budget for the fiscal year beginning October 1, 2017 and ending on September 30, 2018, as adopted by Ordinance No. ??-17 for adjustments to the _____ Fund, _____ Fund, and _____ Fund.
		Consent	SOQ Selections for Appraisers.
		Consent	RFQ Selections for ADA Inspectors.
		Consent	Consider approval of an ordinance amending the Town of Flower Mound’s Annual Budget for the fiscal year beginning October 1, 2016 and ending on September 30, 2017, as adopted by Ordinance No. 52-16 and amended by Ordinance No. 70-16, 02-17, 10-17, 17-17 and 22-17 for adjustments to the _____ Fund and the _____ Fund.
		Consent	2013 Street Reconstruction - Sheffield Court and Colonial Drive Change Order No. 1 and Final Acceptance.
		Consent	Fire Station #7 Design Award.