

LEWISVILLE CITY COUNCIL

REGULAR SESSION

FEBRUARY 16, 2015

Present:

Dean Ueckert, Mayor

Council Members:

TJ Gilmore, Mayor Pro Tem
R Neil Ferguson, Deputy Mayor Pro Tem
Leroy Vaughn
Greg Tierney
Rudy Durham (Absent)

City Staff:

Donna Barron, City Manager
Steve Bacchus, Assistant City Manager
Melinda Galler, Assistant City Manager
Eric Ferris, Assistant City Manager
Julie Heinze, City Secretary
Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 5:45 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Ueckert at 5:47 p.m. on Monday, February 16, 2015, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**35Express Project Update FM 407 and
Garden Ridge**

(Agenda Item A)

At the request of City Manager Donna Barron, representatives from AGL conducted the attached PowerPoint for City Council consideration.

**Phase 1, I - 35 E Monument Signage
Options by David Salmon, City Engineer**

(Agenda Item B)

At the request of City Manager Donna Barron, City Engineer David Salmon conducted the attached PowerPoint Presentation.

WORKSHOP SESSION – 5:45 P.M.

**Phase 1, I - 35 E Monument Signage
Options by David Salmon, City Engineer
(cont'd)**

(Agenda Item B)

The consensus of the City Council was to take City staff's recommendation and take no action and wait at this time.

WORKSHOP SESSION – 6:30 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item C)

Mayor Ueckert reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item C, Presentations: 1) Presentation of Achievement of Excellence in Procurement Award; and 2) Presentation of Certificate of Achievement for Excellence in Financial Reporting Award. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item D, Public Hearing: Consideration of an Ordinance Adopting Camp Standards of Care in Compliance With Texas Administrative Code 745.115(3) Municipal for Recreational Camp Programs. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item E, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item F-1, Approval of City Council Minutes of the February 2, 2015, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item F-2, Approval of a Resolution Authorizing the City to Submit a Grant Application to the Texas Criminal Justice Division to Obtain Funding to Purchase Portable Radios. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item F-3, Approval of a Bid Award for an Annual Requirements Contract for Clamps, Fittings, and Pipe to Fortiline Waterworks, Haltom City, Texas, in the Estimated Amount of \$93,618.94. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item C)

Mayor Ueckert reviewed Agenda Item F-4, Approval of a Bid Award for a Stage Truss Rig From Tomcat USA, Knoxville, TN in the Amount of \$77,532. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item F-5, Approval of a Supplemental Appropriation for Prior Year Encumbrances in the Following Amounts: General Fund - \$387,617; Hotel/Motel Tax Fund - \$795; Recreation Fund - \$317; Asset Forfeitures - Federal Fund \$414,276; Grant Fund - 565,398; Crime Control District Fund - \$1,991; Fire Control District Fund - \$10,322; Water and Sewer Fund - \$251,344; Maintenance and Replacement Fund - \$1,202,304; Self Insurance Risk Fund - \$11,625; Health Fund - \$4,093; and 4B Fund -\$34,450. At the request of Councilman Vaughn, City Manager Donna Barron explained that this item was a cleanup that was done annually. There was no further discussion on this item.

Mayor Ueckert reviewed Agenda Item G-6, Consideration of a Variance Request to the Lewisville City Code, Section 9.5-212-Prohibited Signs (h) Off-Premise Signs, for Bramhall Properties LLC; to be Located at 320 West Main Street, as Requested by Thomas Bramhall, MD, and Matthews Southwest the Property Owners. There was no discussion on this item.

Mayor Ueckert reviewed Agenda Item G-7, Consideration of an Ordinance Amending the Lewisville Code of Ordinances, Chapter 16, Utilities, by Adding Article IX, Municipal Setting Designations, Providing a Process for Establishing Municipal Setting Designations Ordinances to Prohibit Certain Contaminated Groundwater from Potable Use. City Manager Donna Barron reminded the City Council that this had been discussed previously and that this ordinance establishes the process. City Manager Donna Barron clarified that this was just for the process, not related to any location or specific project. She stated that an ordinance would be brought back that would address the fees. There was no further discussion on this item.

Mayor Ueckert reviewed Agenda Item H, Reports. City Manager Donna Barron Denton County advised that the Denton County Days folder was now available for their review. There was no further discussion on this item.

Mayor Ueckert reviewed Agenda Item I-Closed Session. There was no discussion on this item.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:50 p.m. on Monday, February 16, 2015.

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Ueckert at 7:00 p.m. on Monday, February 16, 2015, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation

(Agenda Item A)

At the request of Mayor Ueckert, Deputy Mayor Pro Tem Ferguson gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Ueckert, Councilman Durham gave the pledge to the American and Texas flags.

Presentation: Presentation of Achievement of Excellence in Procurement Award

(Agenda Item C-1)

Mayor Ueckert read and presented Achievement of Excellence in Procurement Award to Purchasing Manager Todd White.

Presentation: Presentation of Certificate of Achievement for Excellence in Financial Reporting Award

(Agenda Item C-2)

Mayor Ueckert read and presented Certificate of Achievement for Excellence in Financial Reporting Award to Accounts and Audit Manager Brian Hogan.

Public Hearing: Consideration of Ordinance No. 4156-02-2015 Adopting Camp Standards of Care in Compliance With Texas Administrative Code 745.115(3) Municipal for Recreational Camp Programs

(Agenda Item D)

The Department of Family and Protective Services provides an exemption to the license requirement for child-care facilities for municipal recreation programs. The City's camp program meets the criteria for said exemption but requires the Council's adoption of the proposed ordinance setting for the standards of care. This is the fifth year with the same standards of care as approved by City Council.

**Public Hearing: Consideration of Ordinance
No. 4156-02-2015 Adopting Camp Standards
of Care in Compliance With Texas
Administrative Code 745.115(3) Municipal
for Recreational Camp Programs (cont'd)**

(Agenda Item D)

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Mayor Ueckert opened the public hearing.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Councilman Vaughn, the Council voted five (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

"An Ordinance of the City Council of the City of Lewisville, Texas, Amending Chapter 10, Parks and Leisure Services, of the Lewisville City Code by Creating Article VII, "Standards of Care for Youth Recreation Programs"; Providing for a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency."

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Mayor Pro Tem Gilmore, the Council voted five (4) "ayes" and no (0) "nays" to approve and adopt **Ordinance No. 4156-02-2015** as previously captioned. The motion carried.

Visitors/Citizens Forum

(Agenda Item E)

Ruth Christman, 109 West Main Street, Lewisville, Texas spoke before the City Council regarding her concerns as a business owner about the parking in the Old town area. She expressed concern regarding the limited handicap parking located next to her business. Mayor Ueckert advised that someone from City staff would get with her and see what could be done to assist her.

Brent Carmichael, 1193 Marchant Place, Lewisville, Texas spoke before the City Council to advised of the Autism Awareness Weekend that would be held in April. He requested that if possible, he would like the City Council to attend. Mayor Ueckert requested that Mr. Carmichael get with City Secretary Julie Heinze regarding the details.

No one else appeared to speak at this time.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Councilman Vaughn and seconded by Deputy Mayor Pro Tem Ferguson, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

1. APPROVAL OF MINUTES: City Council Minutes of the February 2, 2015, Workshop Session and Regular Session.
2. Approval of a Resolution No. 4157-02-2015 (R): A Resolution of the City Council of the City of Lewisville, Texas, Authorizing the City to Apply for a Grant From the Office of the Governor, Texas Criminal Justice Division for Interoperable Communications for Emergency SWAT Responders Project (Grant Number 2868301).
3. Approval of a Bid Award for an Annual Requirements Contract for Clamps, Fittings, and Pipe to Fortiline Waterworks, Haltom City, Texas, in the Estimated Amount of \$93,618.94.
4. Approval of a Bid Award for a Stage Truss Rig From Tomcat USA, Knoxville, TN in the Amount of \$77,532.
5. Approval of a Supplemental Appropriation for Prior Year Encumbrances in the Following Amounts: General Fund - \$387,617; Hotel/Motel Tax Fund - \$795; Recreation Fund - \$317; Asset Forfeitures - Federal Fund \$414,276; Grant Fund - 565,398; Crime Control District Fund - \$1,991; Fire Control District Fund - \$10,322; Water and Sewer Fund - \$251,344; Maintenance and Replacement Fund - \$1,202,304; Self Insurance Risk Fund - \$11,625; Health Fund - \$4,093; and 4B Fund -\$34,450.

The motion carried.

END OF CONSENT AGENDA

**Consideration of a Variance Request to the
Lewisville City Code, Section 9.5-212-
Prohibited Signs (h) Off-Premise Signs, for
Bramhall Properties LLC; to be Located at
320 West Main Street, as Requested by
Thomas Bramhall, MD, and Matthews
Southwest the Property Owners**

(Agenda Item G-6)

324 W. Main Street, located behind the Matthews Southwest headquarters at 320 W. Main Street, contains dermatology and ENT offices and has no street frontage on which to place a sign. Matthews Southwest went before the Old Town Design Review Committee (OTDRC) on January 26, 2015, for approval of a monument sign, which 324 W. Main Street would like to co-locate on. The OTDRC recommended approval of the off-premise sign at their January 26, 2015, meeting.

The City staff's recommendation was that the City Council approve the requested variance as set forth in the caption above.

Nika Reinecke, Director of Economic Development/Planning and Marcus Shropshire, 1001 Baldwin, Dallas, Texas, were both present to respond to any questions posed by the City Council.

MOTION: Upon a motion made by Councilman Tierney and seconded by Mayor Pro Tem Gilmore, the Council voted five (4) "ayes" and no (0) "nays" to approve a variance request to the Lewisville City Code, Section 9.5-212-Prohibited Signs (h) Off-Premise Signs, for Bramhall Properties LLC to be located at 320 West Main Street, as requested by Thomas Bramhall, MD, and Matthews Southwest the property owners. The motion carried.

Consideration of Ordinance No. 4158-02-2015 Amending the Lewisville Code of Ordinances, Chapter 16, Utilities, by Adding Article IX, Municipal Setting Designations, Providing a Process for Establishing Municipal Setting Designations Ordinances to Prohibit Certain Contaminated Groundwater from Potable Use

(Agenda Item G-7)

In October 2014, staff conducted two workshop sessions with City Council to introduce and discuss Municipal Setting Designations (MSD). Council directed staff to proceed with development of an ordinance to establish a process for application for MSD that enables case-by-case consideration by Council of such requests. Staff has prepared the ordinance and is seeking approval of Council.

The City staff's recommendation was that the City Council approve the ordinance establishing a procedure for consideration of MSD applications as set forth in the caption above.

Deputy Mayor Pro Tem Ferguson advised that the last time this had been discussed he had been a perspective party to that particular location; and therefore had recused himself. He further advised that as this item was just for the development of an ordinance to establish a process for applications for MSD that enables case-by-case consideration by Council, he would be able to vote on this item.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas, Amending the Lewisville Code of Ordinances, Chapter 16, Utilities, by Adding Article IX, Municipal Setting Designations, Providing a Process for Establishing Municipal Setting Designation Ordinances to Prohibit Certain Contaminated Groundwater From Potable Use; Providing for Severability; Providing a Penalty; Providing an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Mayor Pro Tem Gilmore and seconded by Councilman Tierney, the Council voted five (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4158-02-2015**, as captioned previously. The motion carried.

Reports

(Agenda Item H)

- Mayor Pro Tem Gilmore group that formed last year associates of the Lewisville Senior Activities Center had held fundraisers that provided 17 iPads for the Senior Center. He advised that they had also created a program that reached out to the High School for seniors to teach seniors.
- At the request of Deputy Mayor Pro Tem Ferguson, James Kunke gave an update on the upcoming events at the MCL Grand Theatre.
- Mayor Ueckert thanked the officer for being present.

There were no additional reports at this time.

Mayor Ueckert adjourned the regular session of the Lewisville City Council into Closed Session at 7:25 p.m. Monday, February 16, 2015, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item I)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:25 p.m. on Monday, February 16, 2015, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

Section 551.071 (Consultation with Attorney):

1. Legal Issues Related to the Construction of the Old Town Park Plaza

Section 551.072 (Real Estate):

2. Property Acquisition

Section 551.087 (Economic Development):

3. Deliberation Regarding Economic Development Negotiations

The Closed Session was adjourned at 7:44 p.m. on Monday, February 16, 2015.

**Reconvene into Regular Session and
Consider Action, if any, on Items Discussed
in Closed Session**

(Agenda Item J)

Mayor Ueckert reconvened the Regular Session of the Lewisville City Council at 7:44 p.m. on Monday, February 16, 2015, in the Council Chambers of the Lewisville City Hall.

Mayor Ueckert opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item K)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Mayor Pro Tem Gilmore, the Council voted five (4) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 7:44 p.m. on Monday, February 16, 2015. The motion carried.

These minutes approved by the Lewisville City Council on the 16th day of March, 2015.

APPROVED

Dean Ueckert
MAYOR

ATTEST:

Julie Heinze
CITY SECRETARY



35EXPRESS PROJECT UPDATE

FM 407



FM 407

FM 407 being constructed in three phases

Phase 1 Construct new southbound frontage road (Dec. 2013 – Summer 2014)

Phase 2 Construct southbound 35E mainlane bridges and retaining walls, demolish existing bridge (Summer 2014 through mid to late 2015)

Phase 3 Construct northbound 35E mainlane bridges over FM 407 and retaining walls (mid to late 2015 through summer 2016)

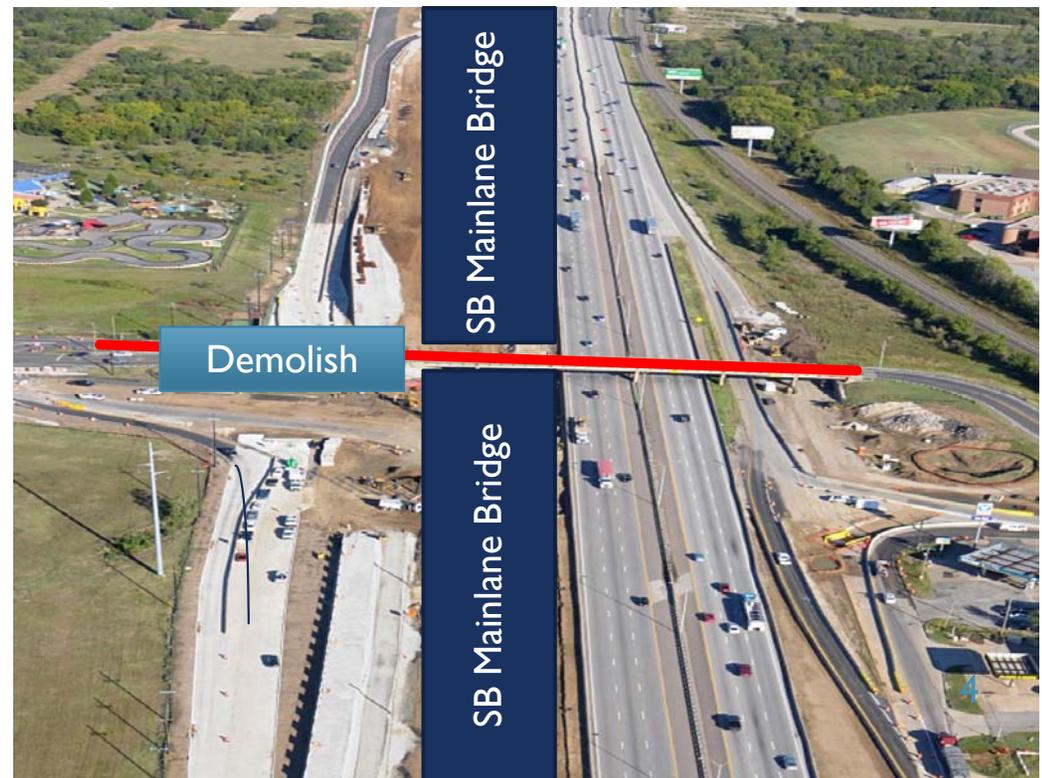
FM 407 PHASE I: NEW SOUTHBOUND FRONTAGE ROAD

- Crews have completed the temporary/permanent southbound frontage road north and south of FM 407
- The southbound exit ramp to the frontage road has been relocated
 - New exit ramp to FM 407 relocated south of Garden Ridge Boulevard, entrance ramp to southbound I-35E relocated north of Bogard



PHASE 2: FM 407

- Construct southbound mainlane bridges
- Demolish FM 407 bridge
 - April 2015
 - East- and westbound FM 407 traffic will be detoured along Valley Ridge and Garden Ridge



PHASE 3: FM 407

- Mid-to-late 2015
 - FM 407 through traffic restored to one lane in each direction by end of 2015.
 - Begin constructing northbound mainlane bridge over FM 407
- Summer 2016
 - Shift northbound 35E traffic to the new northbound 35E bridge.
 - FM 407 Complete
 - Open all lanes of FM 407 to traffic

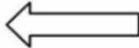




FM407/Justin Road Construction Animation



Animation Key

-  Traffic Lane
-  Demolition
-  Construction
-  Earthwork



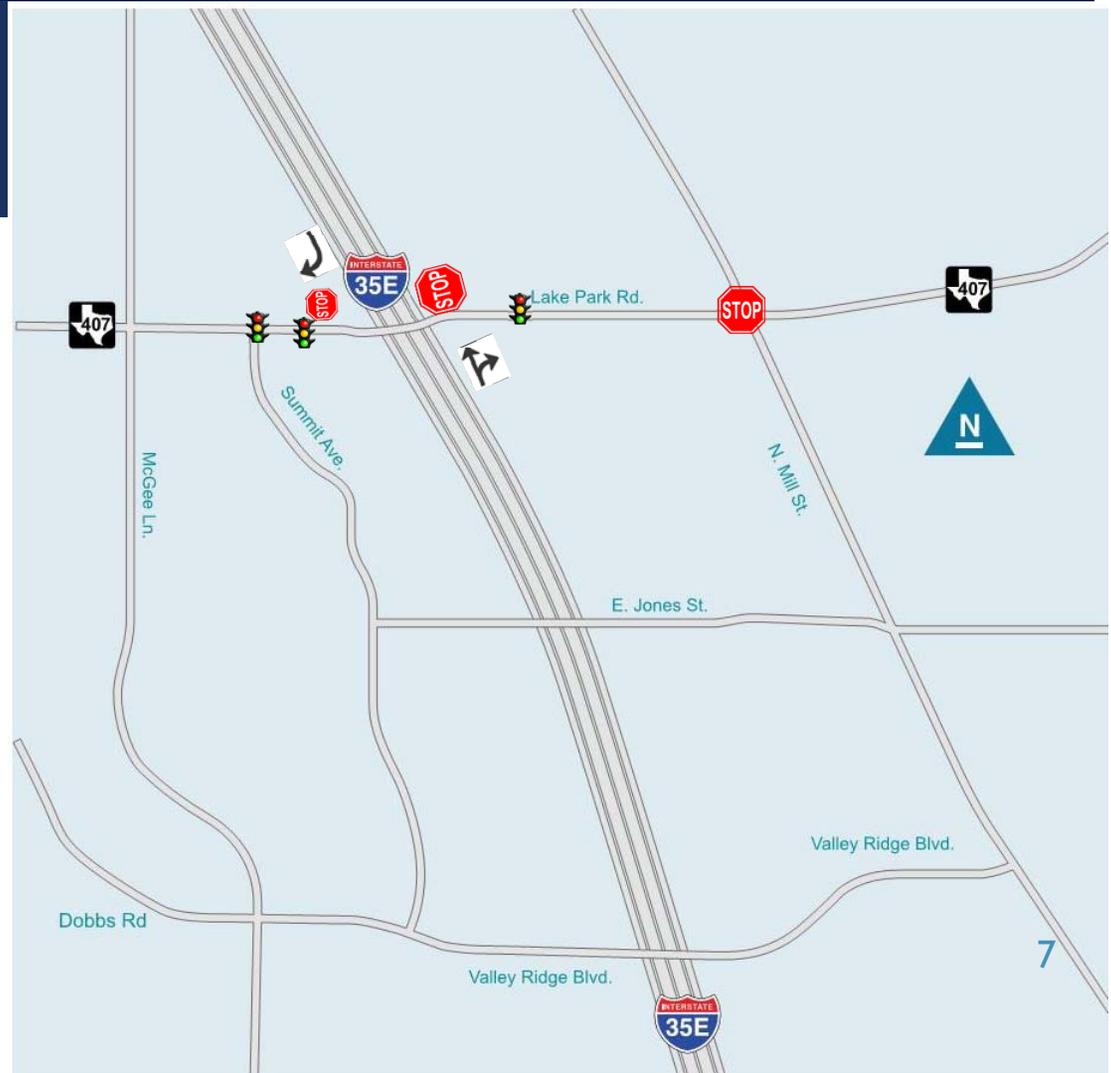
TRAFFIC CONTROL PRIOR TO DEMOLITION

Southbound

- Right turn only at FM 407 and southbound frontage road
- Signalized intersection at Summit Avenue

Northbound

- Continue straight on the northbound frontage road or turn only onto eastbound FM 407/Lake Park Drive
- Signalized intersection at Lake Park Drive/FM 407
- Four-way stop sign at Mill Street



WESTBOUND FM 407 THROUGH TRAFFIC

To continue west on FM 407, westbound motorists will be detoured south on Mill Street, west on Valley Ridge Boulevard north on Summit Avenue and west on FM 407.



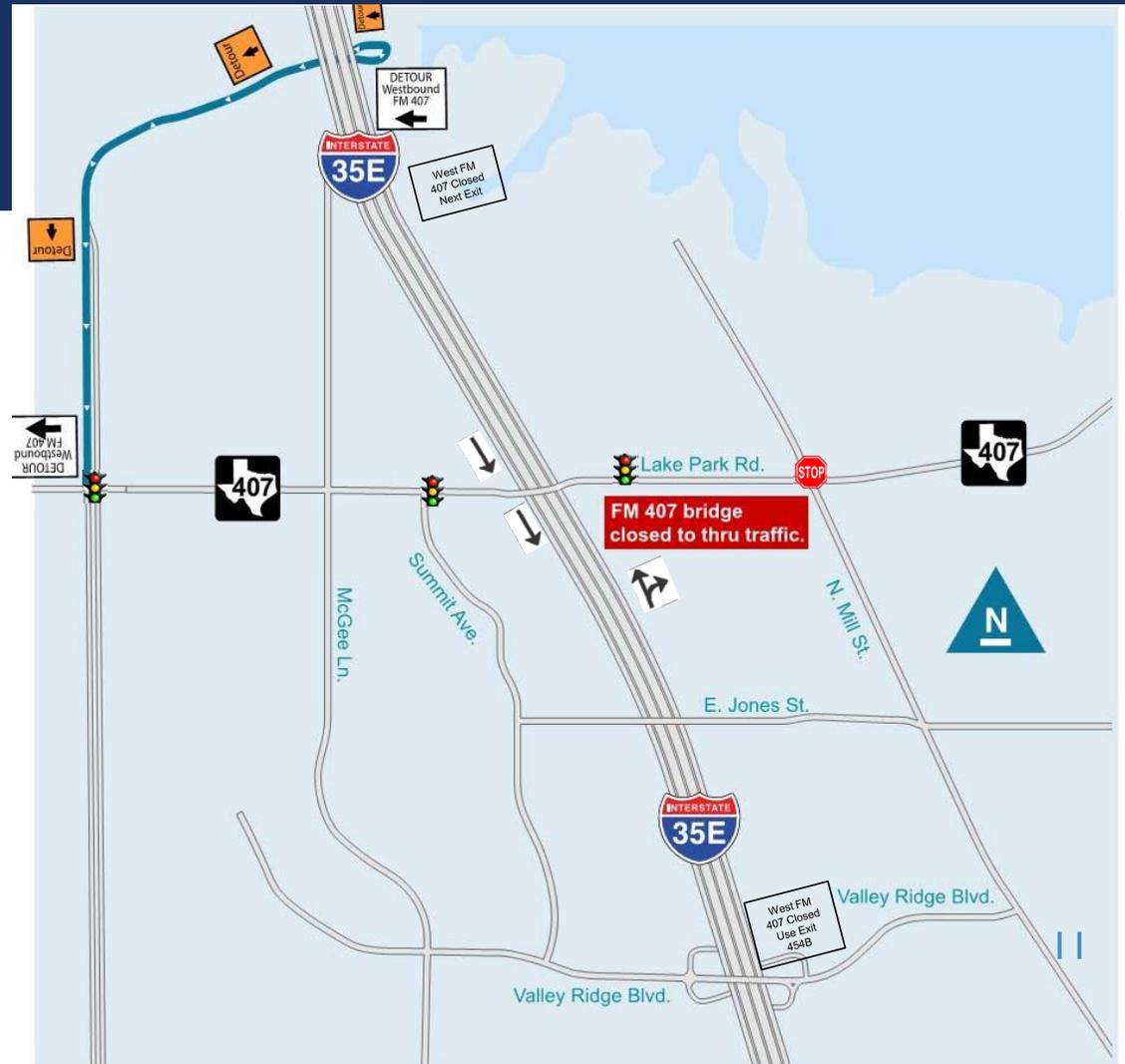
SOUTHBOUND I-35E TO EASTBOUND FM 407

Southbound I-35E motorists wanting to access eastbound FM 407/Lake Park Road will take the existing FM 407 exit, go west on FM 407, south on North Summit Avenue, east on Valley Ridge Boulevard over the interstate and north on the frontage road to east FM 407/Lake Park Drive.



NORTHBOUND I-35E TO WESTBOUND FM 407

Northbound I-35E motorists wanting to access westbound FM 407 will exit at Garden Ridge Boulevard, continue west across the Garden Ridge Boulevard bridge, continue south to westbound FM 407.



NEW RAMP CONFIGURATIONS

Exit ramp at Garden Ridge moves north of Bogard

Exit ramp near Eagle Point Road from frontage road

New entrance ramp north of FM 407

Realigned exit ramp north of KCS RR

Exit ramp south of Grandy's



FM 407 – FROM BRIDGE TO ROADWAY



FM 407 – FROM BRIDGE TO ROADWAY

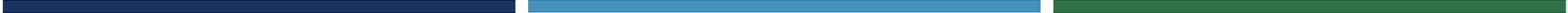
Before construction



Completion of FM 407 - Summer 2016



Three lanes of traffic in each direction will be maintained on I-35E.



GARDEN RIDGE BRIDGE



GARDEN RIDGE



Garden Ridge Current Condition



GARDEN RIDGE PHASING



East-west traffic will not be severed during construction

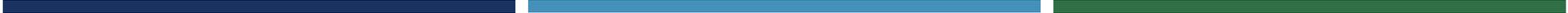
Phase 1: Late 2014 – through Summer 2015
Begin working on south half of new bridge



Phase 2: Summer 2015
The new south side of the bridge is complete. Place traffic onto the new south side of the Garden Ridge bridge.
Demolish old Garden Ridge bridge and headerbanks.
Work begins on the new north side of the bridge.

Phase 3: Spring 2016
New bridge opens to traffic





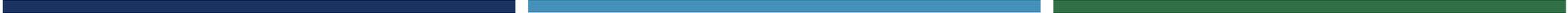
OUTREACH PLAN



OUTREACH PLAN

- Week of March 1 – begin boots on the ground outreach to businesses along FM 407 and I-35E approaching FM 407
- 30 Days Out - Send news release out, place closure and detour information in eNewsletter, website, and social media platforms (35express, Lewisville, Highland Village)
 - Message boards placed along FM 407 and I-35E
 - Partner with James Kunke to push information out on billboards and in City of Lewisville publications
 - Messages on dentonradio.com
 - Work with local media for story placements
- One week out – Send out news release, continue to push information out via eNewsletter, website and social media platforms (35express, Lewisville, Highland Village)
- One day out – Send media alert out, follow-up calls to media, continue to push information out via special blast to eNewsletter database, website and social media platforms (35express, Lewisville, Highland Village)



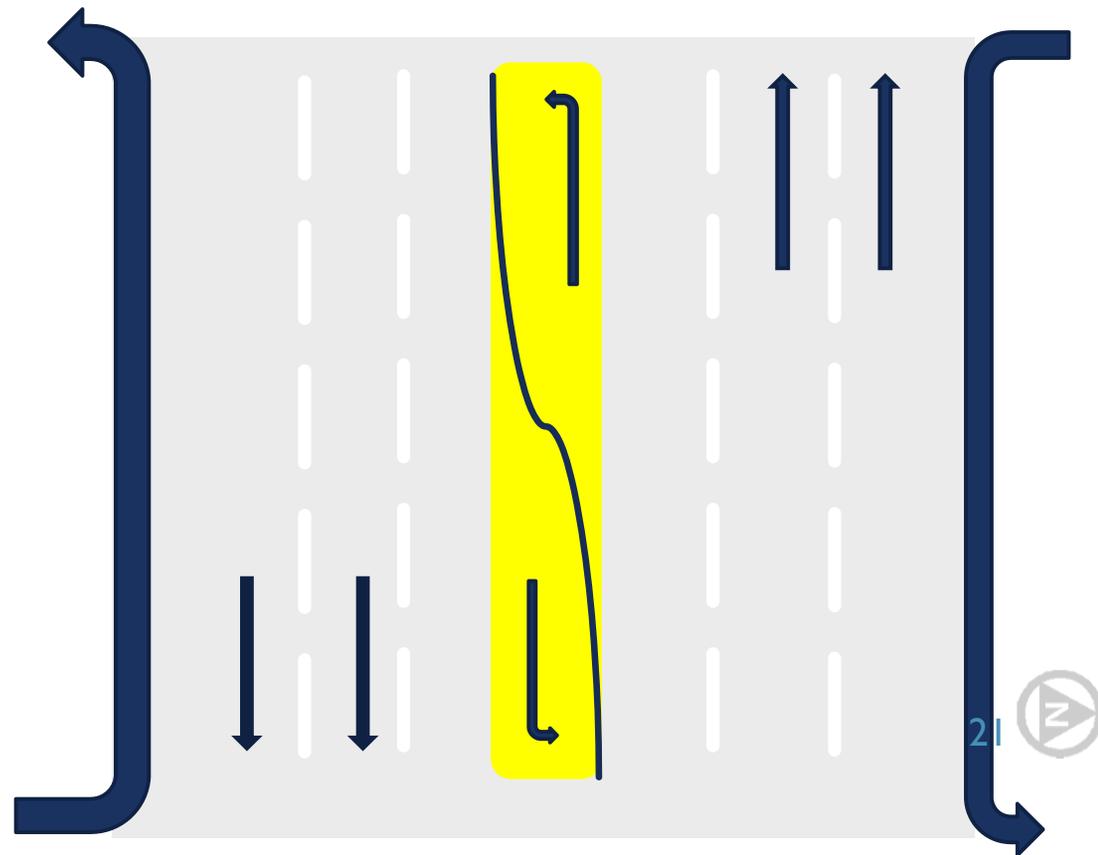


QUESTION AND ANSWER



FM 407 – FROM BRIDGE TO ROADWAY

- Flows underneath I-35E
- Two through eastbound lanes and one dedicated left turn lane
- Two through westbound lanes and one dedicated left turn lane



**Before
construction**



Summer
2014



Construct new
southbound
frontage road



Current Condition



Creates room for new southbound mainlanes



Thru traffic detoured through FM 407



Frontage Road traffic moved to new southbound frontage road



April 2015

AFTER FM 407 IS CLOSED FOR DEMOLITION, SIGNALIZED INTERSECTIONS AT SBFR AND NBFR WILL BE MODIFIED TO CREATE 'FREE-FLOW' CONDITIONS





April – June 2015

And final span of new bridge



Remove header

Construct new southbound frontage road

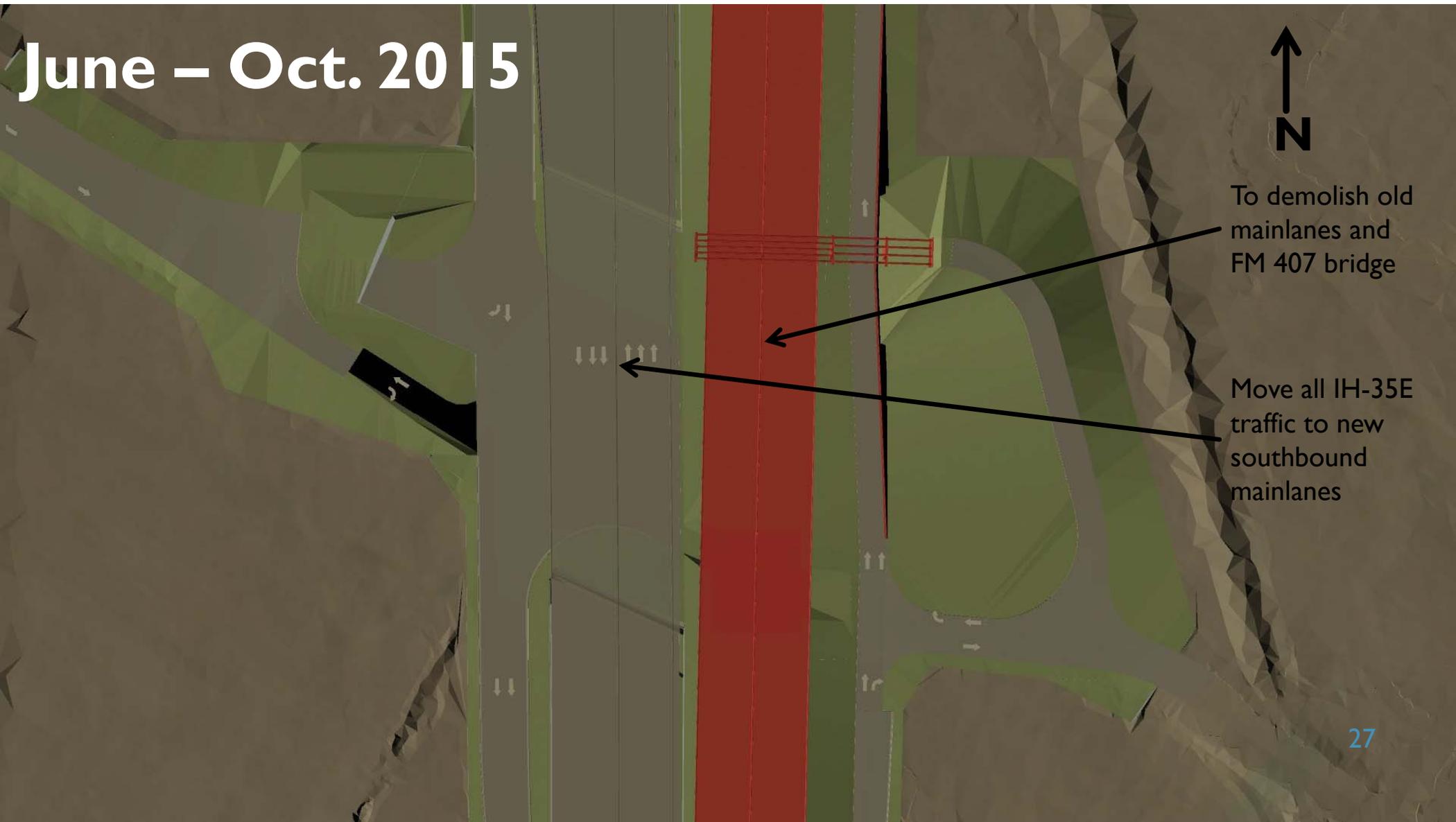


June – Oct. 2015



To demolish old mainlanes and FM 407 bridge

Move all IH-35E traffic to new southbound mainlanes



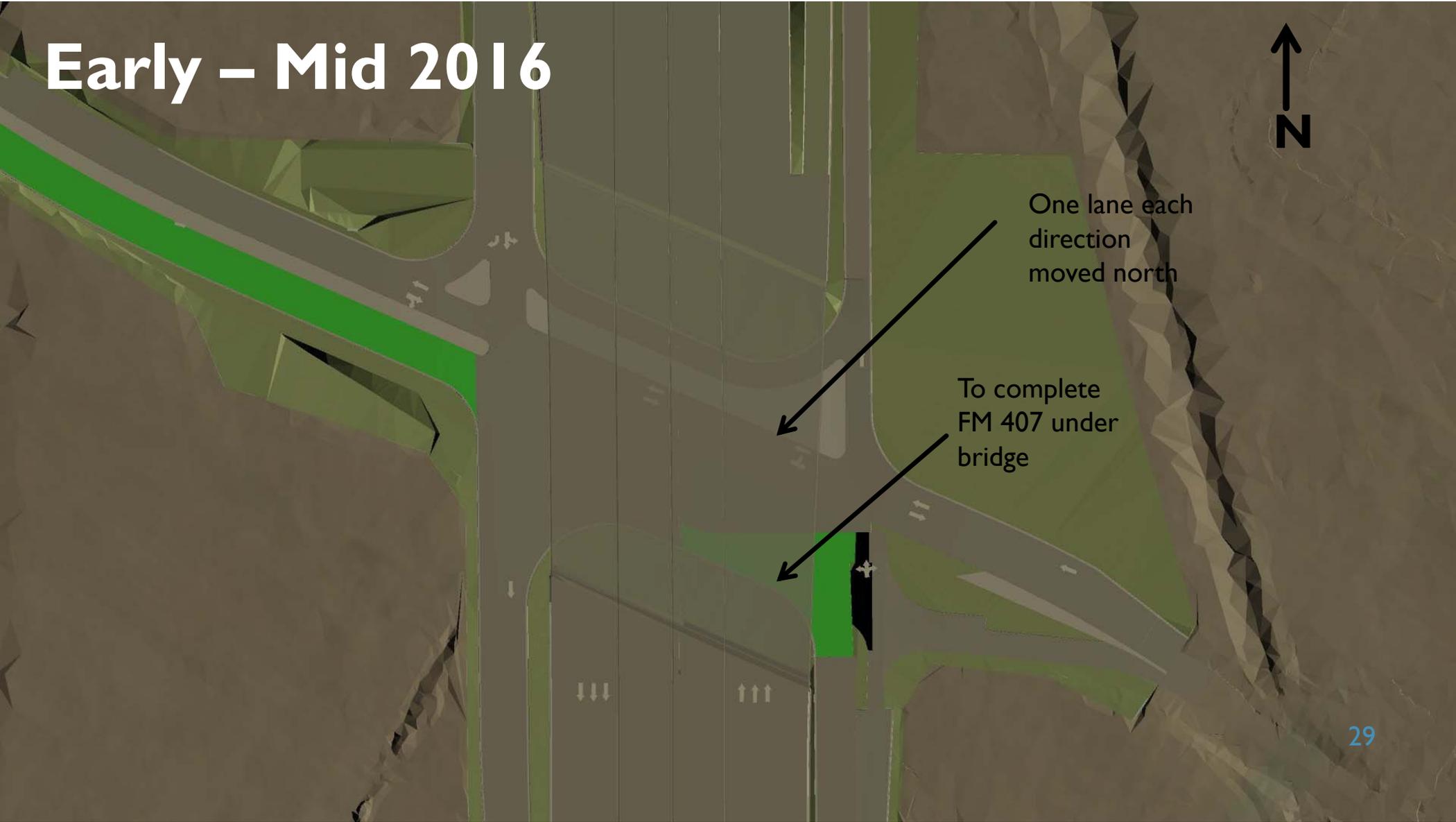
Oct. – Dec. 2015



While
constructing
FM 407

One lane each
direction on
temporary pavement
placed once demolition
of old highway
completed (shown in
previous slides)

Early – Mid 2016



One lane each direction moved north

To complete FM 407 under bridge

Early – Mid 2016



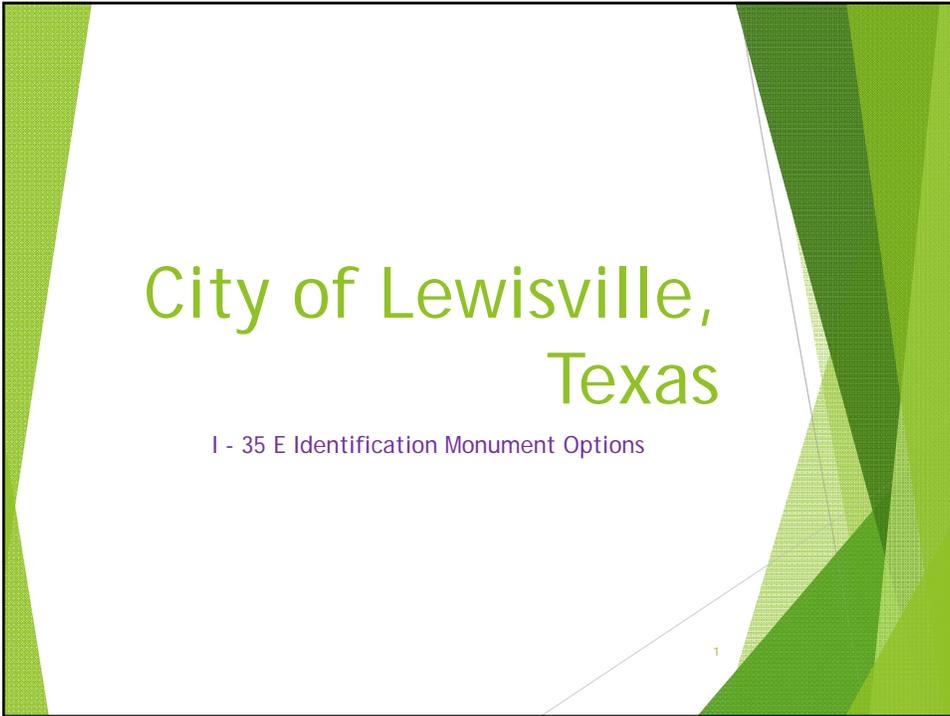
Complete east
side FM 407



Summer 2016



Construction complete



Costs & Considerations TXDOT Installed Monuments (Options 1a & 1b)

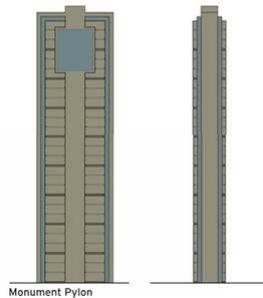
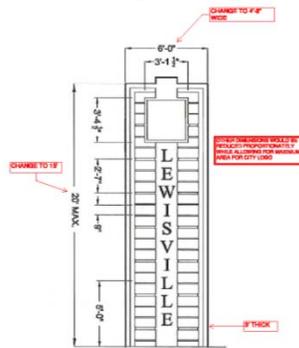
- ▶ All Monument Signage Along the Corridor Installed Within TXDOT ROW Required to Conform to the Same Design & Standards (20' & 15' Options)
- ▶ 20' Monument Cost - \$115,000 ea.
- ▶ 15' Monument Cost - \$80,000 ea.
- ▶ Local Government is Responsible for Maintenance after Construction (Requires TXDOT Maintenance Agreement)
- ▶ Up Lit on Front Side
- ▶ City Logo can be Permanent or Removable
- ▶ North City Limits, Painted in **Lake Zone** Color Palate
- ▶ South City Limits, Painted in **Urban Zone** Color Palate

3

TXDOT Approved Monument Elevations & Dimensions

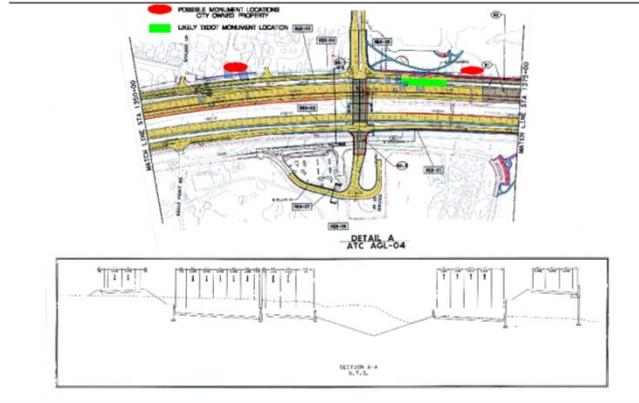
Option #1a - 20' Tall, 6' Wide, 3' Thick
Option #1b - 15' Tall, 4.5' Wide, 3' Thick

Lake Zone Colors



4

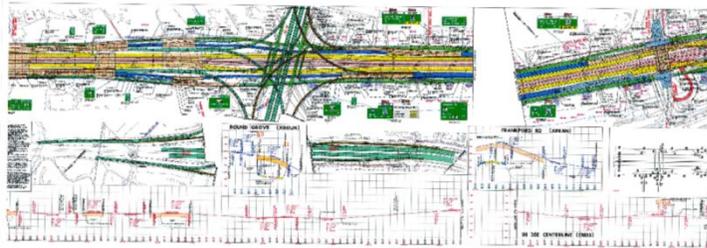
Monument Location South Bound (North City Limits)



Garden Ridge



No Clear Monument Location North Bound (South City Limits)



7

Other Cities Along the Corridor

- ▶ To Date Town of Hickory Creek is the Only Entity to Choose Standard TXDOT Monument Signage. (1-15' Monument).
- ▶ Corinth has indicated they are considering two 15' TXDOT monuments, (North Bound & South Bound).
- ▶ Carrollton Has Chosen to Delay a Decision on Monument Signage. In both proposed Carrollton locations, Phase 1 Construction is Temporary, so Lends Itself to Postponed Construction.
- ▶ No other Commitments along the Corridor.

8

City of Lewisville Options Recap

1a: TXDOT Standard 20' Tall Monuments, Construct with Phase 1 Construction, 1ea NB & SB Near City Limits*

1b: TXDOT Standard 15' Tall Monuments, Construct with Phase 1 Construction, 1ea NB & SB Near City Limits*

2: Delay TXDOT Monuments Until Phase 2 Construction. (Could add Cost due to Inflation and Construction Near Existing Permanent Roadway Improvements.

3: Design and Construction of Alternate Monuments. (Would require construction outside of TXDOT ROW, in an easement on private property. No way to estimate cost due to easement & design cost and is dependent on size and design specifics)

4: No Monuments

* Can mix or match monument sizes or choose to only install one monument.

9

Staff Recommendation

Design and Construct Alternate Monument Near North City Limit at a later date. (Would require construction outside of TXDOT ROW, in an easement on private property. No way to estimate cost due to easement & design cost and dependent on size and design specifics).

Postpone Decision for South City Limits Until After Phase 1 Construction. Work With TXDOT or NTTA at that Time to Place a Monument in Right of Way as there is no Clear Location Outside of the ROW Until Just South of Corporate Drive Due to Ramping and Floodplain.

1. Ability to Custom Design Monuments to Match Branding and Marketing Theme.
2. More Flexibility to Place Monuments in Strategic Visible Locations. City Already Owns Possible Locations Near North City Limits.
3. TXDOT May be More Flexible with Regard to Design Options Outside of Existing AGL Agreement for South City Limit Location.

10