



COUNCIL MEMORANDUM

From: The Office of the City Manager

Date: 2-19-2007

Subject: Agenda Item No. D.2

Consider adopting Resolution No. 2007-024 stating the City's standards regarding streetscape and amending Resolution No. 89-011 regarding color and type of street light standards and color of traffic signal poles and take appropriate action.

EXPLANATION:

Last year, the City Council created the Branch Revitalization Task Force to explore ways to make the City become more attractive for retail and residential development and redevelopment, and on December 11, 2006 the task force presented the City Council with their recommendations. One recommendation was "pursuing infrastructure and streetscape enhancements that will improve the aesthetics of the neighborhoods. These included items such as landscaping, bridge enhancements, boulevard banners, hardscape improvements to screen utility structures, and benches."

A set of streetscape standards has been developed to enhance neighborhoods, create a sense of identity, and further neighborhood pride. The streetscape standards address street name signs, benches, and trash receptacles, streetlights, and traffic signal poles. The street name sign will continue to be white letters on a red background; there will be a bronze-colored accent frame around the street name. The pole will be bronze-colored and have a fluted base and acorn-shaped finial on top. The neighborhood's name will be included. The neighborhood's name will be based on the subdivision's platted name, the name commonly used by the neighborhood's residents, or a name designated by the City Council.

The style of benches, trash receptacles, and recycling receptacles to be used along neighborhood streets is identified. The street furniture will be bronze-colored.

Specific streetscape standards appropriate for urban villages are established for the transit station area, the Mira Lago development, and Mercer Crossing. An ornamental style of streetlight will be used along the local streets planned for the transit station area, the Mira Lago development, and Mercer Crossing and the traffic signal poles shall be bronze-colored.

The adoption of the streetscape standards does not constitute an obligation to install or construct any of the improvements. Installation or construction of any of the improvements will be based on available funds and City Council direction. The City Council will grant exceptions when and where deemed appropriate. Neighborhoods may also choose to participate financially in the program to expedite having streetscape enhancements installed in their neighborhoods.

RECOMMENDATION:

Staff recommends adopting Resolution No. 2007-024 stating the City's standards regarding streetscape and amending Resolution No. 89-011 regarding color and type of street light standards and color of traffic signal poles.

ACTION BY COUNCIL:

1. Motion to adopt Resolution No. 2007-024 stating the City's standards regarding streetscape and amending Resolution No. 89-011.
2. Any other action desired by City Council.

LG/GV/JVM/nd

Attachments: 1. Information Memorandum
2. Resolution No. 2007-024
3. Resolution No. 89-011



INFORMATION MEMORANDUM

TO: Office of the City Manager
FROM: Jerome V. Murawski, Jr., P.E., City Engineer
DATE: February 7, 2007
SUBJECT: Streetscape Standards

Most of the recommended Streetscape Standards are self-explanatory; however, following is additional information on two of the recommended standards.

Ornamental Streetlights

The streetscape standards relative to the ornamental streetlight is proposed for the urban villages in the Transit Station area, the Mira Lago development, and Mercer Crossing and not other neighborhoods throughout the rest of the City. The adoption of the proposed streetscape standards does not prevent the City from installing the selected streetlights at other locations; however, the residential areas already have streetlights. Some neighborhoods had distinctive streetlights installed when the neighborhoods were developed and there is not a compelling reason to change those streetlights. Many neighborhoods have streetlights suspended from utility poles.

While the streetlights suspended from utility poles may not have been particularly aesthetically pleasing when first installed, the eventual maturation of the trees have virtually camouflaged the utility poles making them undistinguishable. To undertake a program of replacing neighborhood streetlights with the selected streetlights would be a significant undertaking in cost and time. The selected streetlights are designed for underground wiring. To replace streetlights in most neighborhoods would require the acquisition of easements for the installation of underground wiring where the existing streetlights are on utility poles. In neighborhoods where the existing wiring is underground, the wiring would have to be upgraded/replaced to meet the current electrical codes. When reviewing the available ornamental streetlights available from TXU Delivery, none had the structural ability to support WiFi appurtenances; consequently the selected ornamental streetlights cannot support WiFi appurtenances.

Traffic Signal Poles

The proposed streetscape standards designate the bronze-color for the traffic signal poles in the Transit Station area, the Mira Lago development, and Mercer Crossing so that the color will be compatible with the selected street furniture and streetlights. Other parts of the City were not included because the traffic signal poles were painted white per Resolution No. 89-011. Since those poles have a distinctive color, there did not seem to be a compelling reason to change the color. Additionally, some poles have factory applied powder-coated white paint. To apply a bronze-colored paint that will not peel off within a year, the pole must be sandblasted prior to painting. Protecting vehicles from the sandblasting debris at busy intersections would be very difficult.



RESOLUTION NO. 2007-024

ADOPTING STREETScape STANDARDS FOR THE CITY AND
AMENDING RESOLUTION NO. 89-011 RELATIVE TO THE COLOR
AND TYPE OF STREETLIGHT STANDARDS AND THE COLOR OF
TRAFFIC SIGNAL POLES.

- WHEREAS, distinctive streetscape features such as signage, street furniture, streetlights, can enhance neighborhoods, create a sense of identity, and further neighborhood pride; and
- WHEREAS, distinguishing streetscape improvements can bring value to the City by enhancing the City's image and improving the community's quality of life; and
- WHEREAS, unique streetscape improvements makes cities more livable and beautiful; and
- WHEREAS, the Branch Revitalization Task Force recommended adoption of streetscape standards for the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:

SECTION 1. The City Council does hereby adopt the streetscape standards contained in Attachment No. 1.

SECTION 2. Resolution No. 89-011 is hereby amended regarding the color and type of streetlights and the color of traffic signal poles as follows:

Section 2. The color of traffic signal poles shall be white at intersections on major thoroughfares. The color of traffic signal poles shall be bronze color within the Transit Station area, Mercer Crossing area, and the Mira Lago development. Repainting of existing traffic signal poles shall occur based on available funds and City Council direction.

Section 5. The streetlights within the Transit Station area, Mercer Crossing area, and the Mira Lago development shall be the style shown on Exhibit "B" as installed, operated, and maintained by TXU Electric Delivery.

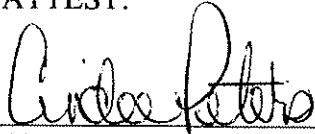
SECTION 3. All other provisions of Resolution No. 89-011 not hereby amended shall remain in full force and effect.

RESOLUTION NO. 2007-024

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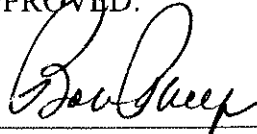
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, THIS 19TH DAY OF FEBRUARY 2007.

ATTEST:



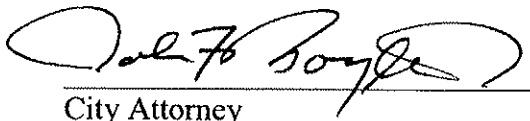
Cindee Peters, City Secretary

APPROVED:



Bob Phelps, Mayor

APPROVED AS TO FORM:



City Attorney

Attachment No. 1
CITY OF FARMERS BRANCH STREETSCAPE STANDARDS

Street Name Signs: Street names signs in residential neighborhoods shall have a minimum of 4" high white letters on a red background, with the neighborhood name. The street name sign and pole shall be bronze color and the style shown on Exhibit "A". The neighborhood's name shall be designated by the City Council generally based on the following:

- The subdivision's general or main name shall be used for the neighborhood's name for subdivisions with platted names that include numbers, phases, and installments. Two examples are:
 - "Brookhaven" shall be the neighborhood name for Brookhaven Estates Nos. 1 through 14,
 - "Valwood Park" shall be the neighborhood name for the Valwood Park Phases 1 through 6 and First through Fourth Installments.
- The name commonly used by the residents of the subdivision or neighborhood (i.e. "Valley View Park" is the name used by the residents of Brookhaven Estates No. 15);
- Previous designation by the City Council such as "Branch Crossing".

The signs shall be installed in compliance with the Manual of Uniform Traffic Control Devices at opposing corners of an intersection within the neighborhood based on available funds and City Council direction.

Traffic Signal Poles: The color of traffic signal poles shall be bronze color within the Transit Station area, Mercer Crossing area, and the Mira Lago development. Repainting of existing traffic signal poles shall occur based on available funds and City Council direction.

Streetlights: The streetlights along the local streets within the Transit Station area, Mercer Crossing area, and the Mira Lago development, shall be the style shown on Exhibit "B" as installed, operated, and maintained by TXU Electric Delivery. The streetlights along major thoroughfares within the Transit Station area, Mercer Crossing area, and the Mira Lago development shall be the "kim" type fixtures (shoebox style) on anodized bronze poles. Replacement of streetlights existing streetlights shall occur based on available funds and City Council direction. (Res. No. 89-011, Amended)

Street Furniture: The benches, trash receptacles, and recycling receptacles that are placed in the Transit Station area, Mercer Crossing area, and Branch Crossing shall be bronze color and the style shown on Exhibits "C", "D", and "E" respectively. Street furniture shall be placed based on available funds and City Council direction.

The adoption of the City of Farmers Branch Streetscape Standards shall not constitute an obligation on the part of the City to install or construct any of the improvements herein identified. Installation or construction of any of the improvements shall be based available funds and City Council direction. The City Council shall grant exceptions when and where deemed appropriate.

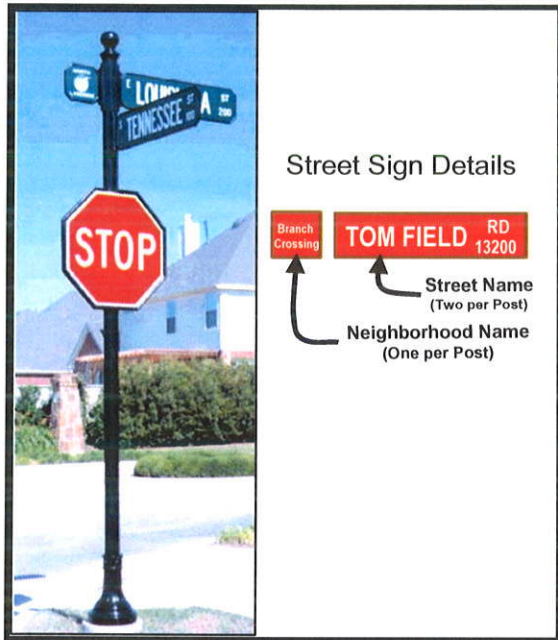


Exhibit "A"

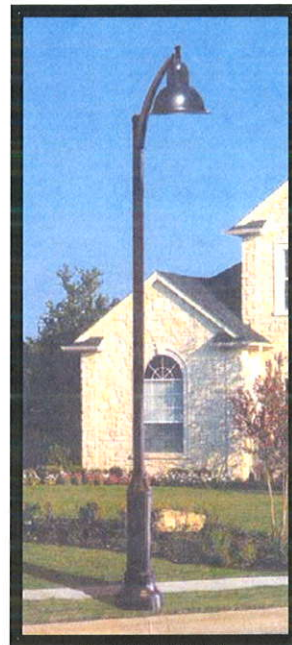


Exhibit "B"



Exhibit "C"



Exhibit "D"



Exhibit "E"



RESOLUTION NO. 89-011

RESOLUTION STATING THE CITY'S POLICY REGARDING THE COLOR AND TYPE OF STREET LIGHT STANDARDS AND THE COLOR OF TRAFFIC SIGNAL POLES.

WHEREAS, it is the desire of the City of Farmers Branch to establish a policy for the color and type of street light standards and the color of traffic signal poles to provide a uniform "streetscape"; and,

WHEREAS, it is the desire of the City of Farmers Branch to provide uniformity in the appearance of street light standards and traffic signal poles.

WHEREAS, the street lights are installed, operated and maintained by TU Electric Company; and

WHEREAS, the vast majority of street lights throughout the City are "cobra head" type fixtures on galvanized or aluminicolor steel poles; and

WHEREAS, a major street light replacement program would present a major capital expenditure.

NOW THEREFORE BE IT RESOLVED, by the City of Farmers Branch, Texas that:

SECTION 1. The City Council does hereby establish that street lights shall be "cobra head" type fixtures on galvanized steel poles on major thoroughfares.

SECTION 2. The color of traffic signal poles shall be white at intersections on major thoroughfares.

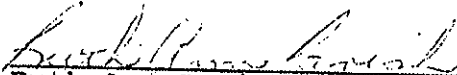
SECTION 3. The street lights on Marsh Lane from Valley View Lane north, shall be "kim" type fixtures on anodized bronze poles and the traffic signal poles shall be bronze color. This exception is to provide consistency of streetscape appearance with lights and poles installed on Marsh Lane in agreement with the Town of Addison.


SECTION 4. The street lights on William Dodson Parkway shall be "kim" type fixtures on anodized bronze poles. This exception is to provide a consistent design element with the parking lot of the City Hall. The street and the parking lot combine to create a grand boulevard entrance to the City Hall complex.

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RESOLUTION NO. 89-011

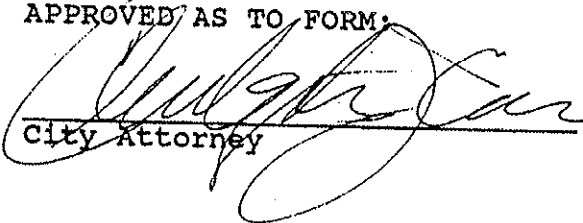
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, this the 6th day of March, 1989.

ATTEST:


Ruth Ann Parish, City Secretary


David D. Blair, Mayor

APPROVED AS TO FORM:


City Attorney

RES89011/ENGLEGAL/ENG

Minutes for Res. 89-11

- A.2 APPROVED THE REQUEST BY BRIAN BIRDSOING AND IDALIA CHAPPA (BARRERA) FOR FINAL PLAT APPROVAL OF TOTAL LAWN CARE ADDITION LOCATED BETWEEN BEE STREET AND ELDER STREET, SOUTH OF HAVENHURST STREET IN THE PD-34 ZONING DISTRICT.
- B.4 ADOPTED RESOLUTION NO. 88-178 ESTABLISHING OPERATIONAL PERMIT FEES FOR HOT TRUCKS.
- B.6 AUTHORIZED THE ADVERTISEMENT FOR BIDS FOR THE REMOVAL OF ASBESTOS CONTAINING BUILDING MATERIALS FROM FIRE STATION NO. 1.
- B.7 AUTHORIZED THE ADVERTISEMENT FOR BIDS FOR NEW OR REPLACEMENT RADIO EQUIPMENT.
- B.8 AUTHORIZED THE ADVERTISEMENT FOR BIDS FOR WATER METERS AND STRAINERS FOR THE UTILITY DIVISION OF THE PUBLIC WORKS DEPARTMENT.
- C.1a CONSIDER ADOPTING RESOLUTION NO. 89-031 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HDR ENGINEERING, INC., FOR THE LANDFILL GAS EVALUATION PROJECT.

Mayor Blair recognized Mark Pavageaux, Director of Public Works. Mr. Pavageaux responded to a question of what would the engineering firm, HDR, be doing and of the interest of the city of recovering methane gas. The Public Works Department has been involved in discussions with Waste Management of North America concerning the development and production of methane gas generated in the City's Camelot Landfill. The captured methane gas will be transported across the Trinity River to their electric power generating plant located on Waste Management's DFW landfill. Waste Management has proposed to fund all aspects of the project. The City Staff interviewed several engineering firms to assist the City in the proposed Landfill Gas Evaluation Project and is recommending HDR, Engineering, Inc. The cost of the consultant's services will not exceed \$7,000.00.

After some discussion of the possible source of revenue for the city, a motion by Mayor Pro Tem Davis, a second by Councilman Pyle, all voting "aye", adopted Resolution No. 89-031 that authorizes the City Manager to enter into a contract with HDR Engineering, Inc. for consulting engineering services on the Landfill Gas Evaluation Project, and with the cost for the consultant's services to not exceed \$7,000.00.

- C.1b. CONSIDER ADOPTING RESOLUTION NO. 89-011 STATING THE CITY'S POLICY REGARDING THE COLOR AND TYPE OF STREET LIGHT FIXTURES AND THE COLOR OF TRAFFIC SIGNAL POLES AND TAKE THE APPROPRIATE ACTION.

Mayor Blair gave the following information from a memo from the Staff. The City is establishing policy on two important elements of its "streetscope", namely, street lights and traffic signals. Resolution No. 89-011 provides that traffic signal poles will be white in color and that street lights on thoroughfares with two exceptions, will be "cobra head" fixtures on galvanized steel poles. The exceptions provide for "kim" fixtures on anodized bronze poles on William Dodson Parkway and on Marsh Lane north of Valley View Lane. The City Engineer recommends that Resolution No. 89-011 be adopted to establish a policy for the color and type of street light fixtures and the color of traffic signal poles.

Mr. Marty Giehrl, 3404 Bevann, asked whether or not Mustang Trails was an exception of this policy proposal.

Mayor Blair recognized Jerry Murawski, City Engineer, to answer the question.

Mr. Murawski explained that Mustang Trails Park was an exception to the proposal because of being a park. He stated that the proposed policy was for thoroughfares only and that Mustang Park will remain as it is.

Mr. Giehrl commented that he did not think the galvanized steel looked very good.

There followed a discussion of the astronomical cost to replace all the existing poles in the city. This policy would only apply to the major thoroughfares of the city and would be painted only as needed.

A motion by Mayor Pro Tem Davis, a second by Councilman Moses, all voting "aye", adopted Resolution No. 89-011 stating the policy of the color and type of street light fixtures and the color of traffic signal poles.

C.1 CITY MANAGER REPORTS.

City Manager Richard Escalante gave an informative report of the happenings and status of the various projects in the departments of the city.

- C.2 SITE PLAN: CONSIDER REQUEST OF PRENTISS PROPERTIES, LTD FOR SITE PLAN APPROVAL OF A SIGNAGE PACKAGE FOR PARK WEST PHASE III LOCATED AT THE SOUTHWEST CORNER OF IH635 AND LUNA ROAD WITHIN THE PLANNED DEVELOPMENT NO. 60 ZONING DISTRICT AND TAKE APPROPRIATE ACTION.

Mayor Blair presented the following information for consideration. Park West Phase III is located in the PD-60 zoning district, which allows office park related uses. The Doubletree Hotel, which is currently under construction at the southwest corner of Luna Road