

February 4, 2025

Ms. Sarah Hensley, Director of Community Development **City of Keller** 1100 Bear Creek Parkway, Keller, TX 76248

### **RE: Landscape Systems- Rezoning Request**

Sarah.

Please accept the attached application and exhibits for the completion of a rezoning to Planned Development for the existing Landscape Systems property and facilities at 1823 Keller Pkwy, Keller, TX 76248.

The primary request is to codify and tidy-up the zoning of an existing, long-time, successful Keller business; this is not a request for a significant change in uses or intensity. Much work with the city, and the adjacent neighbors has been accomplished, so hopefully everyone will be comfortable with the request. That said, we would be happy to respond to any comments or questions staff or city officials may have. We look forward to working with you for the successful completion of this zoning.

Please contact me with any comments or questions, or if you need any additional information from us.

Best Regards,

SAGE GROUP, INC.

Curtis W. Young A

Principal













### **FUELCUBE**



### EFFIGIENT, ONSITE FUEL STORAGE

Avoid unwanted downtime and increased operational efficiency with the FuelCube, our most compact and economical stationary fuel tank. Field-proven for onsite supply and refueling in construction and distribution, the FuelCube guarantees a consistent, environmentally safe source of fuel.



### **BENEFITS**



### SAVES SPACE

Easily stackable when empty (up to 2 high) to save space in your yard.



### 110% CONTAINED

Built-in double-walled containment eliminates the need for spill pans or basins.



### **READY TO MOVE**

Four-way fork pockets for quick and easy maneuvering and mobility when empty.



### TURNKEY

Built for your fueling needs with pre-installed accessories. Arrives onsite ready to go.



### **SECURE**

Lockable equipment cabinet keeps fuel, ports and equipment safe.



### GUARANTEED

Industry leading 8-year tank warranty. We've got you covered.



### **APPLICATION USES**

- Onsite fuel supply
- Fleet refueling
- Remote & mega jobsites
- Extended runtime
  - Generator
  - Pump
  - Heater



### **MODELS & SPECIFICATIONS**

	FCP250	FCP500	FCP1000	FCP1800
BRIM FILL	252 USG / 955 L	544 USG / 2,058 L	1,018 USG / 3,855 L	1,847 USG / 6,991 L
95% Safe fill	240 USG / 907 L	516 USG / 1,955 L	967 USG / 3,662 L	1,754 USG / 6,641 L
WEIGHT (EMPTY)	875 lbs/397 kg	1,422 lbs / 645 kg	2,372 lbs / 1,076 kg	3,728 lbs / 1,691 kg
WEIGHT (FULL)	2,875 lbs / 1,304 kg	5,959 lbs / 2,703 kg	10,871 lbs/4,931 kg	19,141 lbs / 8,682 kg
DIMENSIONS (L x W x H)	46 x 46 x 51 in 1,164 x 1,164 x 1,288 mm	87 x 46 x 51 in 2,212 x 1,166 x 1,288 mm	87 x 91 x 46 in 2,220 x 2,320 x 1,166 mm	156 x 87 x 46 in 3,969 x 2,212 x 1,166 mm

### TANK APPROVALS & STANDARDS

**STATIONARY** 







UL142

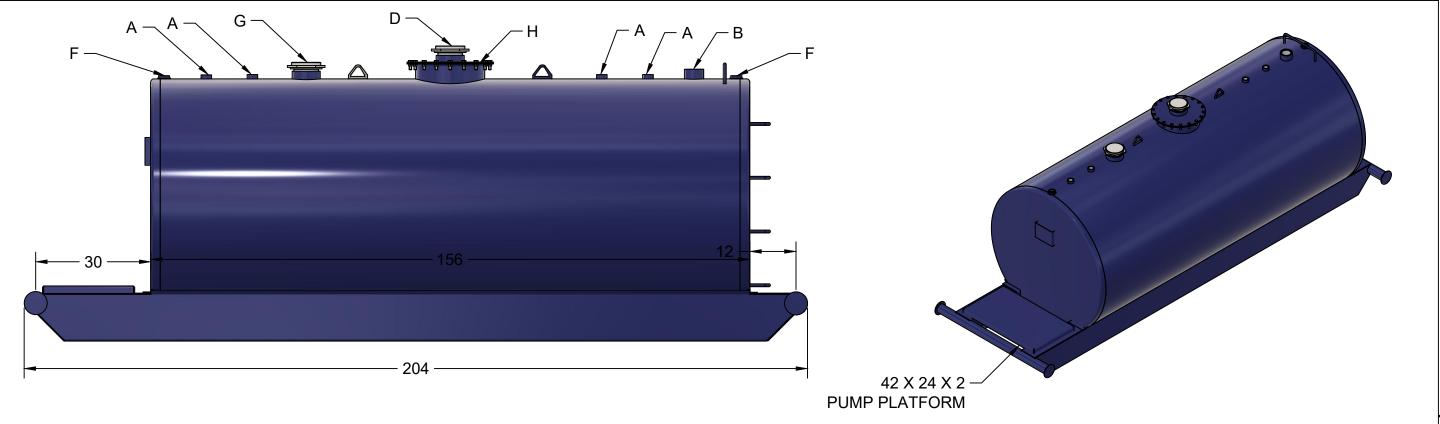
CAN/ULC-S601

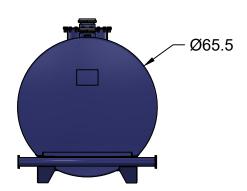
NFPA 30

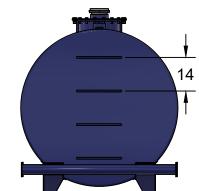


Note: This drawing may not be reproduced in any form without the written permission of Hughes Tank Company, Inc. Customer is responsible for verifying correctness of size, location of fittings, accessories and coatings shown on this drawing. Hughes Tank Company, Inc. shall be responsible only for the items indicated in this fabrication drawing unless otherwise noted. 26.5 79.25 **PUMP** 158 **PLATFORM** Inspection: Hughes Tank Company - Material: A36 Mild Carbon Steel Internal: Surface prep - Clean of Debris Ø64 - External: Surface prep - SSPC-SP6 (commercial blast) - External: (WHITE) Enviroastic 940 LV Polyurthane - UL 142 Inner tank: 5PSIG Hydrostatic Outer tank: Hydrostatic - Pressure Test: 3-5 PSI This drawing may contain CONFIDENTIAL information and is intended ONLY for the use of the specific individual to which it is addressed. **Primary** Coupling 2" threaded fitting **CUSTOMER APROVAL** Coupling 4" threaded fitting Primary Coupling 6" threaded fitting Primary Emergency Vent 6" 6"emergency vent Primary Liftina Lua Med. Secondary Medium lifting lug 2" interstitial fitting Secondary DESIGN: Fabricated per UL 142 Interstitial Secondary 6"emergency vent Emergency Vent specifications double wall construction. Manhole 18" manhole Primary Air test are no less than 3 PSI and no HUGHES TANK COMPANY Note: At no time shall the pressure CUSTOMER: HUGHES more than 5 PSI. in the secondary tank exceed the O: (972) - 366 - 8684 REEDER Primary tank to be tested alone. pressure in the primary tank. Secondary tank to be pressure tested COMPANY 2900 N. FM 157 PROJECT: APPROVED Bobby Hughes with primary tank. This shall be VENUS, TX 76084 2K UL DWW PIPE SKID accomplished by bleeding air from the **CHECKED Paige Hughes** primary tank to the secondary tank. **DRAWN James Smith** WEIGHT 3,500 LBS SHEET 1/1

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- Inspection: Hughes Tank Company, Inc
- Material: A36 Mild Carbon Steel
- Internal: Surface prep Clean of Debris
- External: Surface prep SSPC-SP6 (commercial blast)
- External: (R. BLUE) Enviroastic 940 LV Polyurthane
- Inner tank: 5PSIG Hydrostatic - UL 142
- Outer tank: Hydrostatic
- Pressure Test: 3-5 PSI

This drawing may contain CONFIDENTIAL information and is intended **ONLY** for the use of the specific individual to which it is addressed.

HUGHES TANK COMPANY
222

HUGHES TANK COMPANY, INC.

O: (972) - 366 - 8684 F: (972) - 366 - 3130

2900 N. FM 157 VENUS, TX 76084

P.O. BOX 570 VENUS, TX 76084 DESIGN: Fabricated per UL 142 specifications double wall construction.

- Air test are no less than 3 PSI and no more than 5 PSI.
- Primary tank to be tested alone. Secondary tank to be pressure tested with primary tank. This shall be accomplished by bleeding air from the primary tank to the secondary tank.

CUSTOMER APROVAL	Α	Coupling	2"	2" threaded fitting	Primary
COSTOWER ALTOVAL	В	Coupling	4"	4" threaded fitting	Primary
	С	Coupling	6"	6" threaded fitting	Primary
SIGNATURE:	D	Emergency Vent	6"	6"emergency vent	Primary
	E	Lifting Lug	Med.	Medium lifting lug	Secondary
DATE:	F	Interstitial	2"	2" interstitial fitting	Secondary
	G	Emergency Vent	6"	6"emergency vent	Secondary
	Н	Manhole	18"	18" manhole	Primary
Note: At no time shall the pressure	CUSTON	MER:			

in the secondary tank exceed the pressure in the primary tank. APPROVED Bobby Hughes

**REEDER** 

PROJECT: **CHECKED Paige Hughes** DRAWN JD Hughes WEIGHT

2000g. UL 142 DW

SHEET 1/1

- ▶ **DESIGN** LED AREA LIGHT WITH PHOTOCELL has die-cast aluminum housing with excellent heat dissipation and anti-glare PC type III-M lens with even light distribution. With 10kV surge protection, it is designed to operate on 120-277V circuits with a 0-10V dimmable driver. Built-in photocell switches the fixture on at night time. Photocell can be easaily deactivated with a simple switch.
- SURGE PROTECTION 10kV protects the fixture from voltage spikes and current surges.
- ▶ 3G Vibration rated, withstands conditions with repeated vibration, making it conform to standards for roadway.
- ▶ INSTALLATION This fixture is Wet Locations rated and can be pole, post, or wall mounted using the slip fitter bracket, arm bracket, floodlight, full trunnior, tenon and wall mounting bracket. It comes with a 4 ft cord. Perfect commercial or industrial solution for roadway lighting, highway lighting, sport lighting, parks, parking lots, backyards, and many other applications.
- ➤ ADVANTAGES With calculated lifespan up to 163,000 hours, these fixtures are made to last decades under normal operation! ASD provides a 5-year limited warranty along with UL and DLC Premium certifications to guarantee top quality products and safety!









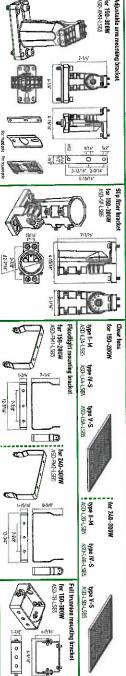


Model	Wates	Voltage	Dimmable	Eurons	100	FINSH	Dimensions (LXWbH)	Cord	Bracket	Pre-install
					LSB5					
ASD-LSB5-150050BR	M051	120-277 V	0-10 V	22,398 lm	5,000 K	Bronze	14-5/16" x 11" x 2-13/16"	3.9 ↑	1	Photoce
ASD-LSB5-150050BR-SF	M051	120-277 V	0-10 V	22,398 lm	5,000 K	Bronze	21-5/16" x 11" x 3-1/16"	3.9 ft	Slip fitter	Photocel
ASD-LSB5-150D50BR-AMR	M051	120-277 V	0-10 V	22,398 lm	5,000 K	Bronze	22-1/4° x 11° x 6-1/4°	3.9 ft	Arm	Photocel
ASD-LSB5-200050BR	200W	120-277 V	0-10 V	30,071 lm	5,000 K	Bronze	14-5/16° x 11° x 2-13/16°	3.9 ft	-	Photoce
ASD-LSB5-200D50BR-SF	20 <b>0W</b>	120-277 V	0-10 V	30,071 lm	5,000 K	Bronze	21-5/16" x 11" x 3-1/16"	3.9 ਜੈ	Slip fitter	Photocel
ASD-LSB5-200D50BR-AMR	200W	120-277 V	0-10 V	30,071 lm	5,000 K	Bronze	22-1/4" x 11" x 6-1/4"	3.9 ft	Arm	Photoce
ASD-LSB5-240D50BR	240W	120-277 V	0-10 V	35,843 lm	5,000 K	Bronze	18-1/2" x 12-9/16" x 2-13/16"	3.9 ft	-	Photocel
ASD-LSB5-300050BR	M00E	A 662-021	0-10 V	44,069 lm	5,000 K	Bronze	18-1/2" x 12-9/16" x 2-13/16"	3.9 ft	1	Photocell
ASD-LSB5-1000508R-SF	ANDOE	120-277 V	0-10 V	44,069 lm	5,000 K	Bronze	25-9/16" x 12-9/16" x 3-1/16"	3.9 ft	Slip fitter	Photocel
ASD-LSB5-300D50BR-AMR	300W	120-277 V	A01-0	44,069 lm	5,000 K	Bronze	26-1/2" x 12-9/16" x 6-1/4"	3,9 ft	Arm	Photocel

### PRODUCT SPECIFICATIONS:

5-year Imited warranty DesignLights Consortium (DLC) General andication: High/Very h	Models	Brand	EPA of 240/300W	EPA of 150/200W		Fixture q-tγ	Surge protection DM/CM Effective projected area (EPA) r	. An	Max outout current	on the special control of the special control	Output woltage	Power factor	FOWER CONSOLIDATION		Off state power	Inrush current (Action time)		Max input current		Input voltage	Electrical system	or temperature	1-701 the	Operating temperature	Work environment	Professional system	Weight			Finish	
S-year imited warranty  Separation in the district warranty  Design Lights Consortium (DLC) listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and Institute (Listed (Classification: Premium) Main: Outdoor tuminaires, General and General Andrew (Listed (Classification: Premium) Main: Outdoor tuminaires,	SFIOP	Eaton	0.33	0.28	Single	ů	allings	ASU-LSB5-15UU5UBR-AMR	ASD-LSB5-150050BR-SF	ASD-LSB5-150D50BR	180-260 V	>09	ASD-LSB5-150D50BR-AMR	ASD-LSB5-150D50BR-SF	DW W	75 A (0.35 S)		ASD-LSB5-150D50BR-AMR	ASD-LS85-150050BR-SF	120-277 V	>/0	5,000 K	R > 54 000 hrs: C > 163 000 hrs	-40°F to 122°F (-40°C to 50°C)	Suitable for Wet Locations, IP66		ASD-LSB5-150D50BR-AMR	ASD-LSB5-150D50BR-SF	ASD-LSB5-150D50BR	White, Silver, Bronze, Black	3
Main: Outdoor luminaires	DF10P		0.51	0.52	Double 180°	#			0.5-0.75 A					150W					2 A								9.4 lbs (4.3 kg)	8,6 lbs (3.9 kg)	7.1 lbs (3.2 kg)		
			0.69	0.52	Double 90°	ď		ASU-LSB5-ZUUDSUBK-AMK	ASD-LSB5-200D50BR-SF	ASO-LSB5-200D50BR			ASD-LSB5-200050BR-AMR	ASD-LSB5-200050BR-SF				ASD-LSB5-200D50BR-AMR	ASD-LS85-200050BR-SF								ASD-LSB5-200050BR-AMR	ASD-LSB5-200D50BR-SF	ASD-LSB5-200050BR		
PACKAGE CONTENTS:			0.85	8.0	Triple 90°				0.65-0.9 A					200W					2.6 A								9.4 lbs (4.3 kg)	8.6 lbs (3.9 kg)	7.1 lbs (3.2 kg)		
TS:			0.83	0.74	Triple 120°	-		ASD-LSB5-300D50BR-AMR	ASD-LSB5-300D50BR	ASD-LSB5-240D50BR		ASD-LSB5-300050BR-AMR	ASD-LSB5-300D50BR-SF	ASD-LSB5-300050BR			ASD-LSB5-300D50BR-AMR	ASD-LSB5-300D50BR-SF	ASD-LSB5-300D50BR							ASD-LSB5-300D50BR-AMR	ASD-LSB5-300D50BR-SF	ASD-LSB5-300D50BR	ASD-LSB5-240050BR		
Q-W			0.85	8.0	Quad 90°	***		[]-[;)A		0.75-1.1 A			300W	AM/197				4 A	A							11.6 lbs (5.3 kg)	10.8 lbs (4.9 kg)	9.3 lbs (4.2 kg)	-		

## ACCESSORIES (sold separately):



## ACCESSORY COMPATIBILITY LIST:

## INSTALLATION GUIDE

- IMPORTANT SAFETY INFORMATION:
  Please read all the instructions below before installation.
  Make sure that the supply voltage corresponds to the rated product voltage.
  The product must be installed by a qualified electrician in accordance with the National Electrical Code and corresponding local codes.

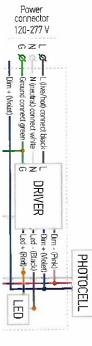
  If the product is damaged, do not use it.

RISK OF PERSONAL INJURY – READ and follow all WARNINGS and installation instructions. Keep or give to the owner for future reference. Risk of cuts: Wear gloves to prevent cuts or abrasions when removing from carton, handling, installing, and maintaining this product, handling, installing, and maintaining this product. Risk of electric shock. This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.

Risk of Fire, Minimum 1941 supply conductors. Consult a qualified electrician to

ensure correct branch circuit conductor. ASD® assumes no responsibility for claims arising out of improper or careless installation or handling of this product.

## ELECTRICAL SCHEMATIC DIAGRAM



## BUILT-IN PHOTOCELL INFORMATION

Light level to turn ON	≤ 80 lux (≤ 7.4 fc)
Light level to turn ON	≤ 80 lux (≤ 7.4 fc)
Light level to turn OFF	≥ 150 lux (≥ 13.9 fc)
Operating temperature	-40°F to 140°F (-40°C to 60°C)

The fixtures with a built-in photocell automatically turn off during daylight hours.

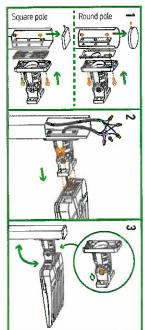


Integrated photocell switches the fixture on at night time. It can be easaily deactivated by putting the cap on.

## ADJUSTABLE ARM MOUNTING BRACKET

### sold separately:

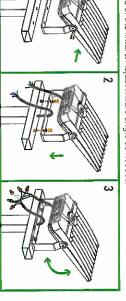
- Open up the door on the arm bracket (1 screw). Install the mounting arm onto the pole (2 bolts). Make sure the silicone gaskets form a tight seal. Choose gasket depending on the shape of the pole (round or flat).
- Thread the cord from the fixture through the bracket into the pole and tighten the two M8 screws on the body of the light. Wire in accordance with wiring schematic.
- 3. Adjust the fixture angle with the large hex bolt on the side of the bracket If necessary



## FLOODLIGHT MOUNTING BRACKET

# sold separately:

- Attach fixture to bracket with 2 screws. Drill holes on the mounting surface corresponding to the holes in the arm.
- 2. Align bracket holes with mounting surface holes and secure with 2 screws. Wire in accordance with the wiring schematic. Seal the connections with the back plate of the fixture. Adjust fixture angle as needed.

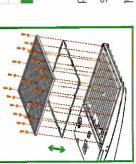


### LENS INSTALLATION

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	D-L5A-LSB
	D-L5A-LSB!
	D-L5A-LSB5
	D-L5A-LSB5

### sold separately:

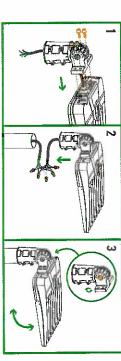
- Unscrew all screws from the original lens (T3-M) on the housing.
- Install the rubber ring on new lens (T4/T5-M, sold separately).
- Place the lens on the housing and make sure it fits the LEDs correctly.
- Tighten all the screws back
- 150W, 200W 240W, 300W lens (L2B, L4B, L5B) lens (L2A, L4A, L5A)



## SLIP FITTER MOUNTING BRACKET

### ASD-SF-LSB5 sold separately:

- 1. Thread the wire through the slip fitter and secure it to the fixture with four
- Make AC connections in accordance with wiring diagram.If necessary adjust the fixture angle with the large hex bolt on the side of the
- slip fitter.

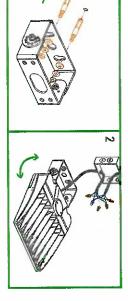


The wiring is inside the pole, the side is sealed with a rubber ring and secured with screws, preventing water from getting inside the fixture.

## FULL TRUNNION MOUNTING BRACKET

### sold separately:

- fixture to the bracket. Drill holes on the mounting surface matching in size to the holes on the arm.
   Secure the bracket on the wall with screws. Pull wires through mount, secure
- Wire the AC power into the water tight junction box as shown in the wiring schematic diagram. Adjust the screw position to get desired angle when necessary.



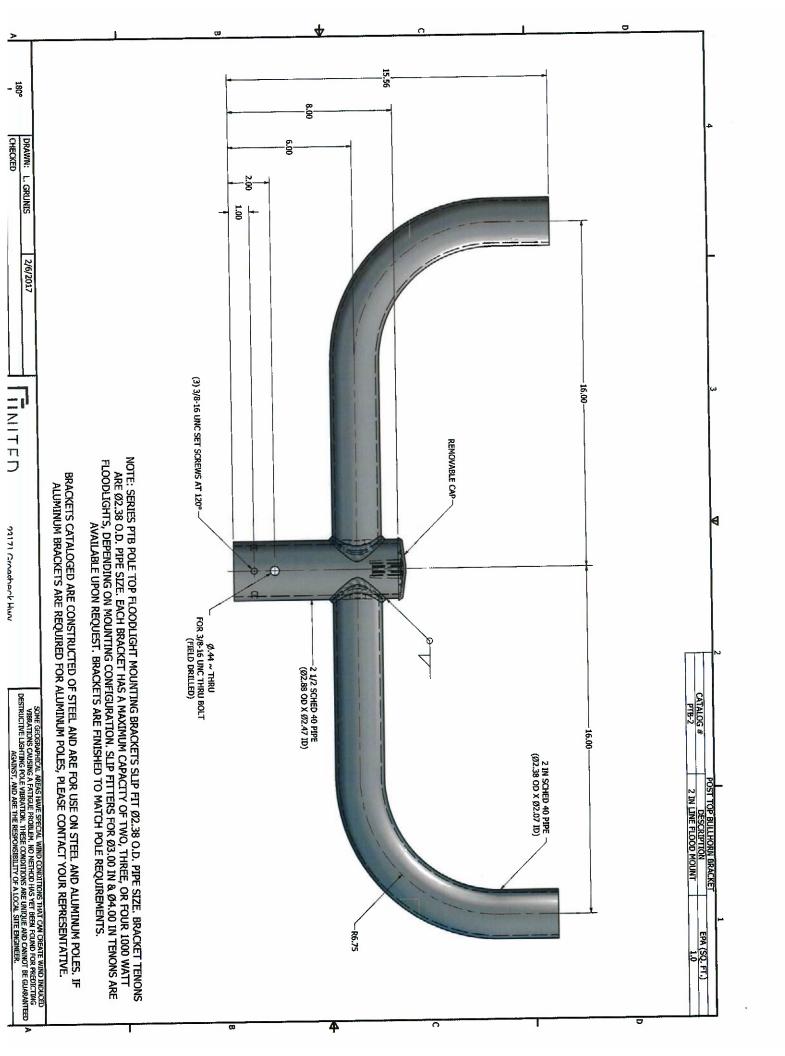
85-03-65	
)	ASD-LSB5-300D50BR-SF
	ASD-LSB5-300050BR
	ASD-LSB5-240D50BR
	ASD-LSB5-200D50BR-AMR
R4-13-54	ASD-LSB5-200D50BR-SF
	ASD-LSB5-200D50BR
	ASD-LSB5-150D50BR-AMR
B4-U3-63	ASD-LSB5-150D50BR-SF
	ASD-LSB5-150D50BR
BUG rating	Model
8 <b>06 rating</b> 84-03-63	_S85-1500508R _S85-1500508R-SF

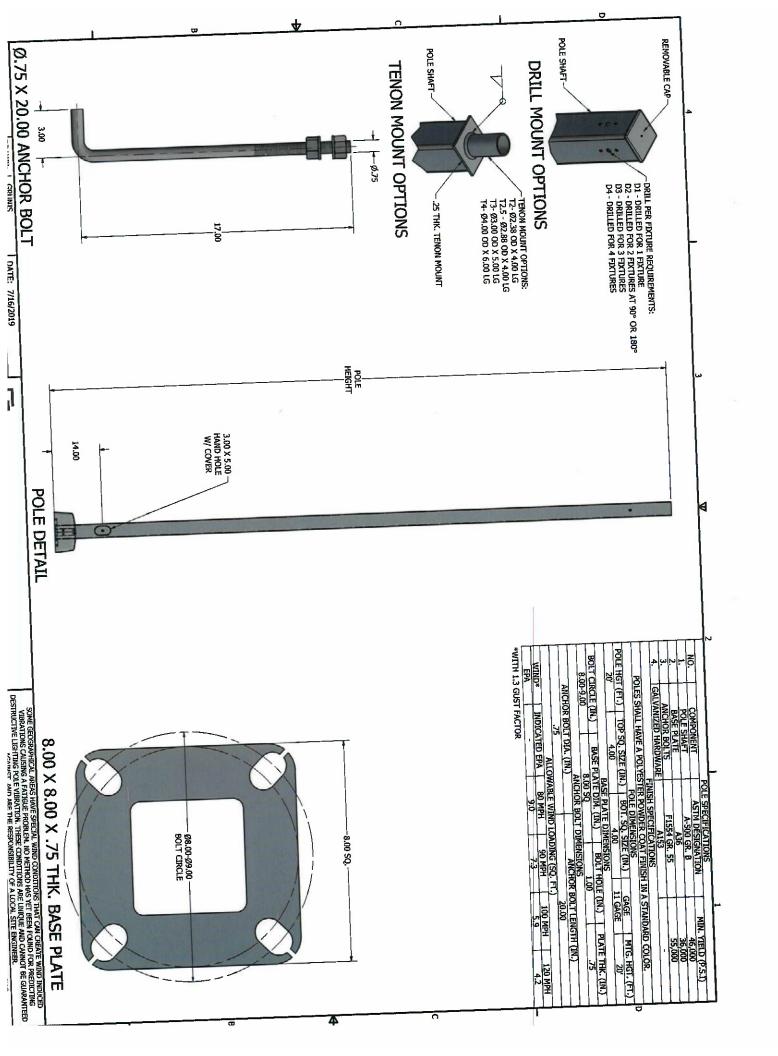
## ORDERING INFORMATION

Model	3dn	Prs percarion	Carton size	Carton weight
		LSBSA		
ASO-LSB5-150D50BR	810128110945		16.9" x 11.8" x 4.3"	8dl 978
ASD-LSB5-150D50BR-SF	810128113175		16.9° x 11.9° x 6.1°	10.4 lbs
ASD-LSB5-150D50BR-AMR	810128113267		16.9° x 11.9° x 8.1°	11.9 lbs
ASD-LSB5-200D50BR	810128110952		16.9" x 11.8" x 4.3"	8.6 lbs
ASD-LSB5-200050BR-SF	810128113182		16.9" x 11.9" x 6.1"	10.4 lbs
ASD-LSB5-200D50BR-AMR	810128113274		16.9" x 11.9" x 8.1"	11.9 lbs
ASD-LSB5-240D50BR	810128112444	1	20.9" x 13.4" x 4.3"	11 lbs
ASD-LSB5-300D50BR	810128110976	1	20.9° x 13.4° x 4.3°	sdill
ASD-LSB5-300D50BR-SF	810128113199		20.9" x 13.5" x 5.7"	12.1 lbs
ASD-LSB5-300D50BR-AMR	810128113281	1	20.9" x 13.5" x 7.7"	12.8 lbs

### ACCESSORIES:

Late the manufacture of the control		81012811304 810128111973 810128111041 810128111041 810128111064 810128114073 810128112017 810128112000 810128112000 810128113144 810128113144 810128113144 810128113144 810128113144 810128113144 810128113144		
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Floodlight mounting bracket bronze for 150-200W 8	1.5	10128113304 10128111973 10128111041 10128111966 10128114073 10128114073		20 20 20 10
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Slip fitter mounting bracket white for 150-300W 810	3			, 20
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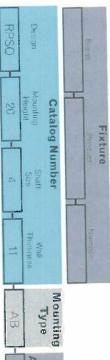


STANDARDS LIGHTING A DWM COMPANY

# POLE ORDERING GL

ORDER NUMBER TEMPLATE

### **Example Order Number**



**Build Your Order Number** 

Fixture











WB-15





Options



T 08100

Accessories

Orientation

Note: N/A = Not Applicable

Mounting Type

RPSQ

H20

Catalog Number

Thicknes

Arrangemen

DB

Mounting

Fixture

Options

Design

Orientation

Height

Accessories

Mounting Type

AB

EMB = Embedded (Direct Burial)

D2@180 D2@90 D4 12 12.5

**Fixture Mounting** 

Arrangement

D3@90 3

D3@120\*

### Finish

DB = Dark Bronze TWH = Textured White WH = White

TMB = Textured Medium Bronze

HB = Harvest Bronze

SL = SilverNB = New Bronze

GM = Graphite Metallic GR = Gray MGY = Medium Gray TGR = Textured Gray

PSP = Platinum Silver MA = Matte Aluminum DP = Dark Platinum

BK = Black

UL = UL Listed\*\*

GFCI/IUC = Ground Fault Circuit VD = Vibration Dampener Interrupter with In-Use Cover

### Accessories

WB-15 = Welded Bracket WN = Welded Nipple (denote size) WC = Welded Coupling (denote size) CSBC = Custom Steel Base Cover Festoon = Festoon Provision FH = Flag Holder LW = Lowering Winch

### TB = Transformer Base\*

CMP = Camera Mounting Plate

CMB = Camera Mounting Bracket

PTTA = Pole Top Tenon Adapter\* Winch BA = Banner Arm ABS-BC = ABS Base Cover\* LW-ELECTRIC = Electric Lowering