



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
DECEMBER 12, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a Regular Meeting on December 12, 2024, at 5:30 PM, at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

- A. Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

- A. Proclamation - Christmas at the Commons - Recognition of Event Committee, Volunteers, and Sponsors
- B. Employee Anniversary - Nicholas Bozzarello, Public Works Senior Plant Operator - 5 Years
- C. Employee Anniversary - Stephen Sims, Public Works Crew Leader - 5 Years
- D. Briefing - Recognition of Certificate of Achievement for Excellence in Financial Reporting
- E. Briefing - Fiscal Year 2024 Fourth Quarter Investment Report (July - September 2024)
- F. Briefing - Fiscal Year 2024 Fourth Quarter Financial Report (July - September 2024)
- G. Briefing - Capital Improvement Plan Update
- H. Briefing - Mulkey and Cleveland-Gibbs Traffic Pattern Changes
- I. Briefing - Texas Municipal Retirement System Plan Improvements

3. PUBLIC INPUT

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. **CONSENT ITEMS**

Items listed under Consent will be enacted with one motion, one second, and one vote. Any Council member may request an item on the Consent Agenda to be taken up for Individual Consideration.

- A. Consider approval of the Town Council Meeting Minutes for November 14, 2024
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract authorizing participation in an interlocal cooperative purchasing program in accordance with the Town's procurement policy with 791 Purchasing Cooperative
- C. Consider approval of a Resolution of the Town of Northlake, Texas declaring certain property as surplus and authorizing its sale
- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving an amendment to the Pioneer Grant for S.A.S. Boutique and authorizing the Northlake Economic Development Corporation and Northlake Community Development Corporation to enter into an amended performance agreement; and providing an effective date
- E. Consider approval of a Resolution of the Town of Northlake, Texas, ratifying a payment of \$1,000,000 towards retirement expenses in Fiscal Year 2024 to reduce the Town of Northlake's unfunded retirement liability
- F. Consider adoption of an Ordinance of the Town of Northlake, Texas, adopting (1) non-retroactive repeating Cost Of Living Adjustments (COLAs) for retirees and their beneficiaries under TMRS Act §853.404(F) and (F-1), and (2) authorizing annually accruing updated service credits and transfer updated service credits
- G. Consider approval of a Resolution of the Town of Northlake, Texas, awarding Bid No. 24-05 and authorizing the Town Manager to execute an agreement/contract with Acadia Services, LLC for construction of Fort Worth Additional Capacity 24" Water Main Phase 1a, in an amount not to exceed \$2,207,204
- H. Consider approval of a Resolution of the Town of Northlake, Texas, approving the cancellation of the January 23, 2025, Regular Town Council Meeting

5. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A" "Fee Schedule", providing water and sanitary sewer service fee updates to be effective the first billing cycle in January 2025
- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A" "Fee Schedule", removing provisions related to water use surcharges to be effective December 12, 2024
- C. Consider approval of a Site Plan for StarCenter Multisport Northlake, an approximately 204,000 square-foot indoor sports facility to be situated on 17.385 acres in the Lewis Medlin Survey,

Abstract No. 830, generally located south of SH 114 and west of Chadwick Parkway - Case # 24-SP00005

- D. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to I-PD – Industrial Planned Development for an approximately 57.325-acre tract of land situated in the S. Park Survey, Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, generally located on the southeast corner of Harmonson Road and McPherson Drive - Case # 24-PDA00003
 - i. Public Hearing
 - ii. Consider Approval
- E. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to RE-PD- Rural Estate Planned Development for an approximately 34.084-acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faught Road approximately 1,500 feet north of Carpenter Road - Case # 24-PDA00002
 - i. Public Hearing
 - ii. Consider Approval
- F. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to C-PD – Commercial Planned Development for an approximately 11.44-acre tract of land situated in the Edward F. Springer Survey, Abstract No. 1165, the Lewis Medlin Survey, Abstract No. 830, and the M.E.P. & P.R.R. Company Survey, Abstract No. 943, generally located north of SH 114 and east of Dale Earnhardt Way - Case # 24-PDA00004
 - i. Public Hearing
 - ii. Consider Approval

6. EXECUTIVE SESSION

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

A. **Section 551.071 - Consultation with Attorney**

The Town Council may convene in an executive session to consult with its attorney to seek advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- i. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential annexation and development agreement for property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement for Lot 2, Block A, The Hills of Northlake

West, approximately 2.127 acres of land generally located on the north side of 1500 block of FM 407 in the extraterritorial jurisdiction of the Town.

- iv. Potential annexation and development agreement for Lots 3 & 4, Block A, The Hills of Northlake West, approximately 4.253 acres of land generally located on the north side of 1500 block of FM 407 in the extraterritorial jurisdiction of the Town.

B. Section 551.072 - Real Property

The Town Council may convene in an executive session to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- i. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of roadway, drainage, and sanitary sewer improvements for commercial areas north of FM 407 and east of Faught Road.
- ii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of roadway improvements of Private Road 6202.
- iii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of water system improvements in the Town's northwest pressure plain.

C. Section 551.087 - Economic Development Negotiations

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- i. Potential development agreement for La Estancia Investments LP property consisting of a 110.6-acre and part of a 295.5-acre tracts of land, Bob Smith Management Co. LTD property consisting of a 239.6-acre tract of land, and JHGS Investments LTD property consisting of a 66.5-acre, a 8.6-acre, a 14.5-acre, 4.2-acre, a 13.6-acre, a 28.8-acre, and a 12.6-acre tracts of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.
- ii. Potential economic development agreement with Northport Partners, LLC for the development of 1.32 acres of land owned by the Town of Northlake generally located at the northeast corner of Interstate 35W and Ashmore Lane.

7. RECONVENE INTO OPEN SESSION

The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

8. ADJOURN

With no further items to consider, the meeting will be adjourned.

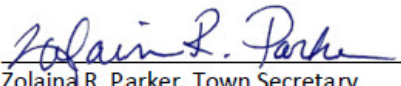
NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security

Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on December 6, 2024, by 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

Section: 1. CALL TO ORDER

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

Section: 2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Proclamation Recognizing Event Committee, Volunteers, and Sponsors
SUBJECT: Proclamation - Christmas at the Commons - Recognition of Event Committee, Volunteers, and Sponsors
GOALS/ OBJECTIVES: Protect the Public; 1.3 - Engage with the community to ensure trust

BACKGROUND INFORMATION:

- Christmas at the Commons (First Monday in December)
 - 1st Annual - December 5, 2022
 - 2nd Annual - December 4, 2023
 - 3rd Annual - December 2, 2024
- 2024 Event Committee and Assignments:
 - Major Youngblood, contract management and day of event logistics
 - Jordan Marose, programming/entertainment and day of event logistics
 - Lora Hutchings, vendor management and day of event logistics
 - Zolaina Parker, insurance and permitting and day of event logistics
 - Misty Simons, finance/sponsorships and day of event logistics
 - Jennifer Goldfield, marketing and day of event logistics
 - Maila Dumaup, volunteer coordination
 - Dillon Luna, event setup and takedown
- 2024 Volunteers (assisted with access/crowd control and vendor/attendee management):
 - Howard McGinnis
 - Beverly Miner
 - Becky Parnell
 - Tracy Scott
 - Boy Scouts of America Troop 931G (assisted with installing holiday decor)
- 2024 Sponsors:
 - Falcon Development
 - Clarion Partners
 - Hillwood
 - Steven Barber Insurance
 - Dallas Stars
 - Taylor Morrison
 - OES Management
 - PM Pediatrics
 - Ideal Dental
 - Waste Connections

COUNCIL ACTION/DIRECTION:

Present Proclamation



TOWN OF NORTHLAKE, TEXAS
OFFICIAL PROCLAMATION

No. 24-8

Whereas, the 3rd Annual Christmas at the Commons Tree Lighting Event has been a shining success, bringing our community together in celebration of the holiday season; and

Whereas, this festive occasion would not have been possible without the dedicated and tireless efforts of the staff, volunteers, and all those who contributed their time, energy, and resources to make this event a memorable one; especially the Event Committee and Volunteers consisting of: Major Youngblood, Contract Management and Day of Event Logistics; Jordan Marose, Programming/Entertainment and Day of Even Logistics; Lora Hutchings, Vendor Management and Day of Event Logistics; Zolaina Parker, Insurance and Permitting and Day of Event Logistics; Misty Simons, Finance/Sponsorships and Day of Event Logistics; Jennifer Goldfield, Marketing and Day of Event Logistics; Maila Dumaup, Volunteer Coordination; Dillon Luna, Event Setup and Takedown; Howard McGinnis, Tracy Scott, Becky Parnell, and Beverly Miner, who volunteered and assisted with Access/Crowd Control and Vendor/Attendee Management; and Boy Scouts of America, Troop 931G who assisted with installing holiday décor; and

Whereas, we also extend our heartfelt gratitude to the following sponsors who helped make this event possible: Falcon Development, Clarion Partners, Hillwood, Steven Barber Insurance, Dallas Stars, Taylor Morrison; OES Management; PM Pediatrics; Ideal Dental, and Waste Connections; their generosity and support have played a crucial role in bringing joy to our community; and

Whereas, the spirit of the season is reflected in the warmth and collaboration shown by everyone involved and encourages our community and staff to continue working together in creating events which unite us as a Town;

NOW, THEREFORE, I, Brian Montini, Mayor, of the Town of Northlake along with the entire Town Council, hereby proclaim special thanks and recognition to the Event Committee, Volunteers, and Sponsors of the 3rd Annual Christmas at the Commons Tree Lighting Event and encourage all who enjoyed the festivities to extend their gratitude and embrace the joy and spirit of the holiday season.

Let us come together as a community to celebrate, appreciate, and spread the holiday cheer!

IN WITNESS WHEREOF, I have hereunto set my hand and caused this the official seal of the Town of Northlake to be affixed this 12th day of December 2024.

Brian Montini, Mayor

ATTEST:

Zolaina R. Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Employee Anniversary Policy
SUBJECT: Employee Anniversary - Nicholas Bozzarello, Public Works Senior Plant Operator - 5 Years
GOALS/ Protect the Public; 1.5 - Attract and retain top quality staff
OBJECTIVES:

BACKGROUND INFORMATION:

- Employees are recognized for milestone anniversaries:
 - 5 year
 - 10 year
 - 15 year
 - 20 year

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Employee Anniversary Policy
SUBJECT: Employee Anniversary - Stephen Sims, Public Works Crew Leader - 5 Years
GOALS/ Protect the Public; 1.5 - Attract and retain top quality staff
OBJECTIVES:

BACKGROUND INFORMATION:

- Employees are recognized for milestone anniversaries:
 - 5 year
 - 10 year
 - 15 year
 - 20 year

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Town of Northlake Annual Comprehensive Financial Report (ACFR)
SUBJECT: Briefing - Recognition of Certificate of Achievement for Excellence in Financial Reporting
GOALS/ Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources
OBJECTIVES:

BACKGROUND INFORMATION:

- Government Finance Officers Association (GFOA) established the Certificate of Achievement for Excellence in Financial Reporting Program
- Program encourages exceeding minimum requirements of generally accepted accounting principles in preparing annual comprehensive financial reports (ACFR)
- Receiving this award demonstrates transparency and full disclosure in government accounting and financial reporting
- Certificate of Achievement - highest recognition in governmental accounting and financial reporting
- Certificate of Achievement Award for Fiscal Year 2023 - third consecutive year for Town of Northlake

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Town of Northlake
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2023

Christopher P. Morill

Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

11/8/2024

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **Town of Northlake** for its annual comprehensive financial report for the fiscal year ended September 30, 2023. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Northlake Investment Policy Update 2024
SUBJECT: Briefing - Fiscal Year 2024 Fourth Quarter Investment Report (July - September 2024)
GOALS/
OBJECTIVES: Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources

BACKGROUND INFORMATION:

- Quarterly Reports available on Town website
 - Link: [Quarterly Reports](#)
- Fiscal Year (FY) 2024 fourth quarter total cash and investment book value: \$92,278,060
- Fourth quarter total interest earnings: \$933,251
 - Interest earnings increased 102% from 3rd quarter
- Total book value up 14% (\$14,977,939) from last quarter
 - Increases in book value and interest earnings are primarily due to:
 - Additional Certificates of Obligation received in the 4th quarter
 - Received large payment from StarsCenter to support future debt service for StarsCenter
 - Increased investment earnings

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary



QUARTERLY INVESTMENT REPORT

For the Quarter Ended

September 30, 2024

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the Town of Northlake is in compliance with the Public Funds Investment Act and the Investment Policy and its incorporated strategies.

John Thomson, Finance Director
Investment Officer

A handwritten signature in black ink, appearing to read 'John Thomson', is written over a horizontal line.

Disclaimer: These reports were compiled using information provided by the Town. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Annual Comparison

FYE Results by Investment Category:

Asset Type	September 30, 2023			September 30, 2024		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
Pools/Bank/MMA		\$ 54,715,597	\$ 54,715,597	3.93%	\$ 73,111,351	\$ 73,111,351
Securities/CDs	n/a	—	—	5.50%	19,166,709	19,166,709
Totals		54,715,597	54,715,597		92,278,060	92,278,060
Fourth Quarter-End Yield	3.06%			4.26%		

Average Quarter-End Yields (1) :

	2023 Fiscal Year	2024 Fiscal Year
Northlake	n/a	4.01%
Rolling Three Month Treasury	4.95%	5.42%
Rolling Six Month Treasury	4.77%	5.34%
TexPool	4.74%	5.29%
Fiscal YTD interest earnings	n/a (Approximate)	\$ 2,345,644 (Approximate)

(1) Average Quarterly Yield calculated using quarter-end report average yield and adjusted book value.

Summary

Quarter End Results by Investment Category:

Asset Type	June 30, 2024		September 30, 2024		
	Book Value	Market Value	Book Value	Market Value	Ave. Yield
Pools/Bank/MMA	\$ 77,300,121	\$ 77,300,121	\$ 73,111,351	\$ 73,111,351	3.93%
Securities/CDs	—	—	19,166,709	19,166,709	5.50%
Totals	\$ 77,300,121	\$ 77,300,121	\$ 92,278,060	\$ 92,278,060	4.26%

<u>Quarter End Average Yield (1)</u>	
Total Portfolio	4.26%
Rolling Three Month Treasury	5.24%
Rolling Six Month Treasury	5.17%
TexPool	5.16%

<u>Fiscal Year-to-Date Average Yield (2)</u>	
Total Portfolio	4.01%
Rolling Three Month Treasury	5.42%
Rolling Six Month Treasury	5.34%
Quarterly TexPool Yield	5.29%

<u>Interest Earnings (Approximate)</u>	
Quarterly Interest Income	\$ 933,251
Year-to-date Interest Income	\$ 2,345,644

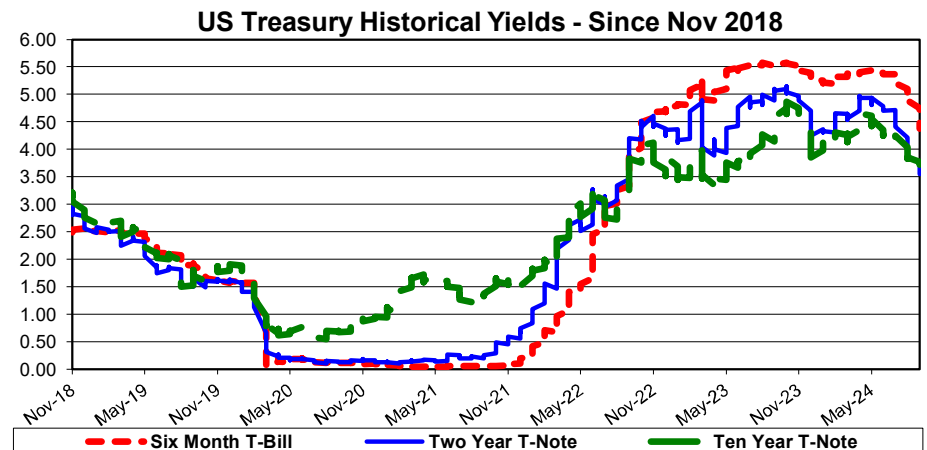
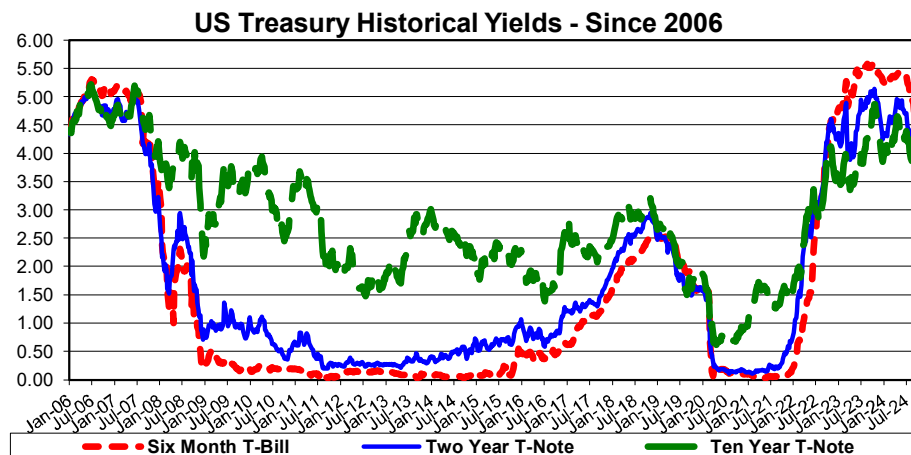
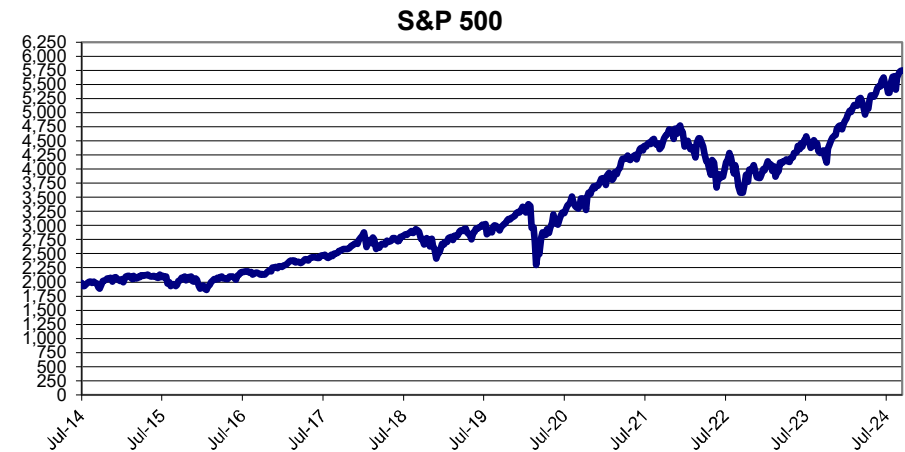
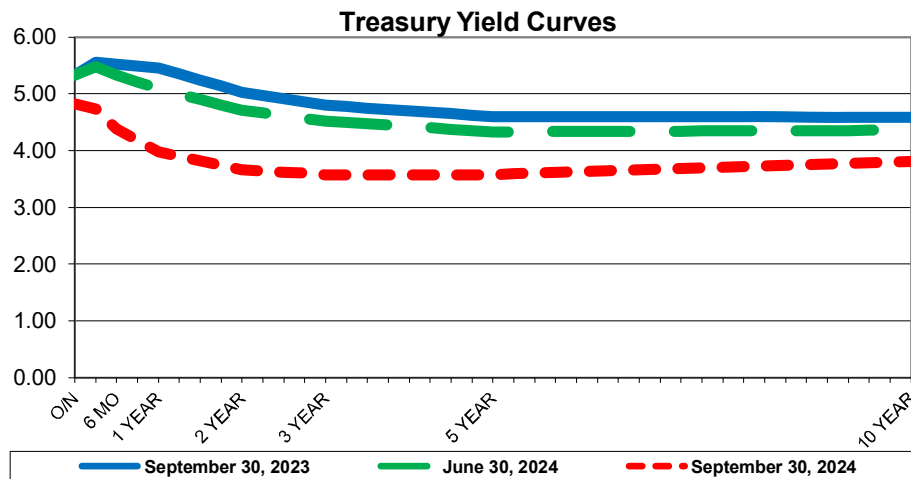
(1) **Quarter End Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Economic Overview

9/30/2024

The Federal Open Market Committee (FOMC) reduced the Fed Funds target range 0.50% to 4.75% - 5.00% (Effective Fed Funds trade +/-4.83%). Expectations are for two more 0.25% cuts by 12/31, although any actions will be meeting-by-meeting and "data-dependent." Sep Non-Farm Payroll surged 254k new jobs (above expectation), with the previous two months revised up boosting the Three Month Rolling Average 186k (from the previous 116k). Second Quarter 2024 GDP remained +3.0% due to increased consumer spending. The S&P 500 Stock Index exceeded 5,700 making new records. The yield curve dropped with the FOMC action and anticipated future actions. Crude Oil drifted slightly higher to +/- \$74 per barrel. Inflation remains above the FOMC 2% target (Core PCE +/-2.7% and Core CPI +/-3.2%). Declining global economic outlook, ongoing/expanding military conflicts and the domestic elections increase uncertainty.



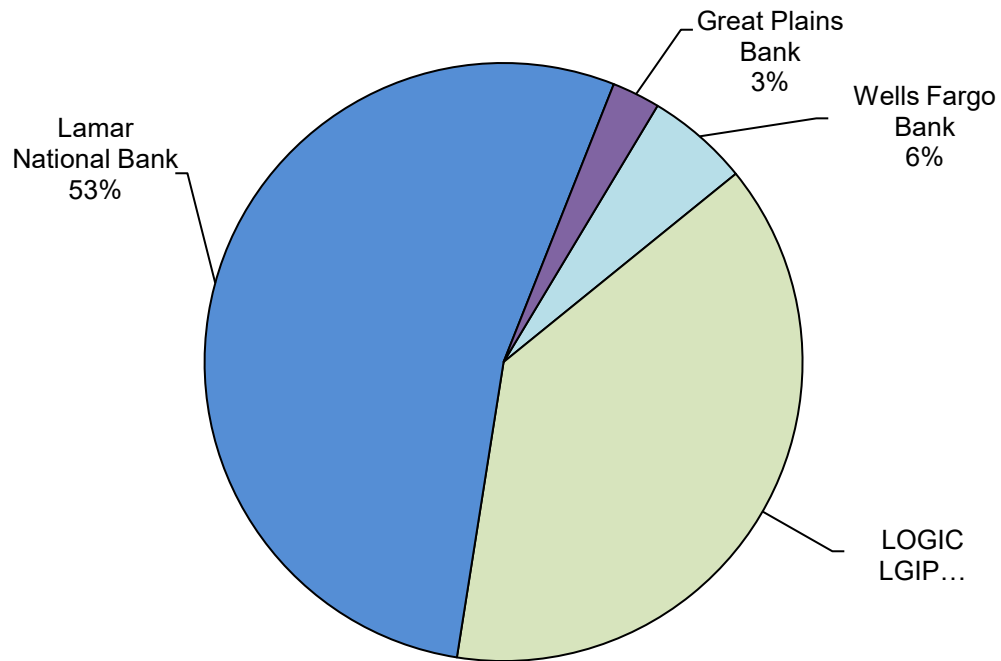
Investment Holdings
September 30, 2024

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Wells Fargo - Investment Account		0.93%	10/01/24	09/30/24	\$ 83,977	\$ 83,977	1.00	\$ 83,977	1	0.93%
Wells Fargo - General Account		4.80%	10/01/24	09/30/24	3,142,173	3,142,173	1.00	3,142,173	1	4.80%
Wells Fargo - Grants		0.00%	10/01/24	09/30/24	831,227	831,227	1.00	831,227	1	0.00%
Lamar National Bank MMA		0.11%	10/01/24	09/30/24	124,512	124,512	1.00	124,512	1	0.11%
Lamar National Bank MMA #2		1.95%	10/01/24	09/30/24	18,532,111	18,532,111	1.00	18,532,111	1	1.95%
Lamar National Bank ICS account		0.11%	10/01/24	09/30/24	124,512	124,512	1.00	124,512	1	0.11%
Lamar National Bank ICS account #2		4.00%	10/01/24	09/30/24	20,343,840	20,343,840	1.00	20,343,840	1	4.00%
Great Plains Bank - Checking		0.00%	10/01/24	09/30/24	10	10	1.00	10	1	0.00%
Great Plains Bank - ICS Account		4.25%	10/01/24	09/30/24	1,901,023	1,901,023	1.00	1,901,023	1	4.25%
LOGIC 2024 GO Bonds		5.23%	10/01/24	09/30/24	10,854,052	10,854,052	1.00	10,854,052	1	5.23%
LOGIC 2024 CO Bonds		5.23%	10/01/24	09/30/24	8,118,146	8,118,146	1.00	8,118,146	1	5.23%
LOGIC Debt Service Fund		5.23%	10/01/24	09/30/24	2,001,378	2,001,378	1.00	2,001,378	1	5.23%
LOGIC LGIP		5.23%	10/01/24	09/30/24	7,054,391	7,054,391	1.00	7,054,391	1	5.23%
East West Bank CD		5.50%	11/01/24	08/01/24	7,064,634	7,064,634	100.00	7,064,634	92	5.65%
East West Bank CD		5.31%	01/28/25	08/01/24	8,071,305	8,071,305	100.00	8,071,305	180	5.45%
American Nat'l B&T CDARS		5.18%	05/07/25	08/07/24	4,030,770	4,030,770	100.00	4,030,770	273	5.32%
Total					\$ 92,278,060	\$ 92,278,060		\$ 92,278,060	36	4.26%
									(1)	(2)

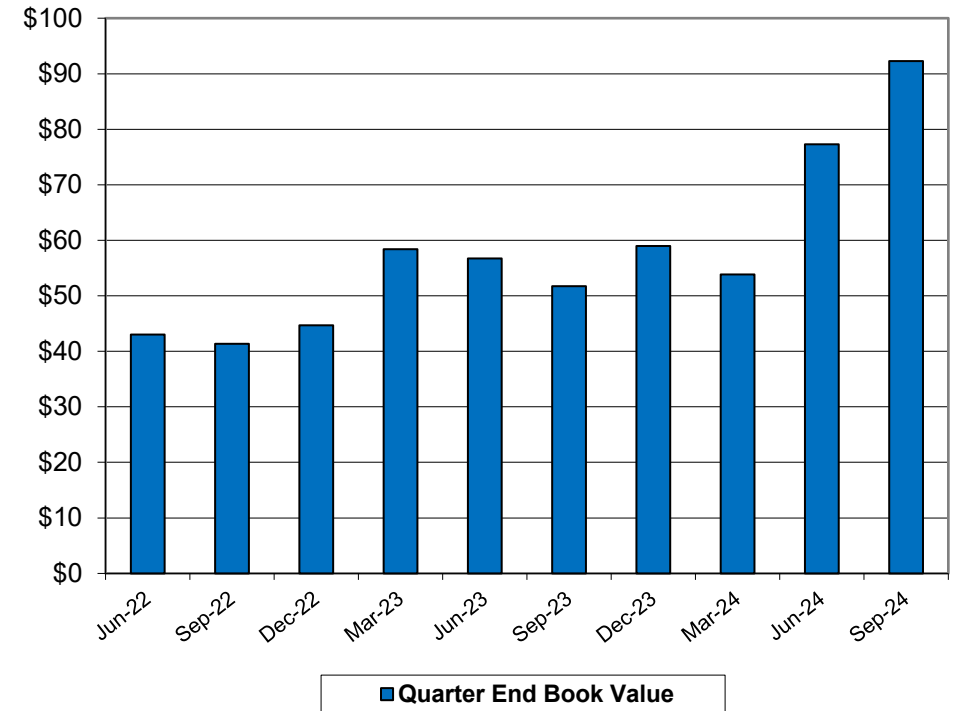
(1) Weighted average life - For purposes of calculating weighted average life, cash equivalent investments are assumed to have a one day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for pool, and bank account investments.

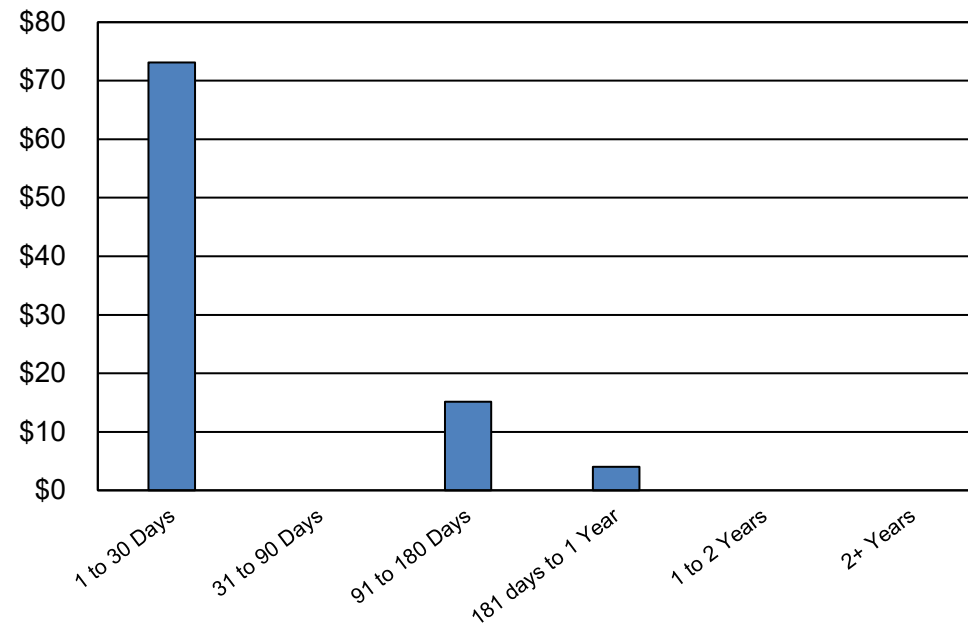
Portfolio Composition



Total Portfolio (Millions)



Distribution by Maturity (Millions)



Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 06/30/24	Increases	Decreases	Book Value 09/30/24	Market Value 06/30/24	Change in Market Value	Market Value 09/30/24
Wells Fargo - Investment Account	0.93%	10/01/24	\$ 83,759	\$ 218	\$ —	\$ 83,977	\$ 83,759	\$ 218	\$ 83,977
Wells Fargo - General Account	4.80%	10/01/24	4,082,448	—	(940,275)	3,142,173	4,082,448	(940,275)	3,142,173
Wells Fargo - Grants	0.00%	10/01/24	831,227	—	—	831,227	831,227	—	831,227
Lamar National Bank MMA	0.11%	10/01/24	124,500	12	—	124,512	124,500	12	124,512
Lamar National Bank MMA #2	1.95%	10/01/24	20,436,502	—	(1,904,391)	18,532,111	20,436,502	(1,904,391)	18,532,111
Lamar National Bank ICS account	0.11%	10/01/24	124,500	12	—	124,512	124,500	12	124,512
Lamar National Bank ICS account #2	4.00%	10/01/24	20,125,711	218,129	—	20,343,840	20,125,711	218,129	20,343,840
Great Plains Bank - Checking	0.00%	10/01/24	10	—	—	10	10	—	10
Great Plains Bank - ICS Account	4.25%	10/01/24	1,880,769	20,254	—	1,901,023	1,880,769	20,254	1,901,023
LOGIC 2024 GO Bonds	5.23%	10/01/24	22,650,387	—	(11,796,335)	10,854,052	22,650,387	(11,796,335)	10,854,052
LOGIC 2024 CO Bonds	5.23%	10/01/24	—	8,118,146	—	8,118,146	—	8,118,146	8,118,146
LOGIC Debt Service Fund	5.23%	10/01/24	—	2,001,378	—	2,001,378	—	2,001,378	2,001,378
LOGIC LGIP	5.23%	10/01/24	6,960,308	94,083	—	7,054,391	6,960,308	94,083	7,054,391
East West Bank CD	5.65%	11/01/24	—	7,064,634	—	7,064,634	—	7,064,634	7,064,634
East West Bank CD	5.45%	01/28/25	—	8,071,305	—	8,071,305	—	8,071,305	8,071,305
American Nat'l B&T CDARS	5.32%	05/07/25	—	4,030,770	—	4,030,770	—	4,030,770	4,030,770
TOTAL / AVERAGE	4.26%		\$ 77,300,121	\$ 29,618,940	\$ (14,641,001)	\$ 92,278,060	\$ 77,300,121	\$ 14,977,939	\$ 92,278,060

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Fiscal Year 2023-2024 Adopted Budget
SUBJECT: Briefing - Fiscal Year 2024 Fourth Quarter Financial Report (July - September 2024)
GOALS/
OBJECTIVES: Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources

BACKGROUND INFORMATION:

- Quarterly Financials available on Town website
 - Link: [Quarterly Reports](#)
- Budget Highlights:
 - 100% of the fiscal year transpired
 - 75% of budgeted revenues booked
 - Total revenues booked is less than 100% for the fiscal year because the Town issued less debt and received less bond proceeds as original
 - 43% of total budgeted expenditures spent
 - Total expenses booked is less than 100% for the fiscal year because major capital project expenses budgeted for the fiscal year did not occur; these expenses will occur in fiscal year 2025
 - General Fund
 - 106% of budgeted property taxes received for the year
 - 123% of budgeted sales taxes received for the year
 - 100% of budgeted operating expenditures have occurred

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Capital Improvement Plan Update
SUBJECT: Briefing - Capital Improvement Plan Update
GOALS/ Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources, Invest
OBJECTIVES: in Infrastructure; 4.4 - Provide adequate water and sewer infrastructure

BACKGROUND INFORMATION:

- Projects being planned
 - Fort Worth Added Capacity Phase 2
 - Northwest Water Tower
 - Pecan Square Interceptor
- Projects in design
 - Faught Roadway and Water line
 - Fort Worth Added Capacity Phase 1B
 - Catherine Branch Connection
 - Public Works Building
 - Chadwick Commons Public Infrastructure
- Projects under construction
 - Starcenter
 - Southwest Water Tower
 - Fort Worth Added Capacity Phase 1A
 - Cellular Meters
 - Hotel Conference Center
 - Catherine Branch Sewer Line
 - Dale Earnhardt South
- Projects completed since last update
 - North Ground Storage Tank
 - Cleveland-Gibbs South
 - Catherine Branch Public Infrastructure

COUNCIL ACTION/DIRECTION:

Provide feedback as the Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Mulkey Improvements Exhibits
SUBJECT: Briefing - Mulkey and Cleveland-Gibbs Traffic Pattern Changes
GOALS/ Plan Intentionally and Responsibly; 3.3 - Review and revise town plans as needed, Invest in
OBJECTIVES: Infrastructure; 4.3 - Prioritize road projects and mitigate traffic

BACKGROUND INFORMATION:

2024 Improvements

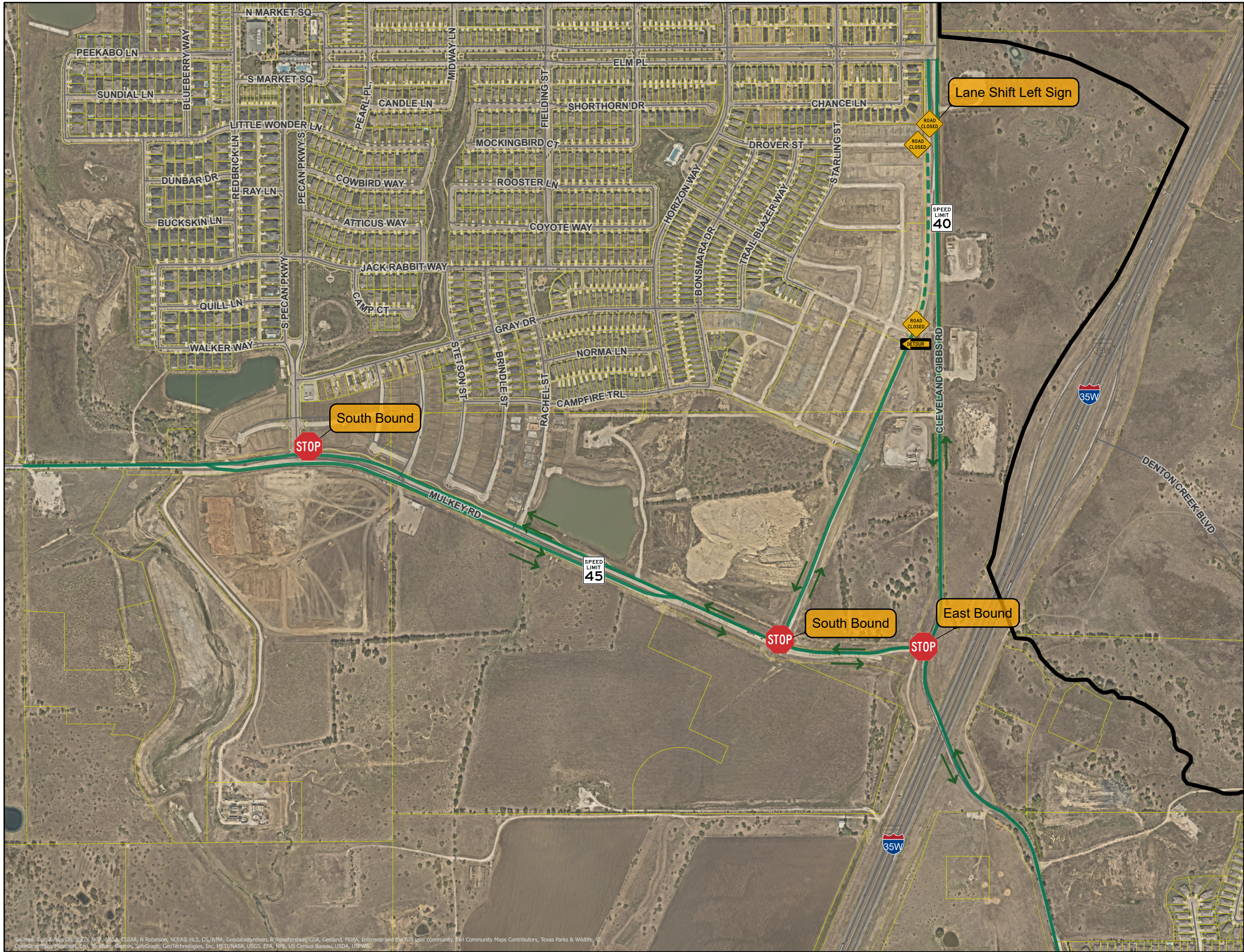
- Two-way traffic on new Cleveland Gibbs Road (CGR)
- Section of new CGR (to be known as Gibbs Road) nearest existing CGR closed
- New stop sign for Gibbs Road southbound traffic

2026 Improvements

- Speed limit reduced on Mulkey from 45 mph to 35 mph
- Crosswalk with flashing beacon installed by Mulkey at Pecan Pkwy
- All four lanes of Gibbs Road to be opened
- Asphalt section of existing CGR closed
- All way stops at:
 - Mulkey and Red Bud Trail
 - Gibbs and Mulkey
 - Mulkey and Cleveland Road at eastern TXDOT ROW
- Stop sign removed at Mulkey at western TXDOT ROW
- Ultimate Improvements
 - Traffic lights at:
 - Elm Place at Gibbs Road
 - Mulkey at Gibbs Road
 - Mulkey at northbound and southbound I35W frontage roads
 - Mulkey at Cleveland Road
 - Gibbs Road at future street in Pecan Square Phase 5A
 - Mulkey bridge over I35W replaces existing CGR bridge

COUNCIL ACTION/DIRECTION:

Provide Direction as needed.



Mulkey Road Existing

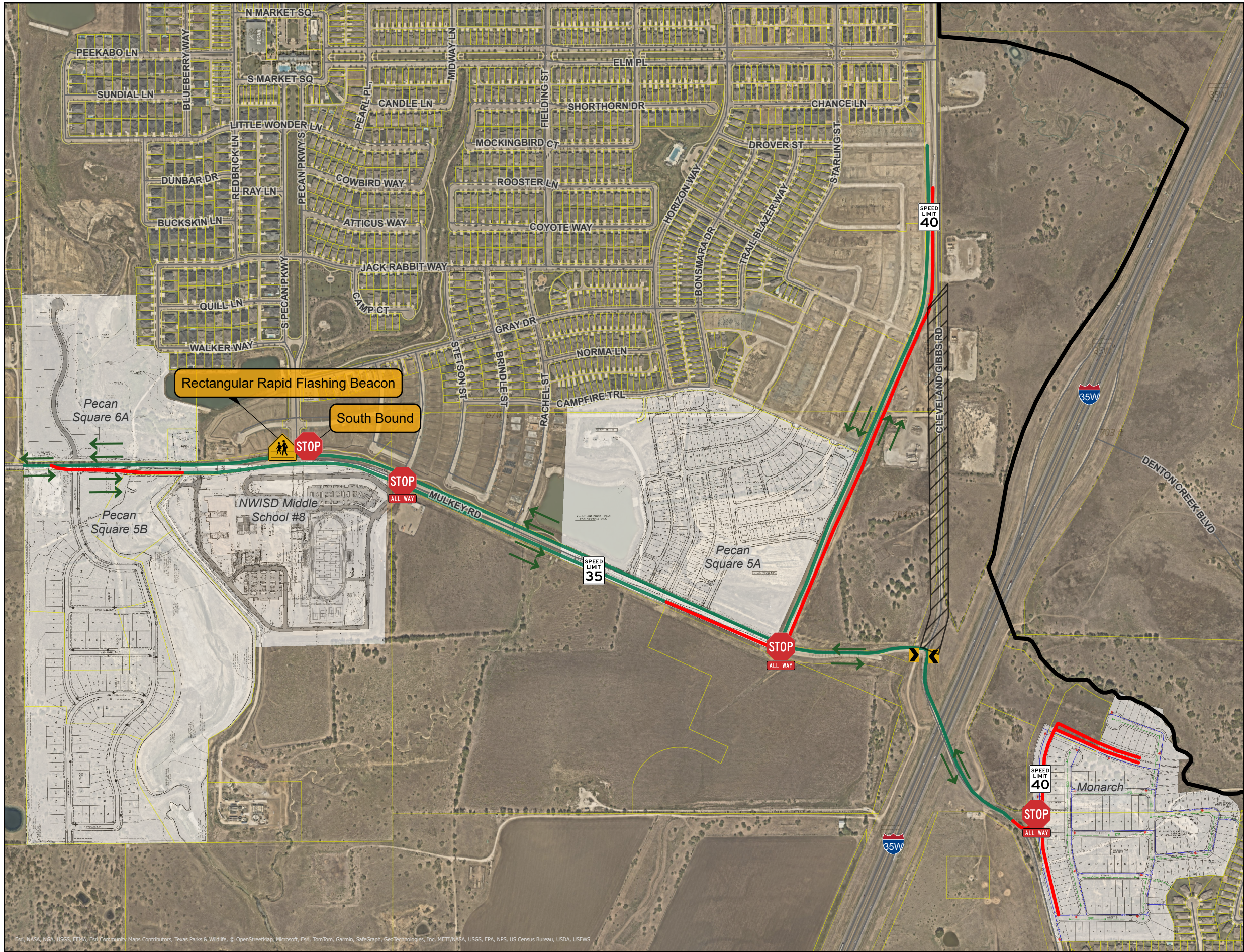
- Stop Sign
- Speed Limit 40
- Road Closed
- Existing Roads
- Current Lanes
- Parcels
- Northlake Boundary



0 500 1,000 Feet



Sources: Esri, Airphoto DS, USGS, NOAA, NASA, CIGAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, Esri, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.



Mulkey Road 2026 Planned Roadway Improvements

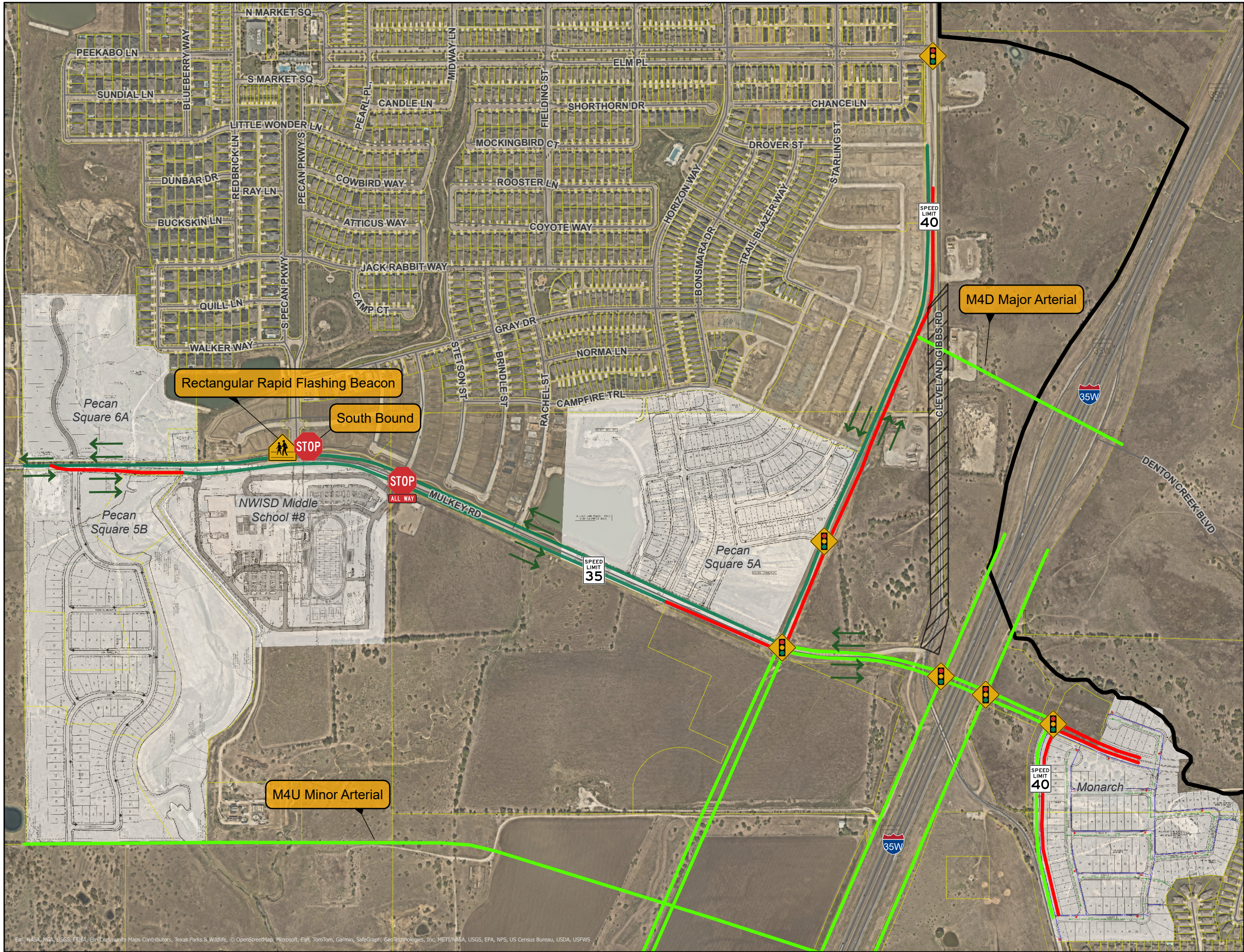
- Stop Sign
- Speed Limit 40
- School Pedestrian Crossing
- Curve Right
- Curve Left
- Improvements
- Existing Roads
- Road Abandonment
- Parcels
- Northlake Boundary



0 500 1,000 Feet



Esri, NASA, NOAA, USGS, FEMA, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap contributors, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Mulkey Road Ultimate Improvements

- Stop Sign
- Speed Limit
- School Pedestrian Crossing
- Traffic Signal
- Ultimate Improvement
- Improvements
- Existing Roads
- Current Lanes
- Road Removal
- Parcels
- Northlake Boundary



0 500 1,000
Feet



NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: House Bill 2464, 88th Texas Legislature, R.S., 2023 ("HB 2464"); TMRS Act §853.404(F) and (F-1), and (2)
SUBJECT: Briefing - Texas Municipal Retirement System Plan Improvements
GOALS/ Protect the Public; 1.5 - Attract and retain top quality staff
OBJECTIVES:

BACKGROUND INFORMATION:

- Town continually strives to remain competitive in labor market in terms of:
 - Compensation (50% of market)
 - Benefits (100% employee and 50% dependent coverage)
 - Retirement (2:1 contribution, 20-year retirement)
- Missing piece in retirement offering – Cost Of Living Adjustments (COLA) for retirees
- Most Northlake market competitors offer retiree COLAs many at 50% or 70%
- Implementing COLA very costly given requirement to apply COLA retroactively (catch up)
- With 2023 amendment, Legislature allowed non-retroactive implementation of COLA through 2025
- Town budgeted funds over multiple years for buy-down payment of \$1M to reduce liability
- Town will implement COLA at lowest level 30% and with no “catch-up” provision
- Town contribution to employee retirement increases from 9.51% to 11.09% or \$65K annually
- \$1M Buy-down payment reduces overall annual costs regardless of plan elements
- Plans to increase COLA percentage from 30% to 50% and possibly 70% as funding allows
- Funding for \$1M buy-down came from salary savings in FY23 and FY24
 - \$530k from FY23
 - \$470k from FY24
- Salary savings were the result of using the revenue replacement clause for federal COVID funding
- Use of these savings for buy-down included as part of budget

COUNCIL ACTION/DIRECTION:

Provide feedback as Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

Section: 3. PUBLIC INPUT

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

Section: 4. CONSENT ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Northlake Home Rule Charter
SUBJECT: Consider approval of the Town Council Meeting Minutes for November 14, 2024
GOALS/ Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services
OBJECTIVES:

BACKGROUND INFORMATION:

- Approval of Meeting Minutes:
 - November 14, 2024 - Regular Meeting

COUNCIL ACTION/DIRECTION:

Approve Minutes Draft as presented



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
NOVEMBER 14, 2024**

The Northlake Town Council convened in a Regular Meeting on November 14, 2024, at 5:30 p.m., in the Northlake Town Hall - Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor Montini called the meeting to order at 5:30 p.m., and a quorum was present as follows:

Roll Call:

Brian Montini, Mayor
Alexandra Holmes, Place 1
Michael Ganz, Place 2
Aaron Fowler, Place 3

Roger Sessions, Place 4
Maryl Lorencz, Mayor Pro Tem Place 5
John Kelley, Place 6

Also present were Drew Corn, Town Manager, and Dean Roggia, Town Attorney.

- Invocation was given by Matthew Harding, Pastor, The Well-Argyle.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

A. Briefing - Recognition Of New Police Officers

The introductions were made by Robert Crawford, Chief of Police.

There was no consensus as the item was for presentation purposes only.

B. Briefing - Water And Sewer Rates

The item was presented by John Thomson, Finance Director and Matthew Garret, NewGen, and discussion followed.

The Town Council consensus was to present the item for consideration at the December 12th, Regular Meeting.

C. Briefing - Ponder Interim Water Service

The item was presented by Drew Corn, Town Manager, and discussion followed.

The Town Council consensus was to continue negotiations and present findings during a future meeting.

D. Briefing - Regulation Of Nuisances Beyond Town Limits

The item was presented by Nathan Reddin, Development Services Director, and discussion followed.

The Town Council consensus was to further research what is in place for surrounding municipalities and present findings during a future meeting.

3. PUBLIC INPUT

The following individuals shared comments as allowed under the Public Input portion of the agenda.

All comments may be viewed in their entirety on the Town's Website at <https://www.town.northlake.tx.us/337/Watch-Council-Meetings>.

- Joel McGreggor, address on file - appreciates not subsidizing; be cautious with Ponder; controlling people in ETJ and putting people out of business; HOA should deal with noise complaints; keep bureaucracy to a minimum
- John McCloud, address on file - Denton County can't do anything regarding noise; just moved into Northlake 90 days ago; bass doesn't register; concert in back yard
- Rena Hardeman, address on file - presentations included in Council Packets; asked for help with strangers looking into homes; DCAD uses house plans and gets more accurate assessments; invasion of privacy; contract with subs for inspections
- Daniel Martinez, address on file - thanked Council, Mayor, and Chief of Police

4. CONSENT ITEMS

The Consent Agenda consisted of Item 4.A. - 4.E., and no items were pulled individual consideration.

Councilmember Holmes moved to approve the Consent Agenda consisting of Items 4.A - 4.E. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (7): Montini, Holmes, Ganz, Fowler, Sessions, Lorencz, Kelley

NAYS (0): None

ABSENT (0): None

A. Consider approval of the Town Council Meeting Minutes for October 10, 2024

APPROVED

B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Sam Pack's Five Star Ford, for the purchase of Police vehicles, in an amount not to exceed \$160,668.80

APPROVED RESOLUTION NO. 24-75

- C. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Caldwell Country Chevrolet, for the purchase of a police vehicle, in an amount not to exceed \$50,025.00

APPROVED RESOLUTION NO. 24-76

- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement with Halff Associates, for Engineering services to provide a Stormwater Management Plan and submit Notice of Intent to comply with the Texas Commission on Environmental Quality General Permit for Municipal Separate Storm Sewer Systems, in an amount not to exceed \$75,500.00

APPROVED RESOLUTION NO. 24-77

- E. Consider approval of a Resolution of the Town of Northlake, Texas, approving the Covered Applications and Prohibited Technology Policy

APPROVED RESOLUTION NO. 24-78

4. ACTION ITEMS

- A. Consider approval of a Resolution of the Town of Northlake, Texas, casting Northlake's votes for a member or members of the Board of Directors of the Denton Central Appraisal District

APPROVED RESOLUTION NO. 24-79

The item was presented, and discussion followed.

Councilmember Holmes moved to cast all votes for Rob Altman. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Kelley

NAYS (0): None

ABSENT (0): None

- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 57.325 acres of land situated in the S. Park Survey Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, generally located on the southeast corner of Harmonson Road and McPherson Drive contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction. Case # ANX-24-004

- i. Public Hearing

- ii. Consider Approval

APPROVED ORDINANCE NO. 24-1114A

The item was presented, and discussion followed.

Mayor Montini recessed the Regular Meeting and opened the public hearing at 6:55 p.m., and with no speakers coming forward, the public hearing closed at 6:55 p.m., and the Regular Meeting was reconvened.

Councilmember Ganz moved to approve the item as presented. Motion seconded by Councilmember Fowler. Motion Passed.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Kelley

NAYS (0): None

ABSENT (0): None

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session, at 6:56 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address the following:

A. Section 551.071 - Consultation with Attorney

- i. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential annexation and development agreement for property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement for Lot 2, Block A, The Hills of Northlake West, approximately 2.127 acres of land generally located on the north side of 1500 block of FM 407 in the extraterritorial jurisdiction of the Town..

B. Section 551.072 - Real Property

- i. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of roadway, drainage, and sanitary sewer improvements for commercial areas north of FM 407 and east of Faught Road.
- ii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of roadway improvements of Private Road 6202.

C. Section 551.087 – Economic Development Negotiations

- i. Potential development agreement for La Estancia Investments LP property consisting of a 110.6-acre and part of a 295.5-acre tracts of land, Bob Smith Management Co. LTD property consisting of a 239.6-acre tract of land, and JHGS Investments LTD property consisting of a 66.5-acre, a 8.6-acre, a 14.5-acre, 4.2-acre, a 13.6-acre, a 28.8-acre, and a 12.6-acre tracts of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.
- ii. Potential economic development agreement with Northport Partners, LLC for the development of 1.32 acres of land owned by the Town of Northlake generally located at the northeast corner of Interstate 35W and Ashmore Lane

7. RECONVENE INTO OPEN SESSION

Mayor Montini reconvened the Regular Meeting at 7:36 p.m., to address Council action regarding the items deliberated during Executive Session. No votes or actions were taken on any of the items deliberated.

8. ADJOURN

With no further business, Mayor Montini adjourned the meeting at 7:38 p.m.

Brian Montini, Mayor

ATTEST:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Local Government Code, Section 271; Town purchasing policy
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract authorizing participation in an interlocal cooperative purchasing program in accordance with the Town's procurement policy with 791 Purchasing Cooperative
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.2 - Manage the long-term financial plan

BACKGROUND INFORMATION:

- Will allow Town to enter into an interlocal cooperative purchasing agreement with 791 Purchasing Cooperative in the purchasing of equipment, supplies, and services
- Town Purchasing Policy requires that agreements are preauthorized by Council
- Interlocal cooperative purchasing agreements/programs:
 - Allow municipalities to coordinate to satisfy State purchasing requirements
 - Provide administrative cost savings and improves efficiency in purchasing processes
- Current purchasing cooperatives include:
 - City of Frisco -- Uniforms & Equipment
 - City of Hurst -- Supplies, Equipment, and Materials
 - City of North Richland Hills -- Supplies & Equipment
 - Collin County -- Safety Equipment
 - Denton County -- Supplies & Equipment
 - Houston-Galveston Area Council (HGAC) -- Vehicles & Equipment
 - National Cooperative Purchasing Alliance (NCPA) -- Building Repairs
 - State of Texas (Texas SmartBuy) -- Vehicles & Equipment
 - State of Texas Department of Information Resources Cooperative (DIR) -- Communication & Technology
 - Tarrant County -- Equipment & Materials
 - Texas Association of School Boards (Buy Board) -- Vehicles & Equipment
 - Texas Department of Public Safety -- Equipment & Supplies
 - The Interlocal Purchasing System (TIPS) -- Technology
 - 791 Purchasing Cooperative (791 COOP)

COUNCIL ACTION/DIRECTION:

Authorize interlocal cooperative purchasing agreement



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING PARTICIPATION IN CERTAIN INTERLOCAL COOPERATIVE PURCHASING PROGRAMS IN ACCORDANCE WITH THE TOWN'S PROCUREMENT POLICY; IDENTIFYING THOSE COOPERATIVE PURCHASING PROGRAMS; AUTHORIZING THE TOWN MANAGER TO EXECUTE ANY AND ALL NECESSARY AGREEMENTS FOR PARTICIPATION AND APPROVING RELATED CONTRACTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act, and Chapter 271.102 of the Texas Local Government Code authorize all local governments to contract with each other to perform governmental functions or services, including administrative functions generally associated with the operation of government, such as purchasing of necessary equipment, supplies, and services; and

WHEREAS, the Purchasing Policy of the Town of Northlake authorizes purchases from an interlocal cooperative purchasing program or other approved state program provided that the Town Council has approved participation; and

WHEREAS, the Town's participation in interlocal cooperative purchasing programs and other approved state programs will improve efficiency in the purchasing process by allowing the Town to meet competitive bid requirements, to identify and purchase goods and services from qualified vendors, to relieve the burdens of the governmental purchasing function, and to realize the various potential economies, including administrative cost savings that such programs provide; and

WHEREAS, upon consideration of the interlocal cooperative purchasing programs specified in this Resolution, and all matters attendant and related thereto, the Town Council is of the opinion that the Town's participation in these programs is beneficial and should be approved.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town's participation in the following cooperative purchasing program(s) is hereby

authorized and approved in accordance with the terms of this Resolution and of the Town of Northlake Purchasing Policy:

City of Grand Prairie - Equipment, Supplies, and Services

City of Frisco -- Uniforms & Equipment

City of Hurst -- Supplies, Equipment, and Materials

City of North Richland Hills -- Supplies & Equipment

Collin County -- Safety Equipment

Denton County -- Supplies & Equipment

Houston-Galveston Area Council (HGAC) -- Vehicles & Equipment

National Cooperative Purchasing Alliance (NCPA) -- Building Repairs

State of Texas (Texas SmartBuy) -- Vehicles & Equipment

State of Texas Department of Information Resources Cooperative (DIR) --
Communication &
Technology

Tarrant County -- Equipment & Materials

Texas Association of School Boards (Buy Board) -- Vehicles & Equipment

Texas Department of Public Safety -- Equipment & Supplies

The Interlocal Purchasing System (TIPS) -- Technology

791 Purchasing Cooperative

Section 3. The Town Manager is hereby authorized to execute any necessary Agreements for participation in such program(s) according to the terms and conditions set forth in this Resolution and the Town's Procurement Policy.

Section 4. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

MASTER INTERLOCAL AGREEMENT

This Master Interlocal Agreement ("Agreement") is made by and between 791 Purchasing Cooperative ("791 COOP") and _____ ("End User"), (collectively referred to as the "Parties" or individually as the "Party") acting herein by and through their respective authorized officers, agents, and/or employees.

PURPOSE

WHEREAS, the federal, state, and territorial governments of the United States of America have expressly authorized and encouraged the use of cooperative purchasing agreements to increase quality and efficiency in purchasing for public, publicly funded, and other legally authorized entities; and

WHEREAS, 791 Purchasing Cooperative LLC through its purchasing cooperative named 791 Purchasing Cooperative (791 COOP) is committed to providing cooperative purchasing contracts with lead public agencies to eligible organizations, including, but not limited to, public and private K12 schools, cities, counties, institutions of higher education, and other eligible units of government ("Authorized Users") in all states in order to increase quality and efficiency in purchasing; and

WHEREAS, 791 COOP is authorized to contract with the End User entity through Chapter 791 of the Texas Government Code, Chapter 252, 271, and 2269 of the Texas Government Code, Chapter 44 of the Texas Education Code, and other relevant federal and state laws to provide goods and service through legally compliant mechanisms; and

WHEREAS, The Parties wish to enter into this Agreement to maximize spending power of End User entity and provide increased efficiency in the sourcing and purchase of goods and services; and

WHEREAS, the governing bodies of the Parties, individually and corporately do hereby adopt and find the foregoing promises as findings of said Authorized Users; and

NOW, THEREFORE, premises considered, and in consideration of and conditional upon the mutual covenants and agreements herein, the Parties herein mutually agree as follows:

AGREEMENT

1. **Term:** This Agreement is effective for ten (10) years from the date of the last signature and shall automatically renew annually unless either party gives sixty (60) days prior written notice of non-renewal.
2. **Permissions:** This Agreement shall: (1) Allow Authorized User/End User entities to purchase goods and services by purchase order, contract, agreement, or other legally permitted mechanisms through 791 COOP's competitively awarded vendor list; (2) allow the Authorized User to access 791 COOP's cooperative contracts to purchase products or services from vendors which have been awarded contracts through statutorily authorized methods; and (3) allow the Authorized User/End User entities to access 791 COOP subject matter expertise to facilitate best practices in sourcing and procurement.
3. **Relationship:** The relationship between the Parties is that of the Independent Contractor. Neither Party has the authority to bind the other in any manner beyond the terms of this Agreement. The

End User entity may be required to enter into subsequent contractual arrangements with 791 COOP to ensure pricing, standards, and compliance, and for specific products or services.

4. **Confidentiality and Safeguarding:** To the extent permitted and/or required by laws of Authorized User's operation's jurisdiction, proprietary information and intellectual property of 791 COOP will be shielded from public inquiry without the prior written consent of 791 COOP.
5. **Venue and Governing Law:** The Parties covenant and agree that any litigation relating to this agreement, the terms, and conditions of the agreement will be interpreted according to the laws of the State of Texas and the venue shall be exclusively in Denton County, Texas.

_____	_____
Jeffrey Shokrian, CEO	Date
791 Purchasing Cooperative	

_____	_____	_____
Authorized User Representative	Date	Governing Body Approval Date

_____	_____
Entity Name	Entity Address (Principal Office)

_____	_____
Entity Contact Telephone Number	Entity Contact E-mail Address

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Texas Local Government Code Title 8, Subtitle C, Chapter 272
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas declaring certain property as surplus and authorizing its sale
GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.2 - Embrace and adapt to state legislative actions

BACKGROUND INFORMATION:

- Town has equipment beyond useful life in need of surplus declaration to be properly auctioned/sold off
- Most expedient way to deal with surplus equipment that have any monetary value is to utilize the services of an on-line auction site or buy-back vendor

COUNCIL ACTION/DIRECTION:

Approve or Disapprove resolution



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS DISPOSAL IN ACCORDANCE WITH APPLICABLE LAWS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake owns certain equipment and property, including electronics, that is no longer required for municipal purposes and has been deemed surplus or obsolete; and

WHEREAS, under Texas Local Government Code § 253.008, the Town Council is authorized to dispose of surplus personal property through public auction, competitive bidding, trade-in, donation, or other lawful means; and

WHEREAS, the Town Council finds it in the public interest to dispose of such surplus property to maximize value for taxpayers and free up municipal resources.

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

Section 1. The equipment/property described on the attached Exhibit "A" is declared Surplus to the needs of the Town.

Section 2. The Town Council authorizes staff to trade in all items for the best available price, sell all items for the best price or properly dispose of items that it is unable to sell.

Section 5. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 6. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary



Town of Northlake Surplus Items Inventory List

Item	Item Description	Qty.	Reason for Surplus
1	Apple iPhone 12	26	Device Upgraded
2	Apple iPhone 13	3	Device Upgraded
3	Samsung Galaxy S23	2	Device Upgraded
4	Verizon Jetpack Inseego WiFi 4G LTE	3	Device Upgraded
5	Dell Latitude 5590 Laptop	2	End of Life
6	Dell Latitude 5490 Laptop	1	End of Life
7	Digium D70 IP Phone	1	End of Life
8	Dell Docking Station Model D6000	3	End of Life
9	Dell Docking Station Model WD15	1	End of Life
10	Xerox VersaLink B400 Printer	1	End of Life
11	Canon MP11DX Electronic Business Machine	2	End of Life
12	Canon MP25DV Electronic Business Machine	1	End of Life
13	Pax S80 Electronic Business Machine	1	End of Life
14	Epson GT-S50 Scanner	1	End of Life
15	Fujitsu 6130Z Scanner	2	End of Life
16	Apple iPhone 11	1	Device Upgraded
17	Samsung Galaxy A42	1	Device Upgraded
18	Apple iPhone 14	5	Device Upgraded
19	Apple iPhone XR	1	Device Upgraded
20	Apple iPhone SE 22 3 rd Generation	4	Device Upgraded
21	Apple iPhone 8	1	Device Upgraded
22	Apple iPhone 6s	1	Device Upgraded
23	Apple iPhone 6s Plus	4	Device Upgraded
24	Apple iPad Air 1 st Generation	1	Device Upgraded
25	Microsoft Surface Pro 8	4	Device Upgraded
26	Dell Monitor U2414Hb	1	Device Upgraded
27	Dell Monitor P2417H	1	End of Life
28	Dell Monitor E2011Ht	1	End of Life
29	Dell Monitor E2209Wc	1	End of Life

Exhibit A

30	ViewSonic Monitor VA2419-SMH	1	End of Life
31	Dell Monitor E2216Hv	2	End of Life
32	Acer Monitor V193W	1	End of Life
33	ThinkPad PF-1QSX28 Laptop	1	End of Life
34	Dell Latitude E7470 Laptop	1	End of Life
35	Dell Docking Station Model D3100	1	End of Life
36	TVOne 1T-C2-750 Dual DVI Scaler Plus	4	End of Life
37	Axiomtek VL-GUS-C	4	End of Life
38	Buffalo TeraStation 32TB 4-Bay NAS Array	1	End of Life
39	Ciena 170-9320-900 12-Port Gigabit Switch	1	End of Life
40	ProSafe 48-Port Gigabit Smart Switch	1	End of Life
41	Lenovo ThinkCentre PC	1	End of Life
42	Microsoft Surface Pro 3	2	End of Life
43	Panasonic Toughbook CF-31 3 rd Gen	1	End of Life
44	Dell Optiplex 7040 D11S Desktop	2	End of Life
45	Canon PIXMA All-in-One Wireless Printer Scanner Copier K10393	1	End of Life
46	Polycom SoundPoint IP 430 PoE Phone	1	End of Life
47	Dell S300wi Projector	1	End of Life
48	Digium D62 Phone	1	End of Life
49	Dell E1910HC Monitor	1	End of Life
50	Dell Precision T5810 Workstation	1	End of Life
51	Dell U2414h Monitor	1	End of Life
52	Viewsonic VX2276 Monitor	1	End of Life
53	Dell 1907FPT Monitor	1	End of Life
54	Dell E198FP Monitor	1	End of Life
55	Dell E Series E2211H Monitor	1	End of Life
56	Wall Desk Furniture	1	End of Life

*Hard drives removed from all computing equipment.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: S.A.S. Boutique Pioneer Grant Performance Agreement
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving an amendment to the Pioneer Grant for S.A.S. Boutique and authorizing the Northlake Economic Development Corporation and Northlake Community Development Corporation to enter into an amended performance agreement; and providing an effective date
GOALS/ OBJECTIVES: Promote Economic Vitality; 6.2 - Target business development through economic incentives

BACKGROUND INFORMATION:

Pioneer Grant Program (PGP) Recipient

- S.A.S. Boutique
 - Boutique women's clothing store
 - Approved for \$20,000 in PGP funding on May 26, 2022
 - Obtained Certificate of Occupancy on July 13, 2022
 - Business closed in August 2024

Pioneer Grant Program Funding Guidelines

- Five-year forgivable loan
- 1/5 of loan forgiven after each year of first five years of business operation
- After final Performance Date (5 years from CO issuance), funding mechanism converts to a grant
 - Thereafter, no repayment required if performance targets change or a business closes

Repayment Obligation

- Repayment amount and timing per current agreement:
 - \$12,000 due within 30 days of Town providing notice since business closed after 2nd anniversary of CO issuance but before 3rd anniversary
 - Formal notice has not been provided pending approval of repayment plan
 - Received \$10,000 toward repayment on September 3rd
 - \$2,000 balance remains

Grantee Request and Council Guidance

- Grantee requested payment plan for remaining balance due
- Council provided guidance to amend performance agreement to provide:
 - Payment plan for remaining balance of \$2,000
 - \$100 payments over 20 months
 - Payable by the 1st of each month beginning January 1, 2025
 - Payoff date of August 1, 2026

Economic Development Corporation (EDC) and Community Development Corporation (CDC) Action

- November 21st joint meeting
 - EDC and CDC voted to amend performance agreement per Council guidance

COUNCIL ACTION/DIRECTION:

- Approve resolution authorizing amended Pioneer Grant Performance Agreement with S.A.S. Boutique



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AN AMENDMENT TO A PIONEER GRANT FOR S.A.S. BOUTIQUE AND AUTHORIZING THE NORTHLAKE ECONOMIC DEVELOPMENT CORPORATION AND THE NORTHLAKE COMMUNITY DEVELOPMENT CORPORATION TO ENTER INTO AN AMENDED PERFORMANCE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town Council on December 11, 2014 approved Resolution No. 14-32 adopting an Incentives Policy for the Town as amended, which: (1) established certain guidelines and criteria for the use of Town incentive programs for private development projects; and (2) authorized the establishment of programs for making loans and grants of Type A and Type B economic development sales tax funds to promote local economic development and to stimulate business and commercial activity in the Town of Northlake pursuant to the Development Corporation Act, codified in Chapters 501-505 of the Texas Local Government Code; and

WHEREAS, the Town of Northlake, Texas, an incorporated municipality of Denton County, Texas, the Northlake Economic Development Corporation (the "EDC") and the Northlake Community Development Corporation (the "CDC") (the Town of Northlake, together with the EDC and CDC, the "Town") has established the Pioneer Grant Program pursuant to the Policy to promote the development of retail, restaurant, and service businesses in the Town of Northlake; and

WHEREAS, N-Spurred LLC dab S.A.S. Boutique (the "Grantee") submitted an application to receive a Pioneer Grant for the development of S.A.S. Boutique, a women's clothing store; and

WHEREAS, on May 26, 2022, the Town approved Grant funds in the amount of \$20,000 for use by the Grantee, pursuant to a Pioneer Grant Performance Agreement; and

WHEREAS, S.A.S. Boutique obtained a Certificate of Occupancy on July 13, 2022 and within 30 days a \$20,000 payment was issued to the Grantee; and

WHEREAS, S.A.S. Boutique operated in the Northlake Commons from July 2022 to August 2024; and

WHEREAS, Pioneer Grants function as a forgivable loan with 1/5 of the loan forgiven after each year of the first five years of business operation; and

WHEREAS, the S.A.S. Boutique Pioneer Grant Performance Agreement established a repayment

schedule requiring repayment of \$12,000 “on or after the 2nd anniversary of CO issuance but before the 3rd anniversary of CO issuance;” and

WHEREAS, on November 21, 2024, the EDC and the CDC boards of directors approved a repayment plan as described herein.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby authorizes the EDC and CDC to enter into an amended performance agreement with the Grantee for repayment as follows:

1. Remaining amount due may be paid in minimum monthly installments of \$100, payable by the first day of each month, beginning January 2025.

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO. 22-32

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, REPEALING RESOLUTION 22-12 AND APPROVING A PIONEER PROGRAM GRANT IN THE AMOUNT OF \$20,000 FOR S.A.S. BOUTIQUE AND AUTHORIZING THE TOWN MANAGER TO ENTER INTO A PERFORMANCE AGREEMENT

WHEREAS, the Town Council on December 11, 2014 approved Resolution No. 14-32 adopting an Incentives Policy for the Town as amended, which: (1) established certain guidelines and criteria for the use of Town incentive programs for private development projects; and (2) authorized the establishment of programs for making loans and grants of Type A and Type B economic development sales tax funds to promote local economic development and to stimulate business and commercial activity in the Town of Northlake pursuant to the Development Corporation Act, codified in Chapters 501-505 of the Texas Local Government Code; and

WHEREAS, the Town of Northlake, Texas, an incorporated municipality of Denton County, Texas, the Northlake Economic Development Corporation (the "EDC") and the Northlake Community Development Corporation (the "CDC") (the Town of Northlake, together with the EDC and CDC, the "Town") has established the Pioneer Grant Program pursuant to the Policy to promote the development of retail, restaurant, and service businesses in the Town of Northlake; and

WHEREAS, N-Spurred LLC dba S.A.S. Boutique (the "Grantee") has submitted an application to receive a Pioneer Grant for the development of a S.A.S Boutique women's clothing store; and

WHEREAS, the Town has reviewed the application and is willing to provide Grant funds for the use of the Grantee, pursuant to a performance agreement;

WHEREAS, the EDC and CDC boards of directors approved a grant in the total amount of \$20,000 (payment to be split evenly between the EDC and CDC) as a project that will promote new business development at their February 17, 2022 board meetings.

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

Section 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby authorizes the Town Manager to enter into a performance agreement with Grantee for a grant payment not to exceed \$20,000.



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

Section 3. Resolution Number 22-12 is hereby repealed for all purposes.

Section 4. This resolution is effective immediately upon passage.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 26th day of May 2022.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary





**PIONEER GRANT
PERFORMANCE AGREEMENT**

This Pioneer Grant Performance Agreement is entered into by and between the Town of Northlake, Texas, an incorporated municipality of Denton County, Texas, the Northlake Economic Development Corporation (the "EDC") and the Northlake Community Development Corporation (the "CDC") (the Town of Northlake, together with the EDC and CDC, the "Town"), and N-Spurred LLC dba S.A.S. Boutique (the "Grantee").

WITNESSETH:

WHEREAS, the Town Council on December 11, 2014 approved Resolution No. 14-32 adopting an Incentives Policy for the Town (the "Policy") as amended, which: (1) established certain guidelines and criteria for the use of Town incentive programs for private development projects; and (2) authorized the establishment of programs for making loans and grants of Type A and Type B economic development sales tax funds to promote local economic development and to stimulate business and commercial activity in the Town of Northlake pursuant to the Development Corporation Act, codified in Chapters 501-505 of the Texas Local Government Code, (the "Act"); and

WHEREAS, the Town has established the Pioneer Grant Program pursuant to the Policy to promote the development of retail, restaurant, and service businesses in the Town of Northlake; and

WHEREAS, the Grantee has submitted an application to receive a Pioneer Grant for the development of a S.A.S Boutique women's clothing store; and

WHEREAS, the Town has reviewed the application and is willing to provide Grant funds for the use of the Grantee, provided that the Grantee meets certain criteria relating to maintenance of the facility as a S.A.S Boutique women's clothing store, capital investments and new jobs; and

WHEREAS, the Grantee is required to return all or a portion of the funds received to the Town if the performance criteria of the Grantee are not met; and

WHEREAS, the Town and the Grantee desire to set forth their understanding and agreement as to the payout of the Grant proceeds, the obligations of the Grantee regarding capital investment and new job creation, and the repayment by the Grantee of all or part of the Grant under certain circumstances; and

WHEREAS, the Grantee's plans to construct an approximately 1,400 square-foot boutique tea and gourmet food shop (the "Facility") will entail a capital expenditure of greater than \$125,000 referred to in the Agreement as the "Capital Investment"; and

WHEREAS, it is expected that at least 3 New Jobs, as defined herein, will be created at the Facility; and

WHEREAS, the Grantee plans to maintain the facility as a S.A.S Boutique for 5 years unless otherwise approved by the Town; and

WHEREAS, together, the Capital Investment target of \$125,000; the New Jobs target of 3; and the 5-year Maintenance target are referred to herein as the “Targets”; and

WHEREAS, the Facility is expected to generate approximately \$480,000 in annual taxable sales in addition to the indirect benefit of establishing Northlake as a retail destination with the potential to encourage additional retail development; and

WHEREAS, the EDC and CDC boards of directors designated an incentive for the development of the Facility in the total amount of \$20,000 (payment to be split evenly between the EDC and CDC) as a project that will promote new business development at their February 17, 2022 board meetings; and

WHEREAS, all requirements of the Act shall be met prior to distribution of grant funds, including, but not limited to, any requirements for public hearings, notice and authorization of the Town Council, if necessary;

NOW, THEREFORE, in consideration of the foregoing, the mutual benefits, promises and undertakings of the parties to this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

Section 1. Disbursement of the Grant.

The Grant in the amount of \$20,000 will be paid to the Grantee upon completion of the Facility as certified by the issuance of a Certificate of Occupancy (the “CO”) by the Town. Within 30 days of issuance of the CO, the Town will disburse the Grant proceeds to the Grantee as an inducement to the Grantee to achieve the Targets at the Facility.

Section 2. Targets and Definitions.

The Grantee will develop the Facility as a finish out space within Northlake Commons, make a capital investment of at least \$125,000, create and maintain at least 3 New Jobs at the Facility, and maintain the branding of the Facility as a S.A.S Boutique unless otherwise approved by the Town. The actual construction costs of the Facility shall meet the Capital Investment Target and such investment shall be satisfied with completion of construction which shall culminate in the issuance of a CO within one year of the date of this agreement. The New Jobs Target shall be met within one year of the issuance of the CO and the Target shall be maintained through the final Performance Date which shall be five years from the issuance of the CO. The Maintenance Target shall be maintained through final Performance Date unless alteration of the branding is otherwise approved by the Town.

For the purpose of this Agreement, the following terms shall have the following definitions:

“Capital Investment” means a capital expenditure in taxable real property, taxable tangible personal property, or both at the Facility (excluding the purchase of land or existing real property improvements). The capital investment must be in addition to the capital improvements at the Facility at the date of this Agreement.

“Employee” means the full-time equivalent (FTE) employment of a person performing a duty for the Grantee at the facility. This term shall not include contract workers who are considered independent contractors for the Grantee.

“Maintain” means that the new jobs created pursuant to the Grant will continue without interruption from the date of creation through the Performance Date as it relates to the Jobs Target. “Maintain” as it relates to the Maintenance Target means that the branding of the Facility will remain as initially proposed from the date of opening through the Performance Date.

“New Job” means new permanent employment of an Employee for an indefinite duration at the Facility. Each New Job must require a minimum of either (1) 30 hours of an Employee’s time per week for the entire normal year of the Grantee’s operations, which “normal year” must consist of a least 52 weeks, or (2) 1,560 hours per year. Seasonal or temporary positions, positions created when a job function is shifted from an existing location in the Town limits of Northlake, and positions with contractors, suppliers, and similar multiplier or spin-off jobs shall not qualify as New Jobs.

Section 3. Repayment Obligation.

Determination of Inability to Comply: If the Town, in its sole discretion, determines at any time prior to the Performance Date (a “Determination Date”) that the Grantee is unable or unwilling to meet and maintain any of its Targets by and through the Performance Date and the Town has not authorized any alteration or change to the applicable Target, and if the Town promptly notifies the Grantee of such determination, the Grantee must repay the Grant proceeds based upon the following schedule:

In the 1st year following CO issuance	Repay \$20,000
On or after the 1st anniversary of CO issuance but before the 2nd anniversary of CO issuance	Repay \$16,000
On or after the 2nd anniversary of CO issuance but before the 3rd anniversary of CO issuance	Repay \$12,000
On or after the 3rd anniversary of CO issuance but before the 4th anniversary of CO issuance	Repay \$8,000
On or after the 4th anniversary of CO issuance but before the 5th anniversary of CO issuance	Repay \$4,000

Repayment Dates: Such repayment shall be due from the Grantee to the Town within thirty days of the Performance Date or the Determination Date, as applicable.

Section 4. Grantee Reporting.

The Grantee shall provide, at the Grantee's expense, detailed verification reasonably satisfactory to the Town of the Grantee's progress on the Targets. Such progress reports will be provided at least annually, starting at twelve months from the date that the Grantee receives the Grant, and at such other times as the Town may require for a period of five years from the grant proceeds award date.

Section 5. Notices.

Any notices required or permitted under this Agreement shall be given in writing, and shall be deemed to be received upon receipt or refusal after mailing of the same in the United States Mail by certified mail, postage fully pre-paid or by overnight courier (refusal shall mean return or certified mail not accepted by the addressee):

If intended for the Town, to:

Town of Northlake
1500 Commons Circle, Suite 300
Northlake, Texas 76262
Attn: Drew Corn, Town Manager
Phone: (940) 648-3290
Fax: (940) 648-0363
Email: dcorn@town.northlake.tx.us

If intended for the Grantee, to:

N-Spurred LLC dba S.A.S. Boutique
204 Wallis Avenue
Santa Anna, Texas 76878
Attn: Kyra Neff
Phone: (817) 235-0186
Email: santannastore@yahoo.com

With a copy to:

Taylor, Olson, Adkins, Sralla & Elam, L.L.P.
6000 Western Place, Suite 200
Fort Worth, Texas 76107
Attn: Ashley D. Dierker
Phone: (817) 332-2580
Fax: (817) 332-4740
Email: adierker@toase.com

Northlake EDC
1500 Commons Circle, Suite 300
Northlake, Texas 76262
Attn: President
Phone: (940) 648-3290
Fax: (940) 648-0363
Email: northlakeedc@town.northlake.tx.us

Northlake CDC
1500 Commons Circle, Suite 300
Northlake, Texas 76262
Attn: President

Phone: (940) 648-3290
Fax: (940) 648-0363
Email: northlakeedc@town.northlake.tx.us

Section 6. Miscellaneous.

- A. Entire Agreement; Amendments: This Agreement constitutes the entire agreement between the parties hereto as to the subject matter contained herein and may not be amended or modified, except in writing signed by each of the parties hereto. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The Grantee may not assign its rights and obligations under this Agreement without the prior written consent of the Town.
- B. Governing Law; Venue: This Agreement is made and performable in the Town limits of Northlake in Denton County, Texas and shall be construed and enforced by local and state laws within the State of Texas. Venue for any litigation arising out of or involving this Agreement shall lie in Denton County, Texas.
- C. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be an original, and all of which together shall be one and the same instrument.
- D. Severability: If any provision of this Agreement is determined to be unenforceable, then the remaining provisions of this Agreement shall, in the discretion of the Town, be voidable or interpreted as in effect as if such unenforceable provision were not included therein.

EXECUTED and effective as of the date of the last authorized signature below.

APPROVED AS TO FORM:
ASHLEY D. DIERKER,
TAYLOR, OLSON, ADKINS,
SRALLA & ELAM, L.L.P.
Town Attorney

By: _____

Town Attorney

Date: 05/26/2022

TOWN OF NORTHLAKE
DREW CORN

Town Manager

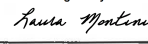
By: _____

Drew Corn, Town Manager

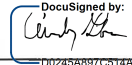
Date: 5/27/22



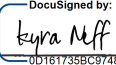
**NORTHLAKE ECONOMIC DEVELOPMENT
CORPORATION**

By:  DocuSigned by:
87FDCB63B7444C7
Laura Montini, President of Board of Directors
Date: 6/5/2022

**NORTHLAKE COMMUNITY DEVELOPMENT
CORPORATION**

By:  DocuSigned by:
00245A9B7C516AA...
Andy Gibson, President of Board of Directors
Date: 6/5/2022

GRANTEE:

By:  DocuSigned by:
001B1735BC9748D...
Kyra Neff, Owner
N-Spurred LLC dba S.A.S. Boutique
Date: 6/7/2022

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

REF. DOC.: House Bill 2464, 88th Texas Legislature, R.S., 2023 ("HB 2464"), Subsections 853.404(c-h)

SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, ratifying a payment of \$1,000,000 towards retirement expenses in Fiscal Year 2024 to reduce the Town of Northlake's unfunded retirement liability

GOALS/ OBJECTIVES: Protect the Public; 1.5 - Attract and retain top quality staff

BACKGROUND INFORMATION:

- Town made \$1-million payment in January of Fiscal Year (FY) 2024 to Texas Municipal Retirement System (TMRS) to reduce Town's unfunded retirement liability
- Lump sum payment planned as part of retirement & benefit spending for FY2024 Budget
- Payment utilized salary savings gained from COVID-period funding that utilized the revenue replacement option
 - \$530,000 from FY2023 in salary savings
 - \$470,000 from FY2024 in salary savings
- Impact of payment noted in 2nd, 3rd, & 4th Quarter Financial Reports
- Payment was spread across multiple funds:
 - General Fund
 - Water & Wastewater Fund
 - Economic Development Corporation Fund
 - Community Development Corporation Fund
 - Hotel Occupancy Tax Fund
- Payment supports the Council's budget priorities and strategic goals:
 - Operate effectively and efficiently
 - Reduce Town's Fiscal Year 2025 unfunded retirement liability (fully funded for FY 2025)
 - Lowers future retirement contribution rates and costs
 - Attract and retain top quality staff
 - Prepares Town to adopt optional non-retroactive, repeating Cost of Living Adjustment (COLA) in accordance with House Bill 2464
 - Adoption of repeating COLA will improve Town's competitiveness in retaining and hiring employees

COUNCIL ACTION/DIRECTION:

Approve resolution ratifying payment



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS RATIFYING A PAYMENT OF \$1,000,000 TOWARDS RETIREMENT EXPENSES IN FISCAL YEAR 2024 TO REDUCE THE TOWN OF NORTHLAKE'S UNFUNDED RETIREMENT LIABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Town of Northlake ("Town") has general authority to adopt an ordinance, resolution, or policy regulation that is for the good government, peace, or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

WHEREAS, the Town Council has directed Town staff to support the Town's strategic goals to attract and retain top quality staff and to operate efficiently and effectively; and

WHEREAS, the Town made a \$1,000,000.00 payment to the Texas Municipal Retirement System (TMRS) in January 2024 of Fiscal Year 2024 to improve operational efficiency and effectiveness by reducing the Town's unfunded liability and contribution rate in Fiscal Year 2025.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby ratifies the payment of \$1,000,000.00 made to TMRS on January 2, 2024 for the unfunded retirement liability.

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

REF. DOC.: House Bill 2464, 88th Texas Legislature, R.S., 2023 ("HB 2464"); TMRS Act §853.404(F) and (F-1), and (2)

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, adopting (1) non-retroactive repeating Cost Of Living Adjustments (COLAs) for retirees and their beneficiaries under TMRS Act §853.404(F) and (F-1), and (2) authorizing annually accruing updated service credits and transfer updated service credits

**GOALS/
OBJECTIVES:** Protect the Public; 1.5 - Attract and retain top quality staff

BACKGROUND INFORMATION:

- Town continually strives to remain competitive in labor market in terms of:
 - Compensation (50% of market)
 - Benefits (100% employee and 50% dependent coverage)
 - Retirement (2:1 contribution, 20-year retirement)
- Missing piece in retirement offering – cost of living adjustments (COLA) for retirees
- Most Northlake market competitors offer retiree COLAs many at 50% or 70%
- Implementing COLA very costly given requirement to apply COLA retroactively (catch up)
- With 2023 amendment, Legislature allowed non-retroactive implementation of COLA through 2025
- Town will implement COLA at lowest level 30% and with no "catch-up" provision
- Town contribution to employee retirement increases from 9.51% to 11.09% or \$65K
- Plans to increase COLA percentage from 30% to 50% and possibly 70% as funding allows
- Use of these savings for buy-down included as part of budget

COUNCIL ACTION/DIRECTION:

Approve ordinance implementing 30% COLA and ratify resolution for \$1M buy-down payment



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE REGARDING THE TOWN OF NORTHLAKE’S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS: (1) ADOPTING NON-RETROACTIVE REPEATING COLAS, FOR RETIREES AND THEIR BENEFICIARIES UNDER TMRS ACT §853.404(F) AND (F-1), AND (2) AUTHORIZING ANNUALLY ACCRUING UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS

WHEREAS, the Town of Northlake, Texas (the “City”), elected to participate in the Texas Municipal Retirement System (the “System” or “TMRS”) pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the “TMRS Act”); and

WHEREAS, House Bill 2464, 88th Texas Legislature, R.S., 2023 (“HB 2464”), added Subsections 853.404(f) and (f-1) to the TMRS Act and authorized cities participating in the System to provide certain retirees and their beneficiaries with an annually accruing (“repeating”) annuity increase (also known as a cost of living adjustment, or “COLA”) based on the change in the Consumer Price Index for All Urban Consumers for the one-year period that ends 12 months before the January 1 effective date of the applicable COLA (a “non-retroactive repeating COLA”); and

WHEREAS, new TMRS Act §853.404(f) and (f-1) allow participating cities to elect to provide non-retroactive repeating COLAs under certain circumstances, as further described by this Ordinance, by adopting an ordinance to be effective January 1 of 2024, 2025 or 2026, in accordance with TMRS Act §854.203 and §853.404; and

WHEREAS, TMRS Act §853.404(f-1) provides the non-retroactive repeating COLA option applies only to a participating city that, as of January 1, 2023, either (1) has not passed an annually repeating COLA ordinance under TMRS Act §853.404(c) or had previously passed a repeating COLA ordinance and then, before January 1, 2023, passed an ordinance rescinding such repeating COLA, or (2) does provide an annually repeating COLA under §853.404(c) and elects to provide a non-retroactive repeating COLA under §853.404(f) for purposes of maintaining or increasing the percentage amount of the COLA; and

WHEREAS, the Town Council acknowledges that the City meets the above-described criteria under §853.404(f-1) and is eligible to elect a non-retroactive repeating COLA under §853.404(f) and that such election must occur before January 1, 2026, and after that date future benefit changes approved by the City may require reversion to a retroactive repeating COLA; and

WHEREAS, the Town Council finds that it is in the public interest to: (1) adopt annually accruing non-retroactive COLAs for retirees and their beneficiaries under TMRS Act §853.404(f) and (f-1); and (2) in accordance with TMRS Act §853.404 and §854.203(h), reauthorize annually accruing Updated Service Credits and transfer Updated Service Credits, now.

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

Section 1. Adoption of Non-Retroactive Repeating COLAs

(a) On the terms and conditions set out in TMRS Act §854.203 and §853.404, the City authorizes and provides for payment of the increases described by this Section to the annuities paid to retired City employees and beneficiaries of deceased City retirees (such increases also called COLAs). An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this Section is computed in accordance with TMRS Act §853.404(f) as the sum of the prior service and current service annuities, as increased in subsequent years under TMRS Act §854.203 or TMRS Act §853.404(c), of the person on whose service the annuities are based on the effective date of the annuity increase, multiplied by 30% of the percentage change in the Consumer Price Index for All Urban Consumers during the 12-month period ending in December of the year that is 13 months before the effective date of the increase under this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation under this Section does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed under this Section.

(e) In accordance with TMRS Act §853.404(f-1)(2), an increase under this Section only applies with respect to an annuity payable to a TMRS member, or their beneficiary(ies), which annuity is based on the service of a TMRS member who retired, or who is deemed to have retired under TMRS Act §854.003, not later than the last day of December of the year that is 13 months before the effective date of the increase under this Section.

(f) The amount of an increase under this Section is an obligation of this City and of its account in the benefit accumulation fund of the System.

(g) The initial increase in annuities authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees of the System ("Board"). Pursuant to TMRS Act §853.404, an increase in retirement

annuities shall be made on January 1 of each subsequent year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Section 2. **Authorization of Annually Accruing Updated Service Credits and Transfer Updated Service Credits**

(a) As authorized by TMRS Act §854.203(h) and §853.404, and on the terms and conditions set out in TMRS Act §§853.401 through 853.404, the City authorizes each member of the System who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing employee of the City, to receive “Updated Service Credit,” as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The City authorizes and provides that each employee of the City who (i) is eligible for Updated Service Credits under Subsection (a) above, and (ii) who has unforfeited prior service credit and/or current service credit with another System-participating municipality or municipalities by reason of previous employment, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in TMRS Act §853.601 (also known as “Transfer USC”), both as to the initial grant and all future grants under this Ordinance.

(c) The Updated Service Credit authorized and provided under this Ordinance shall be 100% of the “base Updated Service Credit” of the TMRS member calculated as provided in TMRS Act §853.402.

(d) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(e) The initial Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the System’s Board. Pursuant to TMRS Act §853.404, the authorization and grant of Updated Service Credits in this Section shall be effective on January 1 of each subsequent year, using the same percentage of the “base Updated Service Credit” stated in Subsection (c) in computing Updated Service Credits for each future year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Section 3. All the above premises are true and correct legislative and factual findings of the Town

Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 4. This ordinance shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

2025 Rates • Northlake

July 15, 2024

Plan Provisions	Current	Option 1	Option 2	Option 3
Employee Contribution Rate	7%	7%	7%	7%
City Matching Ratio	2 to 1	2 to 1	2 to 1	2 to 1
Updated Service Credit (USC)	100% (Repeating)	100% (Repeating)	100% (Repeating)	100% (Repeating)
Transfer USC *	Yes	Yes	Yes	Yes
COLA	None	30% (Repeating)	30% (Repeating)	50% (Repeating)
Retroactive COLA	No	Yes	No	Yes
Retirement Eligibility Any Age	20 years	20 years	20 years	20 years
Vesting	5 years	5 years	5 years	5 years
Supplemental Death Benefit	Actives + Retirees	Actives + Retirees	Actives + Retirees	Actives + Retirees
Contribution Rates	2025	2025	2025	2025
Normal Cost Rate	9.49%	10.64%	10.47%	11.39%
Prior Service Rate	<u>-0.13%</u>	<u>0.63%</u>	<u>0.47%</u>	<u>1.20%</u>
Retirement Rate	9.36%	11.27%	10.94%	12.59%
Supplemental Death Rate	<u>0.15%</u>	<u>0.15%</u>	<u>0.15%</u>	<u>0.15%</u>
Total Contribution Rate	9.51%	11.42%	11.09%	12.74%
Unfunded Actuarial Liability	\$-166,082	\$431,537	\$324,288	\$824,419
Funded Ratio	102.1%	94.9%	96.2%	90.8%
Benefit Increase Amortization Period	20 years	20 years	20 years	20 years

* As of the December 31, 2023 valuation date, there were 21 employees with service in other TMRS cities eligible for transfer USC.

2025 Rates • Northlake

July 15, 2024

Plan Provisions	Current	Option 4	Option 5	Option 6
Employee Contribution Rate	7%	7%	7%	7%
City Matching Ratio	2 to 1	2 to 1	2 to 1	2 to 1
Updated Service Credit (USC)	100% (Repeating)	100% (Repeating)	100% (Repeating)	100% (Repeating)
Transfer USC *	Yes	Yes	Yes	Yes
COLA	None	50% (Repeating)	70% (Repeating)	70% (Repeating)
Retroactive COLA	No	No	Yes	No
Retirement Eligibility Any Age	20 years	20 years	20 years	20 years
Vesting	5 years	5 years	5 years	5 years
Supplemental Death Benefit	Actives + Retirees	Actives + Retirees	Actives + Retirees	Actives + Retirees
Contribution Rates	2025	2025	2025	2025
Normal Cost Rate	9.49%	11.19%	12.16%	11.97%
Prior Service Rate	<u>-0.13%</u>	<u>1.00%</u>	<u>1.78%</u>	<u>1.56%</u>
Retirement Rate	9.36%	12.19%	13.94%	13.53%
Supplemental Death Rate	<u>0.15%</u>	<u>0.15%</u>	<u>0.15%</u>	<u>0.15%</u>
Total Contribution Rate	9.51%	12.34%	14.09%	13.68%
Unfunded Actuarial Liability	\$-166,082	\$684,330	\$1,226,471	\$1,074,143
Funded Ratio	102.1%	92.2%	86.9%	88.3%
Benefit Increase Amortization Period	20 years	20 years	20 years	20 years

* As of the December 31, 2023 valuation date, there were 21 employees with service in other TMRS cities eligible for transfer USC.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

REF. DOC.: Town of Northlake Fiscal Year 2023-2024 Adopted Budget

SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, awarding Bid No. 24-05 and authorizing the Town Manager to execute an agreement/contract with Acadia Services, LLC for construction of Fort Worth Additional Capacity 24" Water Main Phase 1a, in an amount not to exceed \$2,207,204

GOALS/ OBJECTIVES: Invest in Infrastructure; 4.4 - Provide adequate water and sewer infrastructure

BACKGROUND INFORMATION:

- Fort Worth Additional Capacity 24" Water Main Phase 1A identified as a capital project priority
- Town engaged Halff, for design and bid assistance
- Engineer's estimate for construction - \$2,230,000
- November 16, 2024 - Request for bids initiated
- December 2, 2024 - Bidding Closed
 - Town received three bids
- Lowest responsible bidder - Acadia Service, LLC. with bid of \$2,207,204
- Project funded by Certificates of Obligation (CO's)

COUNCIL ACTION/DIRECTION:

Award bid in amount of \$2,207,204, and contract with Acadia Services, LLC for Water Main construction



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, AWARDED BID NO. 24-05 AND AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AGREEMENT/CONTRACT WITH ACADIA SERVICES, LLC FOR CONSTRUCTION OF FORT WORTH ADDITIONAL CAPACITY 24" WATER MAIN PHASE 1A, IN AN AMOUNT NOT TO EXCEED \$2,207,204; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide added capacity water service to customers and the public; and

WHEREAS, Halff, designed the plans for Fort Worth Additional Capacity 24" Water Main Phase 1a; and

WHEREAS, the construction of Fort Worth Additional Capacity 24" Water Main Phase 1a coincides with major developments in the south side of town; and

WHEREAS, the associated costs of this project will be funded with Certificates of Obligation; and

WHEREAS, the Town has issued a request for bid for the project, received three bids and has qualified the lowest bidder, Acadia Services, LLC.; and

WHEREAS, Halff recommends the award to Acadia Services, LLC for an amount not to exceed \$2,207,204.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby finds and determines that a public purpose and necessity exists for the Town to enter into a construction contract for the Fort Worth Additional Capacity 24" Water Main Phase 1a with consultation from Town staff and other Town consultants.

Section 3. The Town Council hereby authorizes the Town Manager to finalize and enter into a construction contract with Acadia Services, LLC for the Fort Worth Additional Capacity

24" Water Main Phase 1a, in an amount not to exceed \$2,207,204.

Section 4. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary



2601 Meacham Boulevard, Ste 600
Fort Worth, Texas 76137
(817) 847-1422

December 5, 2024
AVO 52344.001

Town of Northlake, Texas
C/O Mr. Eric Tamayo
Public Work Director
1500 Commons Circle, Suite 300
Northlake, Texas 76226

Re: Northlake/Fort Worth 24-inch Supply Line – Bid Summary and Reference Check Letter

Dear Mr. Tamayo

The following is a summary of the bids received, reference checks conducted, and bidder responsiveness.

Bid Summary

Bids were opened for the above-referenced project on Monday, December 2, 2024, at the Municipal Court, Suite 300 of Northlake Town Hall. The bid package included the base bid with three alternative pipe materials. The award will be based on the sum of the base bid and lowest pipe material. Three (3) bids were received, ranging from a high total bid of \$4,183,945.00 to a low total bid of \$2,207,204. The apparent low bidder, Acadia Services, LLC, was considered and found to be a complete responsive bidder. These bids are in line with the 2022 engineers estimate of \$2,230,000 for Line A in the Fort Worth Wholesale agreement. The complete bid tabulation is attached.

Reference Checks

Reference #1

Clint Yeager from Hillwood Communities was listed as a reference in relation to a project for the Pecan Square residential development and associated site utilities such as water and sanitary sewer lines. They were contacted as a reference provided by Acadia, at 4:15 PM on December 2, 2024, which went to voicemail. At 8:51 AM on December 3, 2024, we received a call back, and Clint declined to comment on their performance beyond the fact that they have used Acadia in the past.

Reference #2

We contacted Marc Zett from the Pulte Group as another reference provided by Acadia, in relation to the Travis Ranch and Del Webb residential developments and associated utilities. They were contacted at 4:17 PM on December 2, 2024, which went to voicemail, a response was later received at 5:20 PM on December 3, 2024. Marc said that Acadia is a good company that they have recently used to complete a difficult project. He reported that they finished five calendar days ahead of schedule, and the level of change orders was minimal. Additionally, he said that they expressed willingness to hiring Acadia again on future projects.



2601 Meacham Boulevard, Ste 600
Fort Worth, Texas 76137
(817) 847-1422

Reference #3

Another reference provided by Acadia that we contacted was Carlos Moreno of Lennar Homes in relation to a project for phase one of Bluebonnet Estates and its associated utilities. The first call was made at 4:19 PM on December 2, 2024, with no response

Two further calls were made on December 3, 2024 and December 5, 2024, to no response.

Bid Responsiveness

In relation to bidding requirements, Acadia submitted all documents and bonds necessary for consideration. The following documents and bonds were provided by Acadia, as part of their bid package.

- Bid Bond backed by FCCI Insurance Company in the appropriate 5% of greatest amount bid
- A signed Bid Proposal
- A list of construction jobs within the last 5 years as well as the references which were used for the preparation of the reference portion of this letter
- A list of all current projects

Section 252.043 in the Local Government Code states if competitive sealed bids are received, the contract must be awarded to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the entity. After considering the purchase price, reputation of the bidders, quality of the bidders' services based upon reference checks Halff Associates has determined that Acadia Services, LLC, is the lowest responsible bidder.

Halff recommends awarding the contract using ductile iron pipe (DIP) for a total contract price of **\$2,207,204.00**.

Please call me at 817.764.7472 if you have any questions or comments.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "D. W. Haar", with a stylized flourish at the end.

Dennis W. Haar, P.E.

Attachment

Town of Northlake
BID TABULATION
Northside II 24" Water Main Ph 1A
Town File No. X-27959
CONSTRUCTION CONTRACT TIME: 245 Consecutive Calendar Days
ADVERTISEMENT DATES: November 16 and November 23, 2024
BID OPENING DATE: December 2nd, 2024, 2:00 PM
Engineers Estimate: \$2.2 M

Bidder				Acadia Services, LLC 351 W. Southlake Blvd. Southlake, TX 76092		Western Municipal Construction of Texas, LLC 402 Gulf Ave Justin, TX 76247		Canary Construction, Inc. 802 N Kealy Ave, Suite 101 Lewisville, TX 75057	
Bidlist Item No.	Description	Unit of Measure	Bid Quantity	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Install Tapping Sleeve and Gate Valve on existing CoFW 42" L301 WL (X-18852). Install midpoint of Existing Pipeline Joint Piece 280, to remain in service	LS	1	\$ 105,000.00	\$ 105,000.00	\$ 158,000.00	\$ 158,000.00	\$ 175,000.00	\$ 175,000.00
2	42" Casing or Tunnel Liner By Open Cut, Acceptable Backfill	LF	234	\$ 665.00	\$ 155,610.00	\$ 1,100.00	\$ 257,400.00	\$ 2,890.00	\$ 676,260.00
3	24" Gate Valve w/Vault	EA	2	\$ 70,000.00	\$ 140,000.00	\$ 61,200.00	\$ 122,400.00	\$ 75,000.00	\$ 150,000.00
4	24" Pressure Plug	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 5,300.00	\$ 5,300.00	\$ 8,500.00	\$ 8,500.00
5	4" Combination Air Valve Assembly (Water)	EA	2	\$ 53,000.00	\$ 106,000.00	\$ 49,000.00	\$ 98,000.00	\$ 68,000.00	\$ 136,000.00
6	8" Blowoff Valve	EA	2	\$ 22,400.00	\$ 44,800.00	\$ 30,100.00	\$ 60,200.00	\$ 15,000.00	\$ 30,000.00
7	Project Construction Signs	EA	2	\$ 1,015.00	\$ 2,030.00	\$ 1,600.00	\$ 3,200.00	\$ 1,500.00	\$ 3,000.00
8	Utility Markers	EA	35	\$ 140.00	\$ 4,900.00	\$ 380.00	\$ 13,300.00	\$ 600.00	\$ 21,000.00
9	Cleaning Pig & Wye Locations	EA	3	\$ 16,700.00	\$ 50,100.00	\$ 47,800.00	\$ 143,400.00	\$ 12,000.00	\$ 36,000.00
10	Seeding, Hydromulch	SY	19,337	\$ 7.00	\$ 135,359.00	\$ 3.50	\$ 67,679.50	\$ 5.00	\$ 96,685.00
11	Stormwater Pollution Prevention Plan (SWPPP)	LS	1	\$ 3,650.00	\$ 3,650.00	\$ 48,800.00	\$ 48,800.00	\$ 9,500.00	\$ 9,500.00
12	Tench Safety System	LF	3,400	\$ 3.00	\$ 10,200.00	\$ 20.00	\$ 68,000.00	\$ 15.00	\$ 51,000.00
13	Traffic Control	LS	1	\$ 20,300.00	\$ 20,300.00	\$ 3,400.00	\$ 3,400.00	\$ 15,000.00	\$ 15,000.00
14	Temporary Construction Fencing	LF	7,010	\$ 4.00	\$ 28,040.00	\$ 28.00	\$ 196,280.00	\$ 20.00	\$ 140,200.00
15	Dewatering	LF	3,400	\$ 7.00	\$ 23,800.00	\$ 1.00	\$ 3,400.00	\$ 2.00	\$ 6,800.00
16	Construction Staking	LS	1	\$ 9,500.00	\$ 9,500.00	\$ 29,000.00	\$ 29,000.00	\$ 17,500.00	\$ 17,500.00
17	Tree Protection	LS	1	\$ 10,150.00	\$ 10,150.00	\$ 2,500.00	\$ 2,500.00	\$ 12,000.00	\$ 12,000.00
18	Demolition, including all fence and gate removal and replacement	LS	1	\$ 48,400.00	\$ 48,400.00	\$ 65,000.00	\$ 65,000.00	\$ 85,000.00	\$ 85,000.00
19	Exploratory Excavation of Existing Utilities	EA	5	\$ 8,100.00	\$ 40,500.00	\$ 4,300.00	\$ 21,500.00	\$ 3,500.00	\$ 17,500.00
20	GPS As Built Red Line Survey	LS	1	\$ 9,465.00	\$ 9,465.00	\$ 29,000.00	\$ 29,000.00	\$ 25,000.00	\$ 25,000.00
21	Owner's Construction Allowance	LS	1	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Alternative A (Ductile Iron Pipe)									
A.1	24" DUCTILE IRON PIPE (Min Class 200, per CoFW 33 11 10) Water Pipe, including all labor, equipment, appurtenances, site clearing, grubbing trenching, backfill, consolidation, testing, and disinfection.	LF	3,400	\$ 237.00	\$ 805,800.00	\$ 376.50	\$ 1,280,100.00	\$ 485.00	\$ 1,649,000.00
A.2	Ductile Iron Water Fittings w/Restraint (24" Dia.)	EA	12	\$ 8,050.00	\$ 96,600.00	\$ 7,200.00	\$ 86,400.00	\$ 12,000.00	\$ 144,000.00
A.3	DIP - Cathodic Protection	LS	1	\$ 202,000.00	\$ 202,000.00	\$ 80,700.00	\$ 80,700.00	\$ 220,000.00	\$ 220,000.00
Alternative B (Steel Pipe)									
B.1	24" Steel AWWA C200 Water Pipe (min total pressure 250 psi, including surge, per CoFW 33 11 14), including all labor, equipment, appurtenances, site clearing, grubbing, trenching, backfill, consolidation, testing, and disinfection.	LF	3,400	NO BID		NO BID		NO BID	
B.2	Steel Fittings	EA	12						
B.3	Steel Pipe - Cathodic Protection	LS	1						
Alternative C (Concrete Pipe)									
C.1	24" Concrete AWWA C303 Water Pipe (min total pressure 250 psi, including surge, per CoFW 33 11 14), including all labor, equipment, appurtenances, site clearing, grubbing, trenching, backfill, consolidation, testing, and disinfection.	LF	3,400	\$ 235.00	\$ 799,000.00	\$ 345.00	\$ 1,173,000.00	\$ 530.00	\$ 1,802,000.00
C.2	C303 Fittings w/Restraint (24" Dia.)	EA	12	\$ 13,981.00	\$ 167,772.00	\$ 10,900.00	\$ 130,800.00	\$ 25,000.00	\$ 300,000.00
C.3	Concrete Pipe - Cathodic Protection	LS	1	\$ 202,830.00	\$ 202,830.00	\$ 80,700.00	\$ 80,700.00	\$ 220,000.00	\$ 220,000.00
			Total Base Bid	\$ 1,102,804.00		\$ 1,545,759.50		\$ 1,861,945.00	
			Alternative A - DIP	\$ 2,207,204.00		\$ 2,992,959.50		\$ 3,874,945.00	
			Alternative B - Steel	NO BID		NO BID		NO BID	
Highlighted fields indicate corrected totals			Alternative C - Concrete Pipe	\$ 2,272,406.00		\$ 2,930,259.50		\$ 4,183,945.00	

Bids Certified Correct By:



12/3/2024

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Town of Northlake Code, Chapter 1, Article 2
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving the cancellation of the January 23, 2025, Regular Town Council Meeting
GOALS/ OBJECTIVES: Protect the Public; 1.3 - Engage with the community to ensure trust

BACKGROUND INFORMATION:

- Proposed cancellation of January 23, 2025 Town Council Meeting
 - No impact to business operations

COUNCIL ACTION/DIRECTION:

Approve cancellation of the January 23, 2025 Town Council Meeting



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, CANCELLING THE
REGULAR TOWN COUNCIL MEETING SCHEDULED FOR JANUARY 23, 2025**

WHEREAS, the Town Council of the Town of Northlake, Texas, regularly meets on the second and fourth Thursday of every month at 5:30 p.m., in accordance with the Town Council Rules of Order and Procedures; and

WHEREAS, the Town Council has determined that it is advisable to cancel the January 23, 2025, Regular Town Council Meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS
THAT:**

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. That the Town Council hereby cancels the Regular Town Council Meeting scheduled for January 23, 2025.

Section 3. That this Resolution is effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: NORTHLAKE CODE OF ORDINANCES, APPENDIX A FEE SCHEDULE, SECTION A4.001
SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A" "Fee Schedule", providing water and sanitary sewer service fee updates to be effective the first billing cycle in January 2025
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.3 - Create sustainable service plans

BACKGROUND INFORMATION:

- Overview:
 - Small rate increase of 4.75% needed due to rising costs of wholesale water & sewer
 - 67% of the increase in rates is caused by increases in the cost of wholesale
 - 33% of the increase in rates is caused by increases in the cost of operations
 - Staff have been directed to conduct annual study and make small rate adjustments to keep pace with rising wholesale costs
 - Any adopted rates would be effective with the first billing cycle in January
- Water and Wastewater Rate Drivers
 - Increased wholesale water and sewer costs
 - Increases in internal operational costs to administer and maintain services
 - Meeting existing debt service costs
 - Ability to fund needed water and sewer capital improvements in the Town
- Fiscal Year 2025 Wholesale Costs
 - Projected total wholesale cost: \$12.7M
 - Water wholesale cost: \$7.1M
 - Projected 12% cost increase for Upper Trinity Regional Water District & Fort Worth services
 - Sewer wholesale cost: \$5.6M
 - Projected 15% cost increase for Trinity River Authority and Pecan Square/Northlake Municipal Management District No. 1 services
 - Costs reflect assumed changes in volumes and subscription capacity by the Town
- Staff has worked with NewGen Strategies to produce a rate model and build a sustainable service plan
- Effective date for new rates:
 - First day of January billing cycle (December 16, 2024)
 - Customers will receive billing inserts detailing changes in their December 2024 utility bill
 - Customers will see new rates reflected in their January 2025 utility bill

COUNCIL ACTION/DIRECTION:

Approve Ordinance to increase water and sewer rates



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING THE CODE OF ORDINANCES AND APPENDIX "A" "FEE SCHEDULE", PROVIDING WATER AND SANITARY SEWER SERVICE FEE UPDATES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas is a Home Rule municipality located in Denton County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

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

WHEREAS, the Town has conducted a rate study to determine the rates and fees necessary to cover the basic operating costs of the system including any debt obligations and recognizes a need to increase water and sewer service rates to users in order to enhance, protect, preserve, and maintain the Town's water and wastewater facilities and system in order to maintain the same quality of service; to establish reasonable and necessary rates considering the size and amount of water and wastewater services customers; and to mitigate loss of budgeted revenues; and

WHEREAS, pursuant to the rate study, the Town Council has determined that an increase of the water and sewer rates of the Town is reasonable and necessary to defray the costs of providing such services; and

WHEREAS, pursuant to the rate study, the Town Council has determined that the fees outlined in the Fee Schedule related to cost recovery for water and sewer service shown in Exhibit "A" and found in Appendix A, "Fee Schedule," of the Code of Ordinances, Town of Northlake, Texas, Article A4.000, "Water and Sanitary Sewer Service Fees;" Section A4.001, "Water and Sanitary Sewer Fee Schedule", should be updated to reflect the proposed applicable fees as shown in Exhibit "B" and that such rates and fees are reasonable and necessary to cover the basic operating costs of the facilities and system, including any debt obligations; and

WHEREAS, the Town Council has reviewed the proposed amendments to the Fee Schedule and hereby finds and determines that the amendments as set out herein are in the best interest of the Town of Northlake and promote the health and safety of the citizens of Northlake and the public at large.

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

- Section 1.** All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this ordinance as if copied in their entirety.
- Section 2.** This Ordinance is adopted pursuant to the police powers and authority given to home rule cities by the constitution, codes, and general laws of the State of Texas, including but not limited to Chapters 51, and 552 of the Texas Local Government Code and Chapter 13 of the Texas Water Code.
- Section 3.** The purpose of this Ordinance is to provide for public health and general welfare, the efficient and effective provision of Town services and the protection of the environment and natural resources of the community. From and after the passage of this Ordinance all residential, business, commercial, and industrial Occupancies and uses within the Town and areas outside the Town within its service area shall conform to the following.
- Section 4.** Appendix A, "Fee Schedule," of the Code of Ordinances, Town of Northlake, Texas, Article A4.00, "Water and Sanitary Sewer Service Fees;" Section A4.001, "Water and Sanitary Sewer Fee Schedule" of the Town's Fee Schedule is hereby amended to modify the water service rate table and wastewater service rate table in subsection (a) "Water/sewer service fees" to update the water/sewer service rates to read as shown on Exhibit "B," attached hereto and incorporated herein.
- Section 5.** The Town Secretary is hereby directed to revise the Fee Schedule contained in Appendix A to the Code of Ordinances in accordance with the above-referenced revision. A revised Fee Schedule shall be kept on file with the office of the Town Secretary.
- Section 6.** The fees established in this Ordinance shall supersede all prior adopted rates and fees and shall become effective on December 16, 2024
- Section 7.** It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would

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

Section 8. Any person, firm or corporation violating any of the provisions of this Ordinance shall be punished in accordance to Section 1.01.009 of the Town of Northlake Code of Ordinances, and no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

Section 9. With the exception of those Ordinances expressly repealed herein, this Ordinance shall be cumulative of all provisions of Ordinances of the Town of Northlake, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior Ordinance of the Town, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the Ordinances of the Town, whether codified or un-codified, which are not in conflict with the provisions of the Ordinance, shall remain in full force and effect.

Section 10. All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of this Ordinance, or any other Ordinances affecting the matters addressed herein, which 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 the Ordinance but may be prosecuted until final disposition by the courts.

Section 11. The Town Secretary of the Town of Northlake is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

Section 12. This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

Exhibit "A"
Town of Northlake Water and Wastewater Rates
Current Rates

Water Service Rates ¹					
	Residential	Builder	Multifamily ²	Commercial	Irrigation
Meter Size	Minimum Service Charge				
3/4" or smaller	\$ 28.00	\$ 28.00	\$ 28.00	\$ 56.00	\$ 56.00
1"	43.00	43.00	28.00	85.00	85.00
1 1/2"	57.00	57.00	28.00	115.00	115.00
2"	86.00	86.00	28.00	172.00	172.00
3"	122.00	122.00	28.00	244.00	244.00
4"	179.00	179.00	28.00	360.00	360.00
6"	360.00	360.00	28.00	718.00	718.00
Volumetric Charges	Rate per 1,000 Gallons				
0-5,000 Gallons	\$ 4.60	\$ 4.60	\$ 4.60		
5,001-15,000 Gallons	5.80	5.80	5.80		
15,001+ Gallons	8.10	8.10	8.10		
0-15,000 Gallons				\$ 6.90	\$ 6.90
15,001-30,000 Gallons				8.10	8.10
30,000+ Gallons				9.30	9.30
Wastewater Service Rates ¹					
	Residential ³	Builder	Multifamily ²	Commercial	
Meter Size	Minimum Service Charge				
3/4" or smaller	\$ 46.00	\$ 46.00	\$ 46.00	\$ 92.00	
1"	70.00	70.00	46.00	140.00	
1 1/2"	94.00	94.00	46.00	190.00	
2"	142.00	142.00	46.00	283.00	
3"	201.00	201.00	46.00	401.00	
4"	294.00	294.00	46.00	591.00	
6"	591.00	591.00	46.00	1,179.00	
Volumetric Charges	Rate per 1,000 Gallons				
All Gallons	\$ 7.30	\$ 7.30	\$ 7.30	\$ 11.00	

¹Outside City customers pay 1.5 above rates.

²Multifamily Dwellings served by one master meter will be billed a minimum water charge per unit equal to the 3/4" Residential base rate and will also pay the minimum service charge for wastewater per unit. Residential volumetric charges will apply per unit as normally scheduled on master meter consumption for both water and wastewater services, except that winter averaging will not be applied to Multifamily Dwellings served by one master meter.

³Monthly residential wastewater usage based on the average water consumption billed in the months of December, January, and February with the interim monthly residential usage set at 8,000 gallons per month until the actual average can be calculated.

Exhibit "B"
Town of Northlake Water and Wastewater Rates
Proposed Rates Effective Beginning January 2025

Water Service Rates ¹					
	Residential	Builder	Multifamily ²	Commercial	Irrigation
Meter Size	Minimum Service Charge				
3/4" or smaller	\$ 29.30	\$ 29.30	\$ 29.30	\$ 58.60	\$ 58.60
1"	45.00	45.00	29.30	90.00	90.00
1 1/2"	59.60	59.60	29.30	119.20	119.20
2"	90.00	90.00	29.30	180.00	180.00
3"	127.70	127.70	29.30	255.40	255.40
4"	187.30	187.30	29.30	374.60	374.60
6"	376.70	376.70	29.30	753.40	753.40
Volumetric Charges	Rate per 1,000 Gallons				
0-5,000 Gallons	\$ 4.80	\$ 4.80	\$ 4.80		
5,001-15,000 Gallons	6.10	6.10	6.10		
15,001+ Gallons	8.50	8.50	8.50		
0-15,000 Gallons				\$ 7.20	\$ 7.20
15,001-30,000 Gallons				8.40	8.40
30,000+ Gallons				9.60	9.60
Wastewater Service Rates ¹					
	Residential ³	Builder	Multifamily ²	Commercial	
Meter Size	Minimum Service Charge				
3/4" or smaller	\$ 48.20	\$ 48.20	\$ 48.20	\$ 96.40	
1"	73.30	73.30	48.20	146.60	
1 1/2"	98.50	98.50	48.20	197.00	
2"	148.80	148.80	48.20	297.60	
3"	210.60	210.60	48.20	421.20	
4"	308.10	308.10	48.20	616.20	
6"	619.30	619.30	48.20	1,238.60	
Volumetric Charges	Rate per 1,000 Gallons				
All Gallons	\$ 7.60	\$ 7.60	\$ 7.60	\$ 11.40	

¹Outside City customers pay 1.5 above rates.

²Multifamily Dwellings served by one master meter will be billed a minimum water charge per unit equal to the 3/4" Residential base rate and will also pay the minimum service charge for wastewater per unit. Residential volumetric charges will apply per unit as normally scheduled on master meter consumption for both water and wastewater services, except that winter averaging will not be applied to Multifamily Dwellings served by one master meter.

³Monthly residential wastewater usage based on the average water consumption billed in the months of December, January, and February with the interim monthly residential usage set at 8,000 gallons per month until the actual average can be calculated.

RATE INCREASE

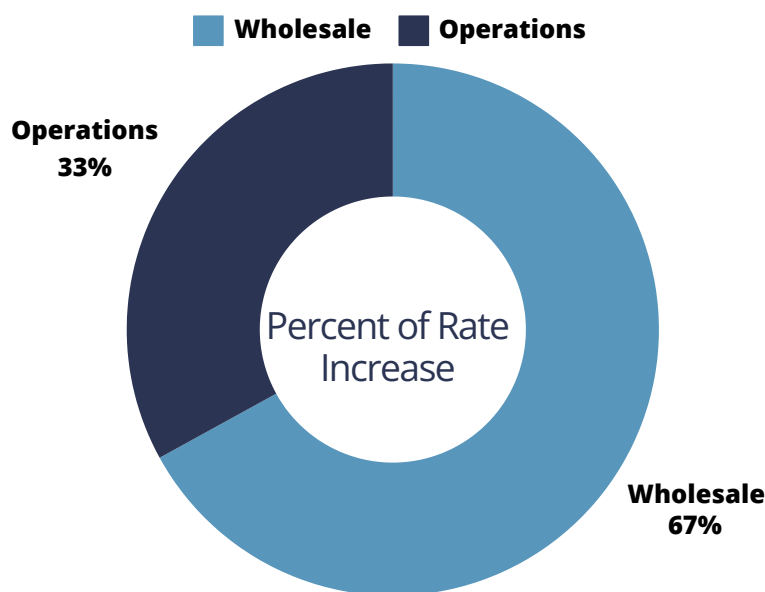
FOR WATER & WASTEWATER SERVICES

While every city and town needs water and sewer services, the factors impacting what to charge for those services are unique to each. Factors such as population size and growth, residential and commercial make up, infrastructure projects, outside provider costs, and the choice to use or not to use other revenue sources (example: property tax) to subsidize rates are just a few of the factors impacting what rates are needed to maintain quality services for residents.

Beginning in January 2025, Northlake will implement a 4.75% rate increase. The primary drivers of this increase are rising costs for purchasing wholesale water and wastewater from providers (13% increase) and increases for internal operational costs (6% increase).

The Town does not use property taxes to subsidize rates, thus helping the Town maintain a low tax rate. Utility revenues are responsible for paying the costs associated with purchasing and maintaining Town water & sewer services. To ensure that rates will cover increasing costs and that the Town can maintain service quality, Northlake conducts a study each year to keep pace with rising costs and minimize the impact to residents.

What Are the Primary Drivers of Northlake's 4.75% Rate Increase?



2025 Projected Costs

What do Utility Revenues Pay For?

Residents and customers of Northlake utilities are charged each month for their water and sewer usage, but what do these charges pay for?

- **Wholesale Water & Sewer:** wholesale costs make up 65% of total costs. Northlake must buy water and sewer services from other entities, and these entities pass on their costs to Northlake residents.
- **Operations & Maintenance:** the Town is responsible for maintaining the water & sewer infrastructure that supplies services to residents. These costs include staff, equipment, vehicles, and system repairs and equal 22% of total costs.
- **Infrastructure Projects:** needed water and sewer infrastructure projects account for 13% of total costs. These projects help the Town to keep pace with growth and ensure effective service delivery.

RATE INCREASE

FOR WATER AND WASTE WATER SERVICES

Primary driver of the rate change is Wholesale Provider Cost Increase:

Projected Sewer Provider Wholesale Increase - 15% • Projected Water Wholesale Providers Increase - 12%

Changes: All rates for water and wastewater services will increase 4.75%. Rate changes are effective starting the January 2025 billing period, which will begin on December 16, 2025.

WATER SERVICE RATES			
	Residential	Multifamily	Commercial
METER SIZE	MINIMUM SERVICE CHARGE		
3/4" or smaller	\$29.30	\$29.30	\$58.60
1"	\$45.00	\$29.30	\$90.00
1 1/2"	\$59.60	\$29.30	\$119.20
2"	\$90.00	\$29.30	\$180.00
3"	\$127.70	\$29.30	\$255.40
4"	\$187.30	\$29.30	\$374.60
6"	\$376.70	\$29.30	\$753.40
VOLUMETRIC CHARGES	RATE PER 1,000 GALLONS		
0-5,000 Gallons	\$4.80	\$4.80	\$7.20
5,001-15,000 Gallons	\$6.10	\$6.10	\$7.20
15,001+ Gallons	\$8.50	\$8.50	\$7.20
15,001-30,000 Gallons	-	-	\$8.40
30,001+ Gallons	-	-	\$9.60
WASTE WATER SERVICE RATES			
	Residential	Multifamily	Commercial
METER SIZE	MINIMUM SERVICE CHARGE		
3/4" or smaller	\$48.20	\$48.20	96.40
1"	\$73.30	\$48.20	\$146.60
1 1/2"	\$98.50	\$48.20	\$197.00
2"	\$148.80	\$48.20	\$297.60
3"	\$210.60	\$48.20	\$421.20
4"	\$308.10	\$48.20	\$616.20
6"	\$619.30	\$48.20	\$1,238.60
VOLUMETRIC CHARGES	RATE PER 1,000 GALLONS		
All Gallons	\$7.60	\$7.60	\$11.40



NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
REF. DOC.: Code of Ordinances - Chapter 12, Article 8
SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A" "Fee Schedule", removing provisions related to water use surcharges to be effective December 12, 2024
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources

BACKGROUND INFORMATION:

Per Town's Code of Ordinances, we have a fee schedule which includes "High Water Usage During Water Management Stages" for Stages 1-3

- **Stage 1:** 10% rate increase for commercial irrigation and residential water meters with readings greater than 45,000 gallons per month, per account
- **Stage 2:** 20% rate increase for commercial irrigation and residential water meters with readings greater than 45,000 gallons per month, per account
- **Stage 3:** 20% rate increase for commercial irrigation and residential water meters with readings greater than 30,000 gallons per month, per account
- Research conducted to determine which surrounding communities assess a surcharge for water overuse during conservation stages

Surcharge Assessed	No Surcharge
Denton	Argyle
Highland Village	Bedford
Lewisville	Flower Mound
	Haslet
	Justin
	Keller
	Ponder
	Roanoke
	Southlake

- Proposed changes to Water Conservation Ordinance
 - Removing provision related to water use surcharges
- Surcharges are not currently in effect based on Town Manager's discretionary authority
 - Current and proposed water rates address high usage during Water Conservation Stages
- All other existing provisions remain the same

COUNCIL ACTION/DIRECTION:

Approve removing provision related to water use surcharges in Water Conservation Ordinance



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING SECTION 12.08.008 "WATER MANAGEMENT STAGES" OF ARTICLE 12.08 "WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN" OF CHAPTER 12 "UTILITIES" AND SECTION A4.002 "HIGH WATER USAGE DURING WATER MANAGEMENT STAGES" OF APPENDIX A "FEE SCHEDULE" OF THE CODE OF ORDINANCES OF THE TOWN OF NORTHLAKE, TEXAS, BY DELETING SURCHARGES FOR WATER USAGE DURING WATER MANAGEMENT STAGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas (the "Town") is a home-rule municipality organized under the laws of the State of Texas; and

WHEREAS, the Town previously adopted a Water Conservation and Drought Contingency Plan and a Fee Schedule that includes a surcharge for high water usage during water management stages; and

WHEREAS, the Town Council has the legal authority and power, under Chapter 54 of the Texas Local Government Code, to adopt and amend said Water Conservation and Drought Contingency Plan to preserve and conserve its water resources; and

WHEREAS, the Town has determined it is in the best interest of the public to amend the current Water Conservation and Drought Contingency Plan and Fee Schedule to delete surcharges for water usage during water management stages.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. Section 12.08.008 "Water Management Stages" of Article 12.08 "Water Conservation and Drought and Contingency Plan" of Chapter 12 "Utilities" of the Code of Ordinances of the Town of Northlake, Texas, is hereby amended by deleting Subsection (b)(2)(E) and renumbering Subsections (b)(2)(F) through (b)(2)(H).

- Section 3.** Section 12.08.008 “Water Management Stages” of Article 12.08 “Water Conservation and Drought and Contingency Plan” of Chapter 12 “Utilities” of the Code of Ordinances of the Town of Northlake, Texas, is hereby amended by deleting Subsection (c)(2)(C)(v) and renumbering Subsections (c)(2)(C)(vi) through (c)(2)(C)(x).
- Section 4.** Section 12.08.008 “Water Management Stages” of Article 12.08 “Water Conservation and Drought and Contingency Plan” of Chapter 12 “Utilities” of the Code of Ordinances of the Town of Northlake, Texas, is hereby amended by deleting Subsection (d)(2)(B)(i)e.
- Section 5.** Article A4.000 “Water and Sanitary Sewer Service Fees” of the Code of Ordinances of the Town of Northlake, Texas, is hereby amended by deleting Section A4.002 “High Water Usage during Water Management Stages” and renumbering Section A4.003.
- Section 6.** This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event, the conflicting provisions of such ordinances are hereby repealed.
- Section 7.** It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.
- Section 8.** This Ordinance shall take effect immediately from and after its passage, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM); Chadwick Farms Mixed-Use Planned Development (MPD)

SUBJECT: Consider approval of a Site Plan for StarCenter Multisport Northlake, an approximately 204,000 square-foot indoor sports facility to be situated on 17.385 acres in the Lewis Medlin Survey, Abstract No. 830, generally located south of SH 114 and west of Chadwick Parkway - Case # 24-SP00005

**GOALS/
OBJECTIVES:** Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Owner:

- Town of Northlake

Applicant/Engineer:

- WRA Architects, Inc. / Click Engineering

Zoning:

- Mixed-Use Planned Development (M-PD)

Site:

- Proposed Use - Indoor Sports Facility
- 17.385 acres of land situated in the Lewis Medlin Survey Abstract No. 830, in the Town of Northlake
- Generally located west of Chadwick Parkway and south of SH114

Summary:

- Site Plan for proposed 204,000 sq ft indoor sports facility

Staff Analysis:

- Applicant submitted site plan application in accordance with UDC requirements
- Site Plan package includes:
 - Site Plan
 - Sign Plan (to be approved with Site Plan as Unified Sign Development Plan)
 - Landscape Plan
 - Building Elevations
- Most elements of the Site Plan package meet or exceed development standards outlined in MPD and UDC
- However, due to unique nature of project, following variances are requested:
 - Overflow parking area on unpaved surface (area southwest of building identified on site plan)
 - Concrete paved parking spaces exceed the minimum required per MPD

- Paved parking expected to accommodate most building usage
 - Overflow area will accommodate additional demand from large tournaments
- Variances to landscape requirements as follows:
 - Foundation plantings
 - Enhanced planting areas at entries instead of 50% of wall areas due to large size of building
 - Parking lot landscaping
 - 18 canopy trees provided instead of 44 canopy trees required to maintain 1 tree per 10 parking spaces
 - Variance requested due to large number of parking spaces, desire to reduce maintenance, and need to maximize space for parking
 - Landscaping along street frontages and main entries prioritized
- Due to Unified Sign Development Plan and variances, Site Plan to be approved by Town Council following recommendation by P&Z

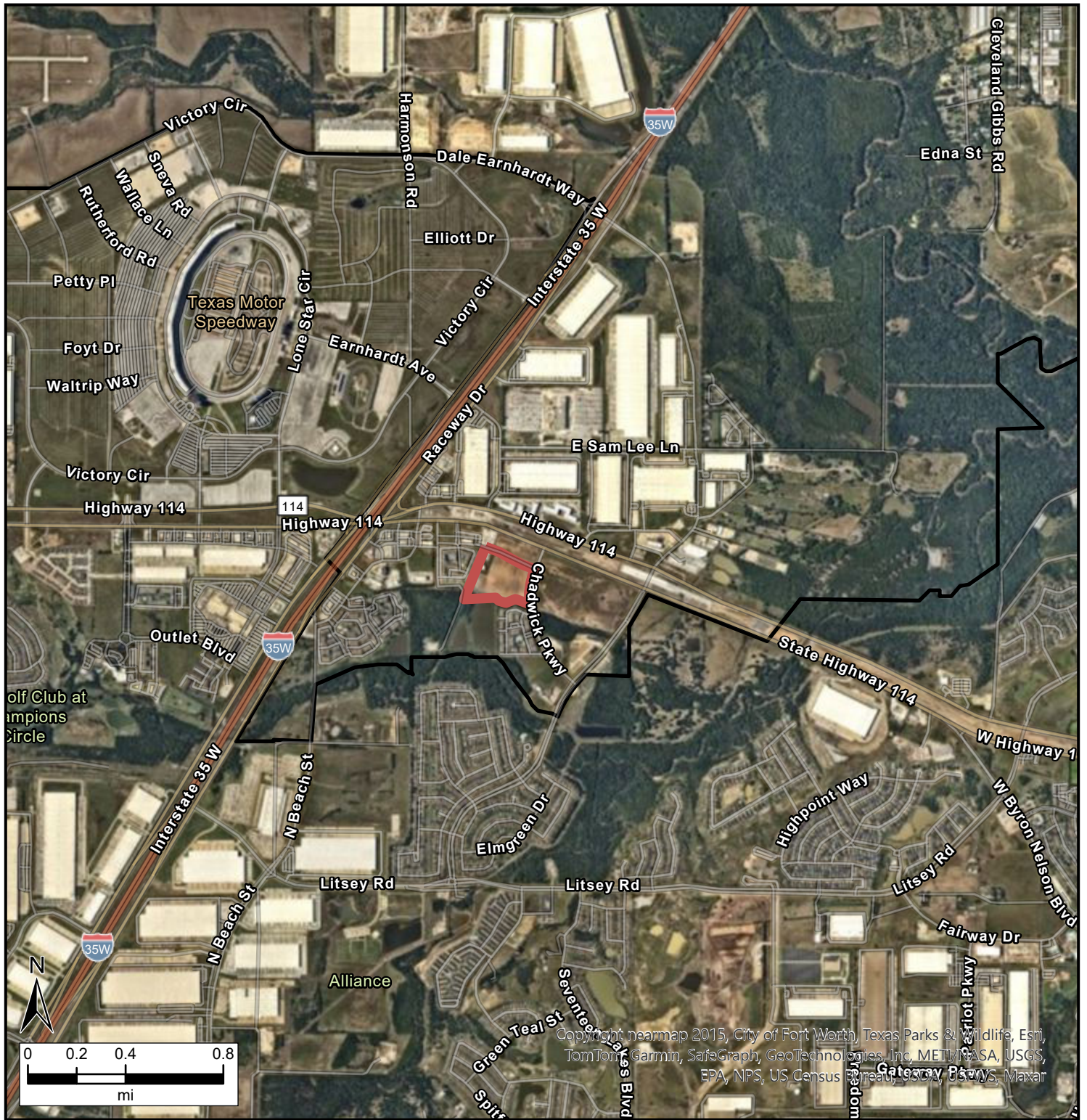
P&Z Action:

- November 19 meeting
 - Recommended approval as presented by 6-1 vote
 - Ayes - Amarante, Hall, King, Simpson, Parsa, Keeker
 - Nays - Pezzuto

COUNCIL ACTION/DIRECTION:

Consider approval, approval with conditions, or disapproval of site plan as presented

Northlake



Northlake



NORTHLAKE STARS SPORTS CENTER

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		MIXED-USE /PLANNING DEVELOPMENT (M-PD)			
OCCUPANCY USE:		MIXED USE			
APPRAISAL DISTRICT ACCOUNT #:		#65000103010700000			
STORIES (PERMITTED):	9	HEIGHT (PERMITTED):	180'	FRONT SIDE SETBACK:	30'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	143'	REAR SETBACK:	10'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	N/A		
BUILDING AREA - GROUND FLOOR:		177,691 SF	ACRAGE OF SITE:	17.4 ACRES	
BUILDING AREA - LEVEL 2:		26,406 SF	SQUARE FOOTAGE OF SITE:	757,261.39 SF	
TOTAL BUILDING AREA:		204,097 SF	LOT COVERAGE:	23.04%	
FLOOR TO AREA RATIO:		.27	OPEN SPACE:	76.96%	
IMPERVIOUS AREA:		563,784.54 SF	PERVIOUS AREA:	193,476.85 SF	
PARKING SPACES REQUIRED:		408	PARKING SPACES (STANDARD):	427	
PARKING SPACES PROVIDED:		443	PARKING SPACES (ACCESSIBLE):	16	

SITE PLAN NOTES

- REFER TO CIVIL ENGINEER DRAWINGS FOR DIMENSION CONTROL PLAN OF BUILDING, VEHICULAR PAVING, AND ADDITIONAL SITE DEMO INFORMATION.
- REFER TO CIVIL ENGINEER DRAWINGS FOR SITE GRADING AND SITE UTILITIES INFORMATION (ADDITIONAL SITE UTILITY INFORMATION IS AS SHOWN ON M.P.E. ENGINEER DRAWINGS).
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL SLEEVES UNDER SIDEWALKS AS NEEDED FOR LANDSCAPE IRRIGATION AND ALL SITE UTILITIES.
- SIDEWALKS SHALL BE 5'-0"W. U.N.O. AND CONSTRUCTED ACCORDING TO DETAILS ON ARCHITECTURAL SHEET A121. ALL SIDEWALKS PARALLEL TO BLDG. SHALL HAVE A MAX. SLOPE OF 1/4" /FT. CROSS SLOPE.
- TYPICAL PARKING SPACES ARE 9'-0" WIDE, TYP. HANDICAP PARKING SPACES ARE 9'-0" WIDE W/ 5'-0"W AISLE ADJACENT TO HANDICAP PARKING. "VAN ACCESSIBLE" HANDICAP PARKING SPACE SHALL BE 132" (11'-0") MINIMUM WITH ACCESS AISLES ONLY REQUIRED TO BE 60" (5'-0") MINIMUM. EXCEPTION ALLOWS FOR 96" (8'-0") SPACE WITH 96" (8'-0") AISLE MINIMUM. ALL H.C. SPACES SHALL HAVE SIGN PER SHEET G201. PAINT EACH H.C. SPACE WITH UNIVERSAL SYMBOL OF ACCESSIBILITY TO FIT WITHIN A 6'-0" SQUARE.
- PARKING SPACE STRIPING SHALL HAVE 4" WIDTH. STRIPING COLORS AS FOLLOWS:
A. WHITE, GENERAL PARKING
B. YELLOW, NO PARKING AND LOADING
C. CROSSWALK STRIPING AND H.C. AISLES SHALL BE PAINTED 4" WIDE AT 45 DEGREES AT 12" O.C. IN WHITE.
- FIRE LANES SHALL BE CLEARLY MARKED ON THE PAVEMENT PER TOWN OF NORTHLAKE REQUIREMENTS.
- EXPANSION JOINT FILLER AND SEALANT SHALL BE INSTALLED AT ALL LOCATIONS WHERE CONCRETE SIDEWALKS MEET THE BUILDING.
- ACCESSIBLE ROUTE TO BUILDING ENTRANCES SHALL COMPLY WITH ALL REQUIREMENTS FOR CHANGES IN LEVELS PER T.A.S. (A.D.A. STANDARDS) REQUIREMENTS.
- REFER TO 2/A114 FOR PRECAST CONCRETE WHEEL STOP DETAIL. REFER TO SITE PLAN FOR LOCATIONS. PROVIDE AT ALL HANDICAP PARKING SPACES WHERE MORE THAN 2 SUCH SPACES WITH ACCESS AISLES ARE GROUPED TOGETHER.
- AT ALL CONDITIONS WHERE SIDEWALKS MEET BUILDING ENTRANCE OR EXTERIOR DOOR, PROVIDE #4 DOWELS AT 12" O.C., DOWELED INTO BUILDING GRADE BEAM.
- ALL SITE SIDEWALKS SHALL BE INSTALLED 1" ABOVE GRADE AND SLOPE WITH EXISTING GRADES. MAXIMUM SLOPE IN DIRECTION OF TRAVEL 5%. MAXIMUM CROSS SLOPE IS 1/4" PER FOOT (SLOPE WITH SITE GRADING).
- PARKING DIMENSIONS ARE TO BACK OF CURB.
- ALL SIDEWALKS WIDER THAN 5' SHALL HAVE LIME STABILIZED SUBGRADE PER SPEC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADES AROUND EDGE OF BUILDING TO BE 1'-0" BELOW FINISH FLOOR WHERE IT DOES NOT CAUSE ENTRANCE PROBLEMS.
- REFER TO CIVIL DRAWINGS FOR SITE UTILITY & ADDITIONAL SITE DEMO.

11/17/2024 7:43:32 PM

SITE PLAN LEGEND

-

ACCESSIBLE PATH
- . - . - .

1 HR RATED WALL
- - - - -

2 HR RATED WALL
- PROPERTY LINE
- FIRE LANE
- [Pattern]

CONCRETE SIDEWALK (RE: CIVIL)
- [Pattern]

CONCRETE PAVING (RE: CIVIL)

[Symbol]

FH

[Symbol]

PP

[Symbol]

DUMPSTER

[Symbol]

EXISTING FIRE HYDRANT TO REMAIN

[Symbol]

EXISTING POWER POLE TO REMAIN

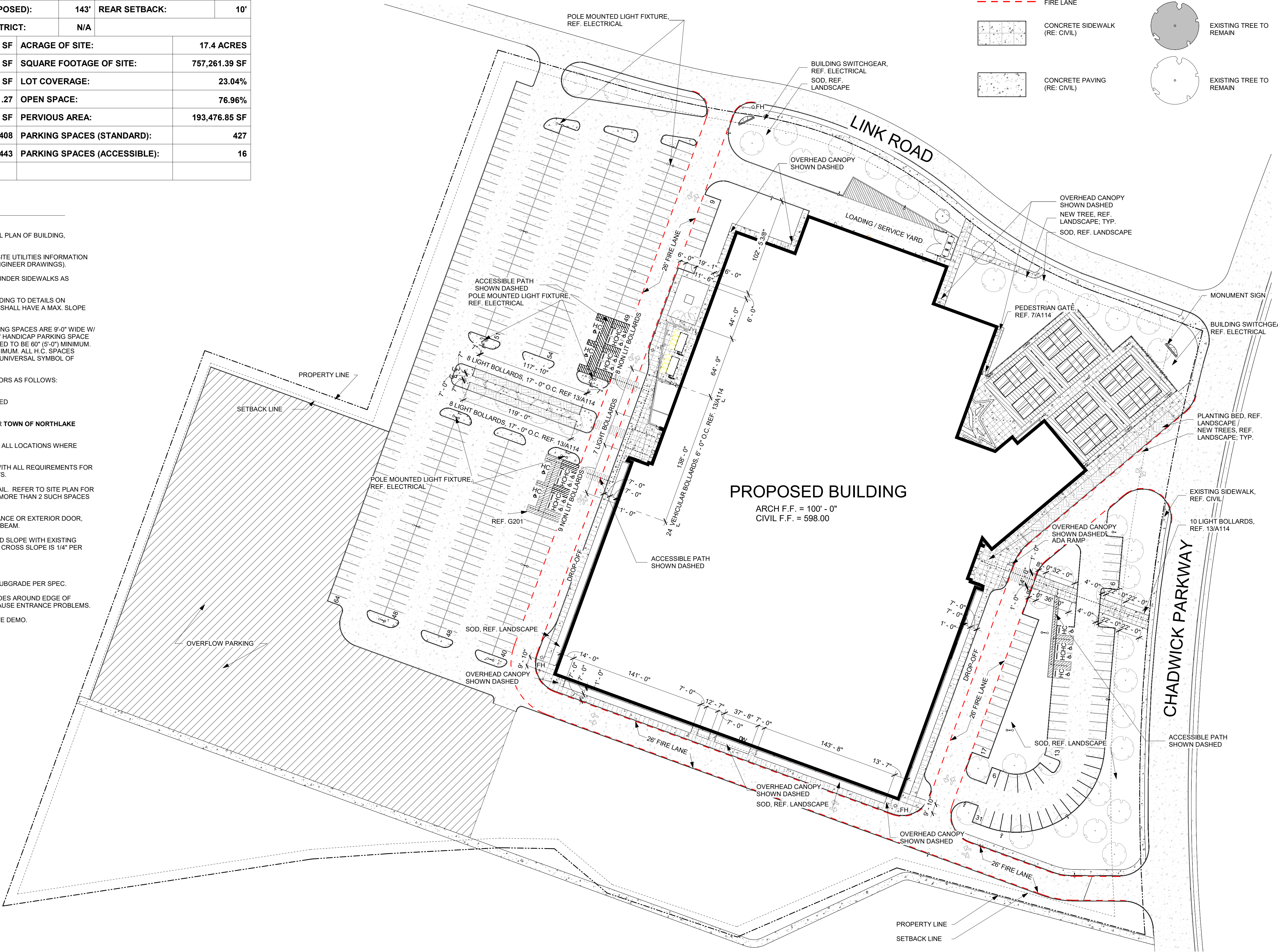
[Symbol]

DUMPSTER

[Symbol]

EXISTING TREE TO REMAIN

[Symbol]

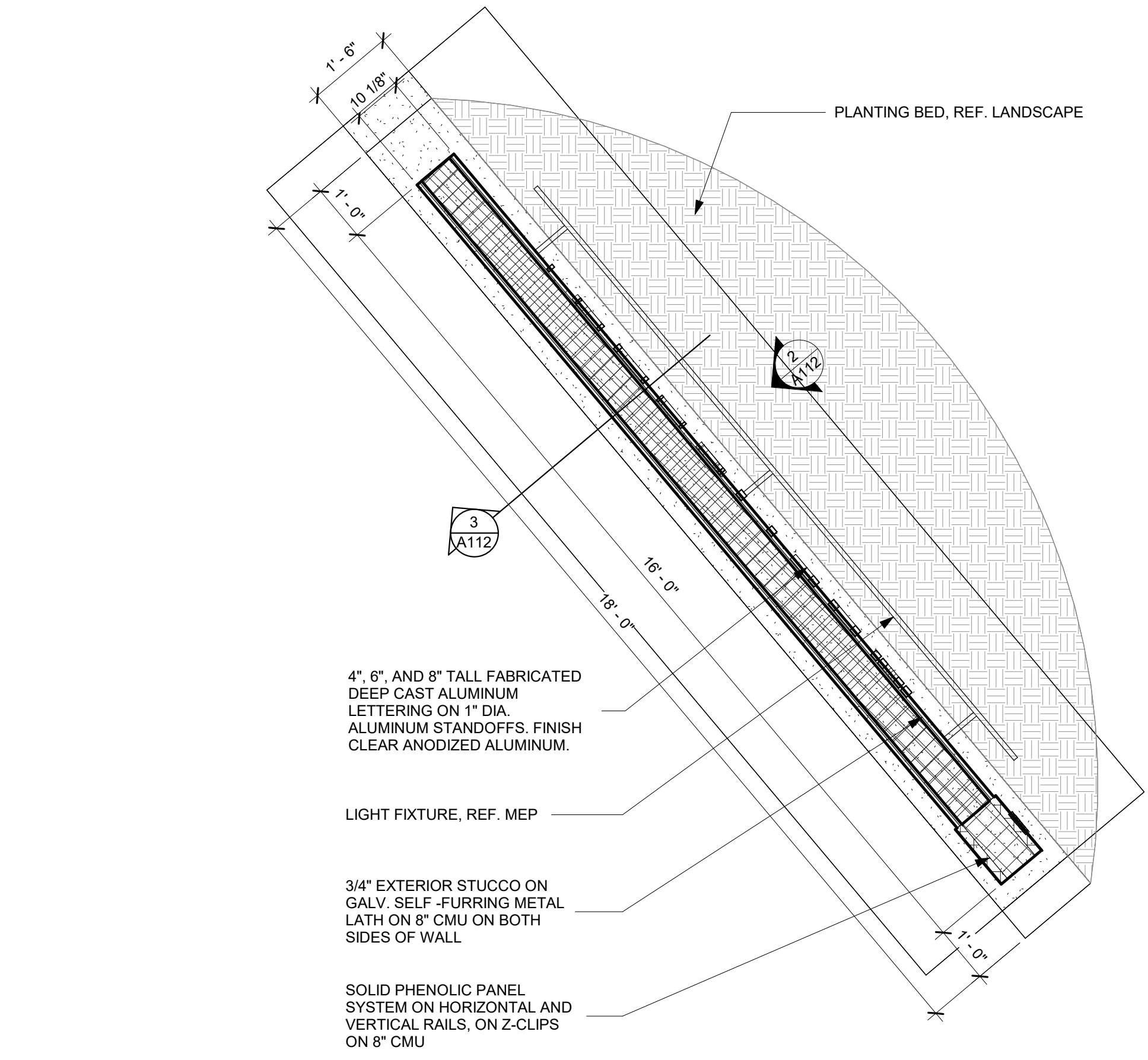
EXISTING TREE TO REMAIN

WRA

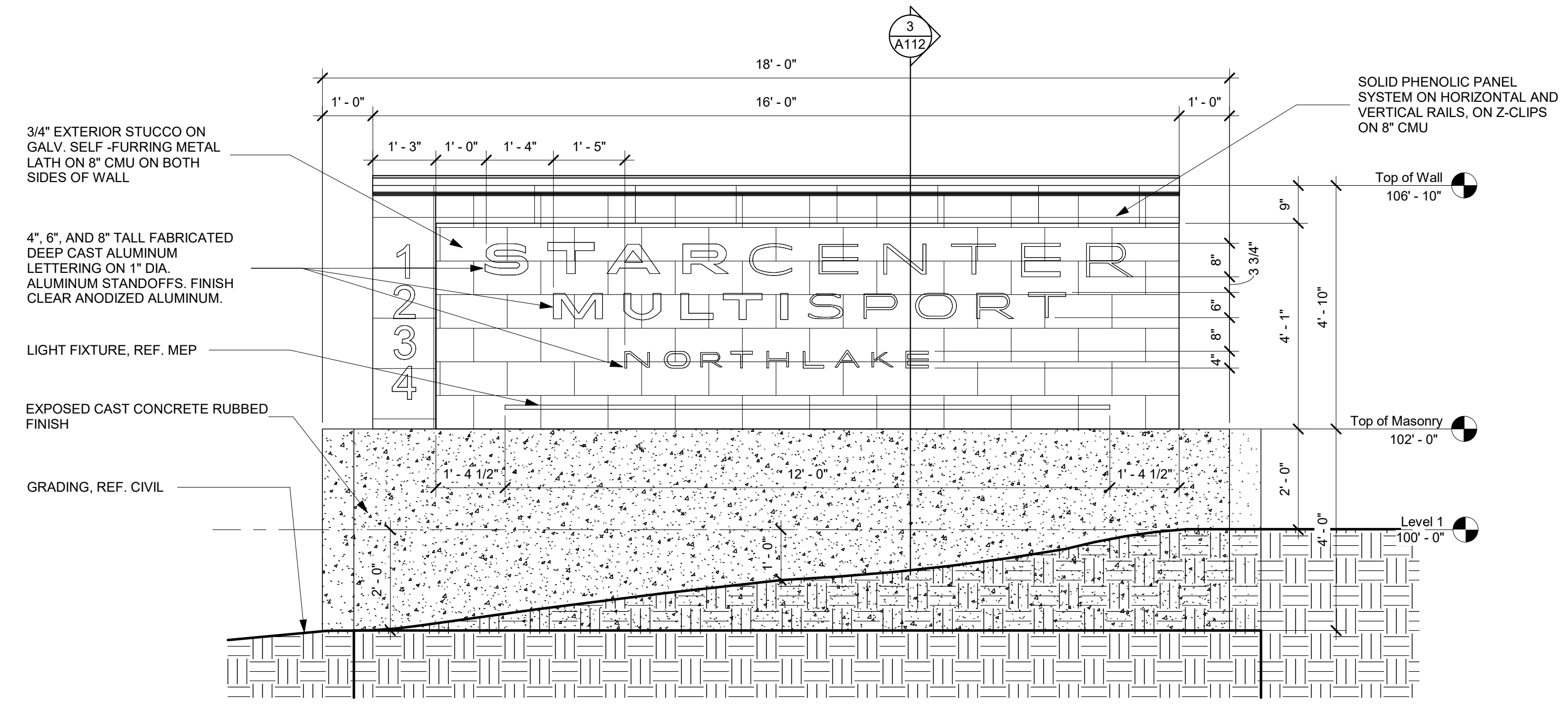
WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

Northlake Stars Sports Center
Intersection of Hwy 114 and Chadwick Pkwy

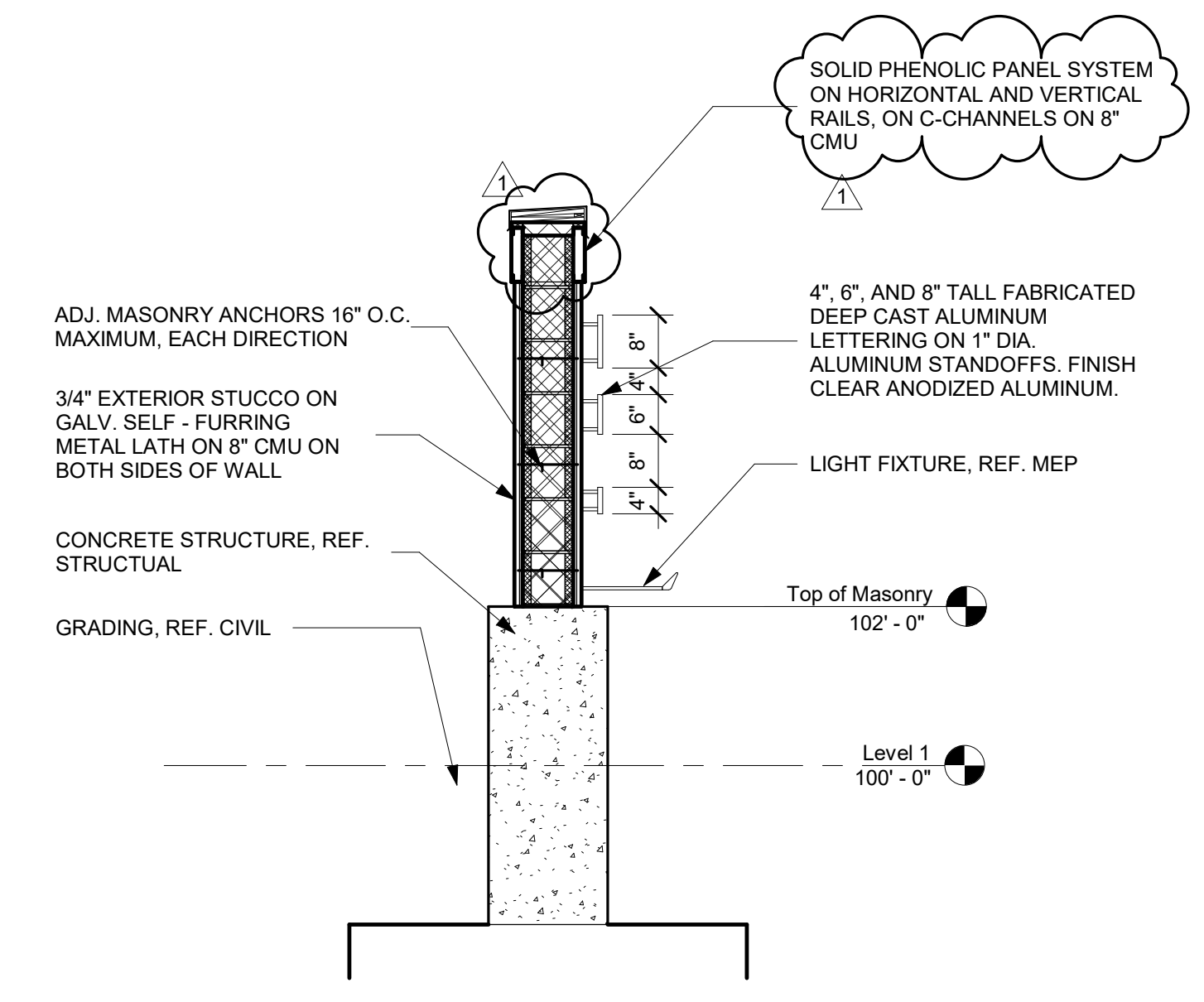
REVISIONS:	
No.	Date
JOB NO.	2360
DATE:	11/13/2024
Overall Site Plan	
A100.1	
© WRA Architects, Inc. 2024	



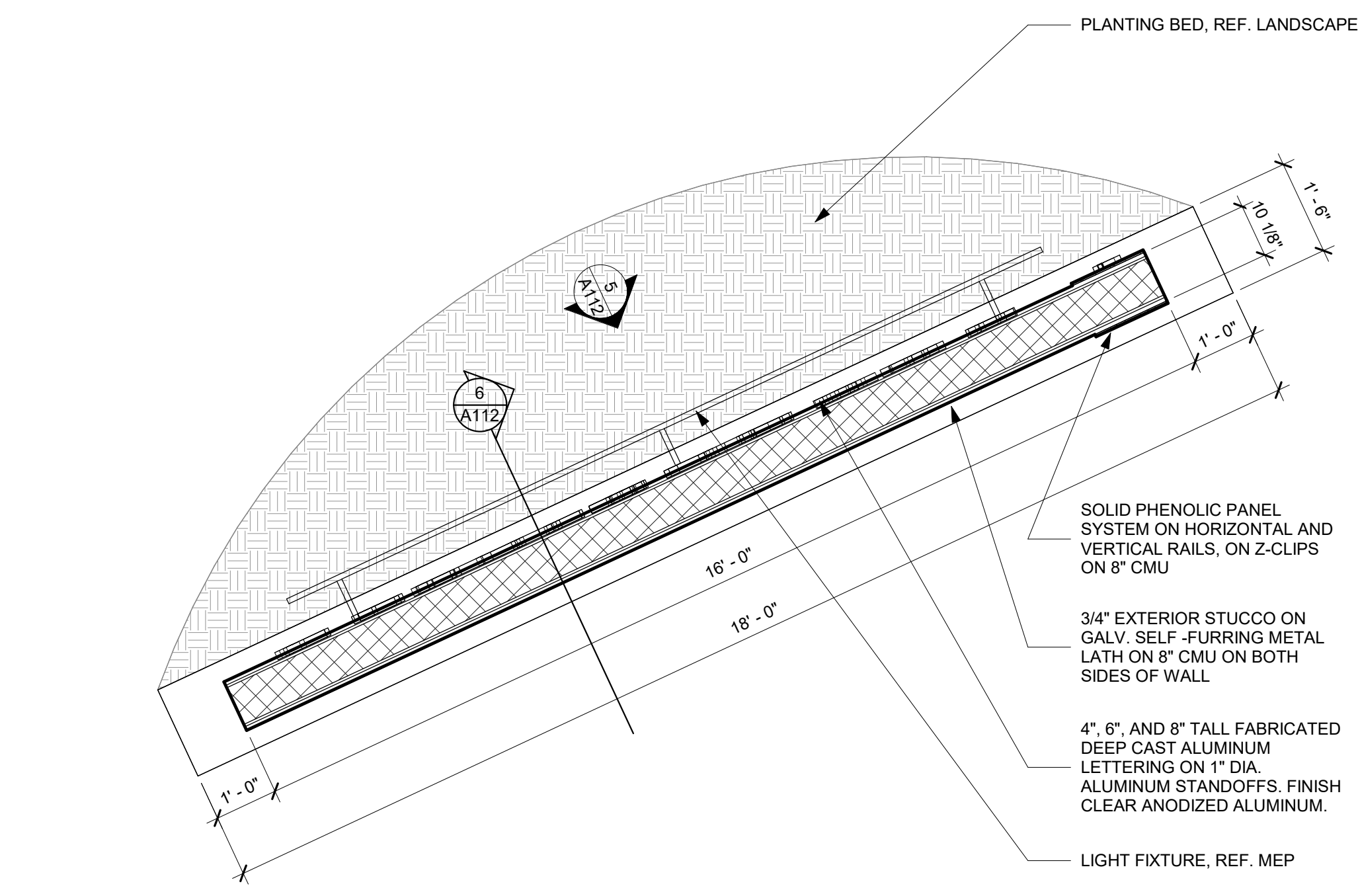
1 Enlarged Site Plan - NE Monument Sign
1/2" = 1'-0"



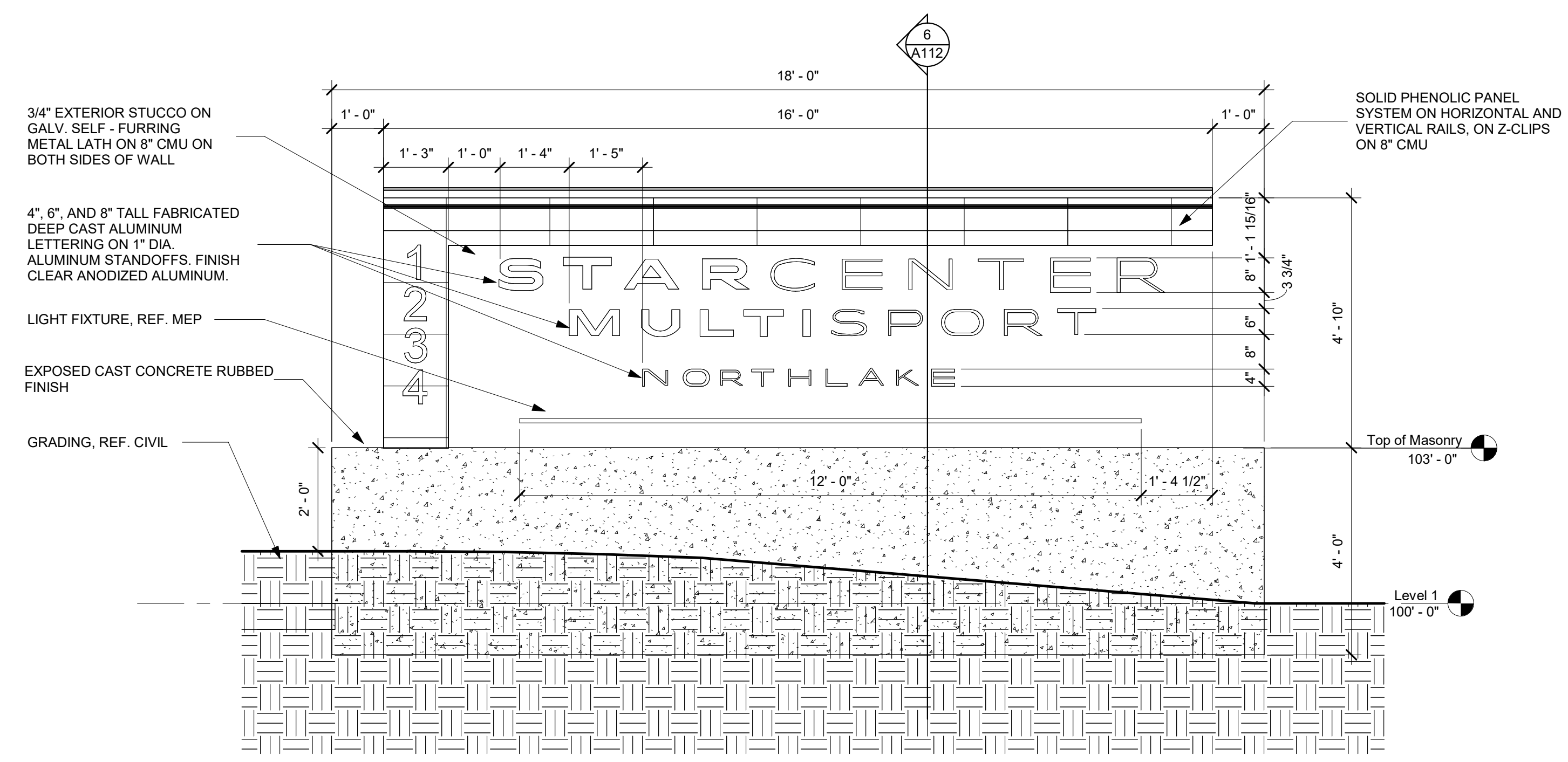
2 Elevation - NE Monument Sign
1/2" = 1'-0"



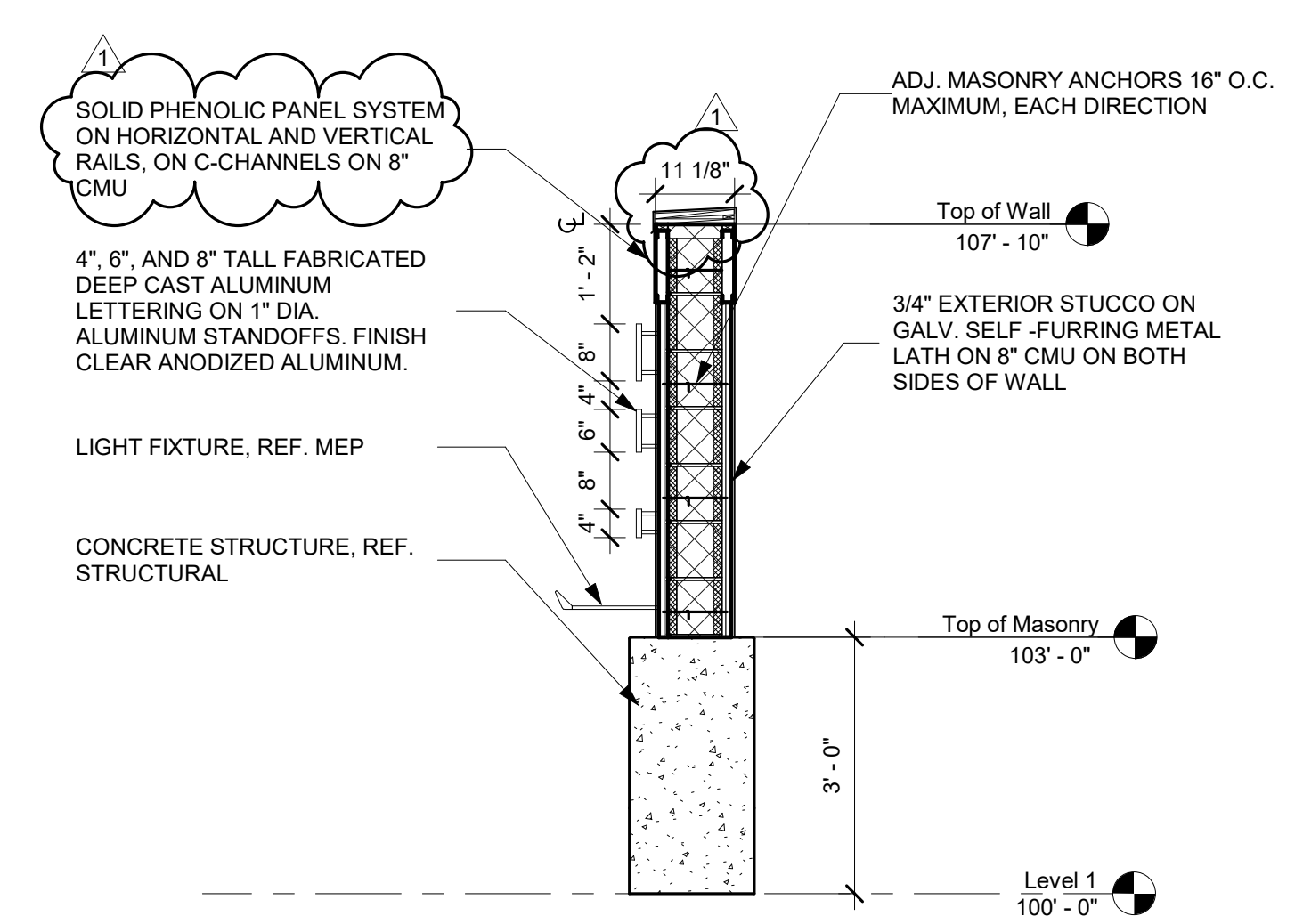
3 Section - NE Monument Sign
1/2" = 1'-0"



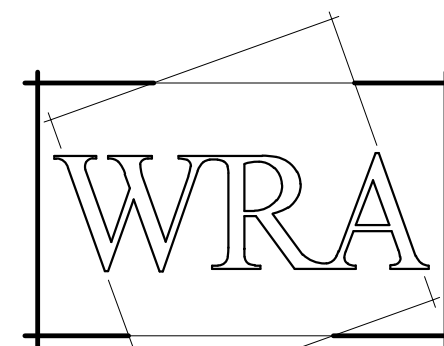
4 Enlarged Site Plan - NW Monument Sign
1/2" = 1'-0"



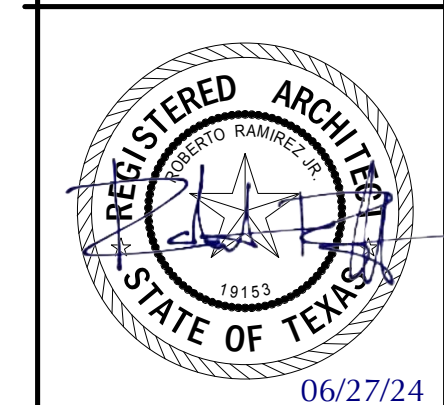
5 Elevation - NW Monument Sign
1/2" = 1'-0"



6 Section - NW Monument Sign
1/2" = 1'-0"



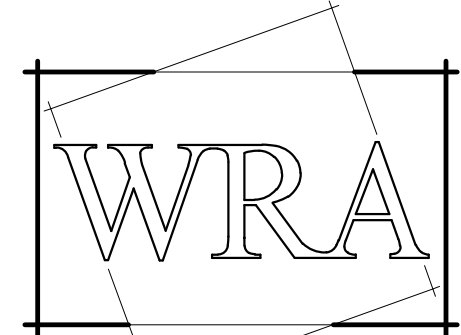
WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com



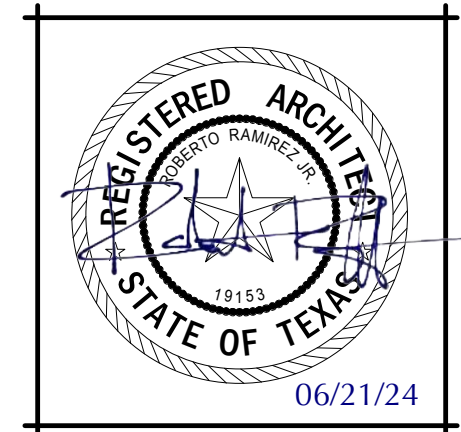
Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:		
No.	Describe	Date
1	Addendum #2	07/09/2024
JOB NO. 2360		
DATE: 6/20/2024		
Enlarged Site Plan		
A112		

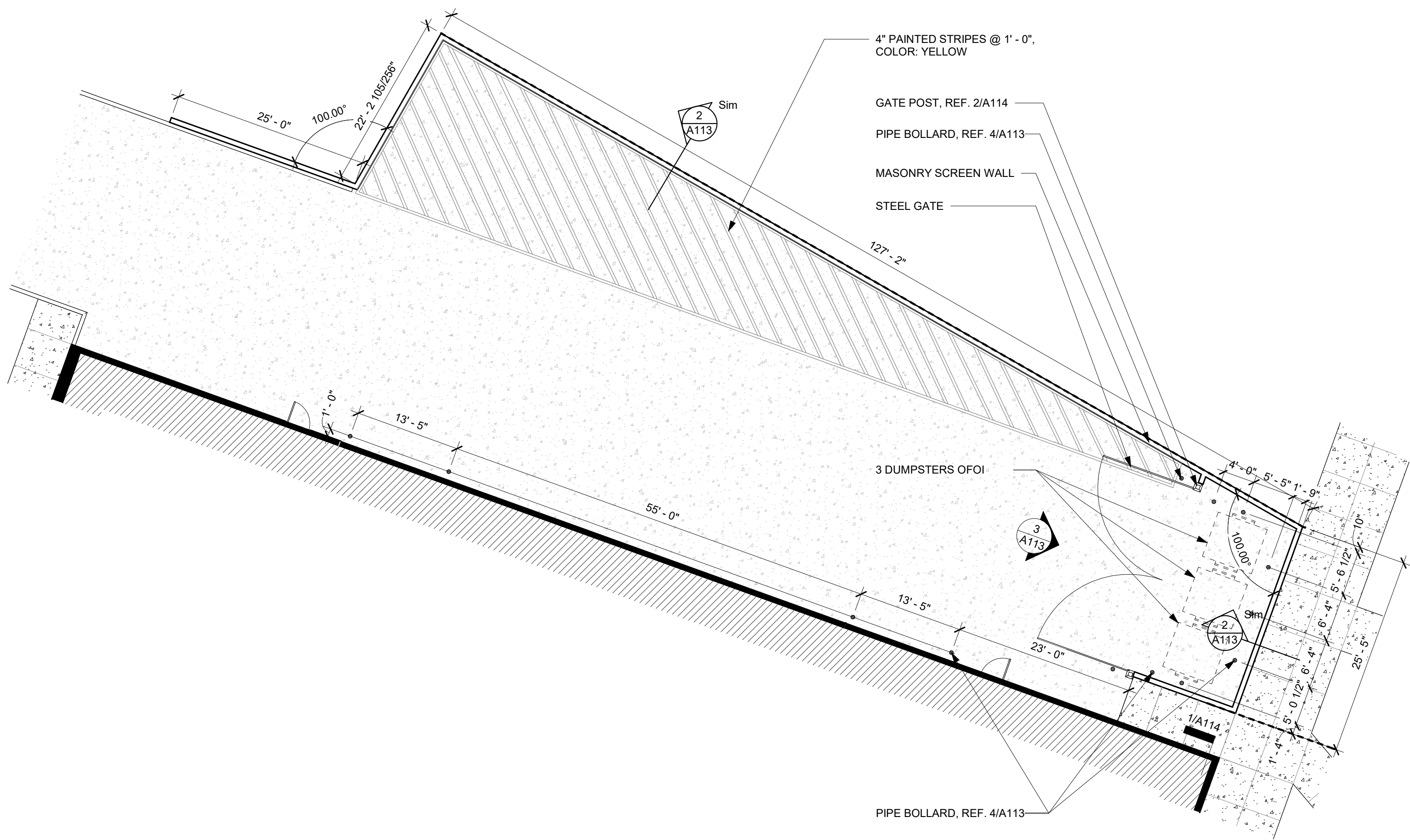


WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

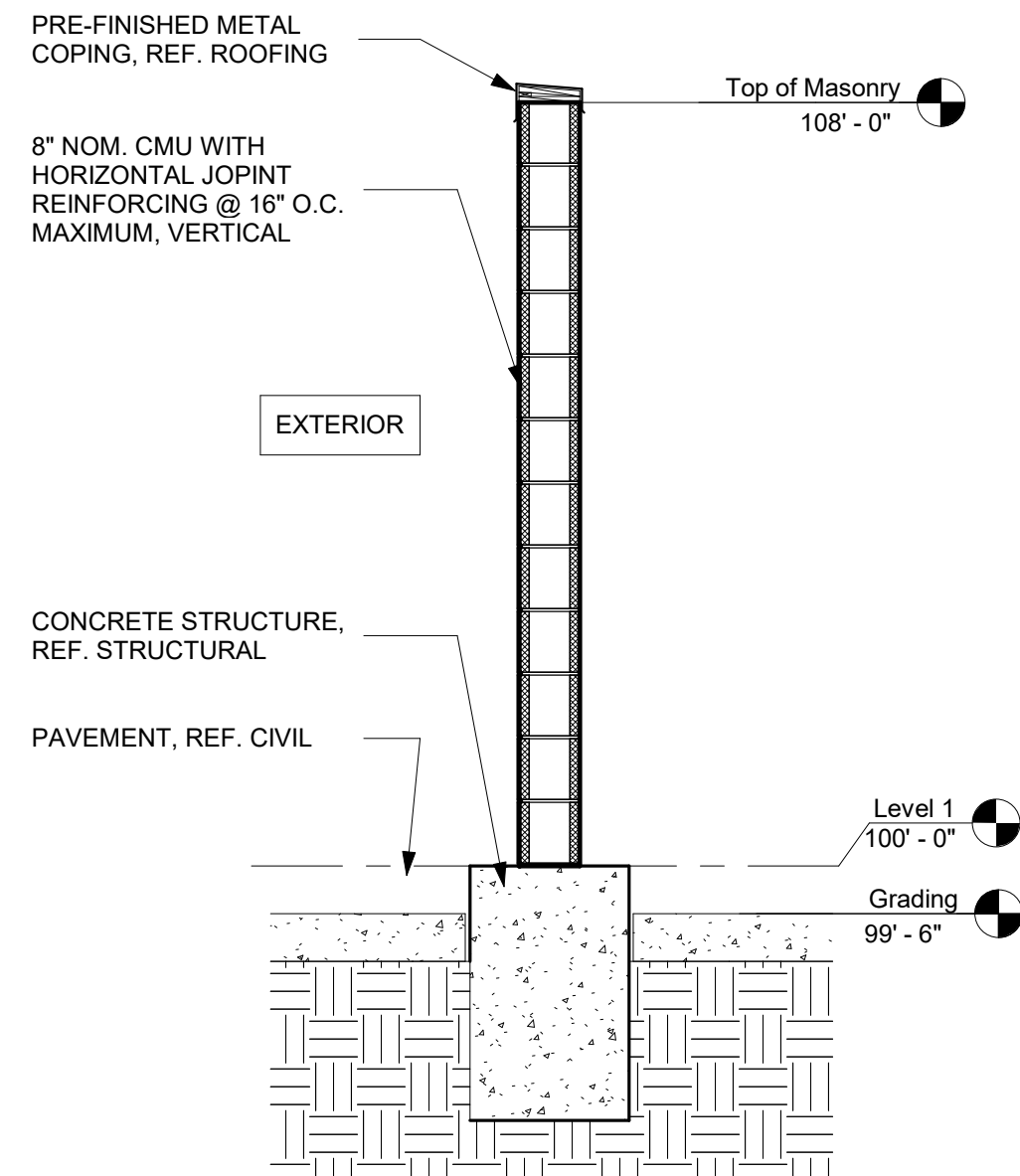


Northlake Stars Sports Center
Intersection of Hwy 114 and Chadwick Pkwy

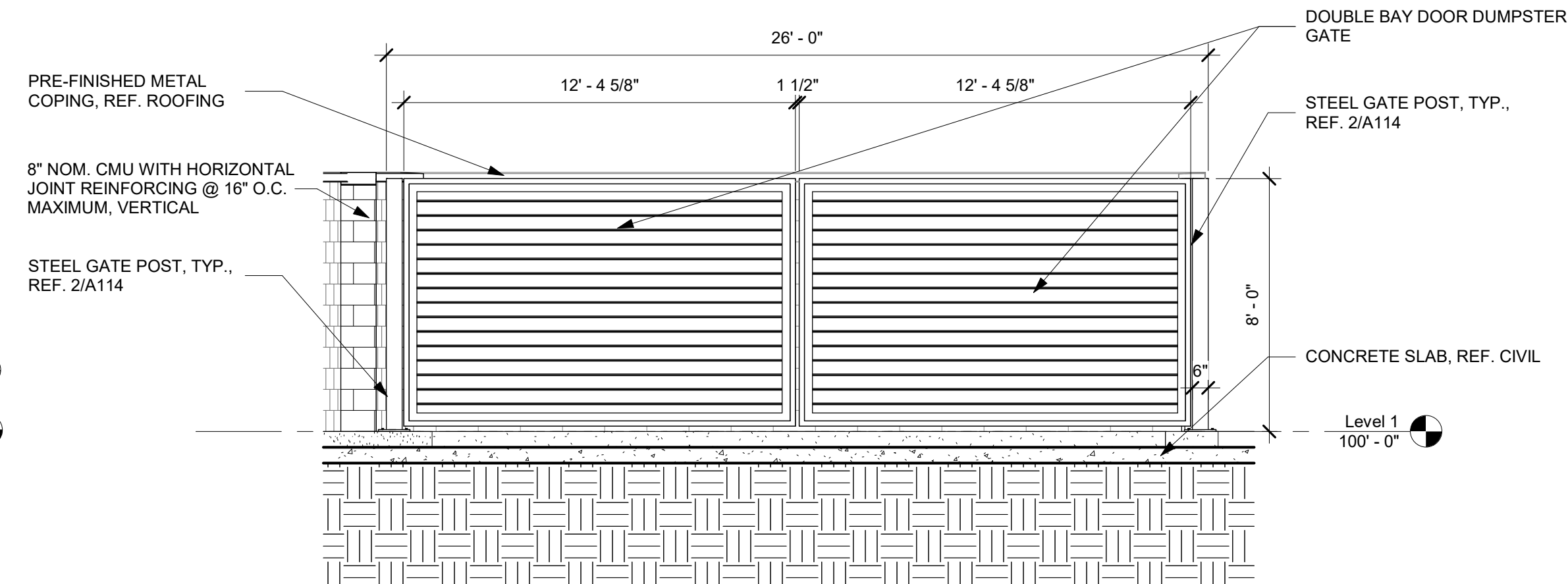
REVISIONS:	
No.	Date
JOB NO.	2360
DATE:	6/20/2024
Enlarged Site Plan	
A113	
© WRA Architects, Inc. 2024	



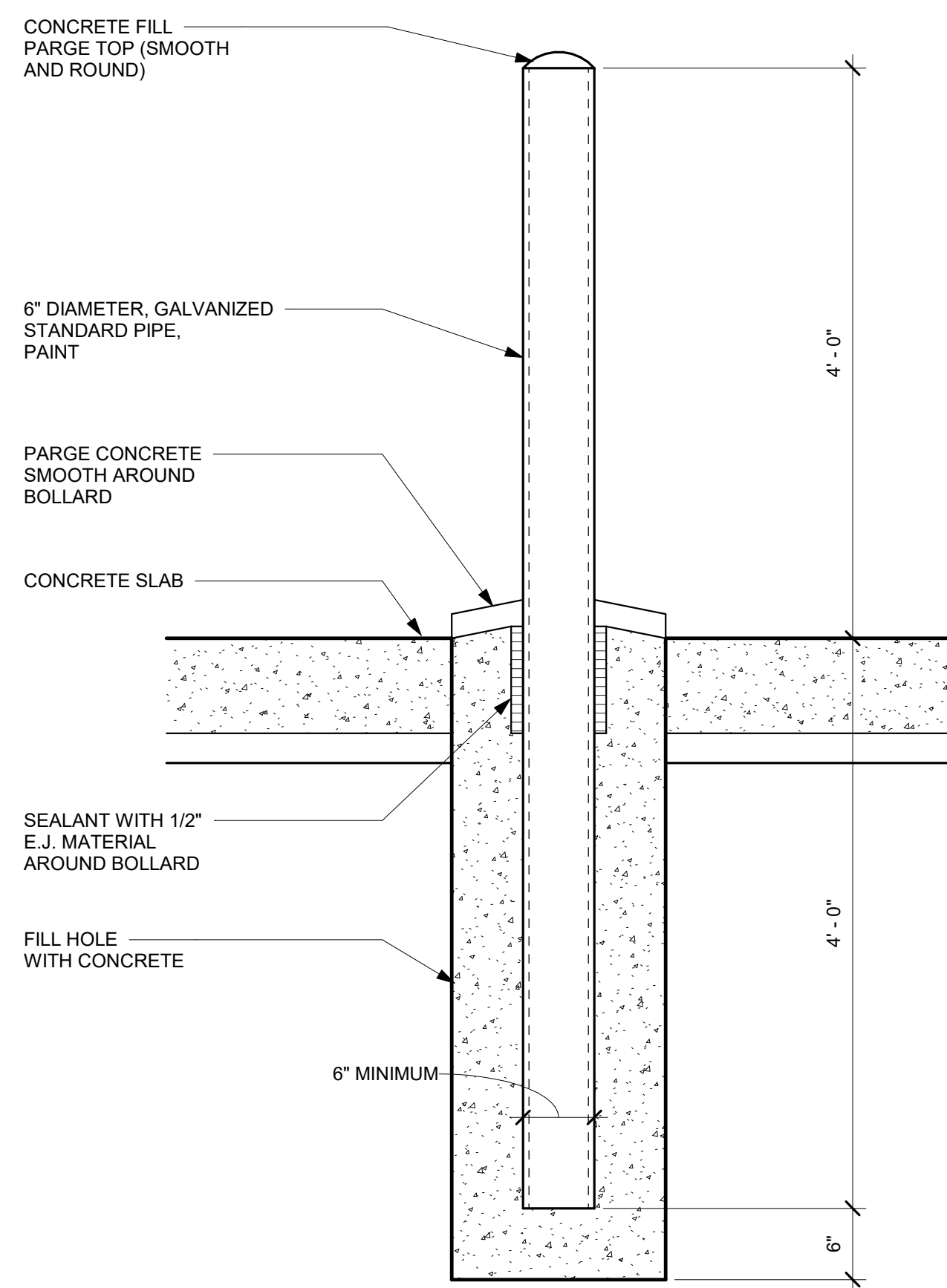
1 Enlarged Site Plan - Dumpster Yard
3/32" = 1'-0"



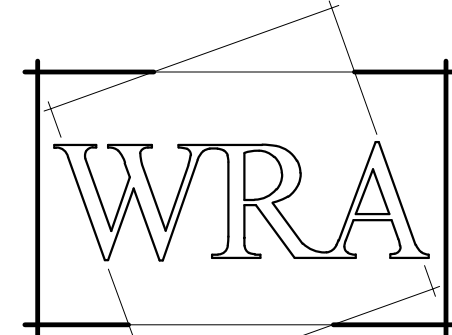
2 Section - Dumpster Enclosure Screen Wall
1/2" = 1'-0"



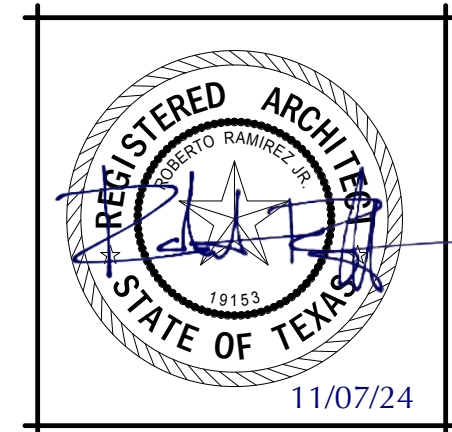
3 Site Elevation - Dumpster Enclosure
1/4" = 1'-0"



4 Pipe Bollard
1" = 1'-0"



WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

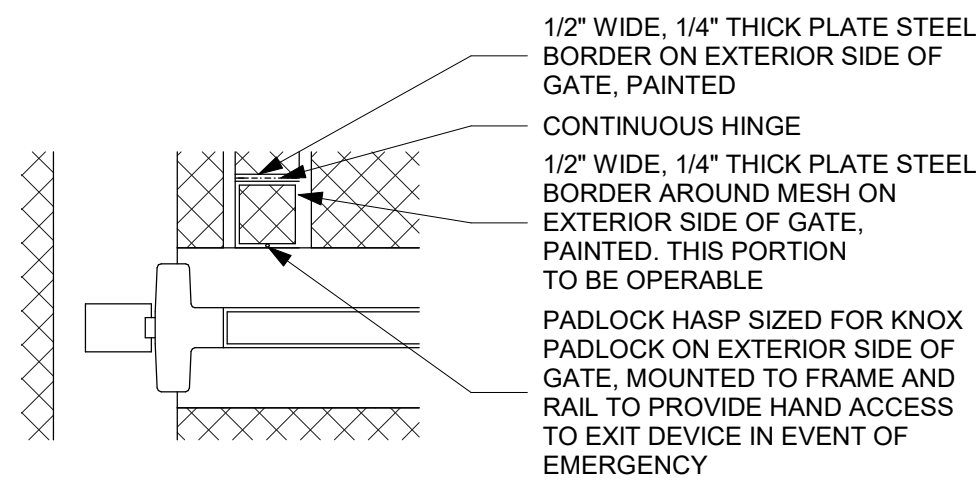


Northlake Stars Sports Center

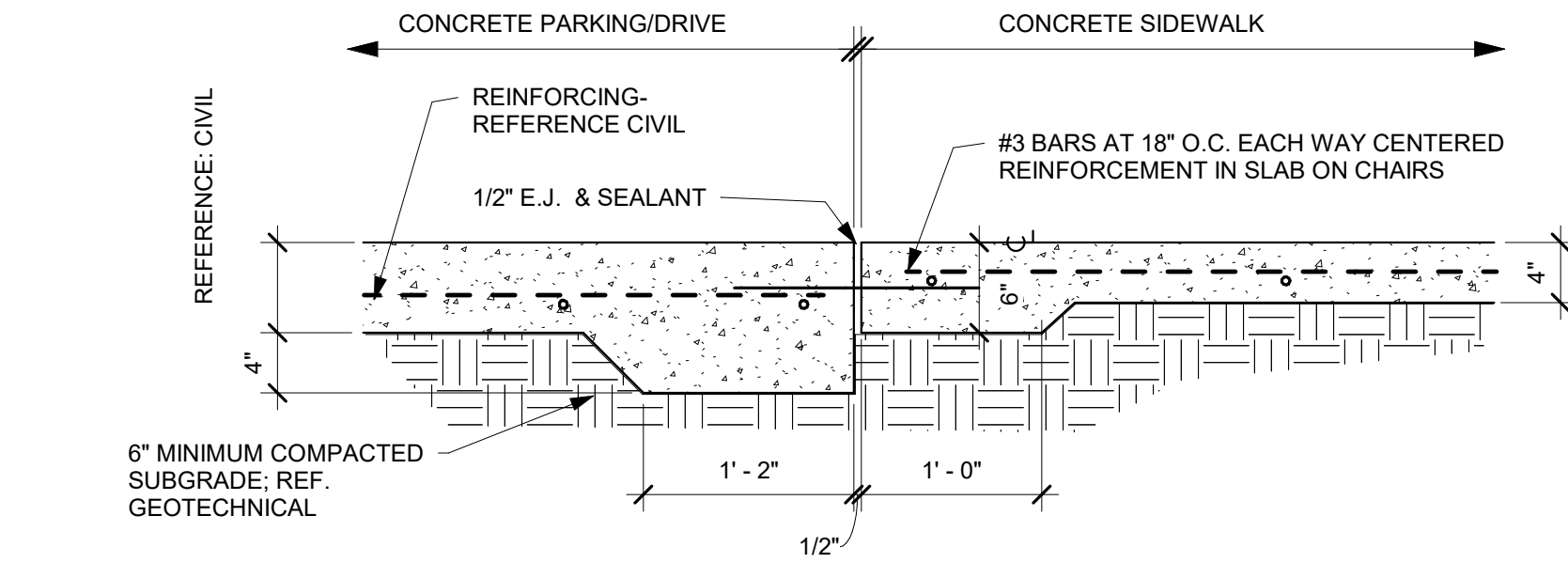
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:		
No.	Description	Date
1	Addendum #1	06/26/2024
2	Post-Bid Addendum #1	11/07/2024
JOB NO. 2360		
DATE: 6/20/2024		
Site Plan Details		
A114		
© WRA Architects, Inc. 2024		

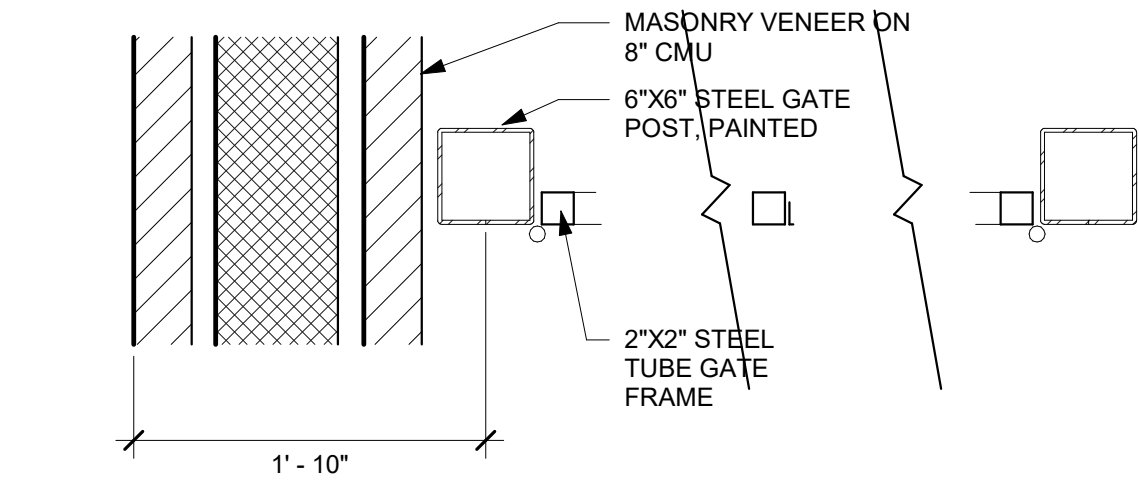
NOT USED



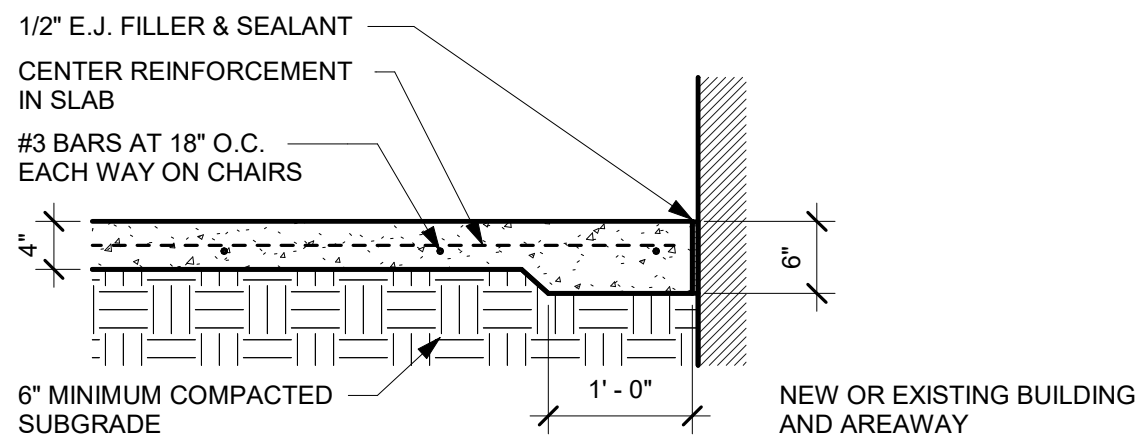
8 Padlock Detail
1" = 1'-0"



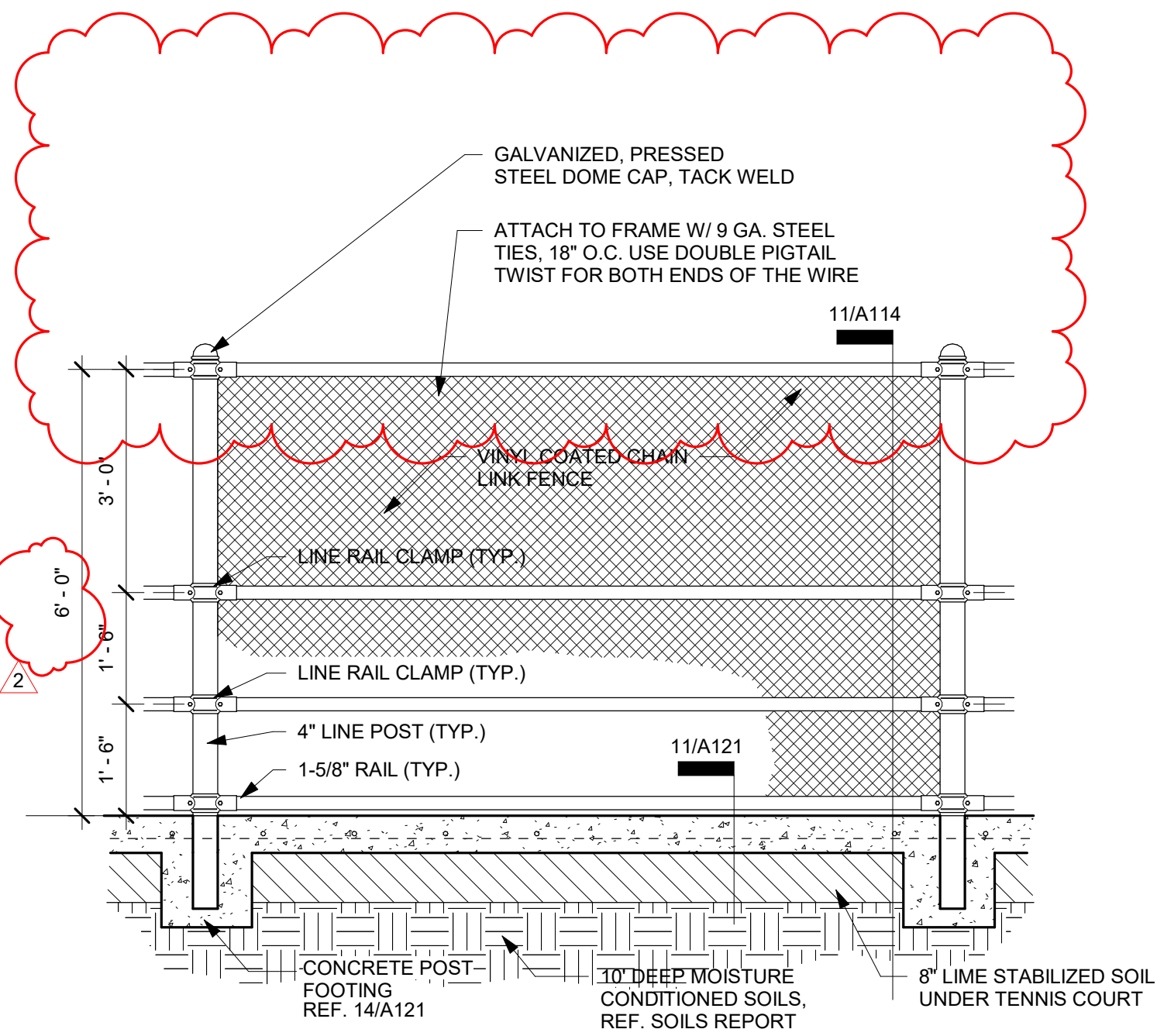
3 Detail - Sidewalk to Driveway
1" = 1'-0"



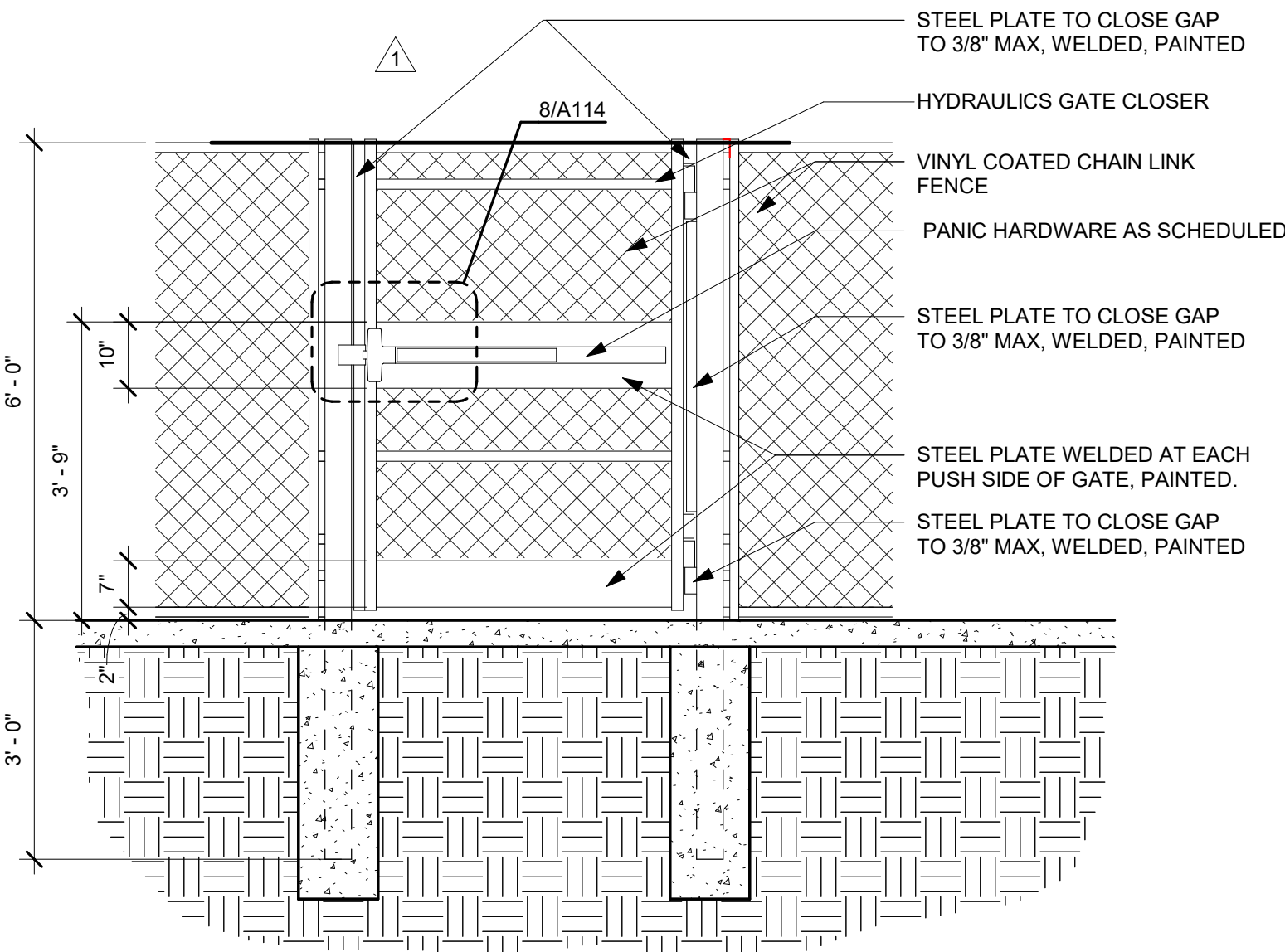
2 Gate Post Detail - Dumpster
1" = 1'-0"



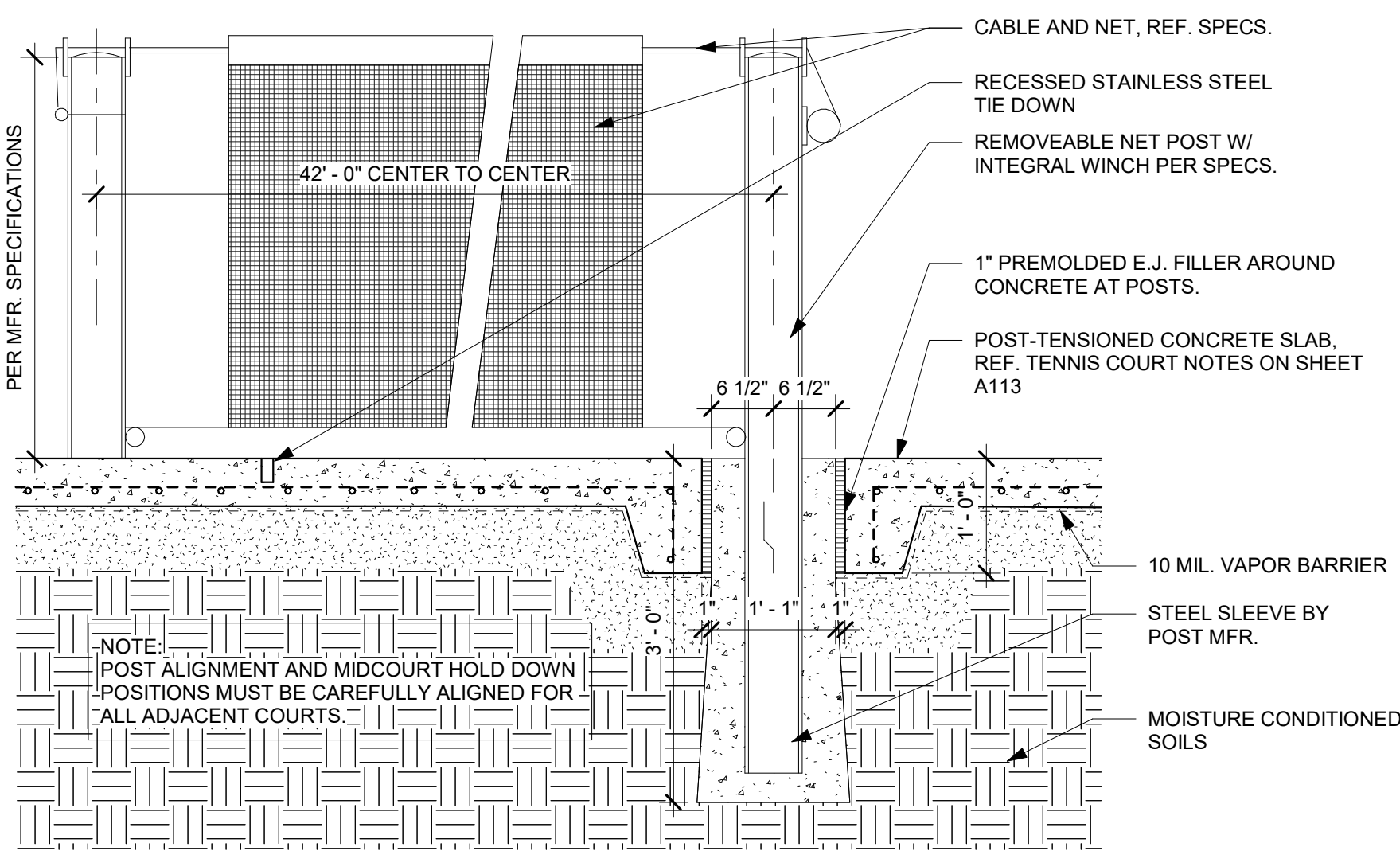
1 Sidewalk-to-Building
3/4" = 1'-0"



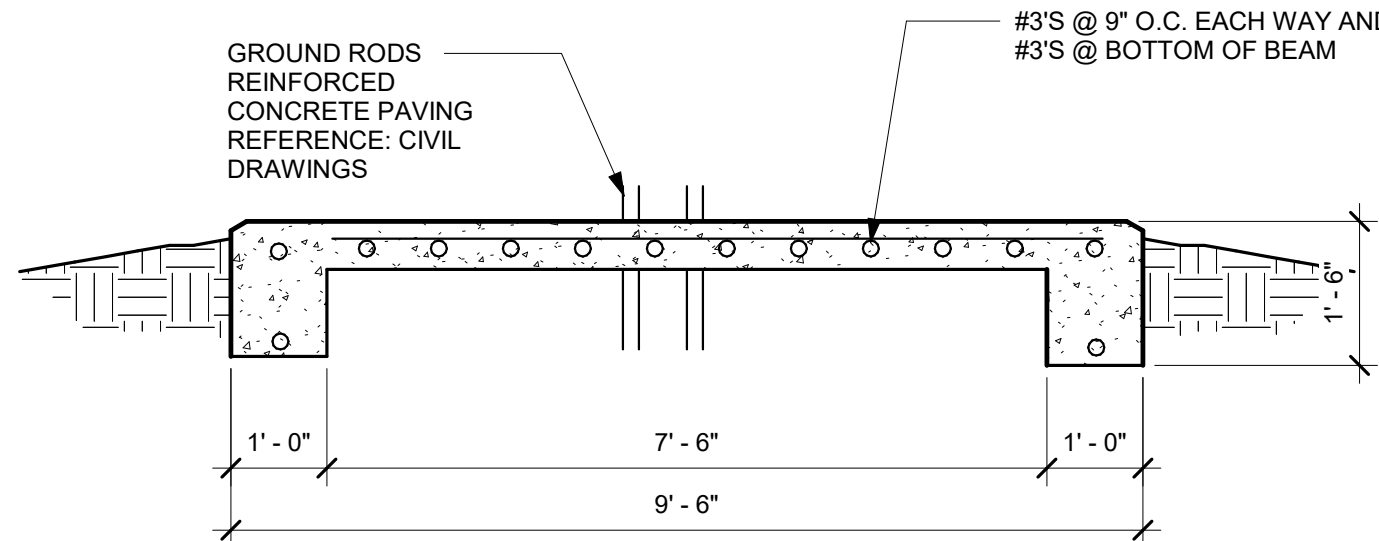
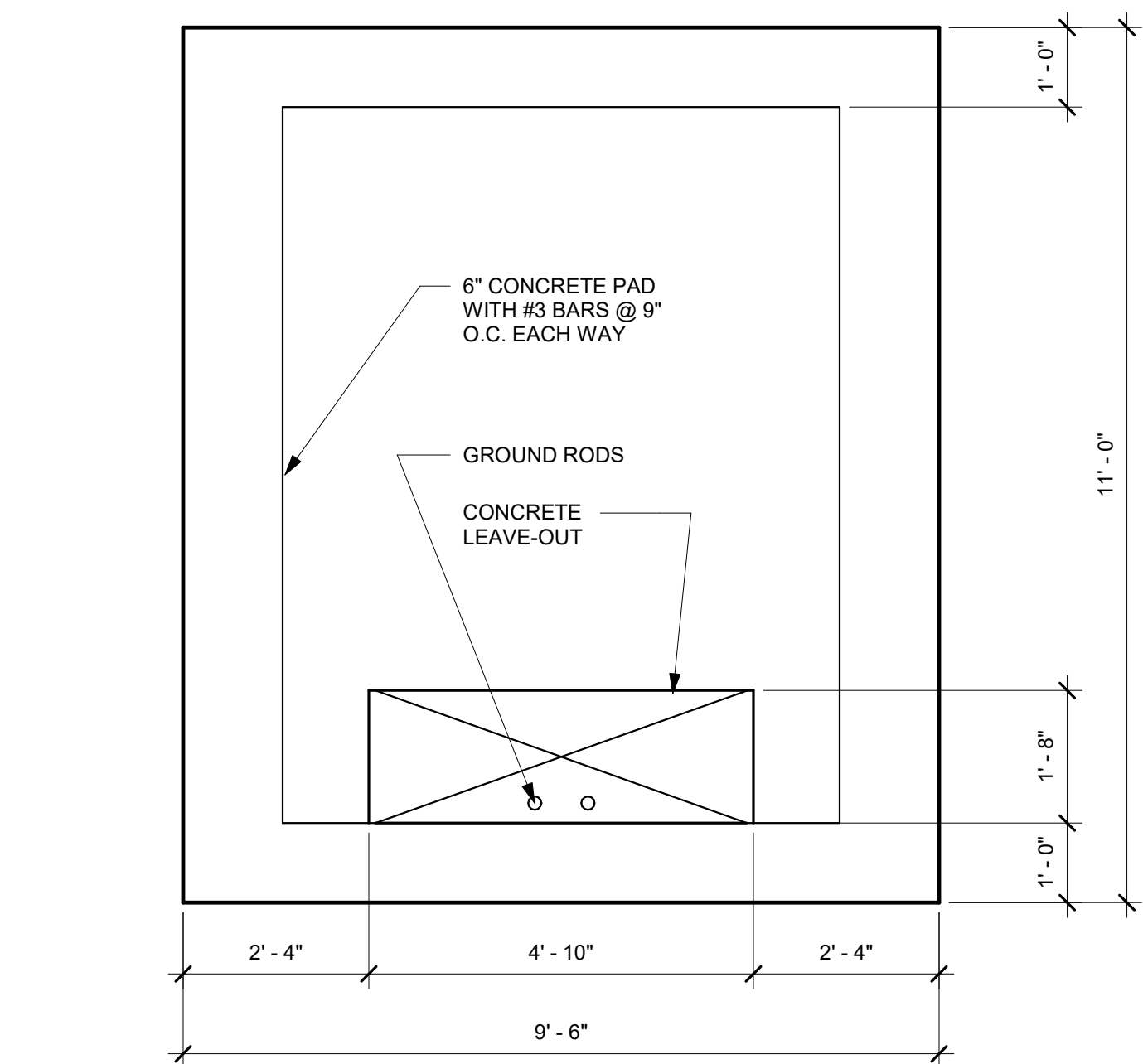
6 Court Fencing
1/2" = 1'-0"



7 Decorative Fence Pedestrian Gate
1/2" = 1'-0"

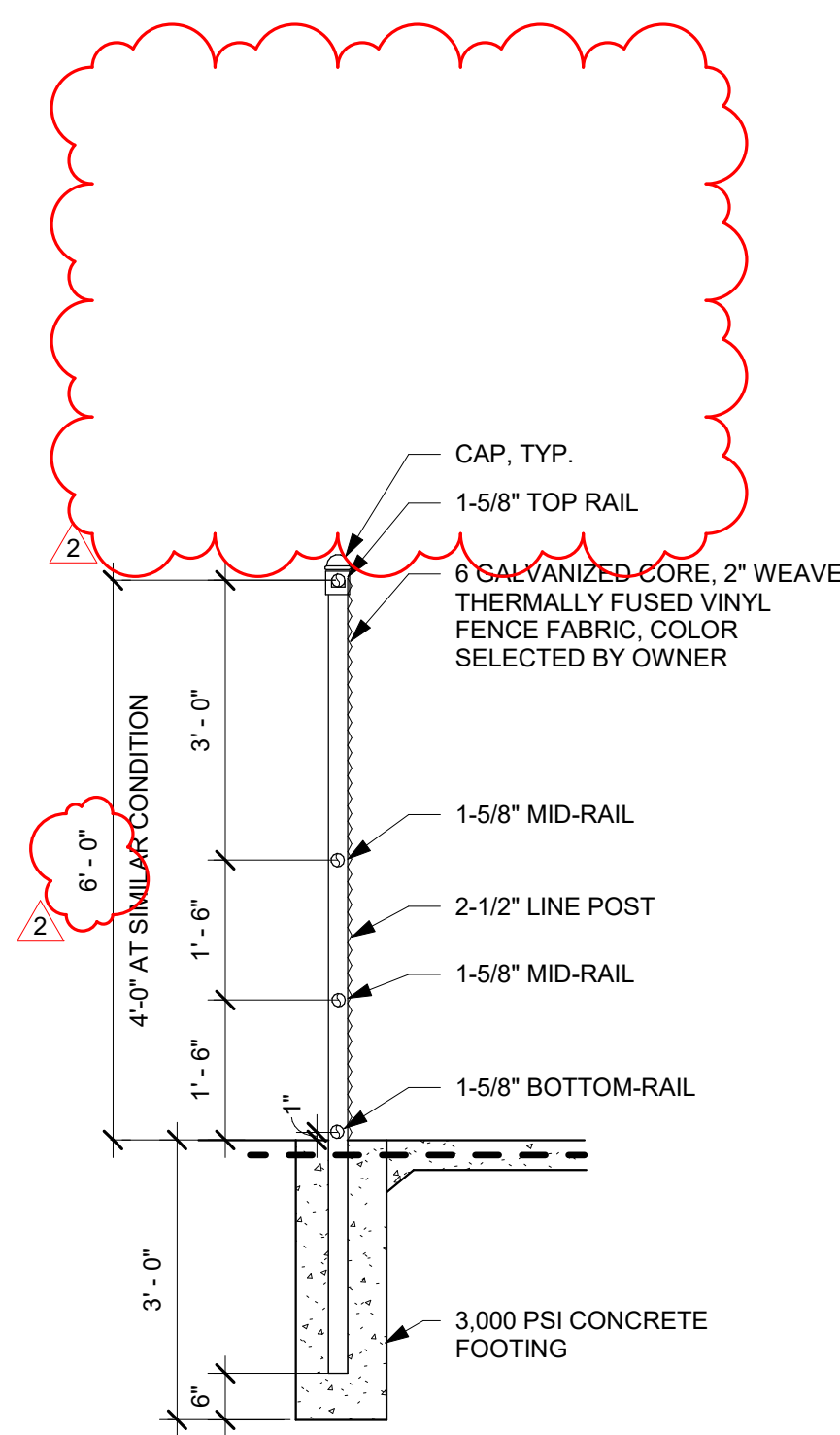


5 Detail - Pickleball Net Post
3/4" = 1'-0"



9 Transformer Pad Detail
1/2" = 1'-0"

NOT USED



11 Court Fence Section
1/2" = 1'-0"

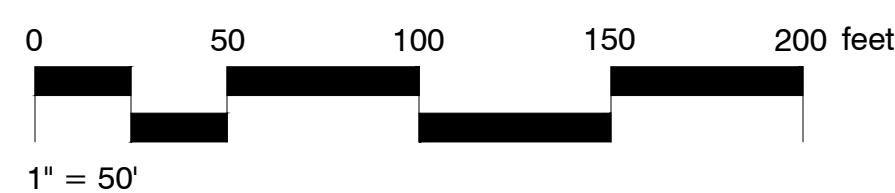
NOT USED

12 Court Fence - Post Tension Slab
1/2" = 1'-0"

10 Sand Volleyball Pole Insert
1" = 1'-0"

11/27/2023 1:15:10 PM

1 NORTHLAKE STAR SPORTS CENTER - PLANTING PLAN
1" = 50'-0"



MINIMUM LANDSCAPE REQUIRMENTS PER CITY OF NORTHLAKE - ARTICLE 9.10			
GENERAL LANDSCAPE AREA REQUIREMENT	REQUIRED	PROVIDED	Comments
FOUNDATION PLANTING: ALL EXPOSED SECTIONS OF A BUILDING IN HIGH USE OR VISIBILITY AREAS SHALL HAVE A FIVE (5) FOOT MIN PLANTING BED PLACED ALONG AT LEAST 50% OF SUCH WALLS.	YES	VARIANCE, ENHANCED PLANTING AT ENTRY	
40' BETWEEN SHADE TREES AND STREETLIGHTS, 15' FOR ORNAMENTAL AND STREET LIGHTS, 20' BETWEEN ANY TREE AND TRAFFIC CONTROL SIGNS, 10' BETWEEN TREES AND WATER/SEWER MAINS, 6' BETWEEN TREES AND WATER/SEWER LINES, 4' BETWEEN TREES AND GAS LINES	YES	YES	
VISUAL CLEARANCE TRIANGLES MUST BE CLEAR OF LANDSCAPE OVER 2' IN HEIGHT.	YES	YES	
ALL LANDSCAPING PLANS SHALL BE DESIGNED TO INCORPORATE WATER CONSERVATION THROUGH XERISCAPE LANDSCAPE PRINCIPLES.	YES	YES	NO ARTIFICIAL TURF OR PLANTS, NO MULCH (INCLUDING GRAVEL) BEDS OR AREAS WITHOUT PLANT MATERIAL.
LANDSCAPE BUFFER REQUIRMENTS	REQUIRED	PROVIDED	Comments
LANDSCAPE BUFFER ZONE			
RESIDENTIAL ADJECENCY: MIN 10' WIDE BUFFER WITH ONE (1) SHADE TREE PER 40 LF OF ROAD FRONTAGE.	13 CANOPY TREES	VARIANCE, MAINTAIN EXISTING DRAINAGE DITCH AND TREES	MUST HAVE GRASS OR OVER PERMANENT TURF.
ALL OTHER REQUIRED BUFFERS SHALL HAVE A MIN. OF A SIX (6) FOOT HIGH SCREENING WALL, TEN (10) FOOT WIDE PLANTING STRIP, AND FIVE (5) SHADE TREES PER ONE HUNDRED (100) LF.	YES	YES	APPLIES TO TRASH DUMPSTERS, STORAGE AREAS, LOADING DOCK, OR OTHER RELATED ACTIVITIES.



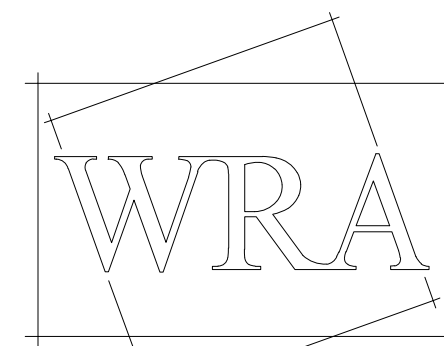
LEGEND

TREES	CODE	COMMON NAME
	YH	YAUOPN HOLLY
	CMN	CRAPEMYRTLE
	CP	CHINESE PISTACHE
	CO	CHINKAPIN OAK
	RO	SHUMARD RED OAK
	TO	TEXAS RED OAK
	LO	LIVE OAK
	LE	LACEBARK ELM
GROUND COVERS	CODE	COMMON NAME
	BG	BERMUDA GRASS
	BG2	BERMUDA GRASS WITH JUTE MESH
	AG	SMALL NEW MEXICO RIVER ROCK
	AG2	TEJAS GRAVEL
SHRUBS	CODE	COMMON NAME
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUPON HOLLY
	HFG	HAMELN FOUNTAIN GRASS
	PW	PURPLE-LEAF WINTERCREEPER
	BRY	BRAKELIGHTS RED YUCCA
	MG	MORNING LIGHT MAIDEN GRASS
MATERIALS	ITEM	
		LANDSCAPE EDGING

IRRIGATION
FOR ALL NEWLY PLANTED ITEMS REQUIRED BY CODE, A NEW PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO BE INSTALLED.
• ALL NEW TREES SHALL RECEIVE 2 TREE BUBBLERS EACH.
• ALL PLANTING BEDS WITH SHRUBS AND/OR GROUNDCOVER SHALL BE PERMANENTLY IRRIGATED WITH IRRIGATION.

NOTE: SOLID SOD BERMUDAGRASS ALL DISTURBED AREAS CAUSED BY CONSTRUCTION - INCLUDING AREAS OF STAGING, MATERIAL STORAGE, PARKING, GRADING, AND BUILDING.

LANDSCAPE REQUIRMENTS ON STREETS	REQUIRED	PROVIDED	Comments
STREET LANDSCAPE			
A LANDSCAPE BUFFER MUST BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS, 25 LF DEEP FOR MAJOR THROUGHFARES AND 15 LF DEEP FOR ALL OTHER STREET, EXCLUSIVE OF RIGHT-OF-WAY.	YES	YES	
ONE TREE IN THE BUFFER PER 50 FEET OF STREET FRONTAGE	26 CANOPY TREES	26 CANOPY TREES	2.5" CALIPER MIN
PARKING LOT LANDSCAPE REQUIRMENTS	REQUIRED	PROVIDED	Comments
PARKING LOT LANDSCAPING SCREENING			
A CONTINUOUS HEDGE OF EVERGREEN SHRUBS SHALL BE PROVIDED TO SCREEN PARKING FROM STREETS	YES	YES	10' GAL MIN. MINIMUM MATURE HEIGHT OF 3' BERM CAN SUBSTITUTE, MUST BE 3' MIN SLOPE NOT TO EXCEED 3:1
PARKING LOT LANDSCAPING INTERIOR			
MINIMUM AVERAGE DENSITY OF ONE (1) SHADE TREE PER TEN (10) PARKING SPACES, # PARKING SPACES	58 CANOPY TREES	VARIANCE, 18 PROPOSED TREES TO REDUCE MAINTENANCE AND INCREASE PARKING AREA	2.5" CALIPER MIN
MINIMUM PARKING LOT TREE AREA IS 9' WIDE BY 20' DEEP	YES	YES	
INTERIOR PARKING LOT LANDSCAPE SHALL INCLUDE A MIN. EIGHT (8%) OPEN SPACE.	YES	YES	(MAY INCLUDE LANDSCAPE AREAS THAT ARE CONTIGUOUS AND UP TO 5' FROM PARKING LOT)
LANDSCAPING MUST BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.	YES	YES	TOWN MANAGER CAN GIVE EXCEPTIONS BASED ON SHAPE OF LOT OR EXISTING TREES.
REQUIREMENTS APPLY TO CUSTOMER AND EMPLOYEE PARKING AND NOT PARKING THAT IS USED FOR STORAGE, SALE OF VEHICLES, OR SIMILAR USES.	YES	YES	
LANDSCAPE AREAS FOR TREES OR SHRUBS MUST BE PROTECTED BY A CURB.	YES	YES	
LANDSCAPE IRRIGATION	REQUIRED	PROVIDED	Comments
AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING.	YES	YES	RAIN SENSORS, LOW GALLONAGE, LOW ANGLE NOZZLES TO PREVENT OVERFLOW ON STREETS.



WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com



Northlake Stars Sports Center
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:
No. Date
1 POST BID ADDENDUM #1 11/06/2024

JOB NO. 2360
DATE 11/06/2024

PLANTING PLAN
L2.00



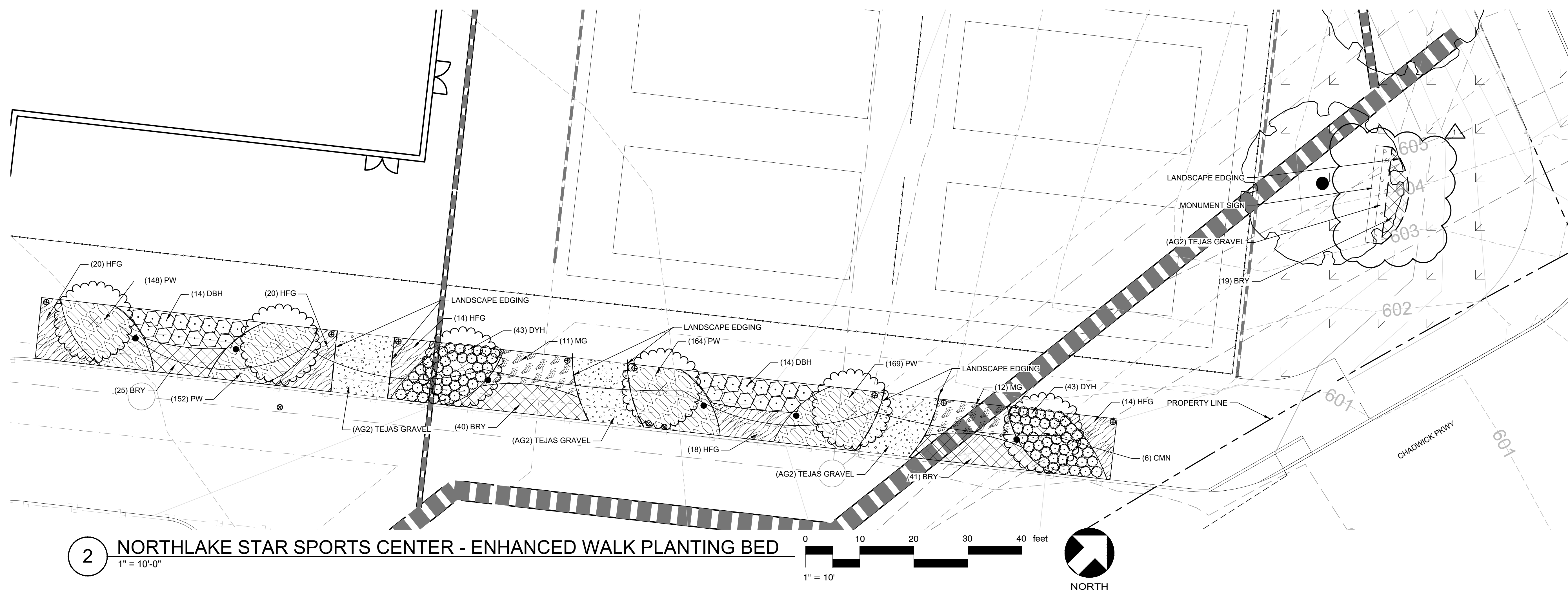
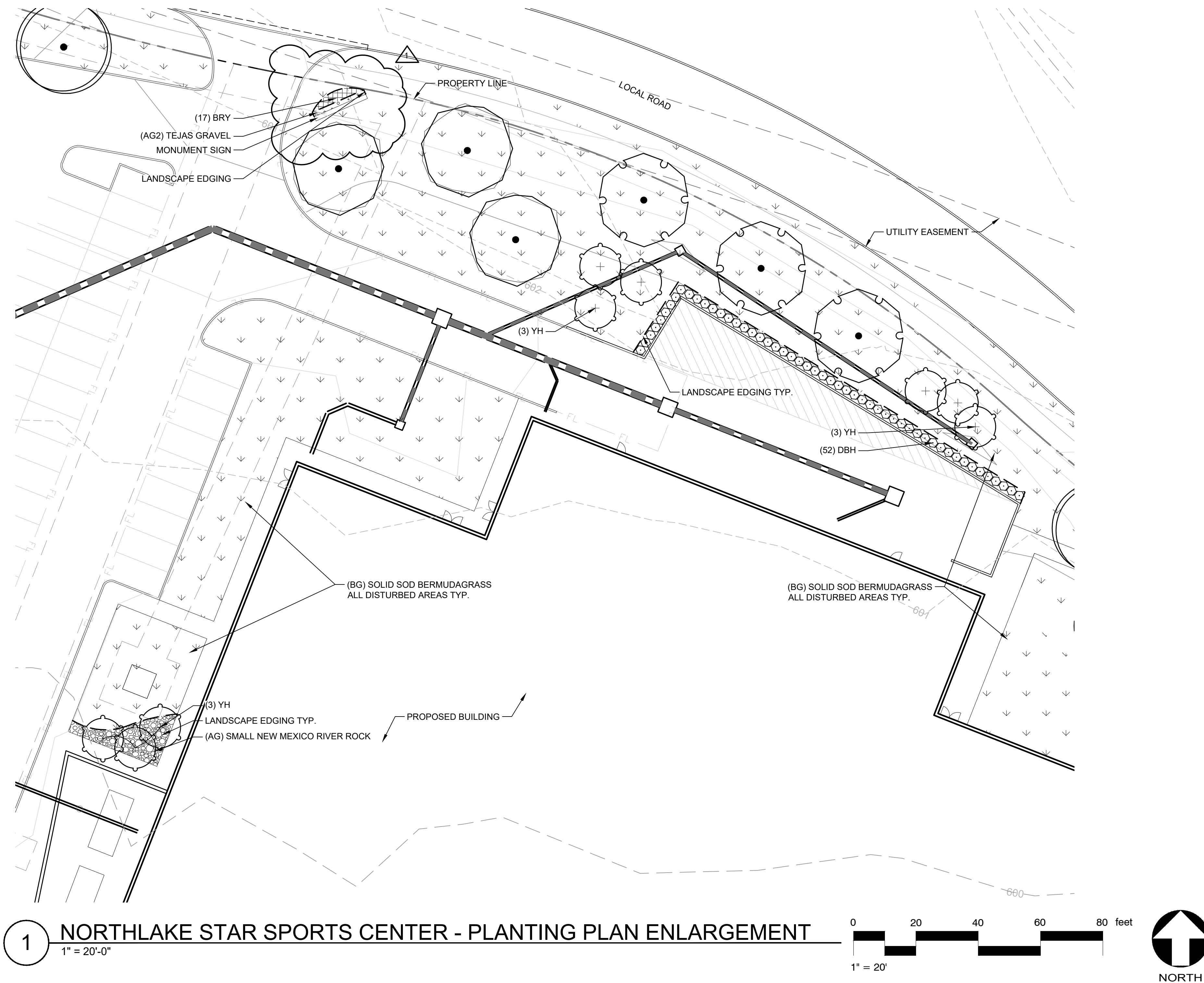


Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:	
No.	Date
POST BID ADDENDUM #1	11/5/2024
JOB NO.	2360
DATE:	11/06/2024
PLANTING PLAN ENLARGEMENT	
L2.01	
© WRA Architects, Inc. 2023	

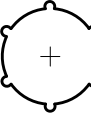
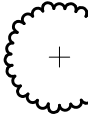
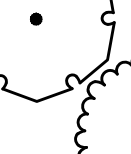
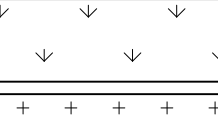
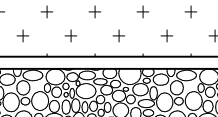
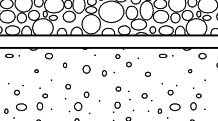
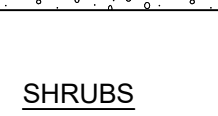
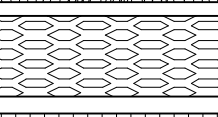
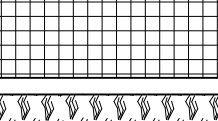


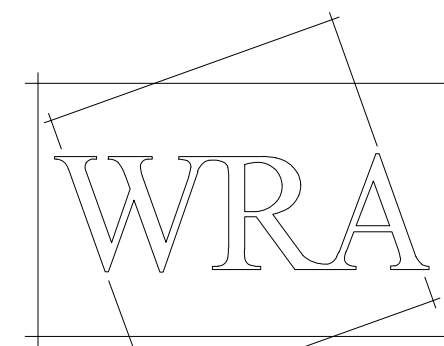
IRRIGATION

FOR ALL NEWLY PLANTED ITEMS REQUIRED BY CODE, A NEW PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO BE INSTALLED.

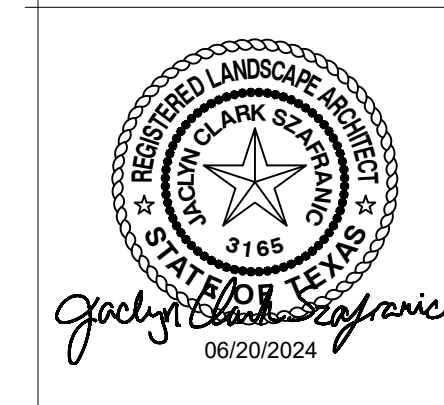
- A NEW TREE SHALL RECEIVE 2 TREE BUBBLERS EACH
- ALL PLANTING BEDS WITH SHRUBS AND/OR GROUNDCOVER SHALL BE PERMANENTLY IRRIGATED WITH IRRIGATION.

NOTE: SOLID SOD BERMUDAGRASS AND DISTURBED AREAS CAUSED BY CONSTRUCTION – INCLUDING AREAS OF STAGING, MATERIAL STORAGE, PARKING, GRADING, AND BUILDING.

LEGEND		
TREES	CODE	COMMON NAME
	YH	YAUOPEN HOLLY
	CMN	CRAPEMYRTLE
	CP	CHINESE PISTACHE
	CO	CHINKAPIN OAK
	RO	SHUMARD RED OAK
	TO	TEXAS RED OAK
	LO	LIVE OAK
	LE	LACEBARK ELM
GROUND COVERS	CODE	COMMON NAME
	BG	BERMUDA GRASS
	BG2	BERMUDA GRASS WITH JUTE MESH
	AG	SMALL NEW MEXICO RIVER ROCK
	AG2	TEJAS GRAVEL
SHRUBS	CODE	COMMON NAME
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUOPEN HOLLY
	HFG	HAELN FOUNTAIN GRASS
	PW	PURPLE-LEAF WINTERCREEPER
	BRY	BRAKELIGHTS RED YUCCA
	MG	MORNING LIGHT MAIDEN GRASS
MATERIALS	ITEM	
LANDSCAPE EDGING		

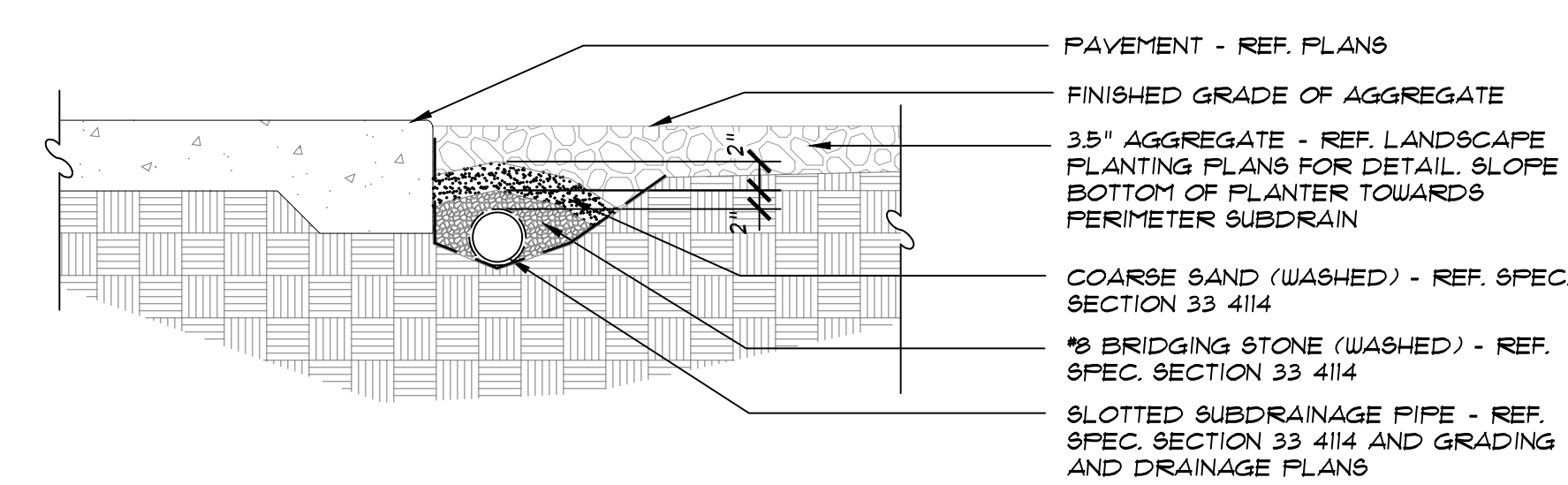


WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

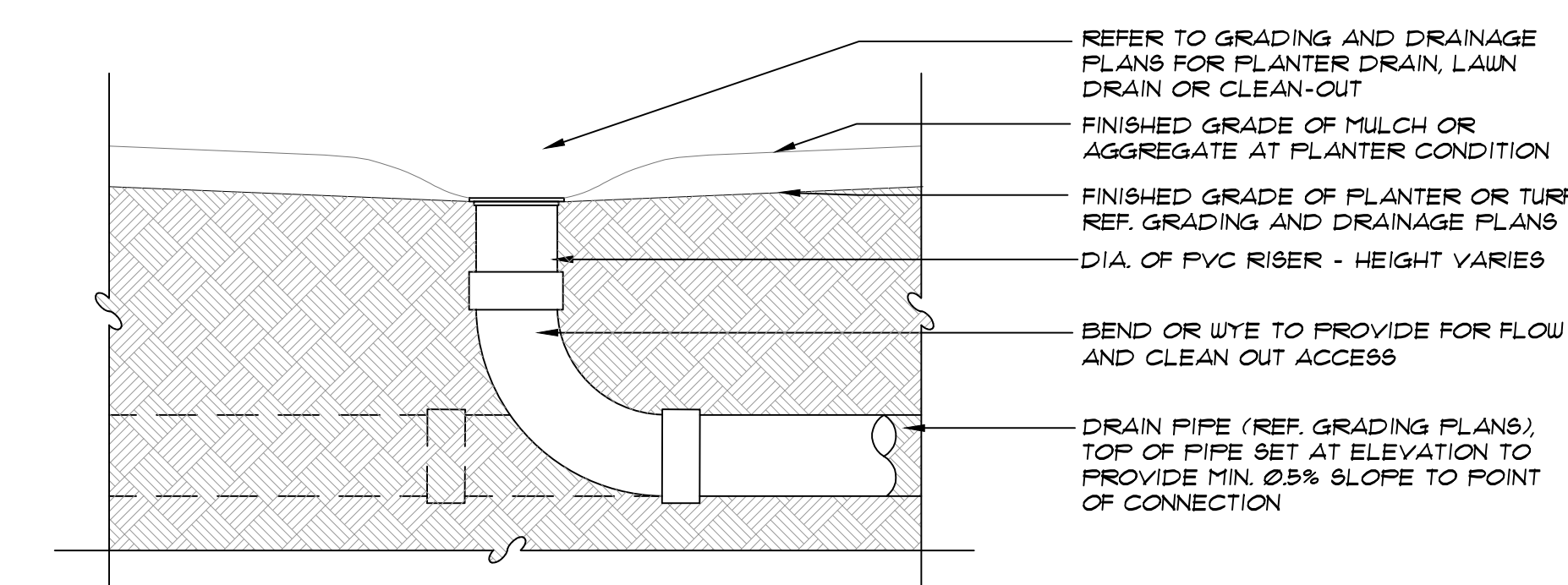


Northlake Stars Sports Center

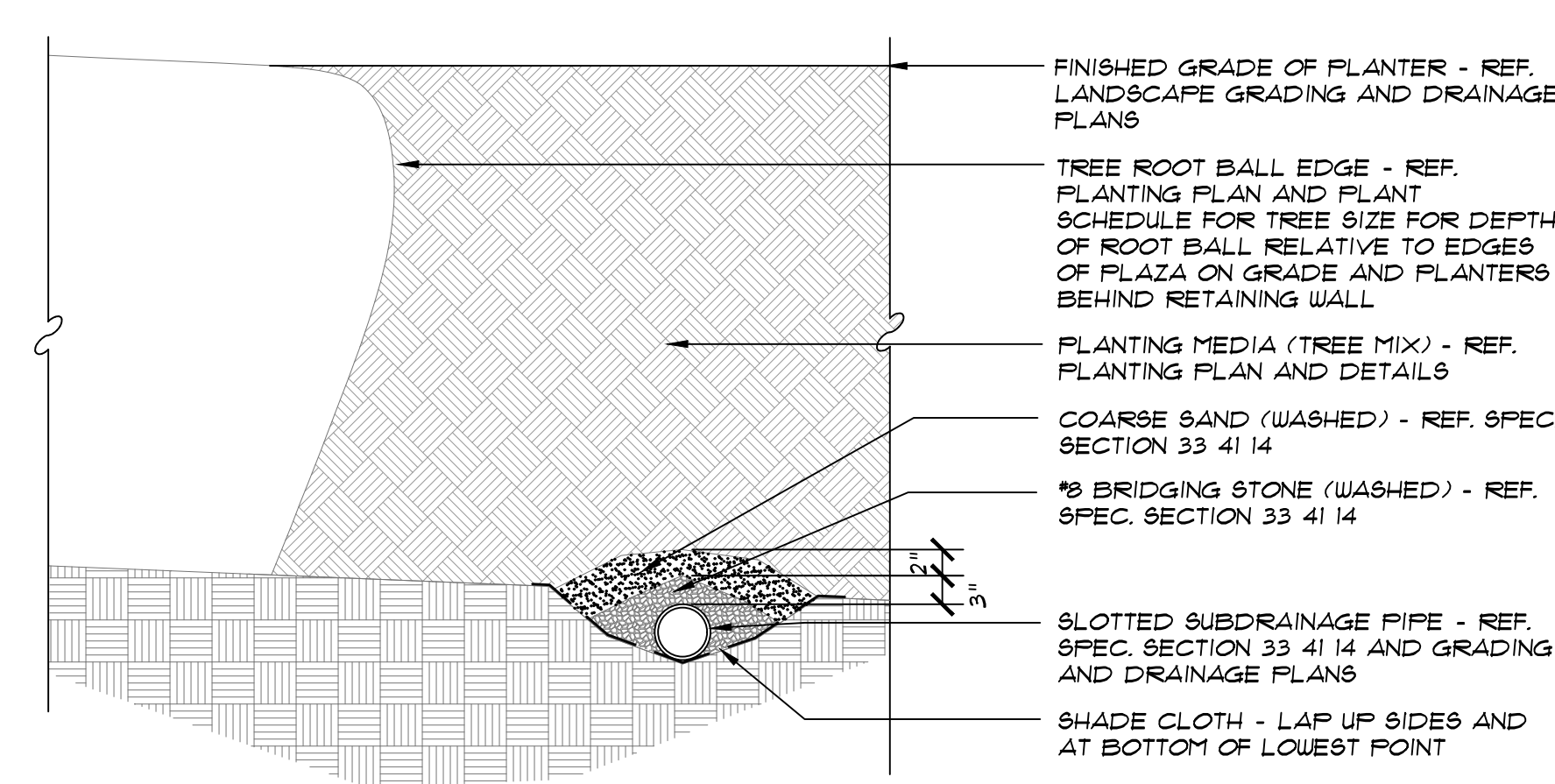
Intersection of Hwy 114 and Chadwick Pkwy



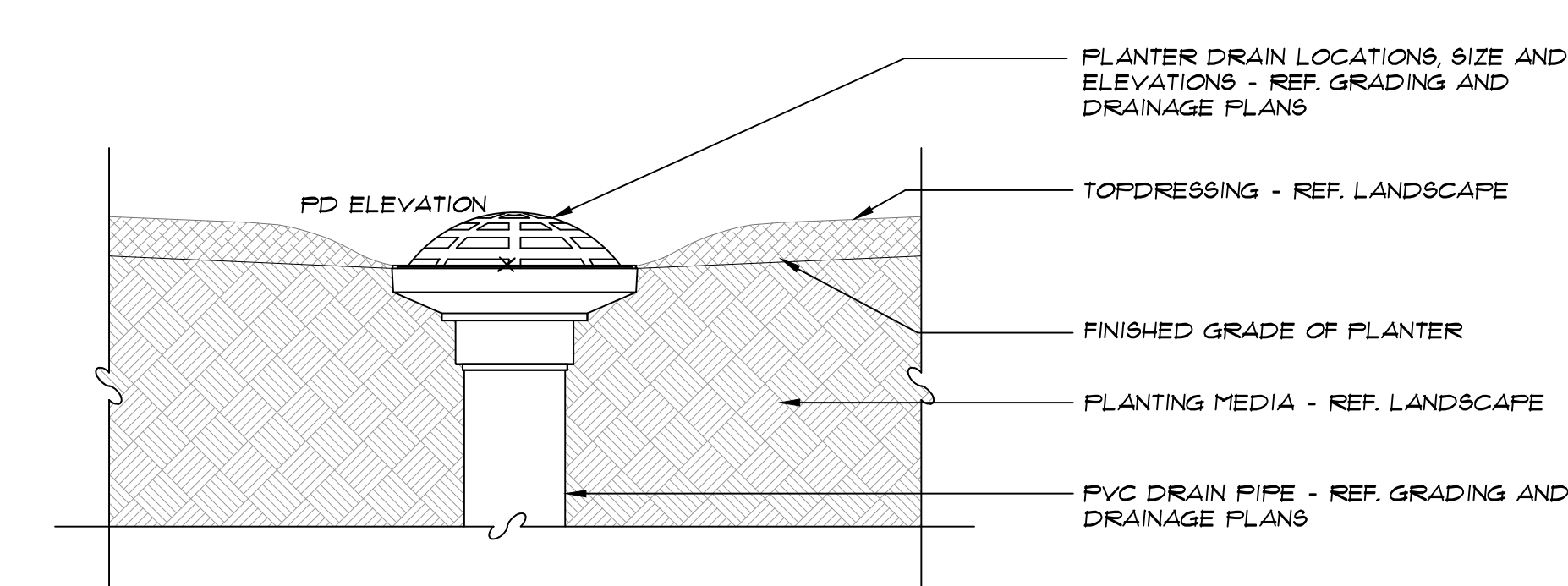
4 SUBDRAINAGE AT AGGREGATE BED - SECTION
1" = 1'-0"



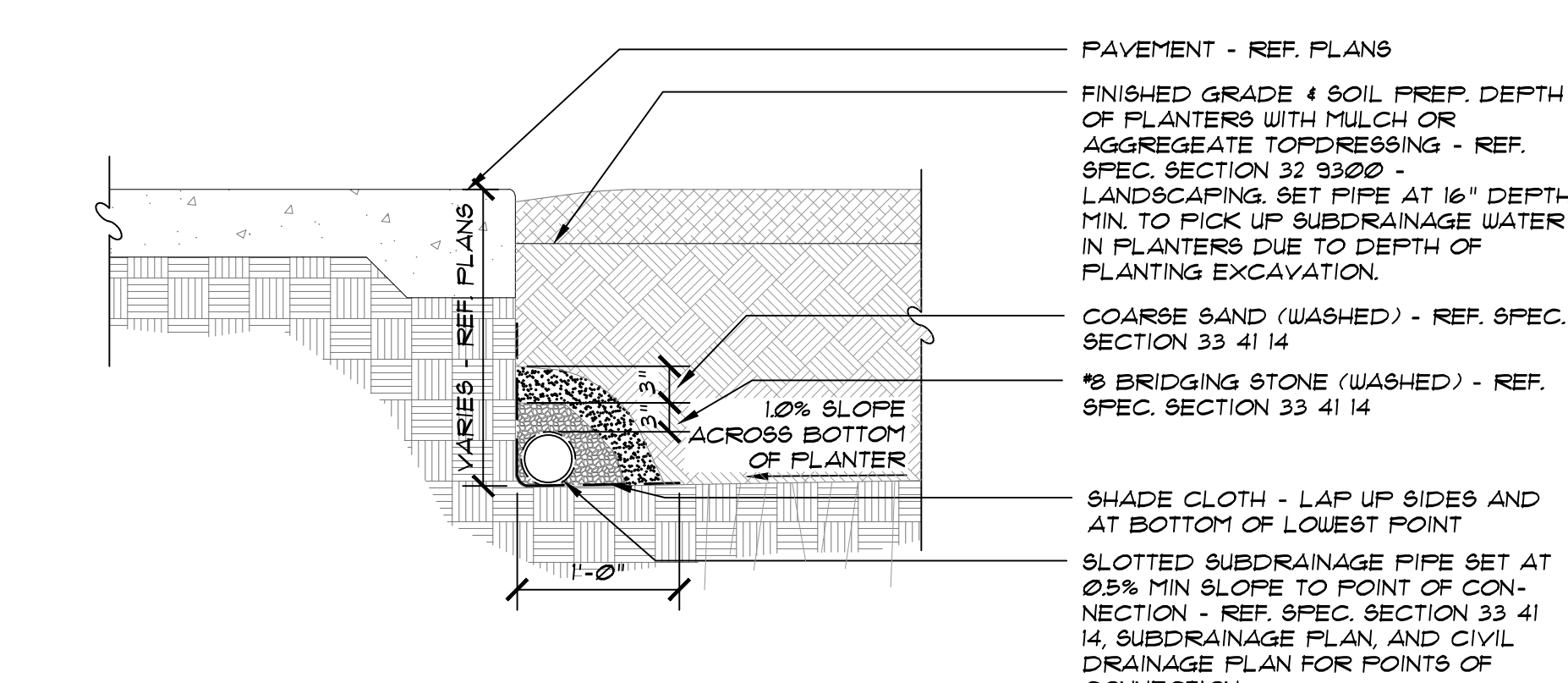
1 TRUNK LINE - SECTION
1" = 1'-0"



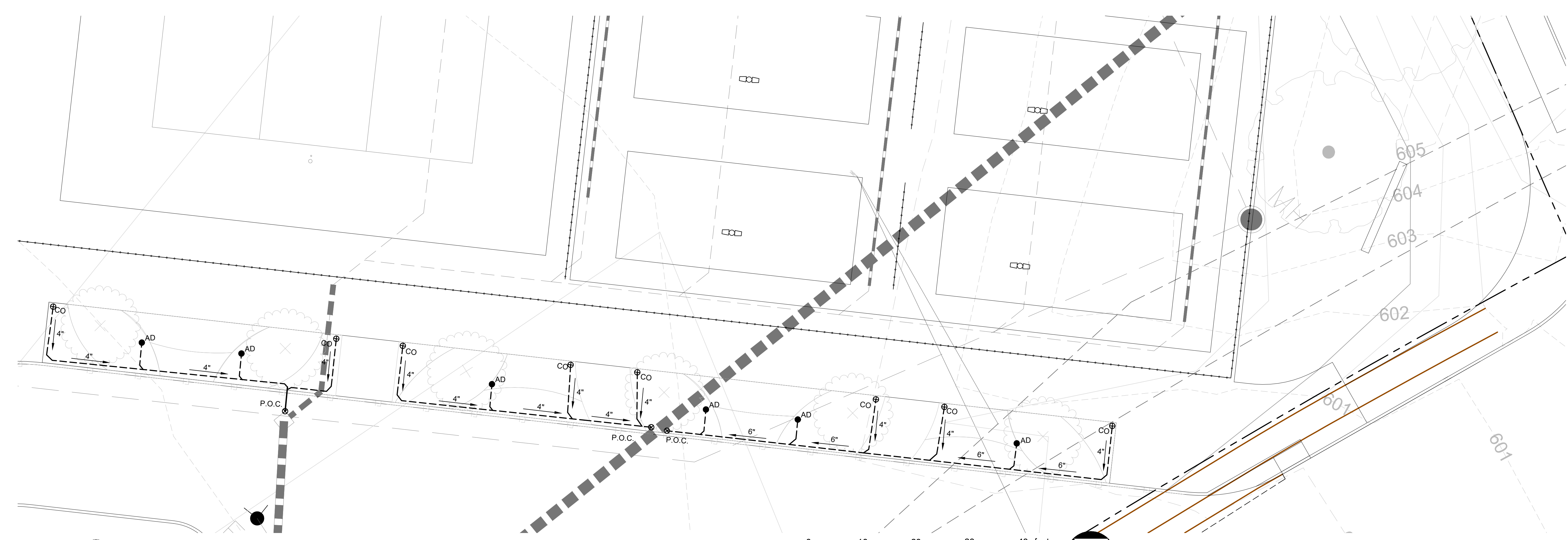
5 UNDERDRAIN SYSTEM AT TREE ROOT BALLS - SECT.
1" = 1'-0"



2 PLANTER DRAIN IN PLANTER - SECTION
N.T.S.



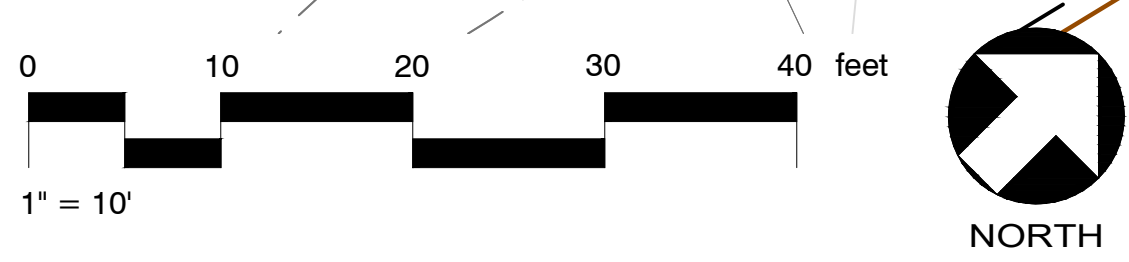
3 SUBDRAINAGE AT EDGES OF PLANTERS - SECTION
1" = 1'-0"



NOTE: SOLID SOD BERMUDAGRASS ALL DISTURBED AREAS CAUSED BY CONSTRUCTION - INCLUDING AREAS OF STAGING, MATERIAL STORAGE, PARKING, GRADING, AND BUILDING.

LEGEND	
DRAINAGE	NAME
AD	ATRIUM DRAIN, REF. 10/L3.05
CO	CLEAN OUT
---	PERFORATED PIPE, REF. 11&12/L3.05
---	SOLID PIPE
4"	SIZE OF PIPE & DIRECTION OF FLOW
P.O.C.	POINT OF CONNECTION
REF. L2.02 FOR DRAINAGE DETAILS	

1 NORTHLAKE STAR SPORTS CENTER - ENHANCED WALK DRAINAGE PLAN
1" = 10'-0"



11/27/2023 1:15:10 PM



REVISIONS:	
No.	Date
JOB NO.	2360
DATE:	06/20/2024
DRAINAGE PLAN ENLARGEMENT	
L2.02	
© WRA Architects, Inc. 2023	

LANDSCAPE PLANTING NOTES

1. FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
2. TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
3. UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREES LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
4. SHRUB BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO SOIL PREPARATION. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL SHRUBS AS NOTED IN THE DRAWINGS.
5. FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 ½ ") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TWO (2") INCHES COMPOST AND TWO (2") INCHES MULCH IS TO BE APPLIED.
6. UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH A TWO (2") INCH COMPOST LAYER COVERED WITH A TWO (2") INCH MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF COMPOST AND MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
9. CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
10. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
12. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
13. FINISH MULCH GRADES OF ALL TREE BASES SHALL BE (1/2") BELOW ADJACENT PAVEMENT ELEVATION. IN AREAS WHERE A COMBINED (4") LAYER OF MULCH AND COMPOST IS TO BE APPLIED FINISH SOIL GRADES SHALL BE (4 1/2") BELOW ADJACENT PAVEMENT OR CURB.
14. CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD COMMON BERMUDA GRASS - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
15. REPLACE DEAD PLANTS WITHIN 7 DAYS AFTER DETERMINATION OF CONDITION.

PLANT AND MATERIAL SCHEDULE

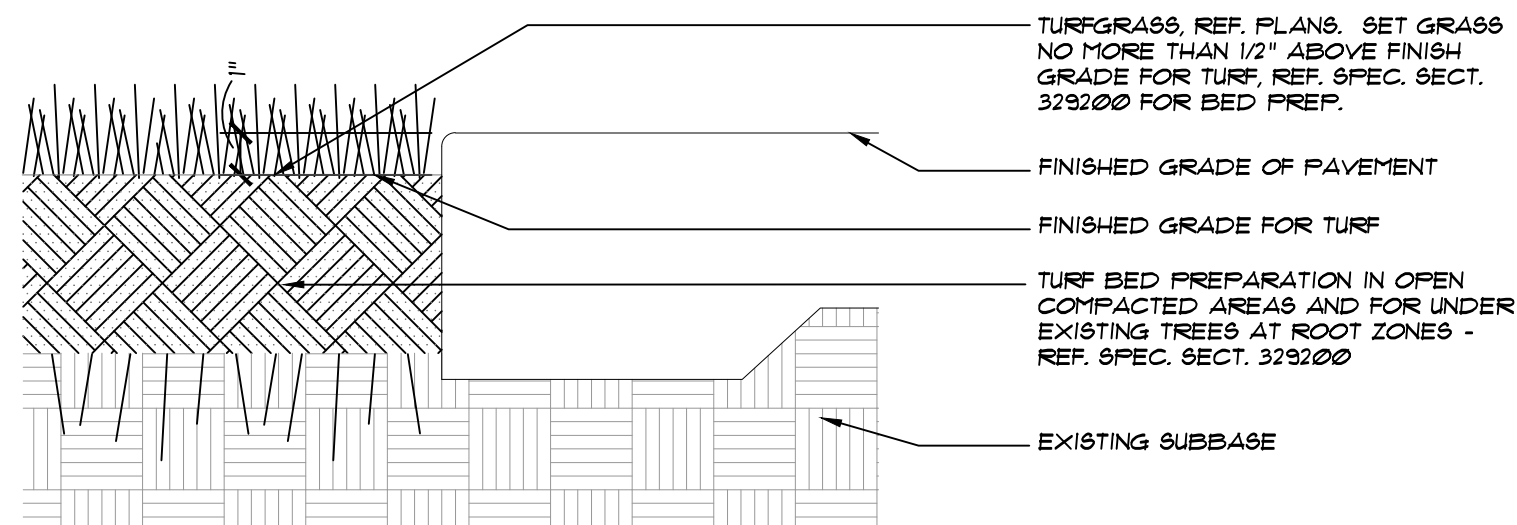
TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	REMARKS	QTY
	YH	YAUPON HOLLY / ILEX VOMITORIA	Cont.	2" Cal.	10'-13' H X 4'-6' W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	9
	CMN	GRAPEMYRTLE / LAGERSTROEMIA X 'NATCHEZ'	Cont.	2" Cal.	10'-13' H X 4'-6' W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	13
	CP	CHINESE PISTACHE / PISTACIA CHINENSIS (MALE ONLY)	Cont.	2.5" Cal.	10'-13' H X 4'-6' W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	5
	CO	CHINKAPIN OAK / QUERCUS MUEHLENBERGII	Cont.	2.5" Cal.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	9
	RO	SHUMARD RED OAK / QUERCUS SHUMARDII	Cont.	2.5" Cal.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	3
	TO	TEXAS RED OAK / QUERCUS TEXANA	Cont.	2.5" Cal.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	4
	LO	LIVE OAK / QUERCUS VIRGINIANA	Cont.	2.5" Cal.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	10
	LE	LACEBARK ELM / ULMUS PRAVIFOLIA	Cont.	2.5" Cal.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	9
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	REMARKS			QTY
	BG	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	SOD	SOLID SOD, REF. SPEC 32 9200			+/- 203,000 SF
	BG2	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	SOD	SOLID SOD WITH JUTE MESH AND PINS, REF. SPEC 32 9200			+/- 69,000 SF
	AG	AGGREGATE - SMALL NEW MEXICAN RIVER ROCK	1 1/2" DEPTH GRADED 3/4" TO 1 1/2", WASHED AND CLEAN, COMPACTED AND APPLIED AS TOPDRESSING, REF. SPEC SECT 32 9300				+/- 300 SF
	AG2	AGGREGATE - SMALL TEJAS GRAVEL	1 1/2" DEPTH GRADED 3/4" TO 1 1/2", WASHED AND CLEAN, BLACK, COMPACTED AND APPLIED AS TOPDRESSING, REF SPEC SECT 32 9300				+/- 450 SF
SHRUBS	CODE	COMMON / BOTANICAL NAME	CONT	REMARKS			
	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	5 GAL	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 36" O.C., 0.12 PLANTS / SF REF DETAIL 2 / L2.03			80
	DYH	DWARF YAUPON HOLLY / ILEX VOMITORIA 'NANA'	3 GAL	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF REF DETAIL 2 / L2.03			86
	HFG	HAMELN FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	3 GAL	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF REF DETAIL 2 / L2.03			566
	PW	PURPLE-LEAF WINTERCREEPER / EUONYMUS FORTUNEI 'COLORATUS'	1 GAL	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 12" O.C., 1.15 PLANTS / SF REF DETAIL 2 / L2.03			633
	BRY	BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA 'PERPA'	3 GAL	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 20" O.C., 0.39 PLANTS / SF REF DETAIL 2 / L2.03			141
	MG	MORNING LIGHT MAIDEN GRASS / MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GAL	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 36" O.C., 0.12 PLANTS / SF REF DETAIL 2 / L2.03			22
MATERIALS	ITEM	DEPTH	REMARKS	QTY			
PLANTING BEDS FOR SHRUBS AND GROUND COVER: NOTE - FIELD VERIFY ALL QUANTITIES, ALL BEDS TO BE FULL, REFER TO DETAILS AND SPECS							
	AGGREGATE - SMALL NEW MEXICAN RIVER ROCK	1 1/2" DEPTH	GRADED 3/4" TO 1 1/2", WASHED AND CLEAN, COMPACTED AND APPLIED AS TOPDRESSING, REF. SPEC SECT 32 9300	FIELD VERIFY			
	MULCH - TOPDRESSING PLANTING BEDS	3" DEPTH	RUSTIC CUT HARDWOOD OR APPROVED EQUIVALENT, COMPACTED DEPTH, REF. SPEC SECT 32 9300	FIELD VERIFY			
	COMPOST - PLANTING BEDS	3" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. SPEC SECT 329300	FIELD VERIFY			
	WEED BARRIER - NEWSPRINT PLANTING BEDS	8 LAYERS	8 LAYERS OF NEWSPRINT AT PLANTING BEDS, REF. DETAILS AND SPEC SECT 32 9300	FIELD VERIFY			
	EXPANDED SHALE - PLANTING BEDS	3" DEPTH	PLANTING BEDS, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQUAL, REF. SPEC SECT 32 9300	FIELD VERIFY			
	ORGANIC BIOLOGICAL FERTILIZER - PLANTING B.		REF. SPEC SECT 329200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY			
	LANDSCAPE EDGING		BETWEEN AGG & TURF, PLANTING & TURF, OR AGG & PLANTING; STEEL EDGING	FIELD VERIFY			
LAWN / TURF GRASS: NOTE - FIELD VERIFY ALL QUANTITIES, ALL DISTURBED AREAS TO BE GRASSED, REFER TO DETAILS AND SPECS							
	TOPSOIL - LAWN / TURF GRASS	1 1/2" DEPTH	REF. DETAILS AND SPECS	FIELD VERIFY			
	COMPOST - LAWN / TURF GRASS	1/2" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. DETAILS AND SPECS SUPPLIED BY SOIL SYSTEMS OR APPROVED EQUAL, REF. SPEC 32 9300	FIELD VERIFY			
	ORGANIC BIOLOGICAL FERTILIZER - LAWN		REF. SPEC SECT 329200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY			

NOTE - QUANTITIES ARE APPROXIMATE, FIELD VERIFY FOR ACCURACY. ALL PLANTING BEDS TO BE FULL AND PREPARED PER SPECIFICATIONS. ALL DISTURBED AREAS TO BE GRASSED AND SOIL PREPARED PER SPECIFICATIONS.

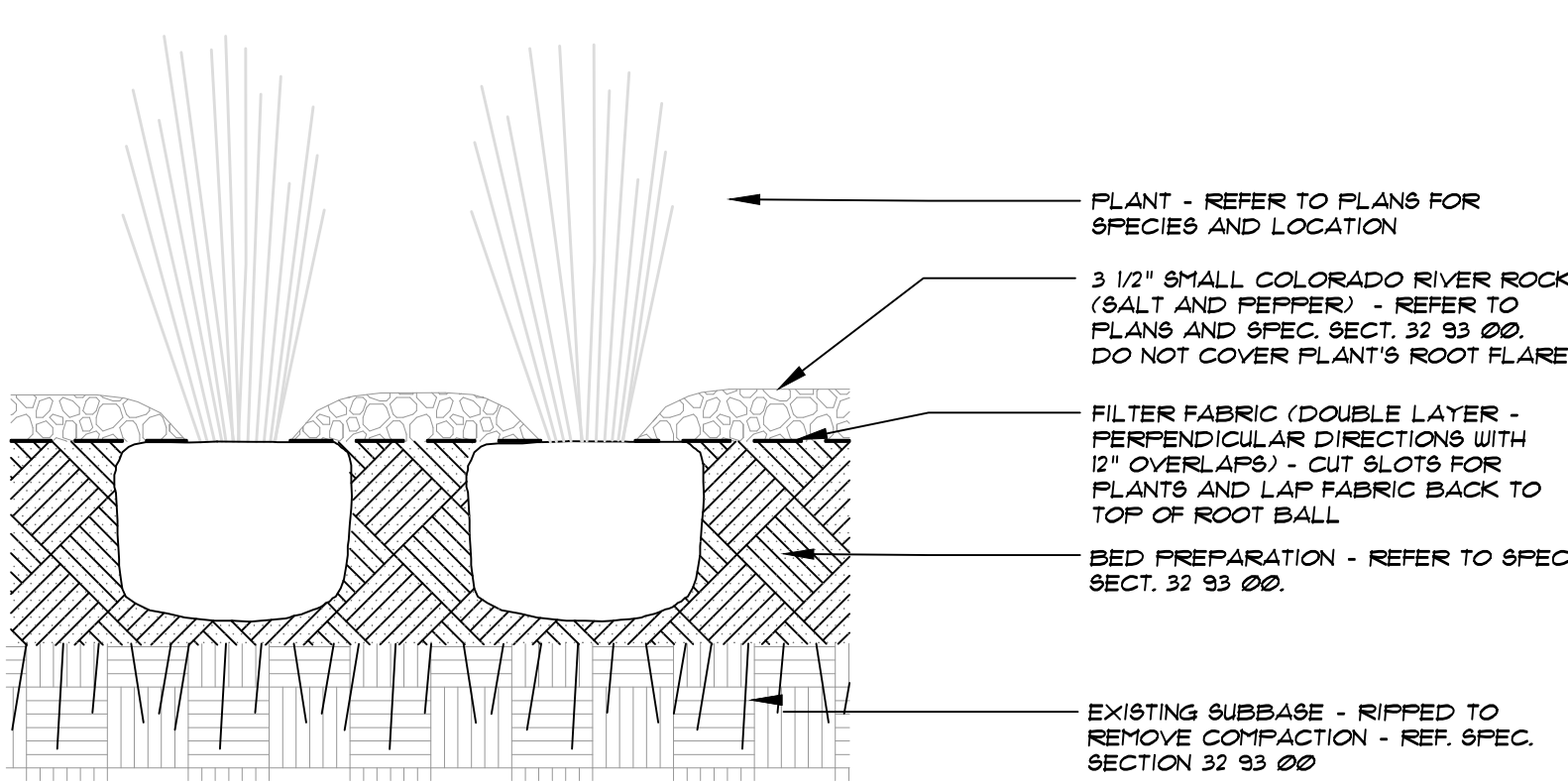
NOTE - PLANT OR MATERIAL SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

NOTE - SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

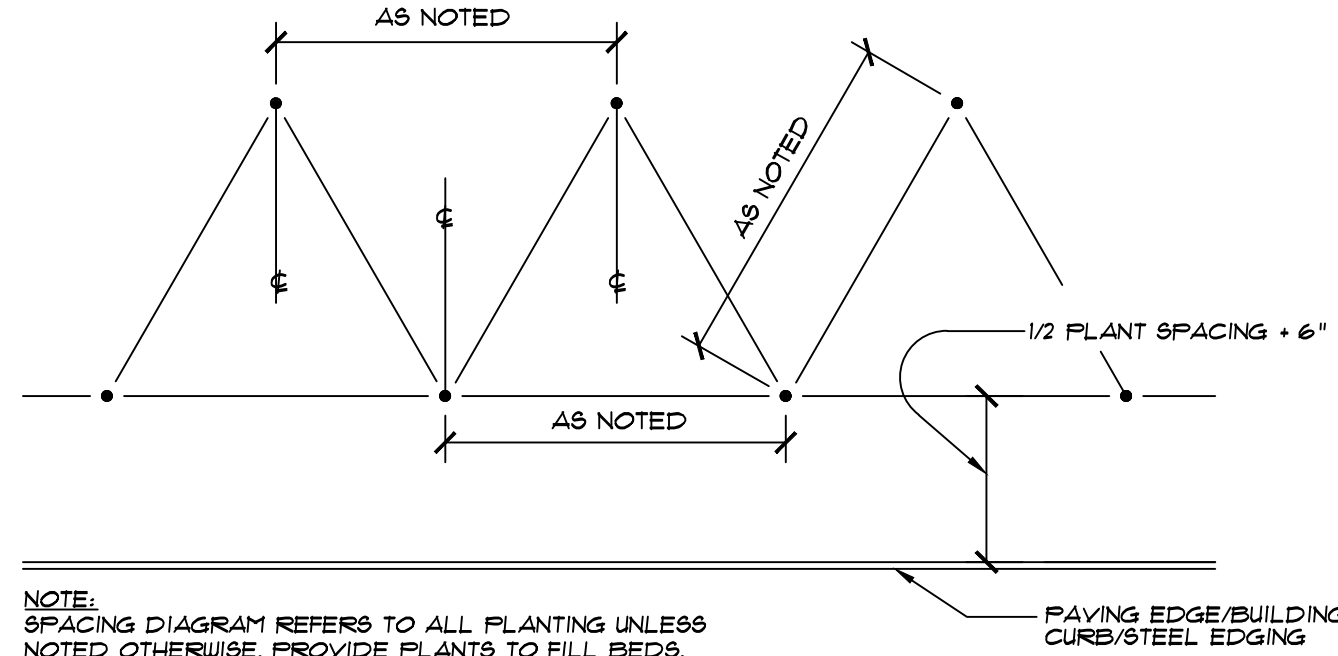
NOTE - SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.



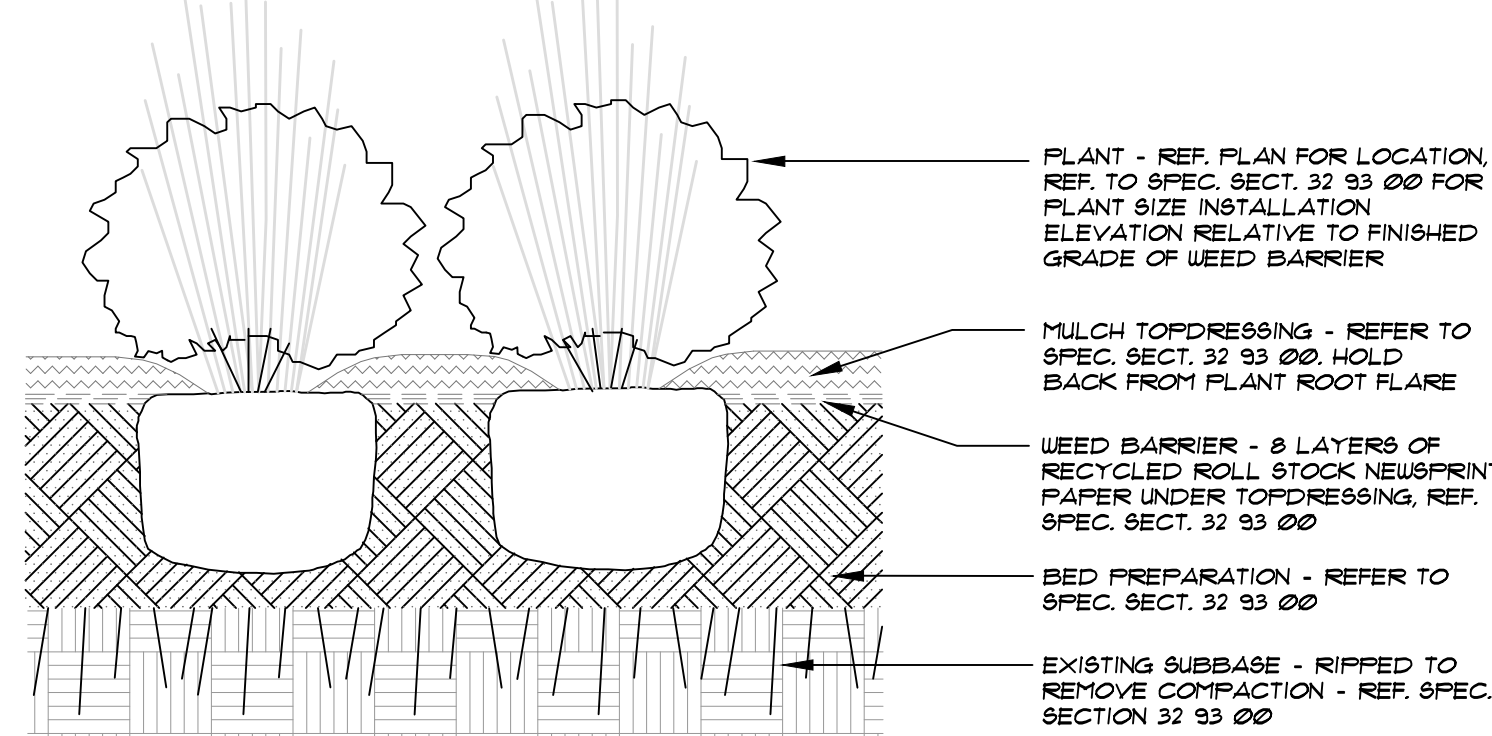
6 LAWN AT PAVEMENT - SECTION



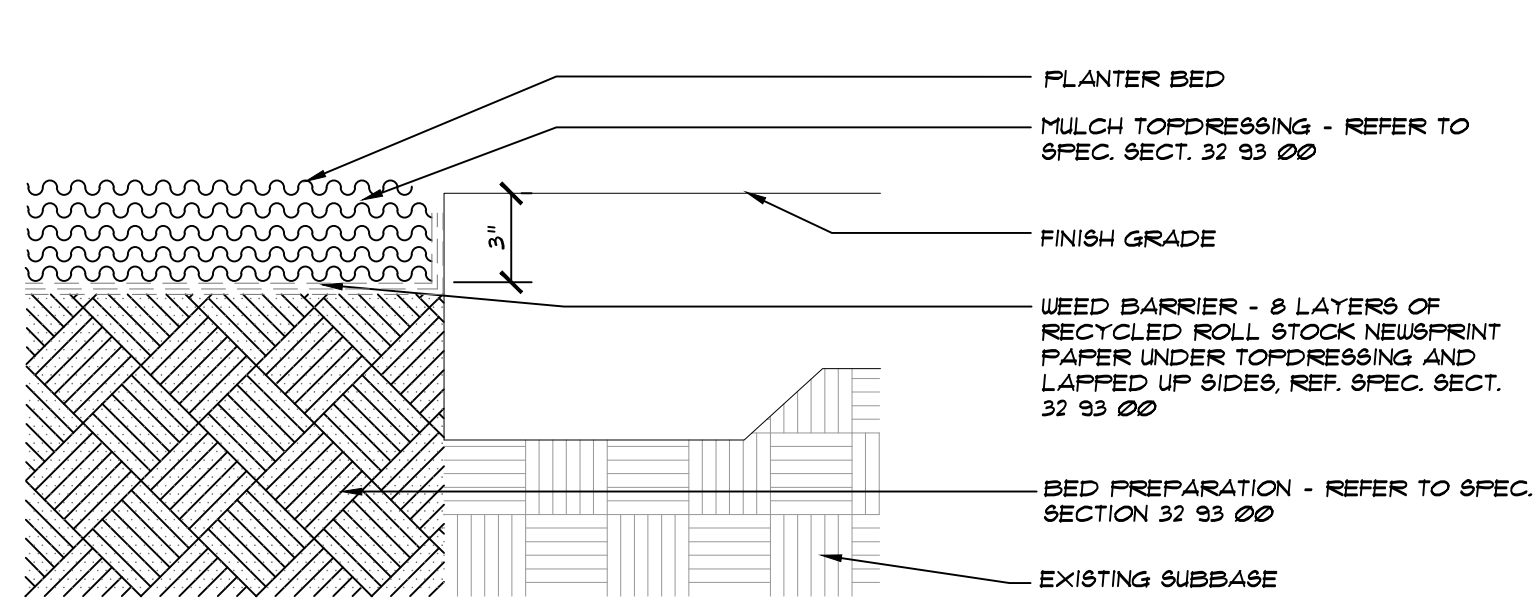
7 PLANTS AT AGGREGATE BEDS - SECT.



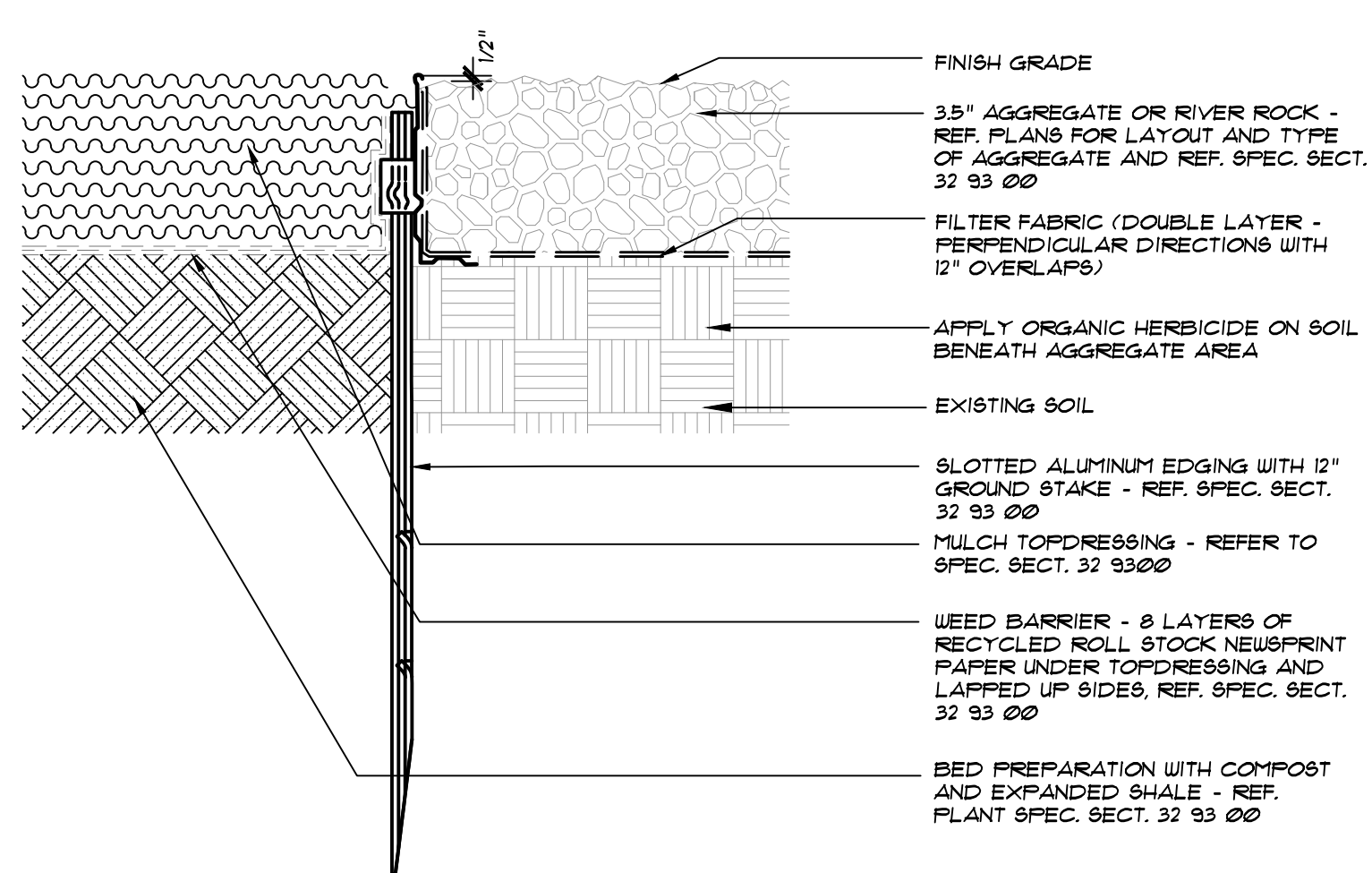
1 TRIANGULAR SPACING - PLAN



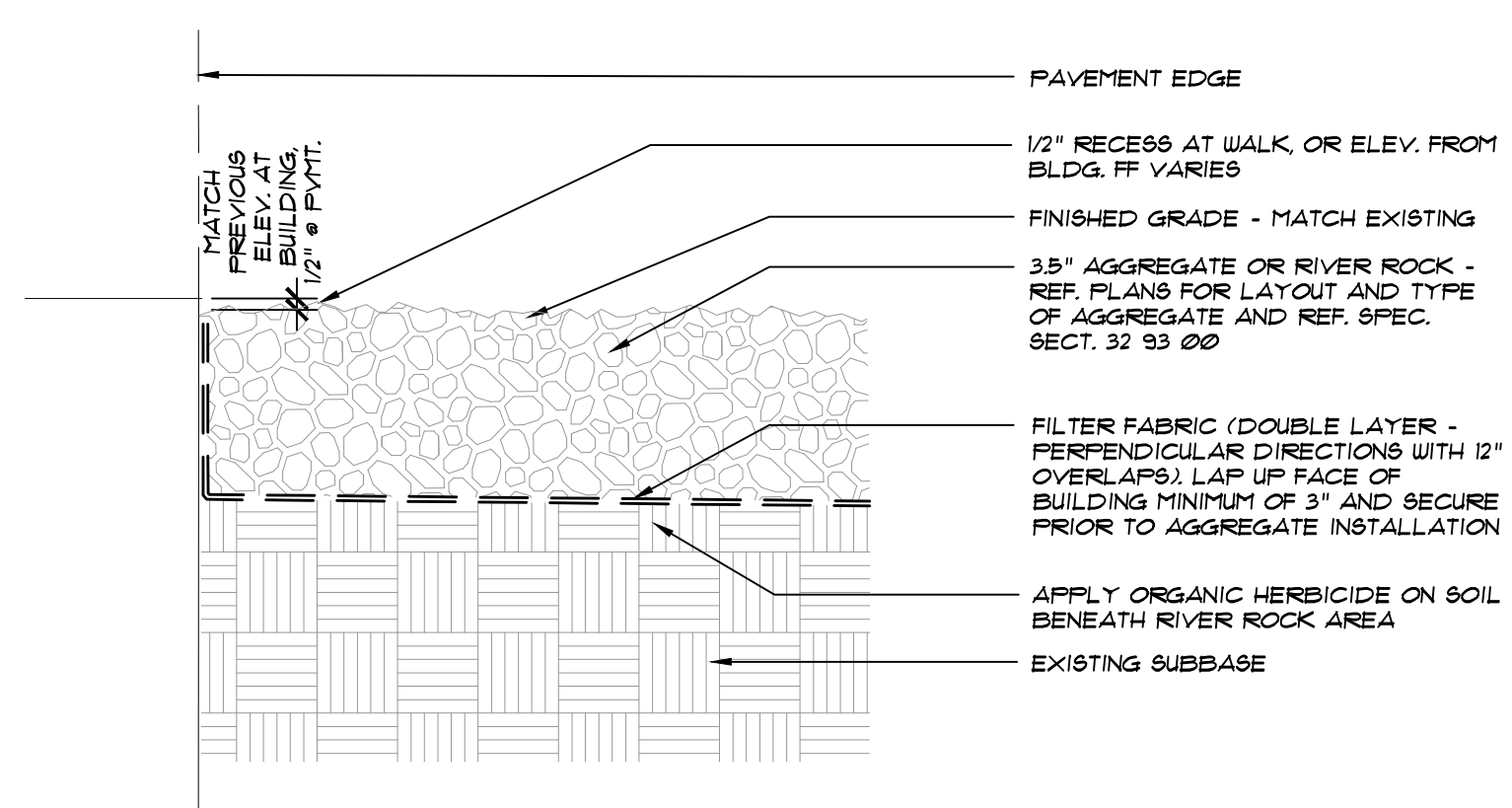
2 PLANTING BED - SECTION



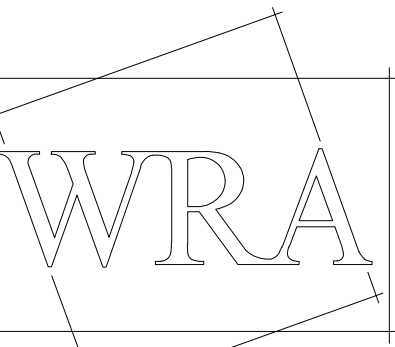
3 PLANTER BED AT PAVEMENT - SECTION



4 PLANTING BED AT EDGING AT AGGREGATE - SECTION



5 AGGREGATE AT BUILDING OR PAVING- SECTION



WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com



Northlake Stars Sports Center
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:
No. Date
1 POST BID ADDENDUM #1 11/06/2024

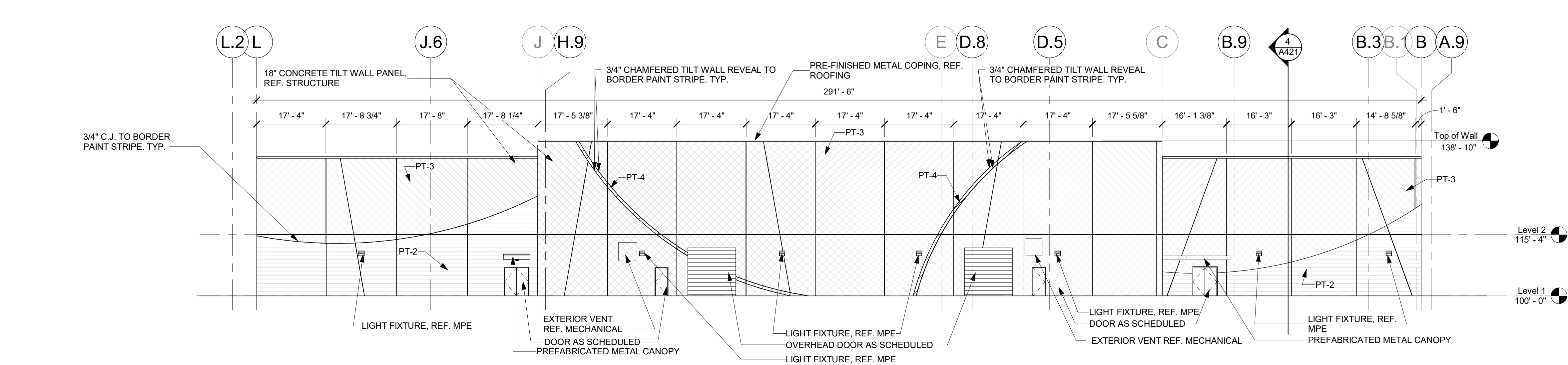
JOB NO. 2360
DATE: 11/06/2024

PLANTING
SCHEDULE
L2.03

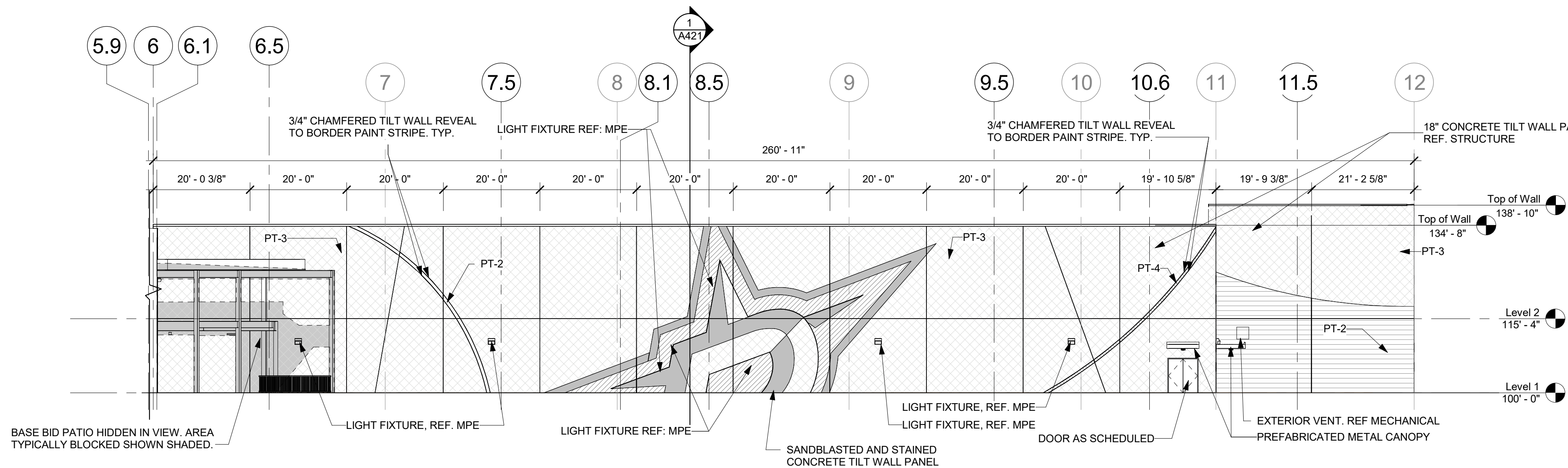


© WRA Architects, Inc. 2023

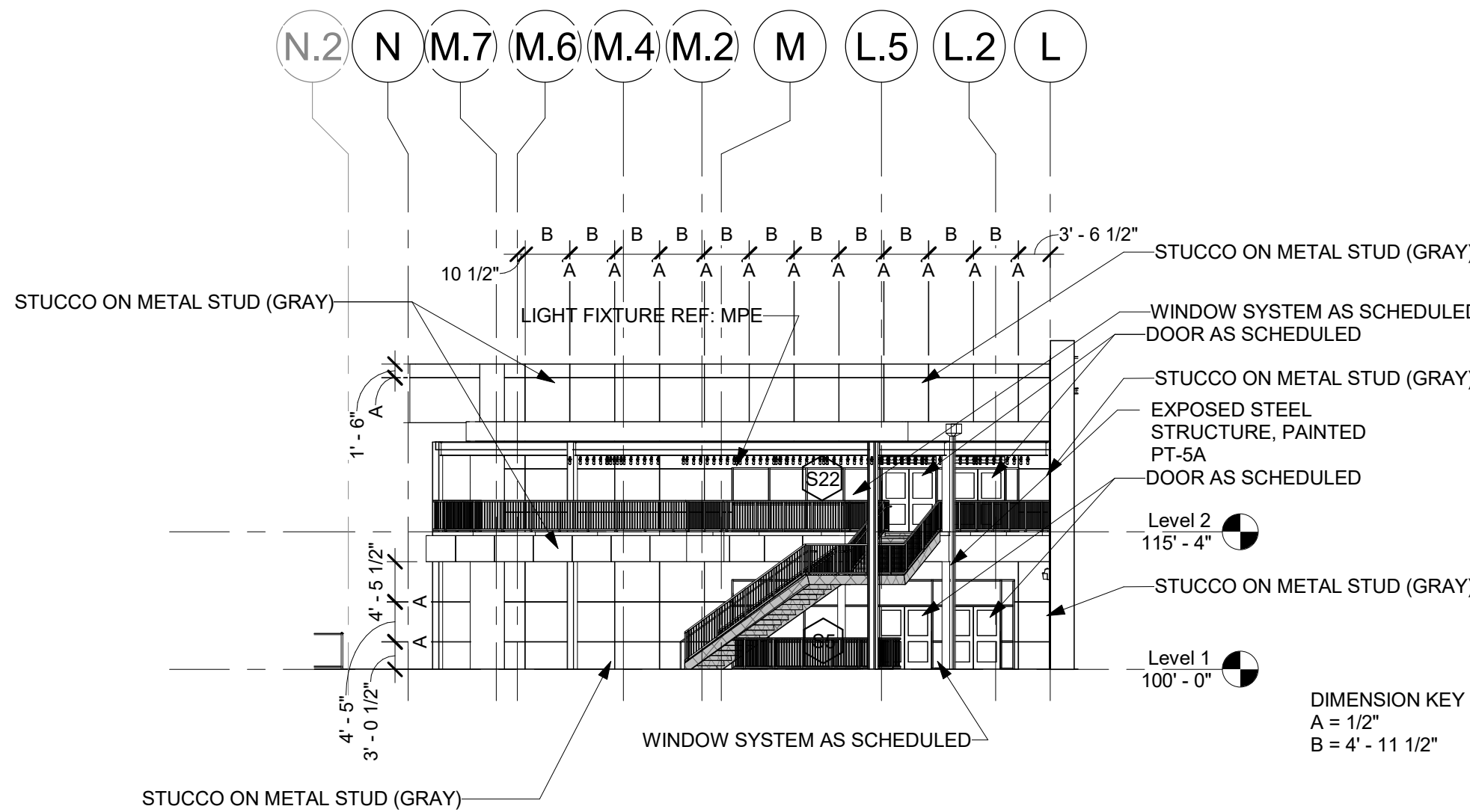
10/11/2024 3:00:39 PM



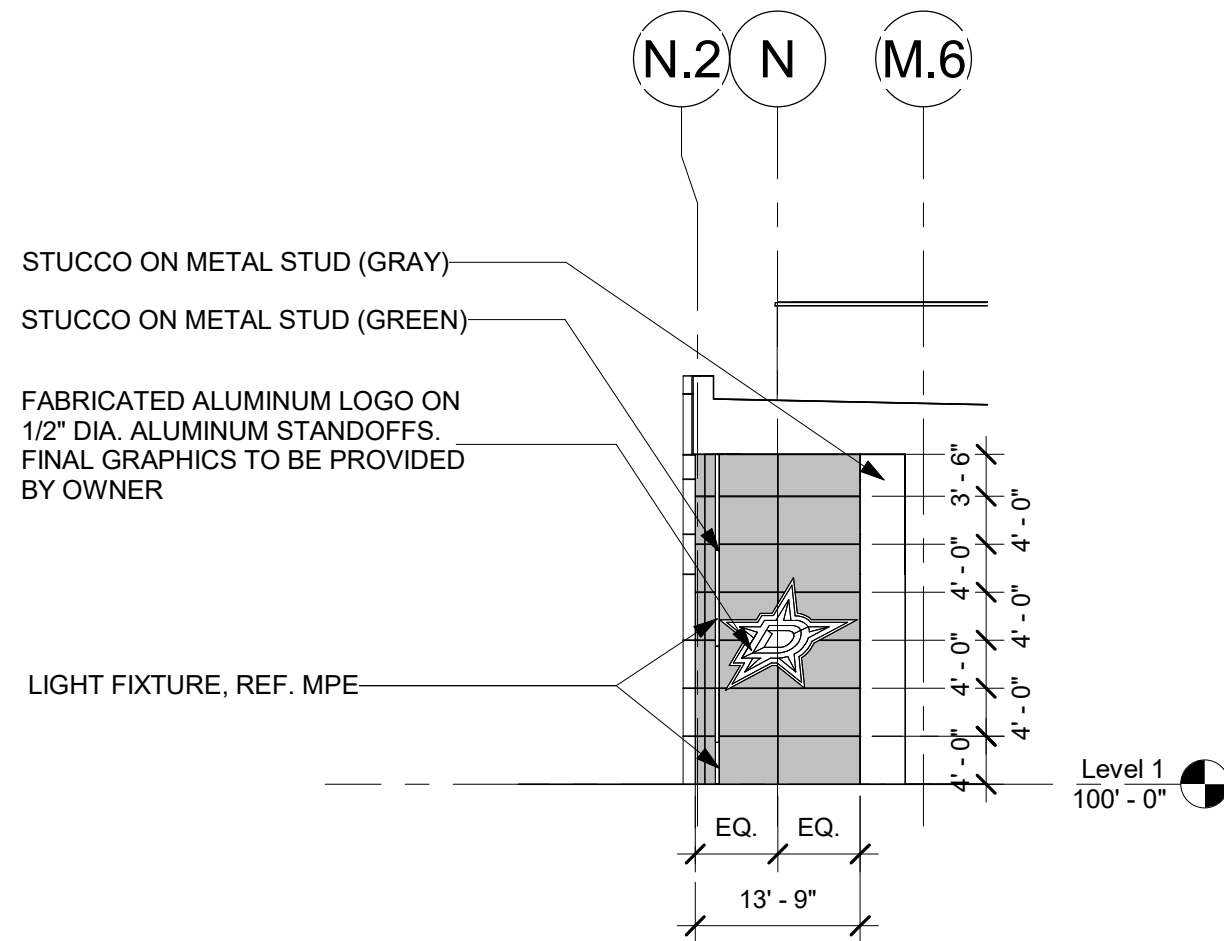
1 North Elevation
1/16" = 1'-0"



2 East Elevation - Unit C / Unit D - Base Bid
1/16" = 1'-0"

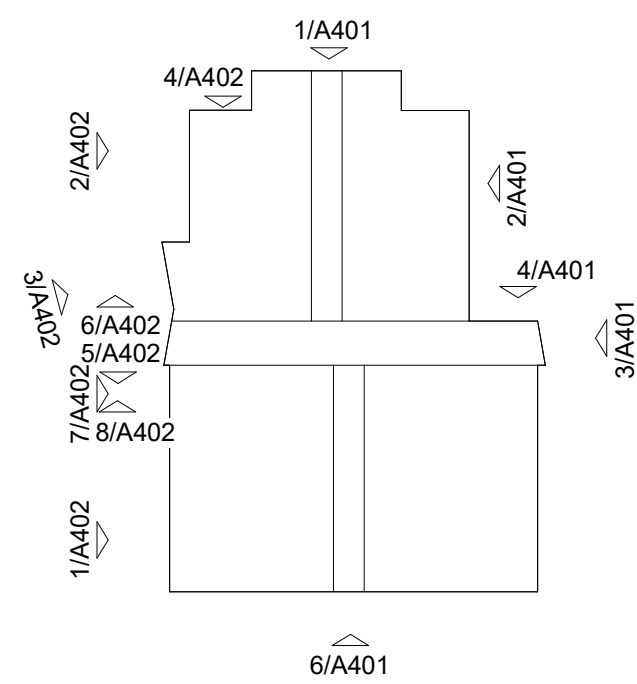


3 South Elevation - Unit J - Primary Bid
1/16" = 1'-0"

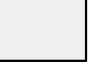
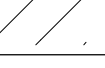
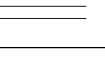
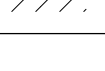


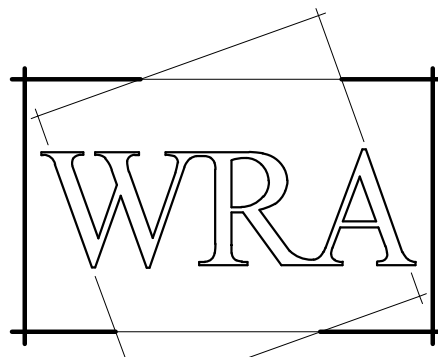
4 South Elevation - East Entrance
1/16" = 1'-0"

GLAZING GENERAL NOTES	
1. ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.	
2. ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS, REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS	
	SPANDREL GLASS (INSULATED)



EXTERIOR MATERIAL LEGEND

STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	
NOTE: 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL. 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	



WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:	
No.	Date
1	PR #2 10/11/2024
JOB NO. 2360	
DATE: 6/20/2024	
Exterior Elevations	
A401.1	
© WRA Architects, Inc. 2024	

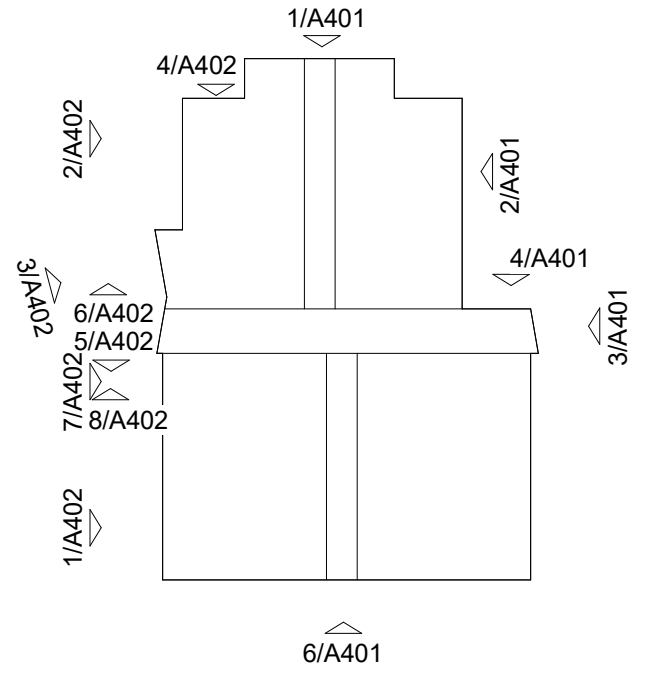


Intersection of Hwy 114 and Chadwick Pkwy

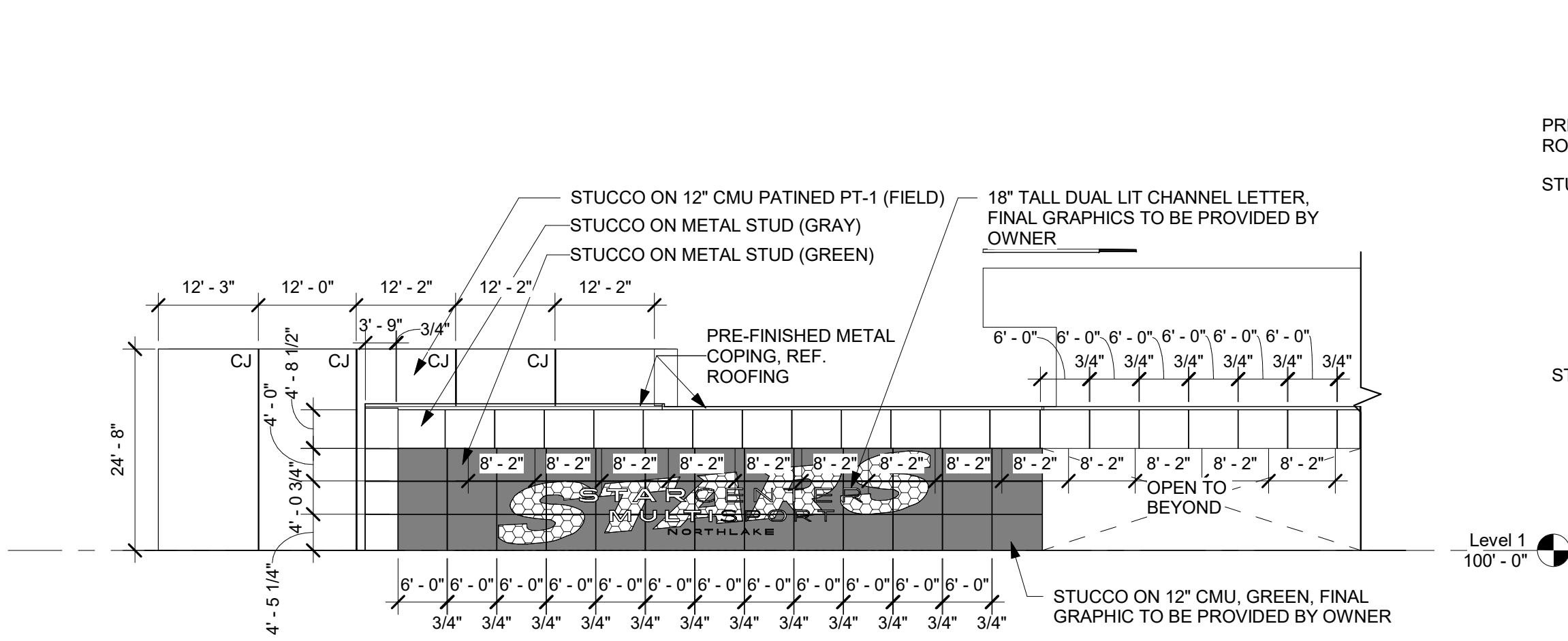
© WRA Architects, Inc. 2024

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

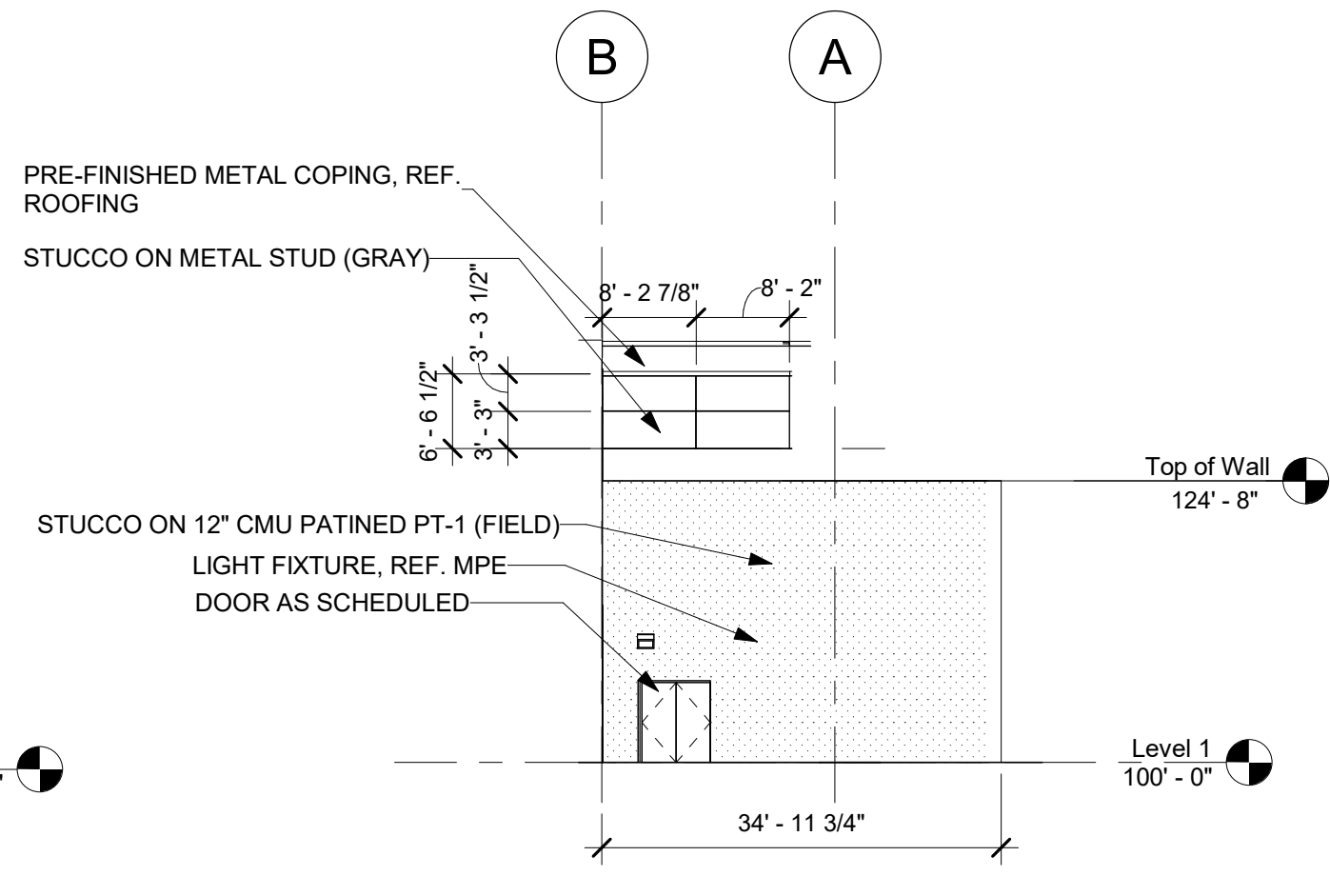
1/A401



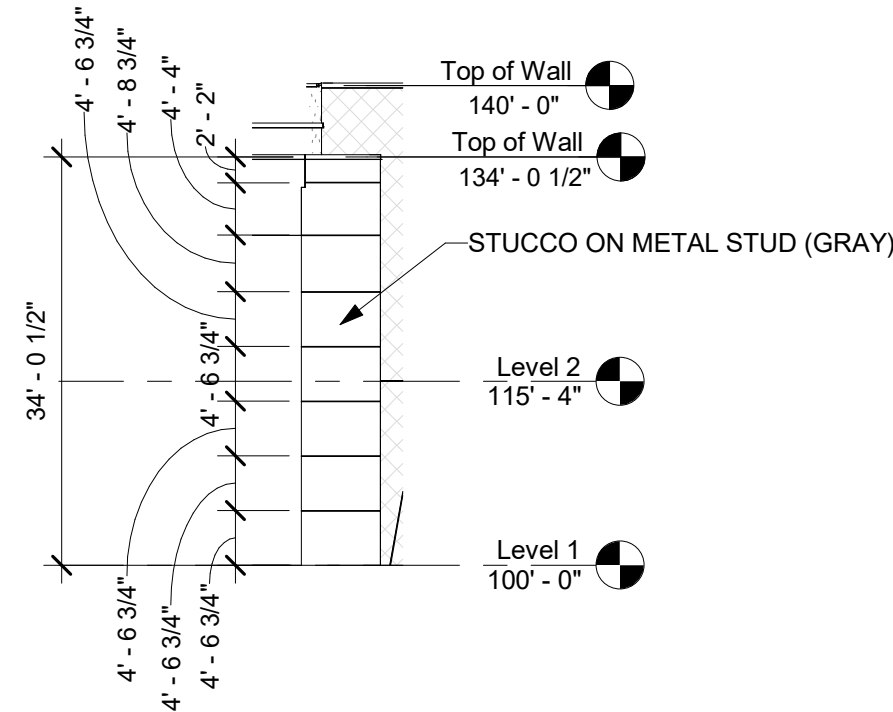
EXTERIOR MATERIAL LEGEND	
STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	
NOTE:	
1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL. 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	



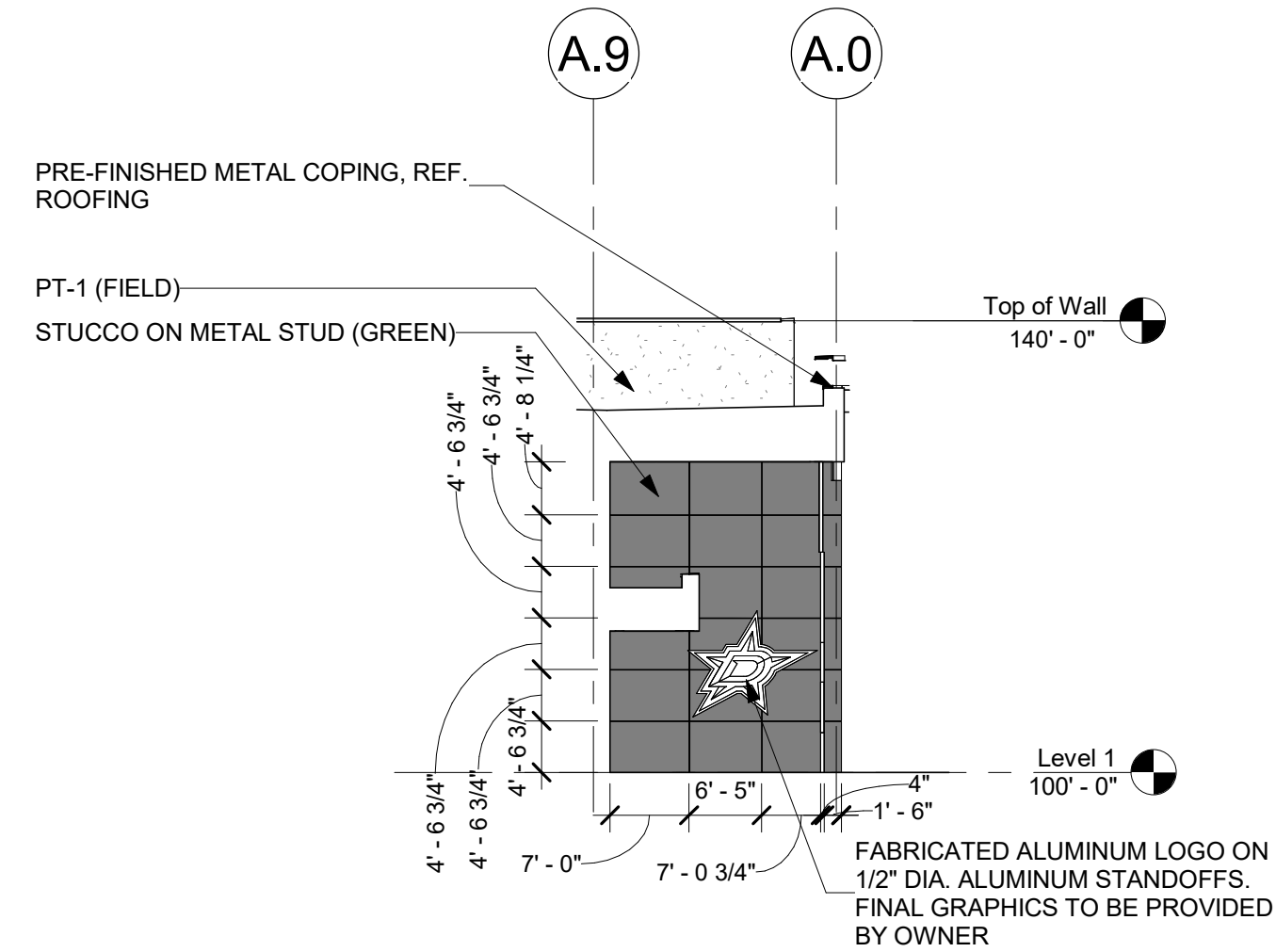
1 Northwest Elevation - Unit B
1/16" = 1'-0"



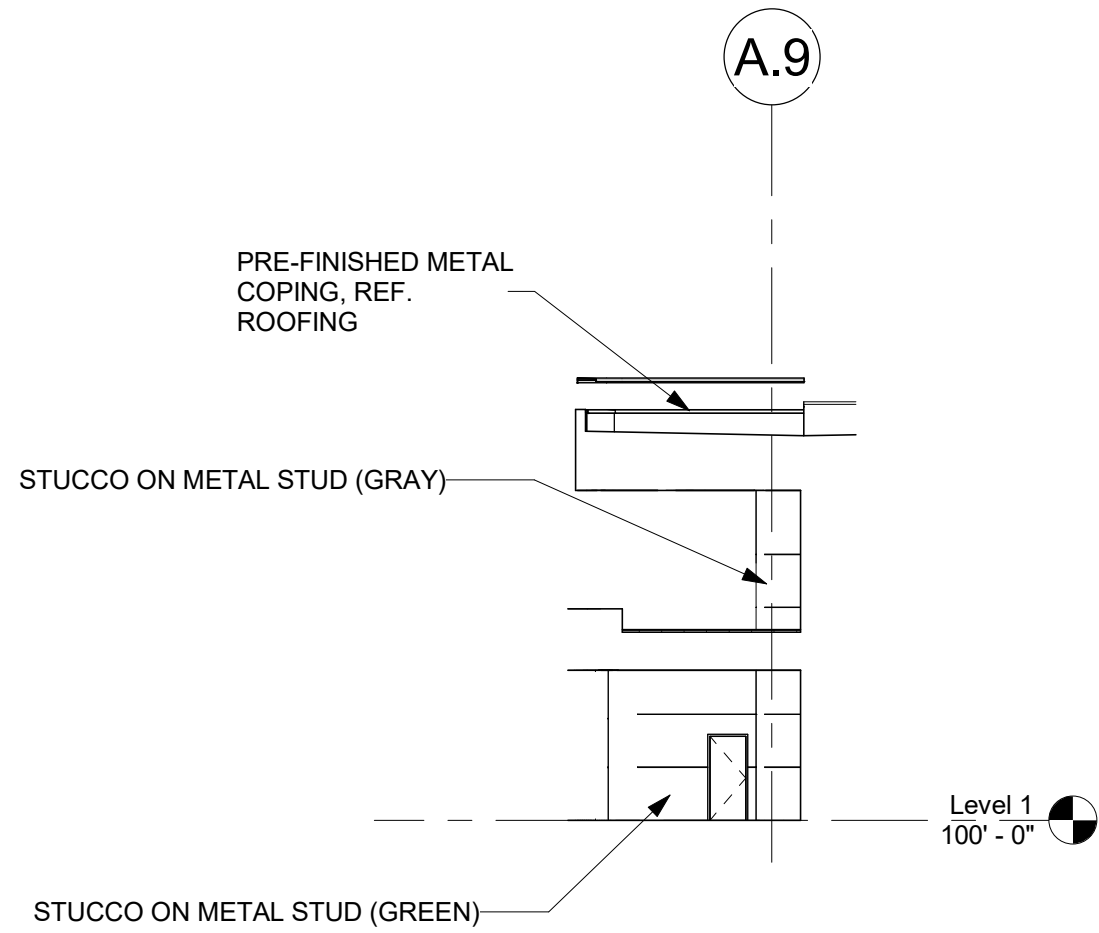
2 South Elevation - Unit B
1/16" = 1'-0"



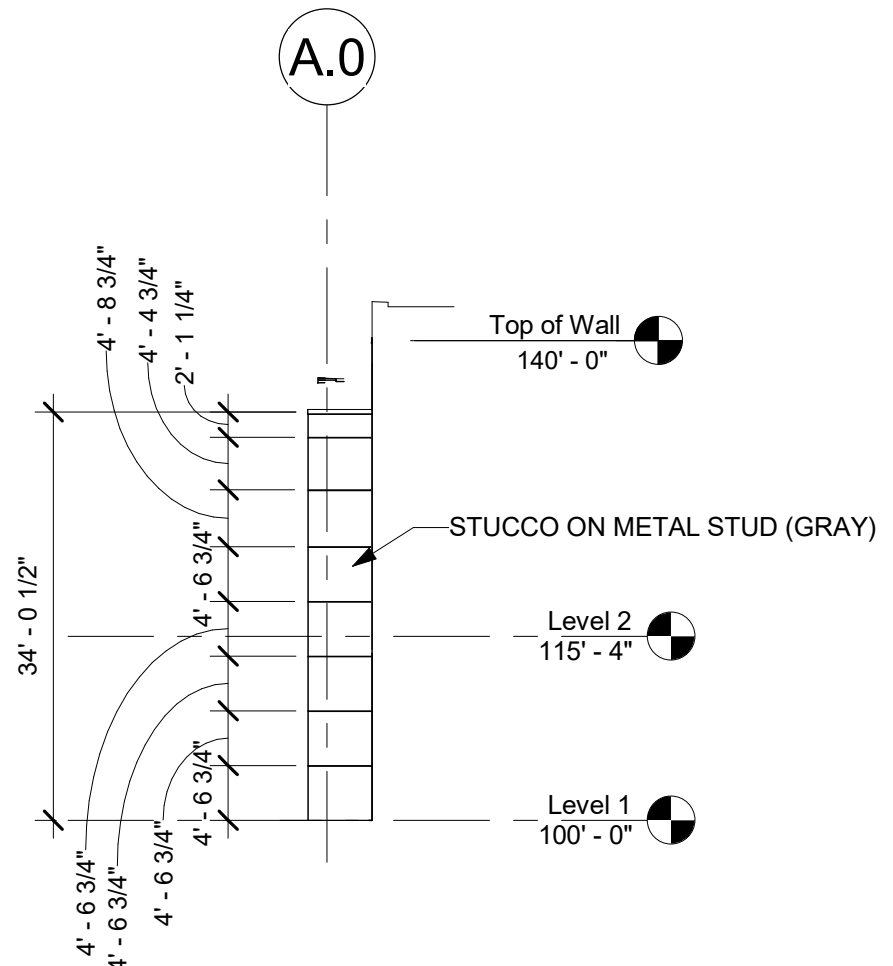
3 West Elevation 2 - West Entrance
1/16" = 1'-0"



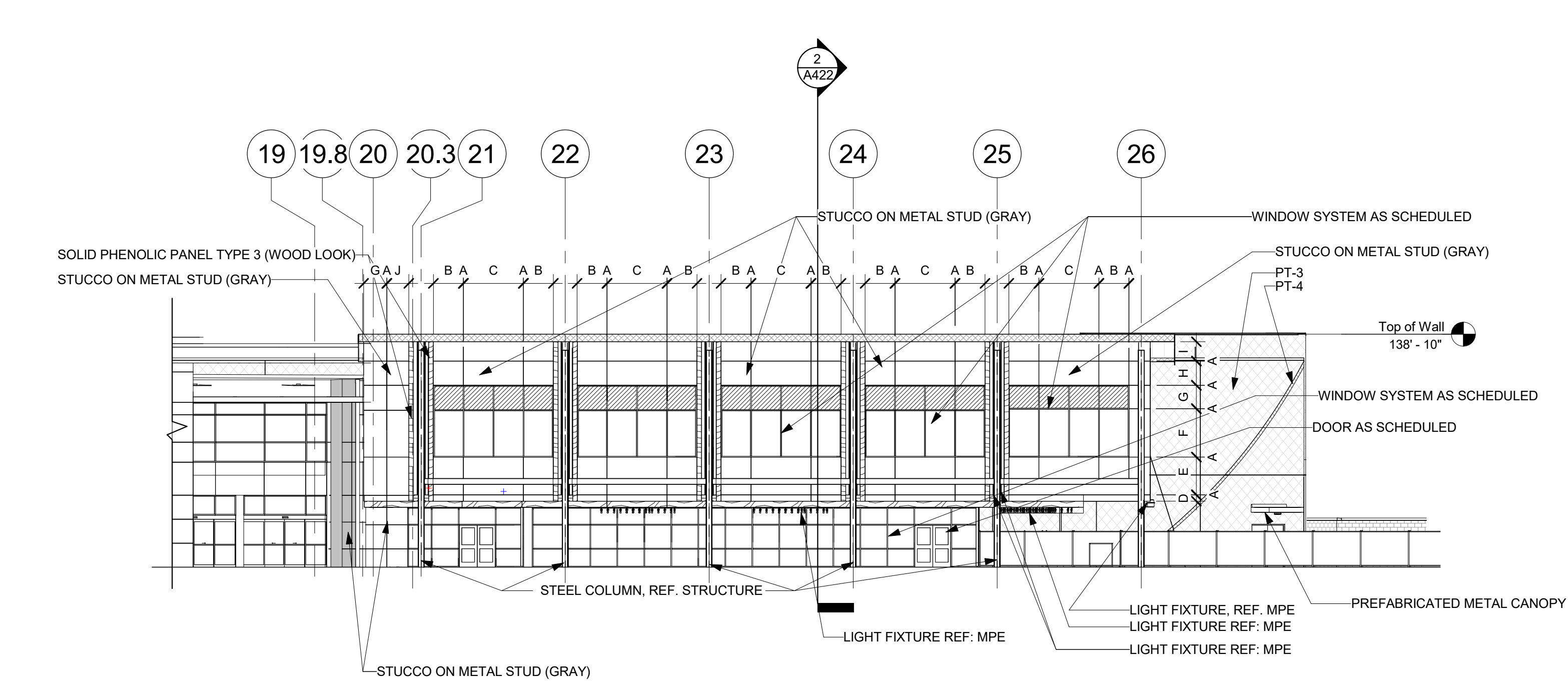
4 South Elevation - West Entrance
1/16" = 1'-0"



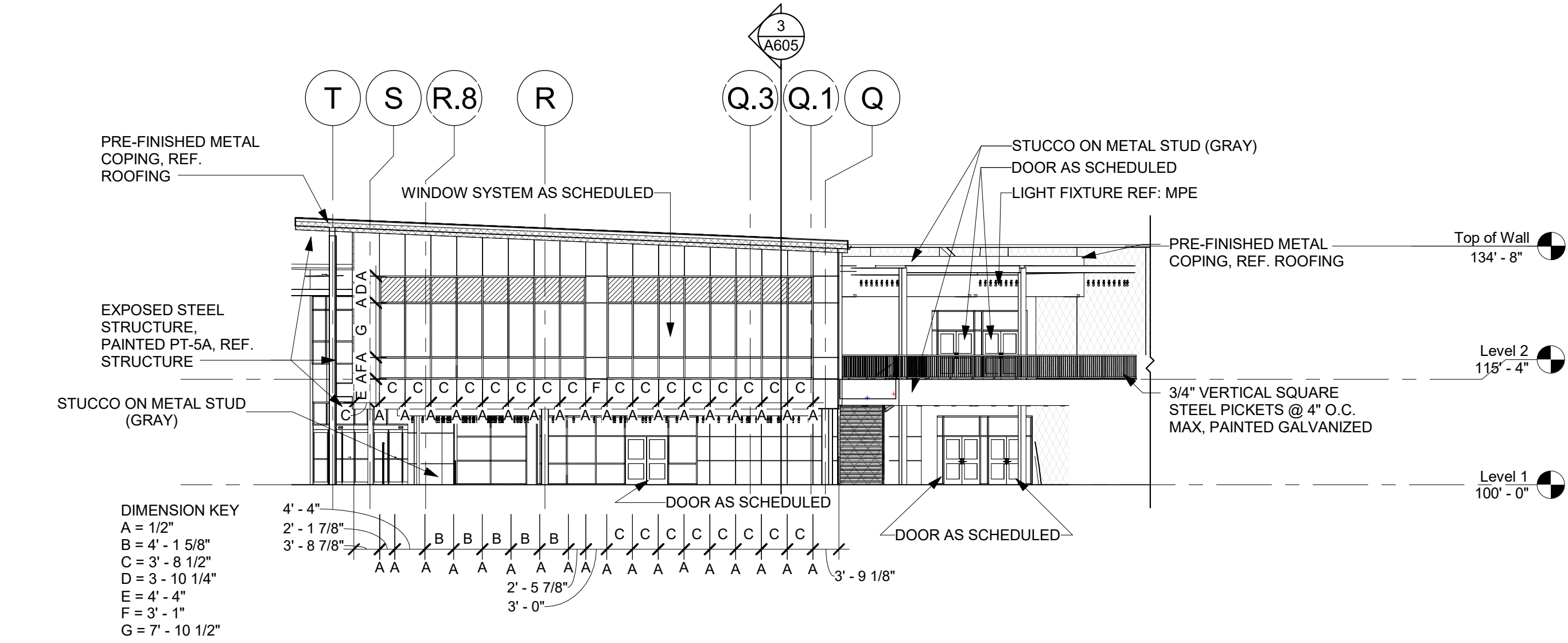
5 North Elevation - West Entrance
1/16" = 1'-0"



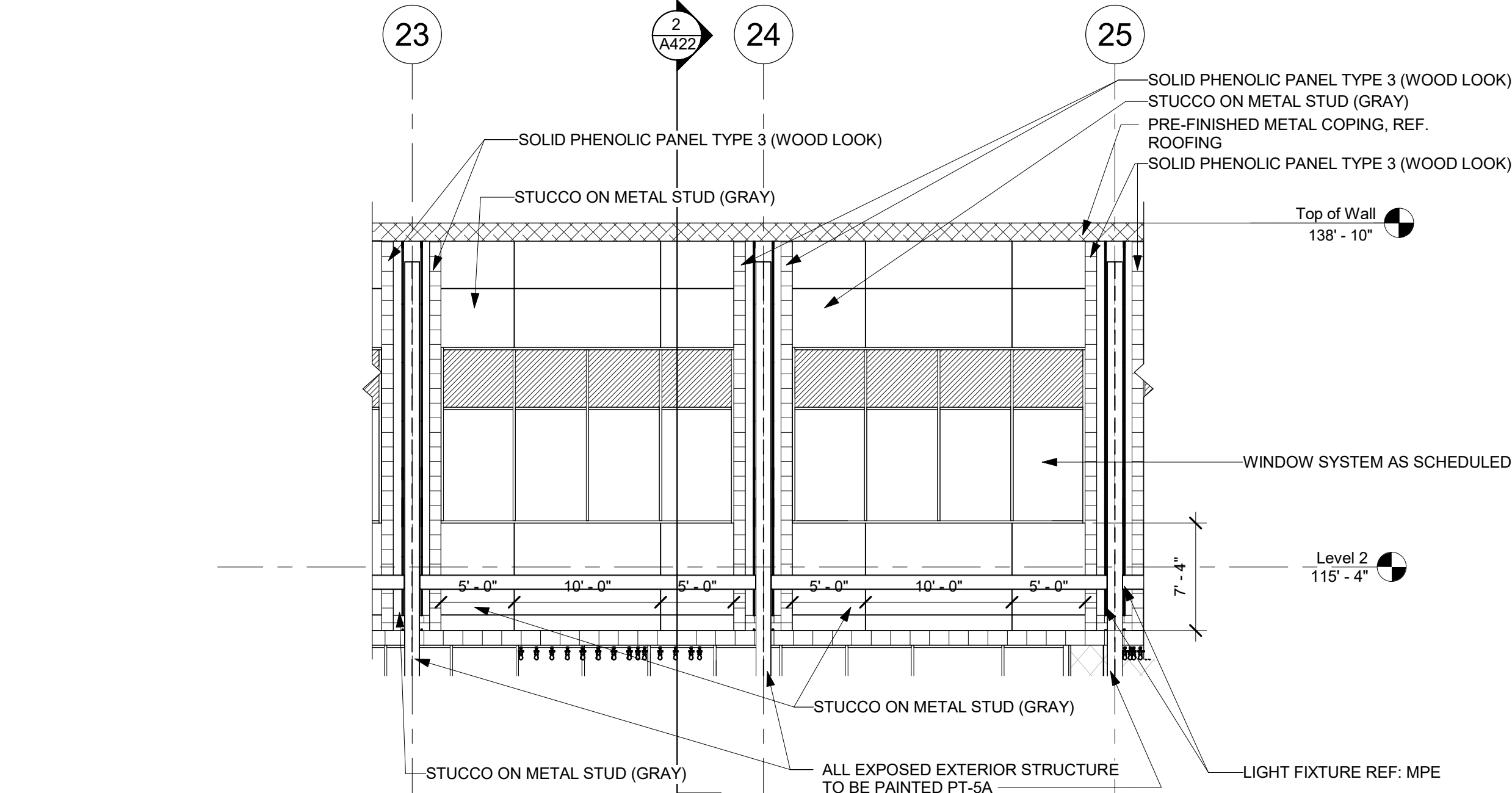
6 North Elevation 2 - West Entrance
1/16" = 1'-0"



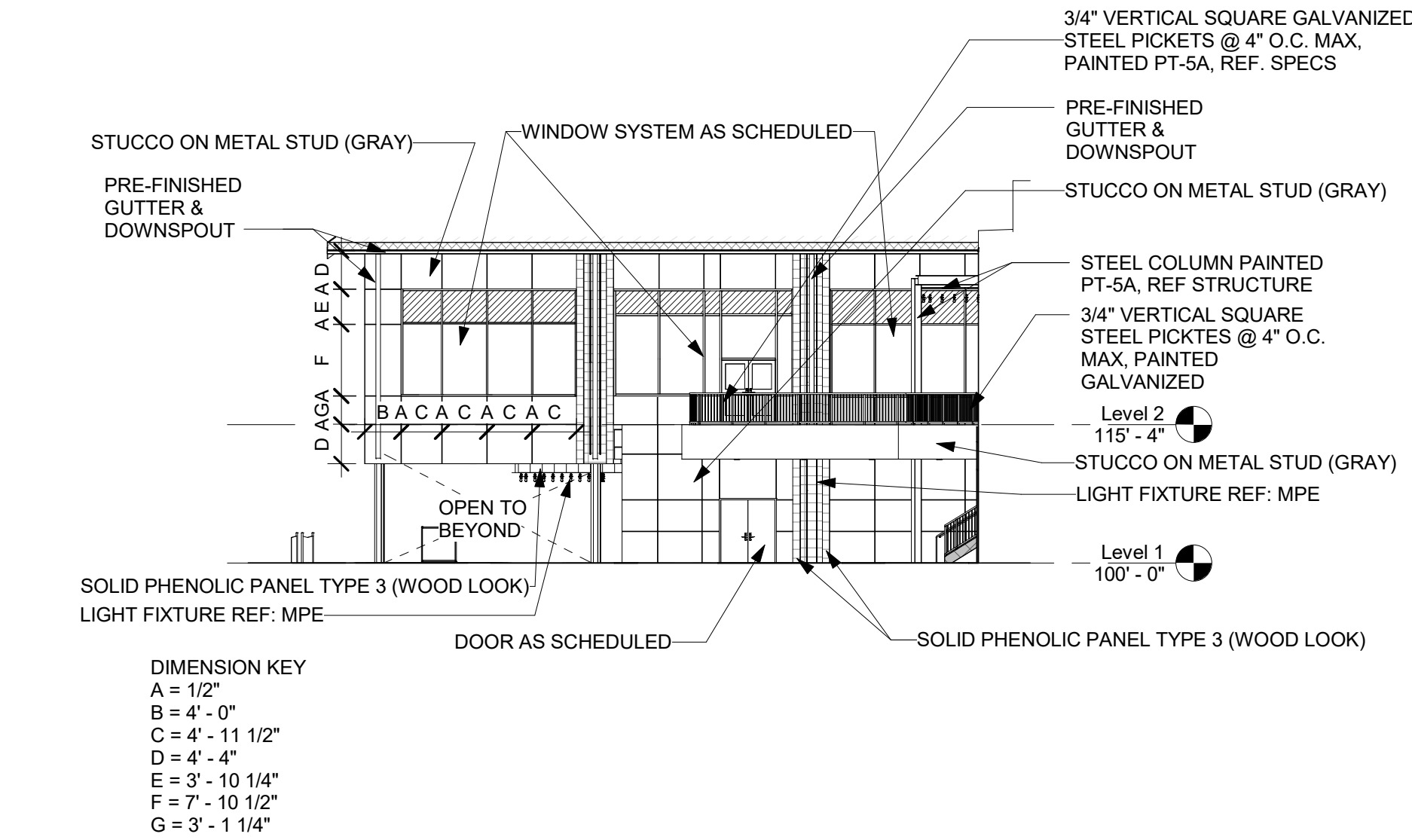
1 East Elevation - Unit J
1/16" = 1'-0"



2 South Elevation - Unit J
1/16" = 1'-0"

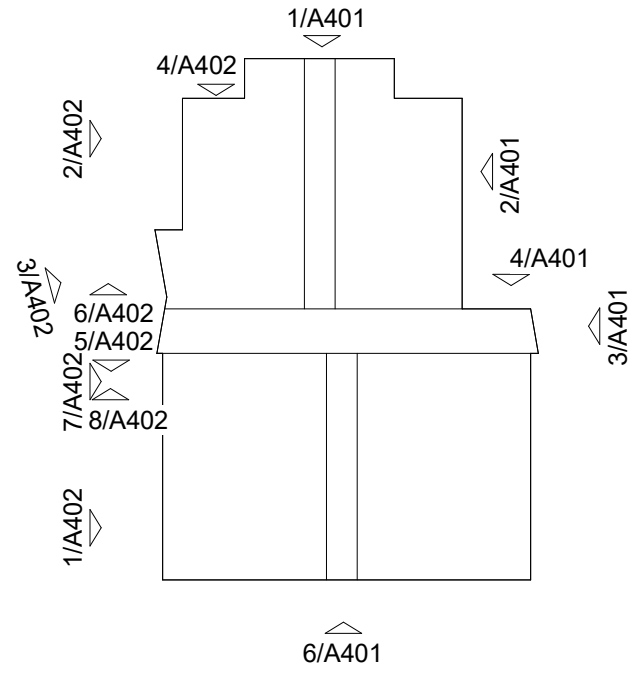


4 East Elevation - Unit J
1/8" = 1'-0"

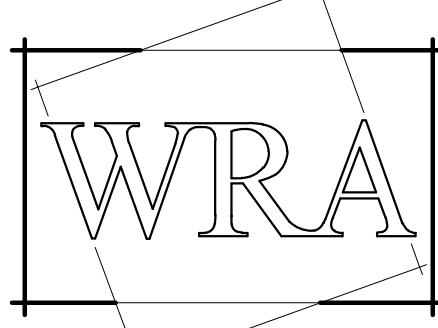


3 West Elevation - Unit J
1/16" = 1'-0"

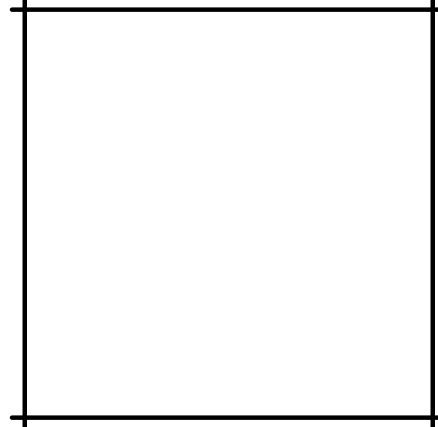
GLAZING GENERAL NOTES	
1.	ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.
2.	ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS, REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS
	SPANDREL GLASS (INSULATED)



EXTERIOR MATERIAL LEGEND	
STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	
NOTE: 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	



WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

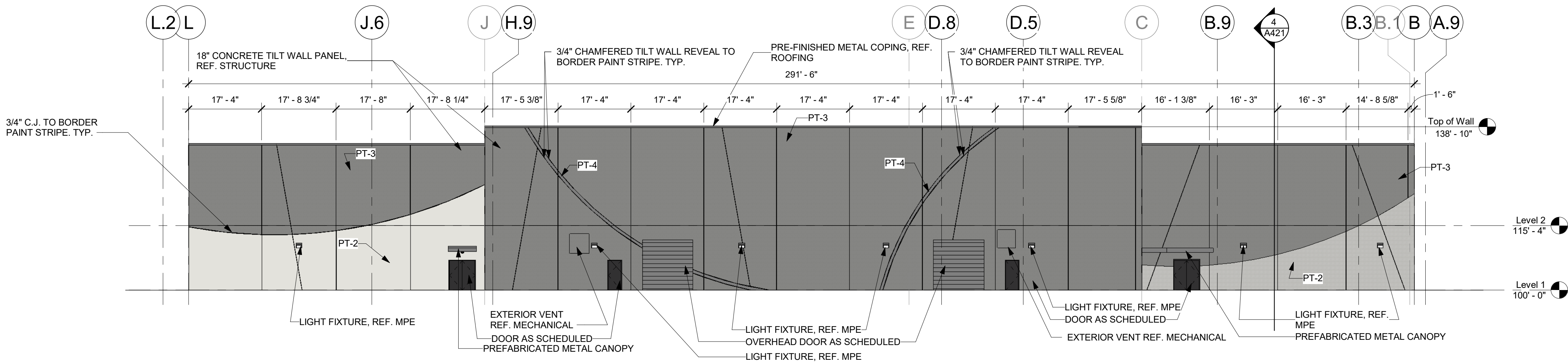


Northlake Stars Sports Center

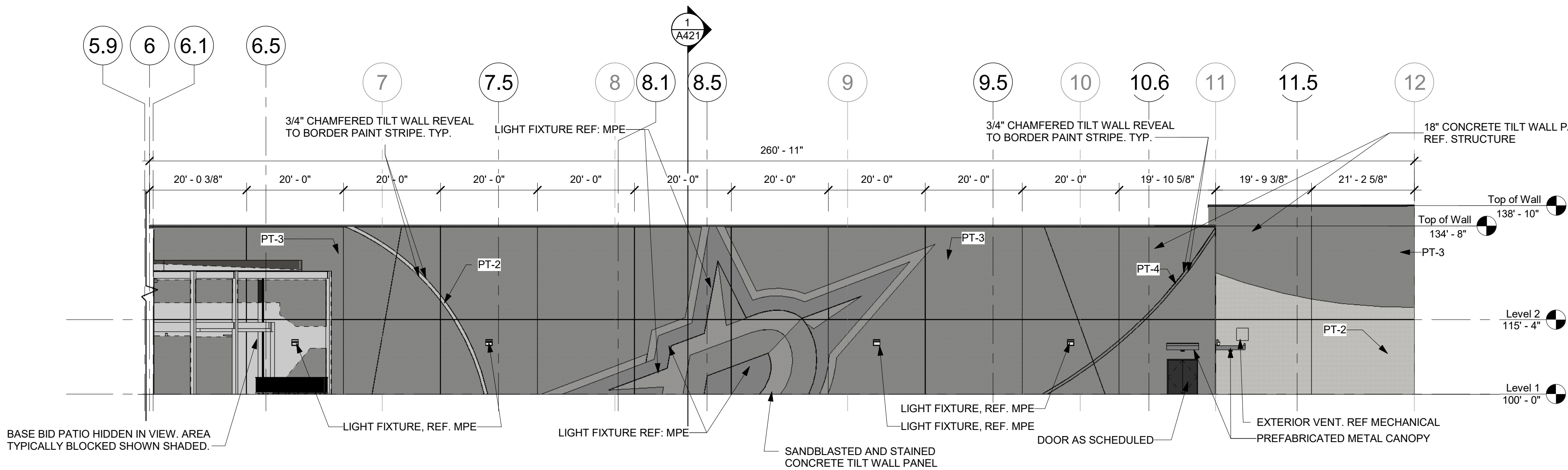
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:	
No.	Date
1	Addendum #4 07/22/2024
2	ASI #1 08/15/2024
3	PR #2 10/11/2024
JOB NO. 2360	
DATE: 6/20/2024	
Exterior Elevations	
A401.4	
© WRA Architects, Inc. 2024	

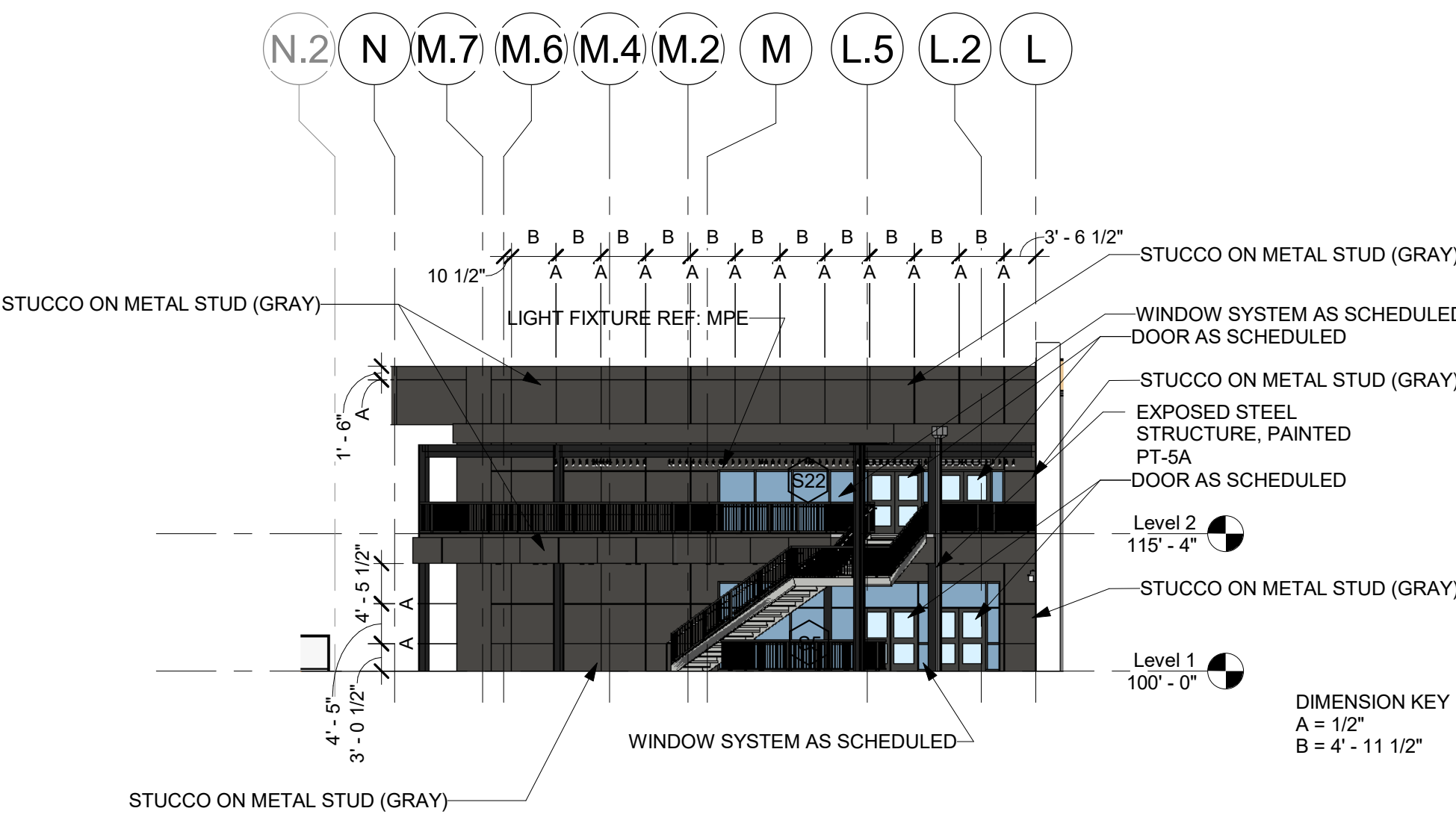
NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW



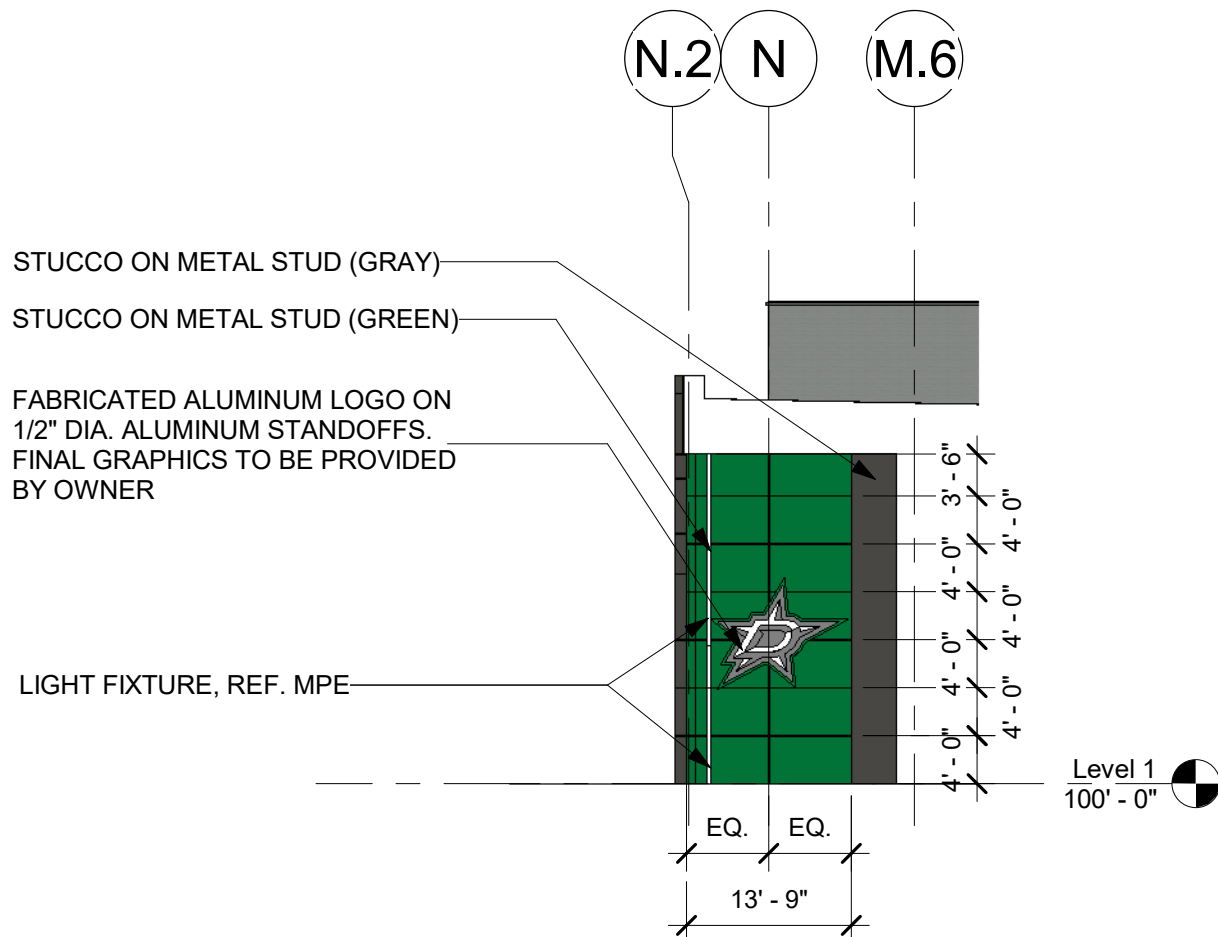
1 North Elevation
1/16" = 1'-0"



2 East Elevation - Unit C / Unit D - Base Bid
1/16" = 1'-0"

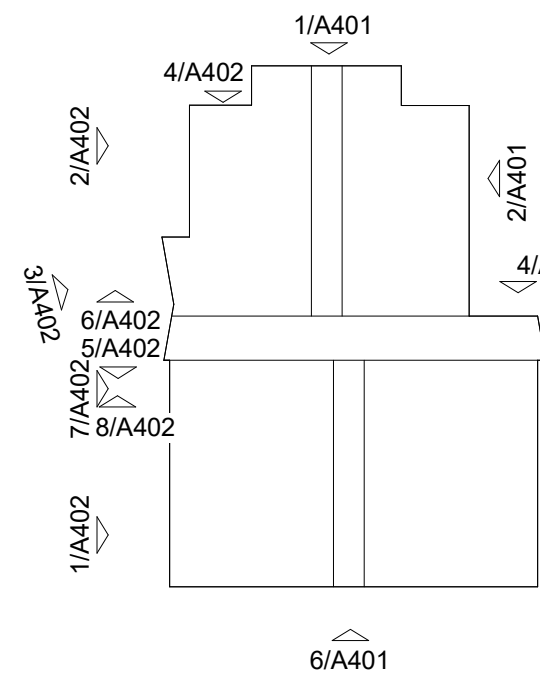


3 South Elevation - Unit J - Primary Bid
1/16" = 1'-0"

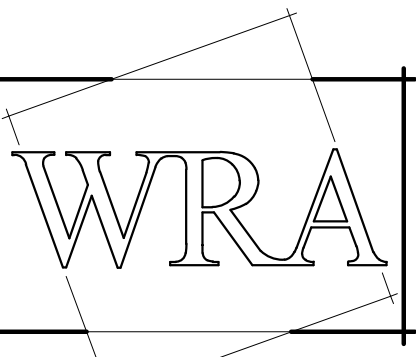


4 South Elevation - East Entrance
1/16" = 1'-0"

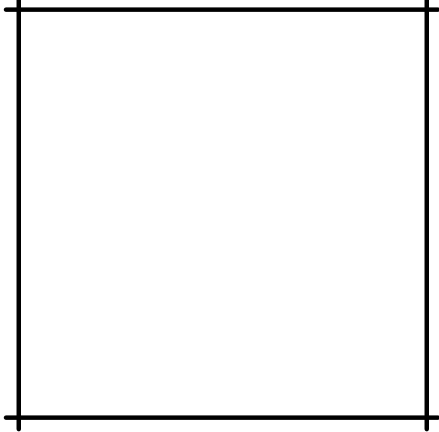
GLAZING GENERAL NOTES	
1. ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.	
2. ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS, REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS	
	SPANDREL GLASS (INSULATED)



EXTERIOR MATERIAL LEGEND	
STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	
NOTE: 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL. 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	



WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com



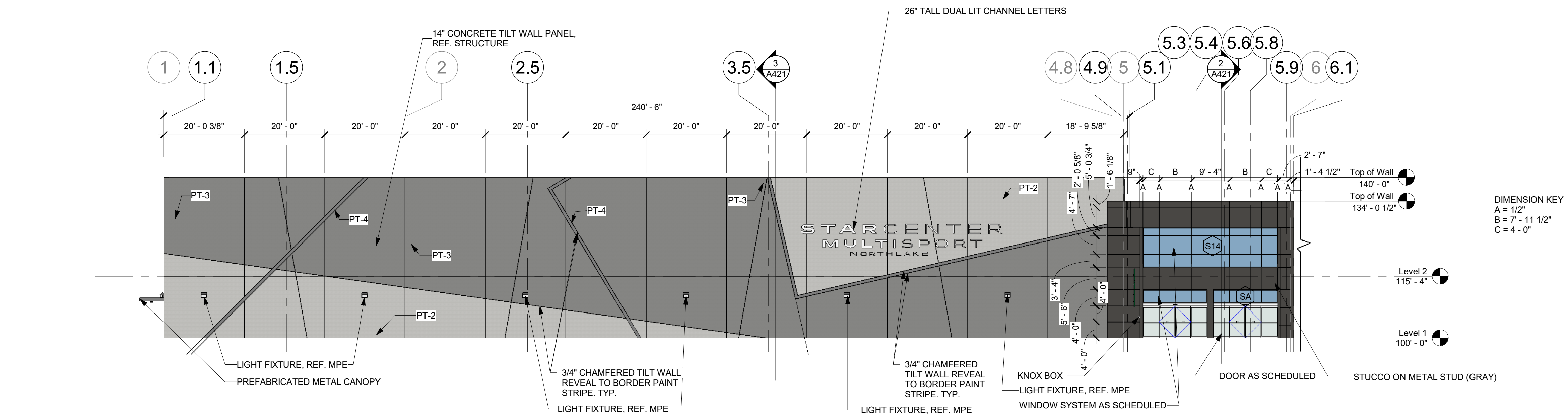
NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

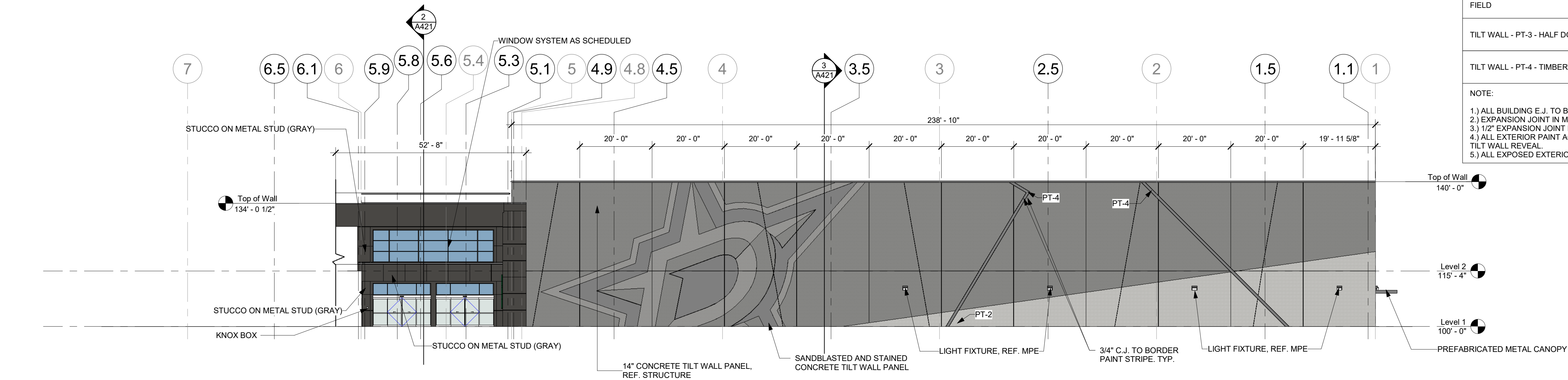
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:	
No.	Date
1	PR #2 10/11/2024
JOB NO. 2360	
DATE: 6/20/2024	
Exterior Elevations - Color	
A402.1	
© WRA Architects, Inc. 2024	

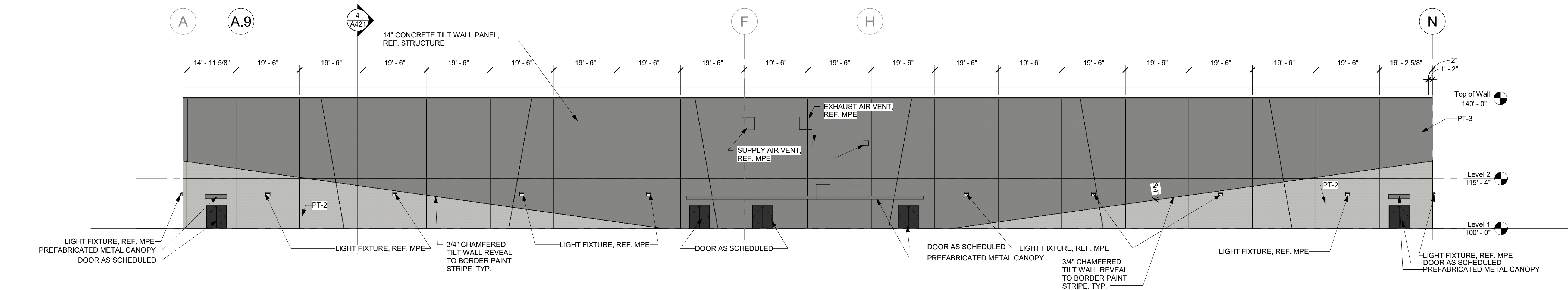
10/11/2024 3:02:30 PM



1 East Elevation - Unit G / Unit H
1/16" = 1'-0"



2 West Elevation - Unit E / Unit F
1/16" = 1'-0"

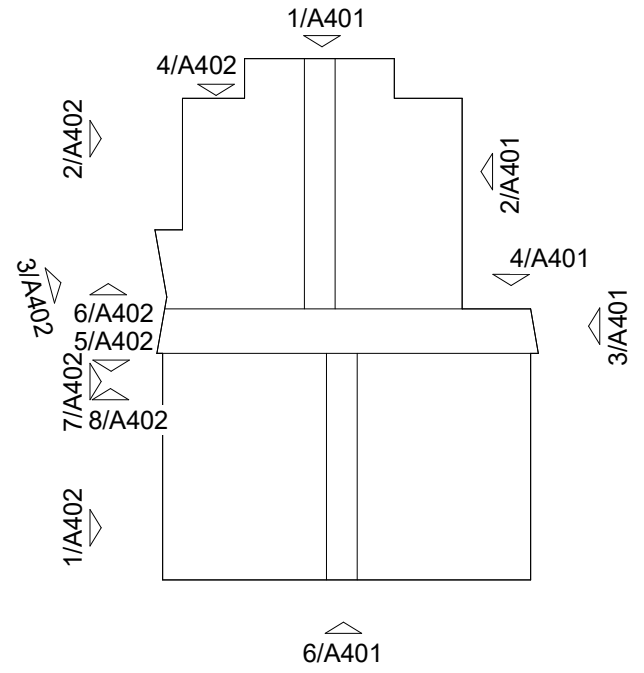


3 South Elevation
1/16" = 1'-0"

GLAZING GENERAL NOTES

1. ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.
2. ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS, REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS

SPANDREL GLASS (INSULATED)



EXTERIOR MATERIAL LEGEND	
STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	
NOTE: 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	

WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

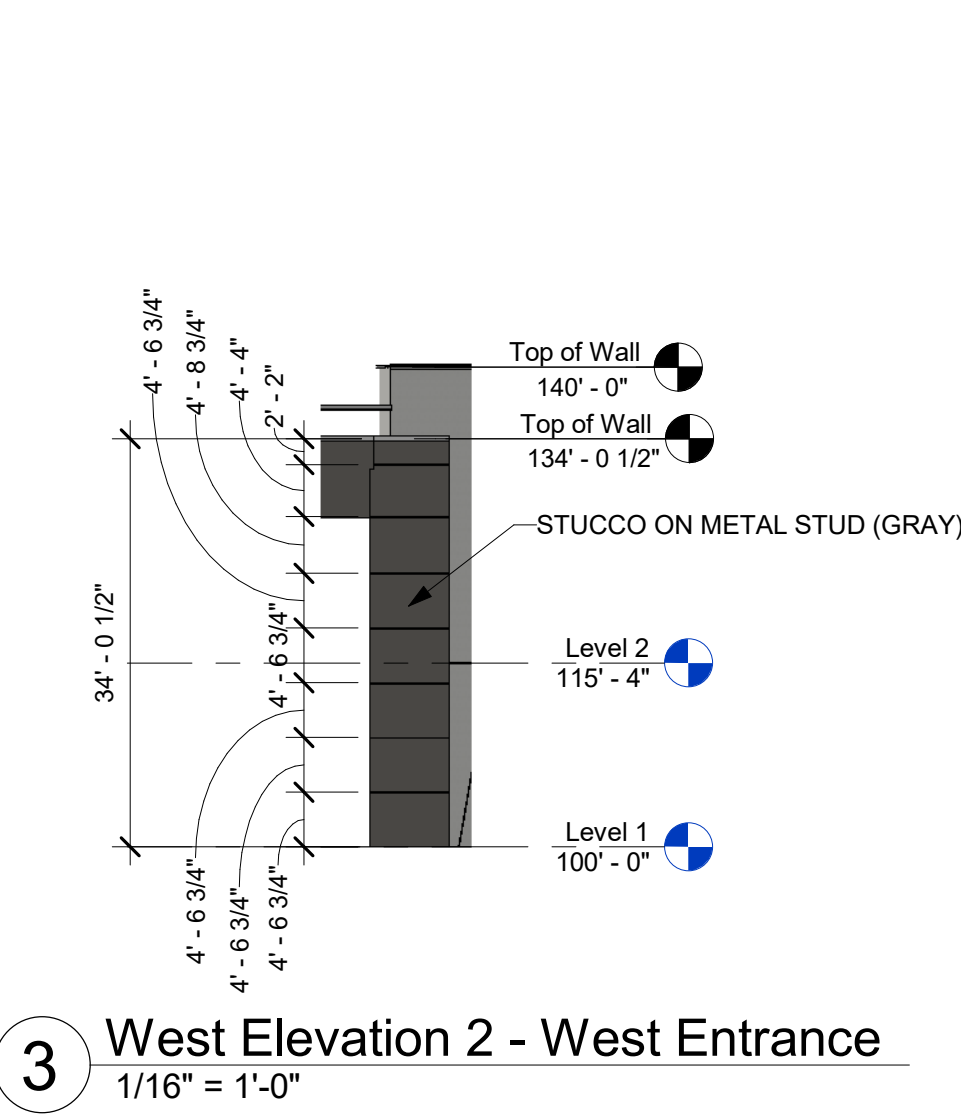
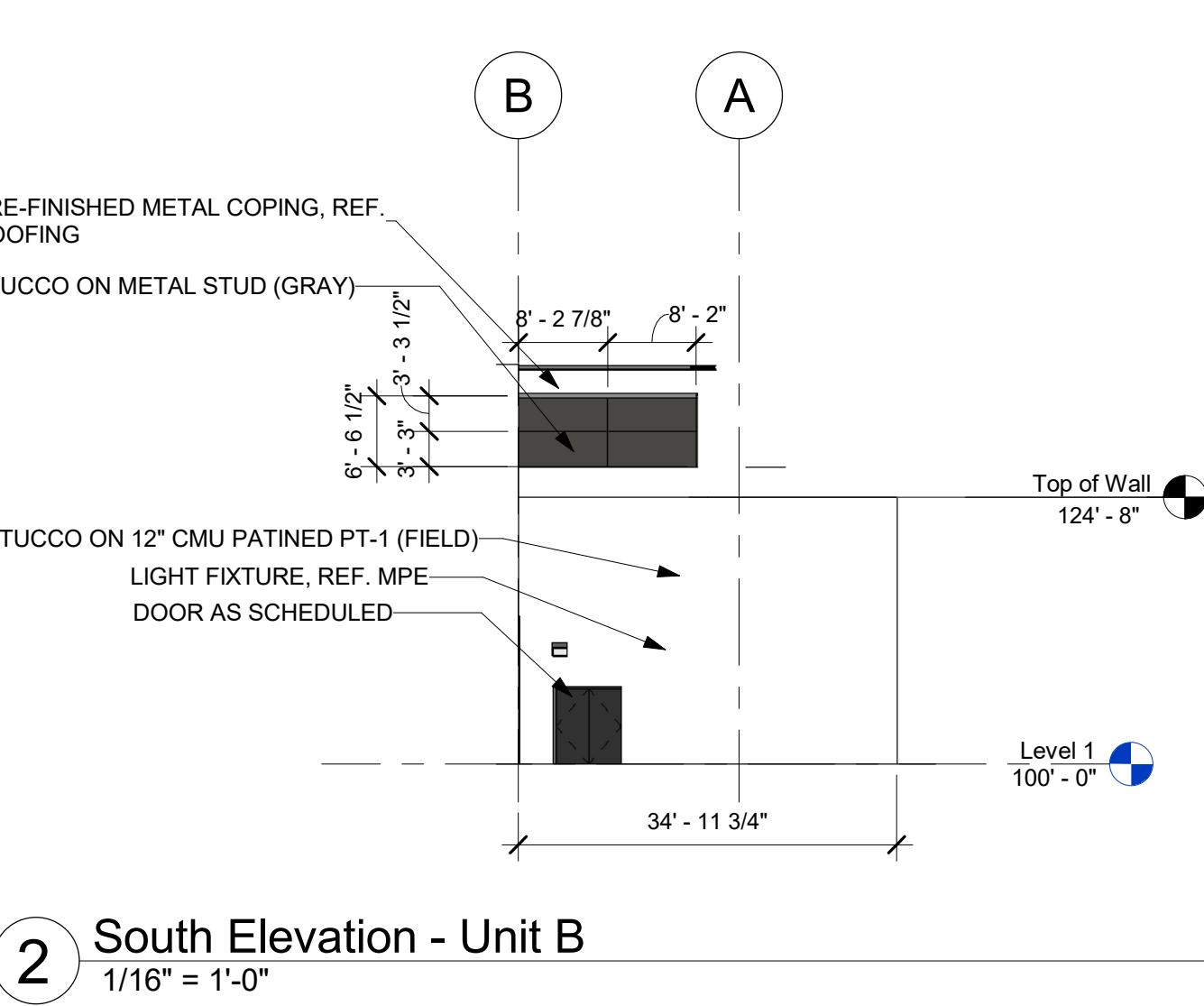
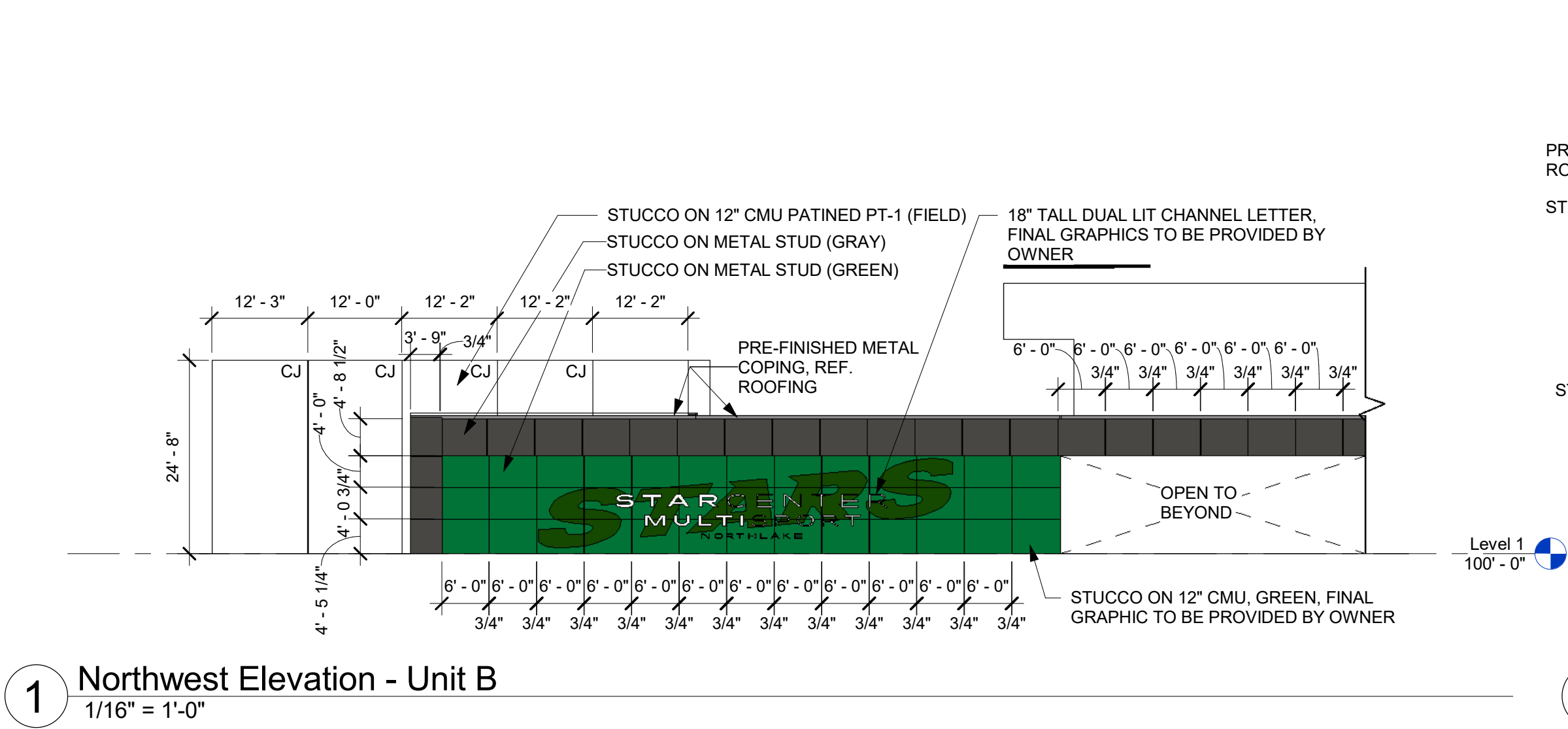
REVISIONS:

No.	Describe	Date
1	Addendum #2	07/09/2024
2	ASI #1	08/15/2024
3	PR #2	10/11/2024

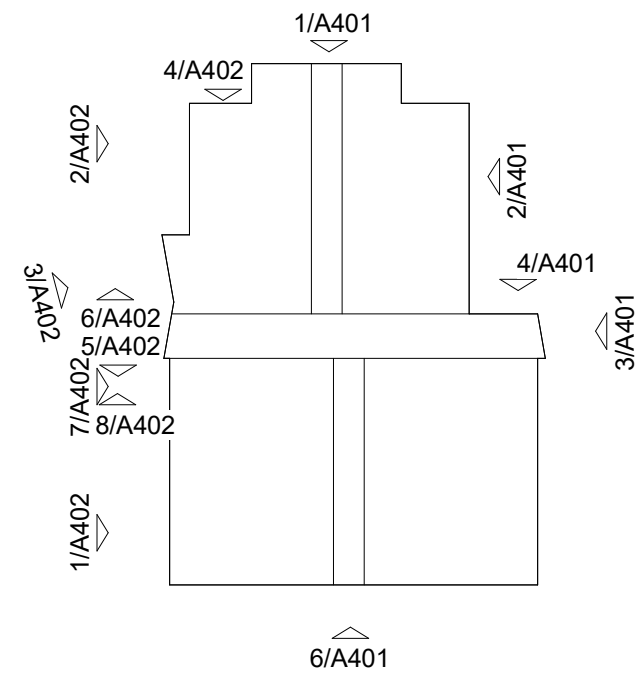
JOB NO. 2360
DATE: 6/20/2024

Exterior Elevations - Color
A402.2

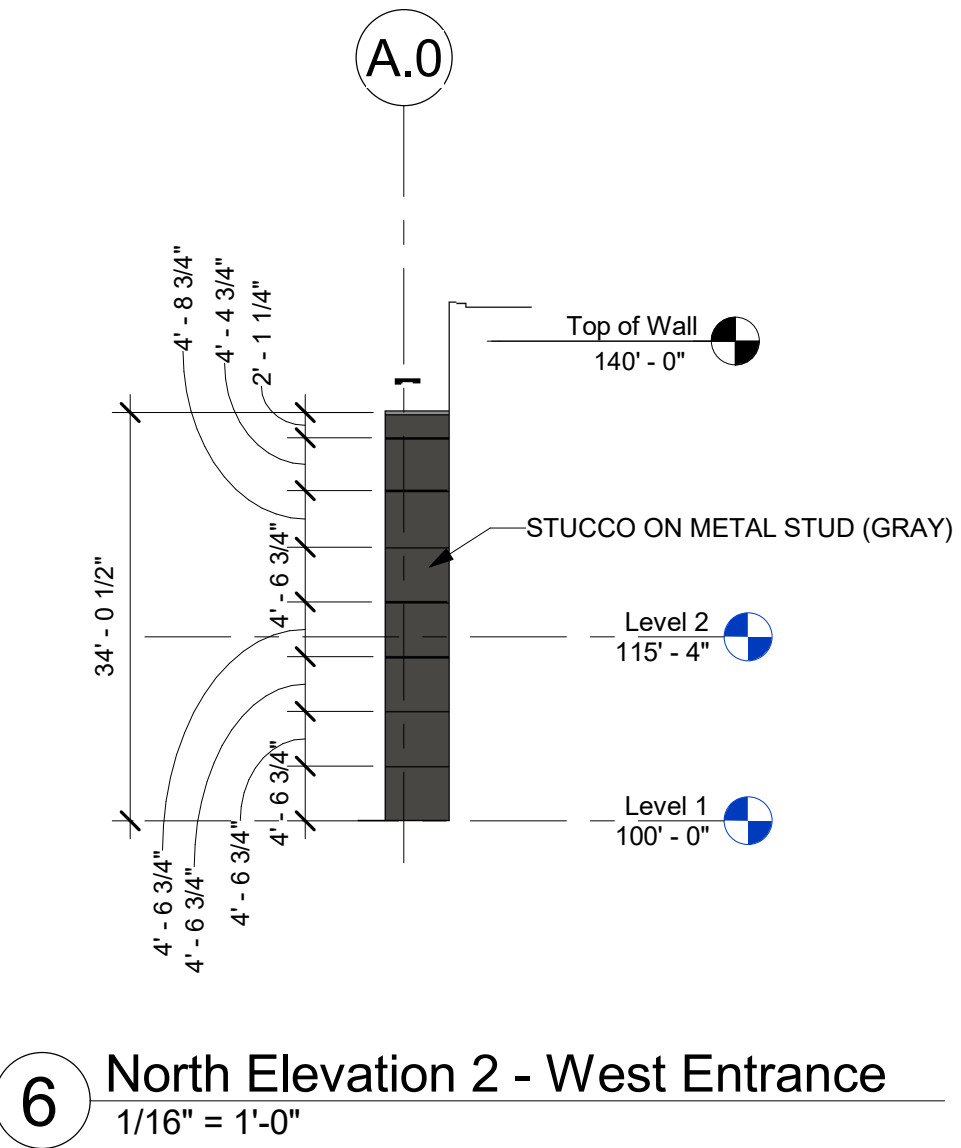
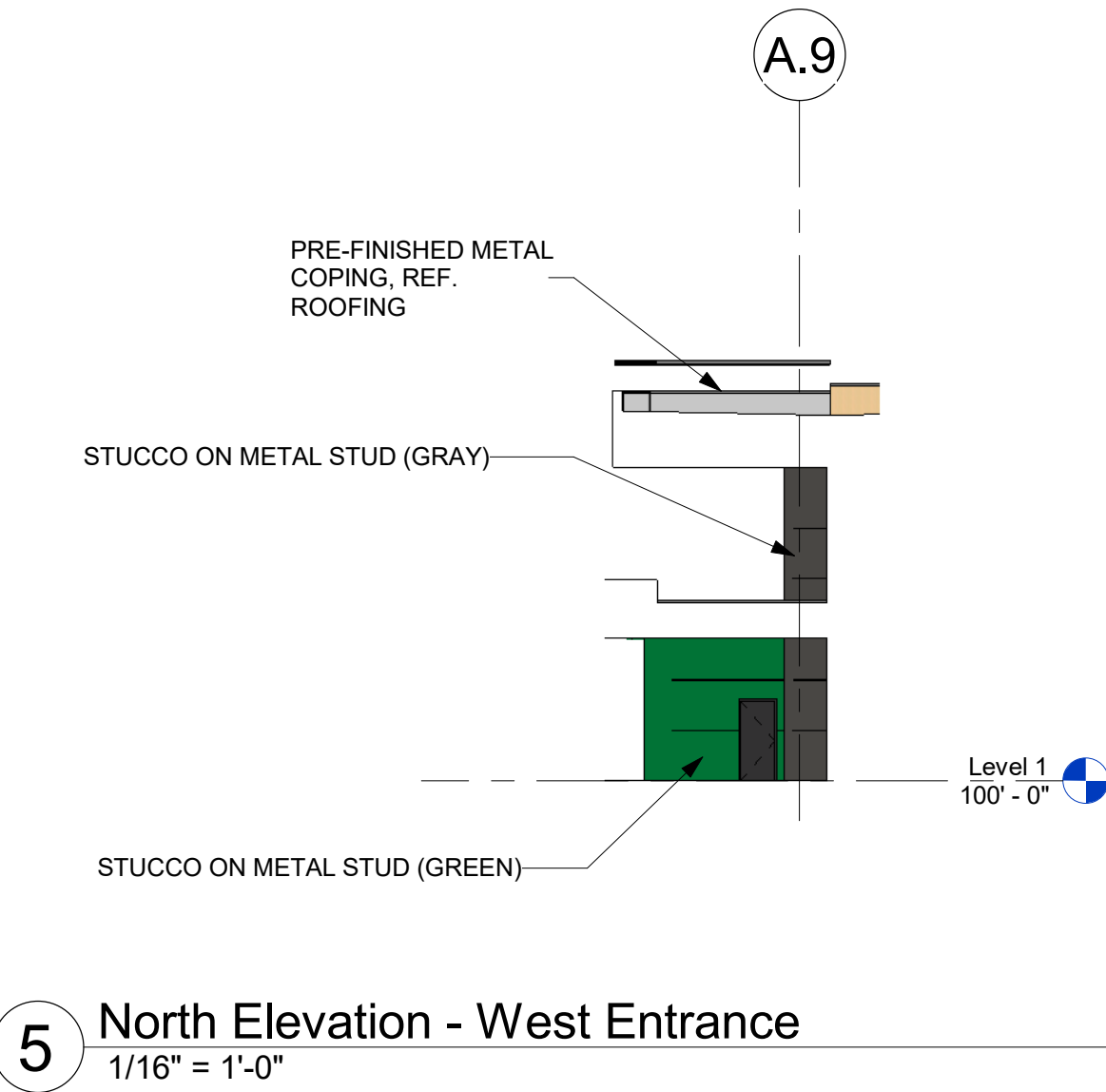
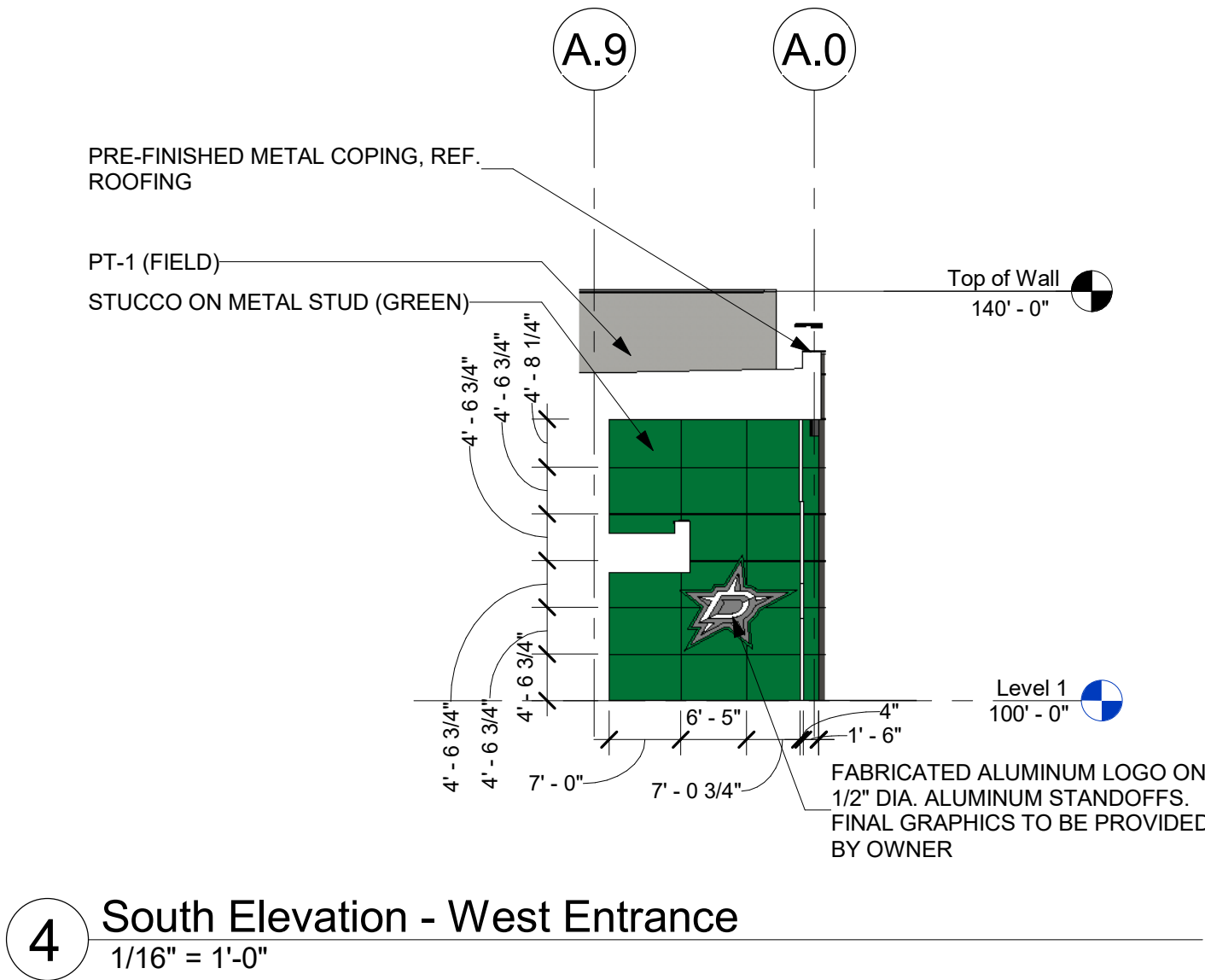
© WRA Architects, Inc. 2024



GLAZING GENERAL NOTES	
1. ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.	
2. ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS, REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS	
	SPANDREL GLASS (INSULATED)



EXTERIOR MATERIAL LEGEND	
STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	
NOTE: 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	



NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

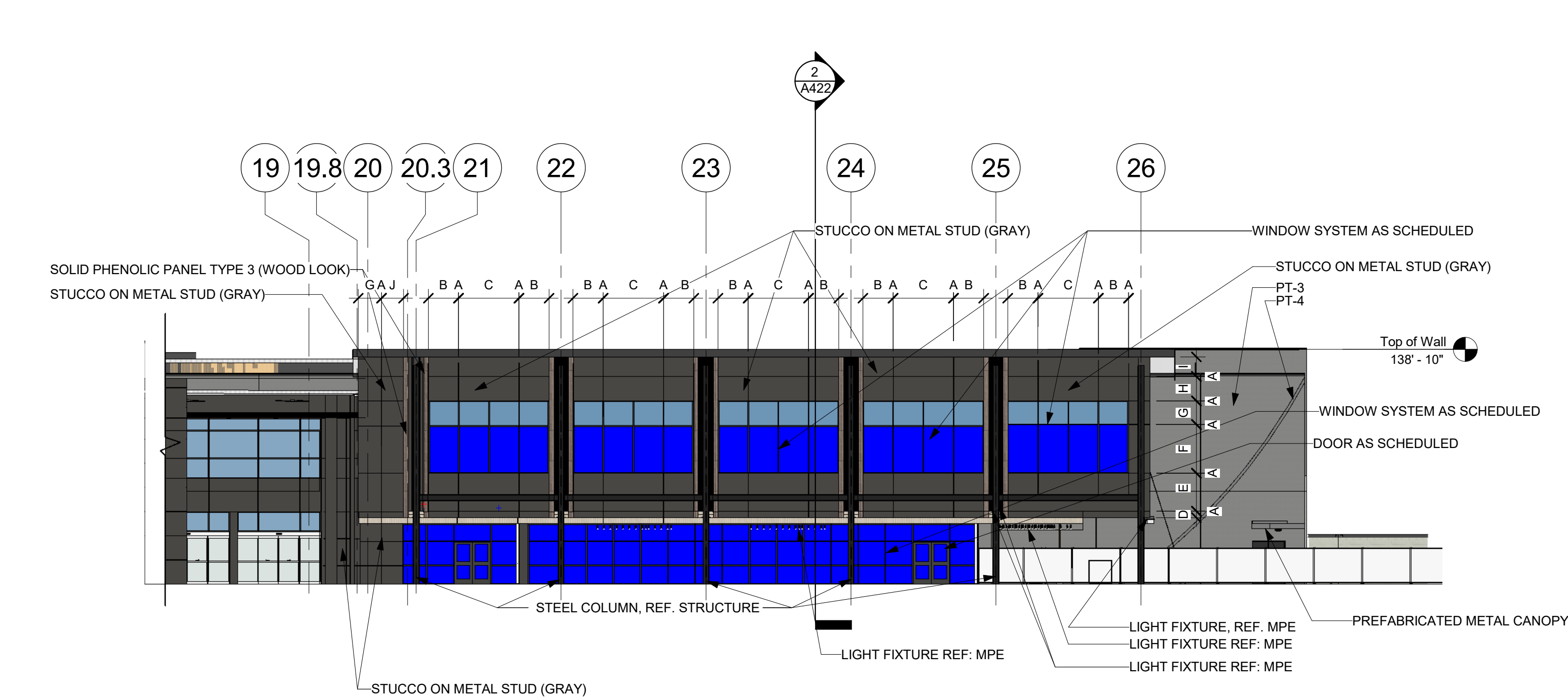
REVISIONS:		
No.		Date
1	Addendum #1	06/26/2024
2	Addendum #2	07/09/2024
3	PR #2	10/11/2024

JOB NO.	2360
DATE:	6/20/2024

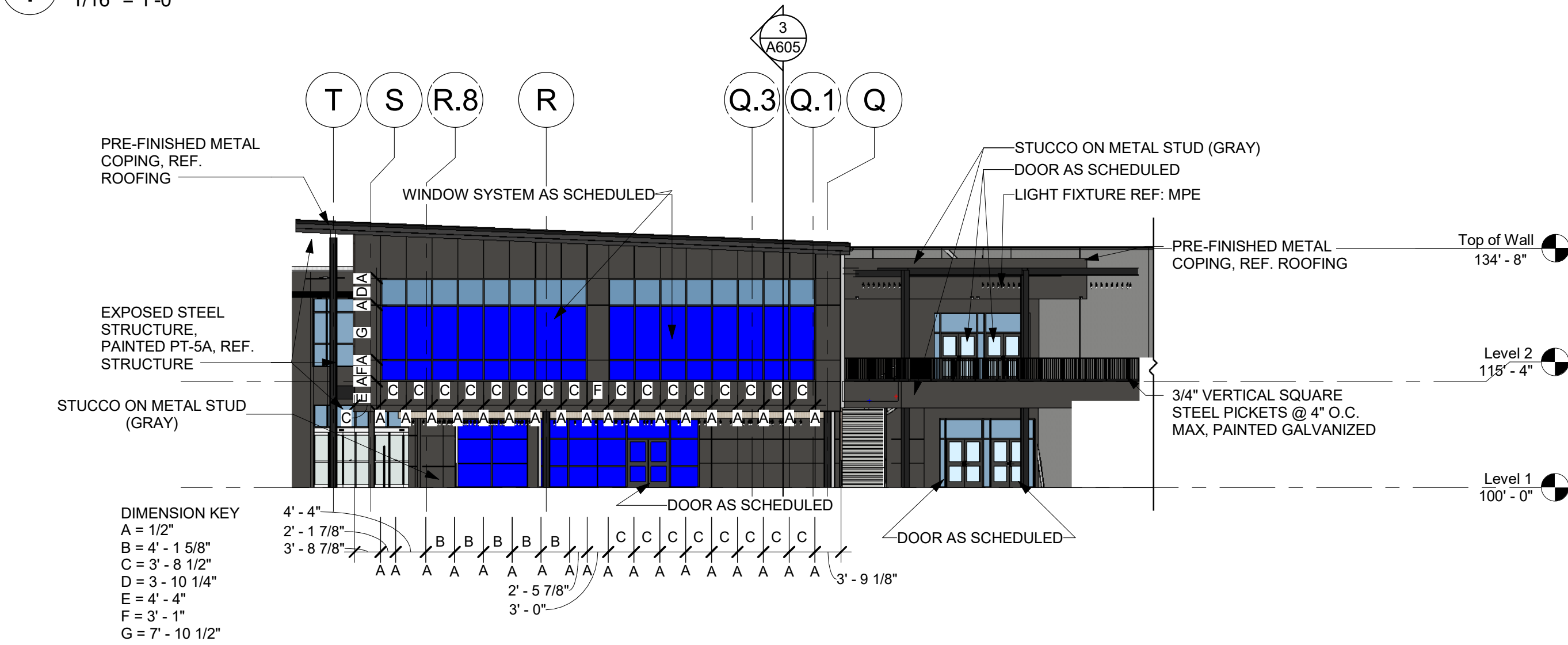
Exterior Elevations - Color
A402.3

© WRA Architects, Inc. 2024

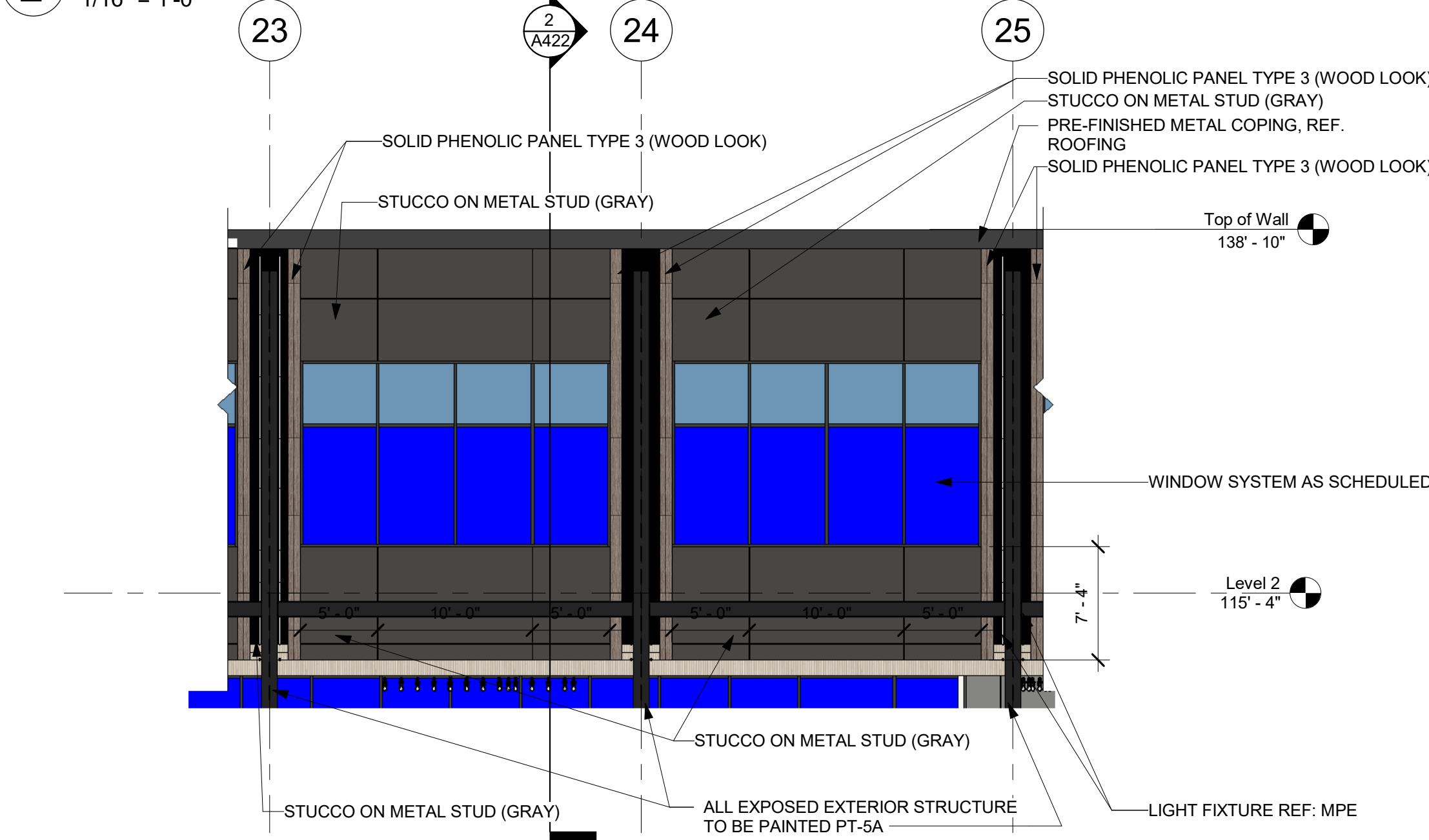
10/11/2024 3:04:31 PM



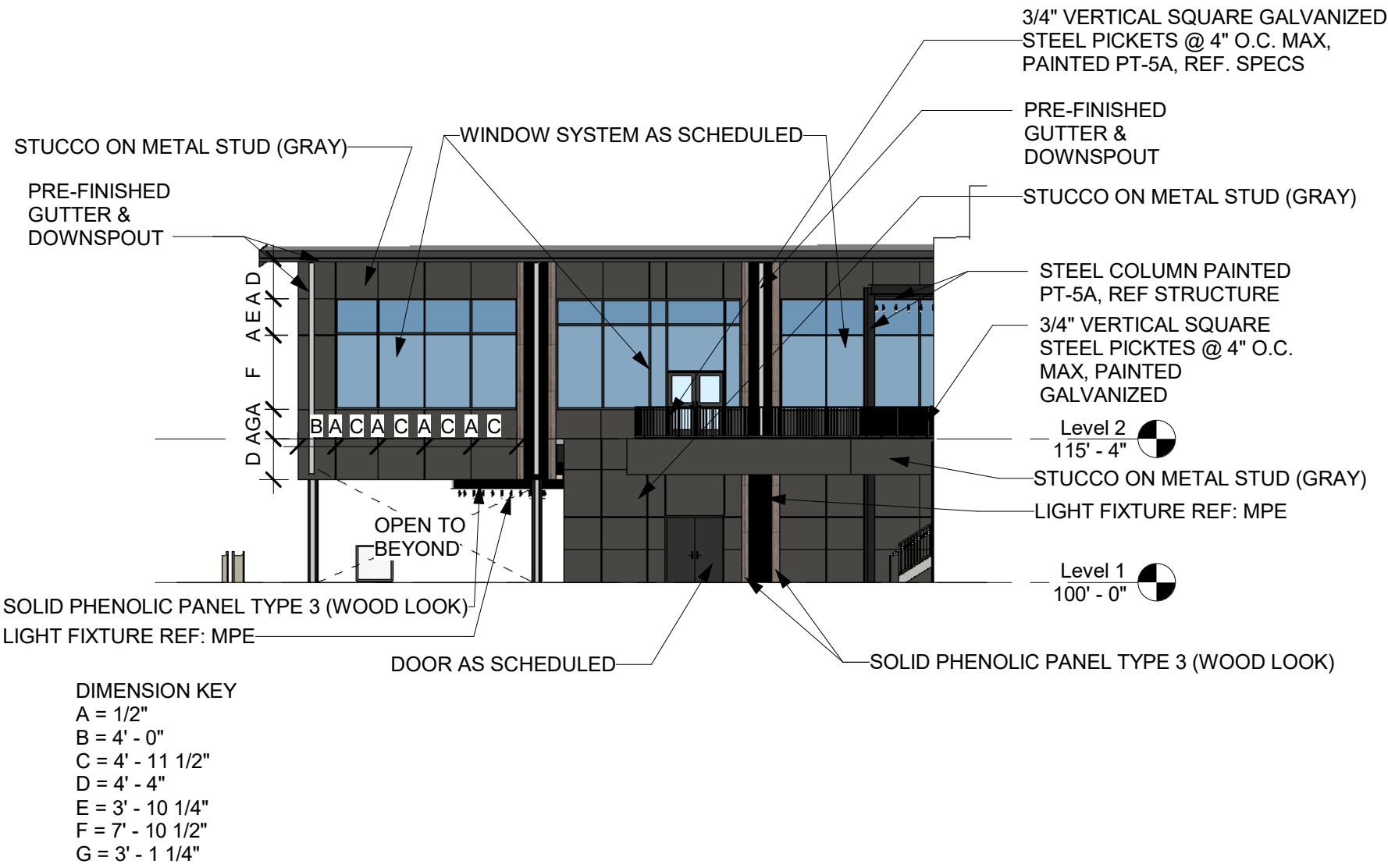
1 East Elevation - Unit J - Alternate
1/16" = 1'-0"



2 South Elevation - Unit J
1/16" = 1'-0"



4 East Elevation - Unit J
1/8" = 1'-0"

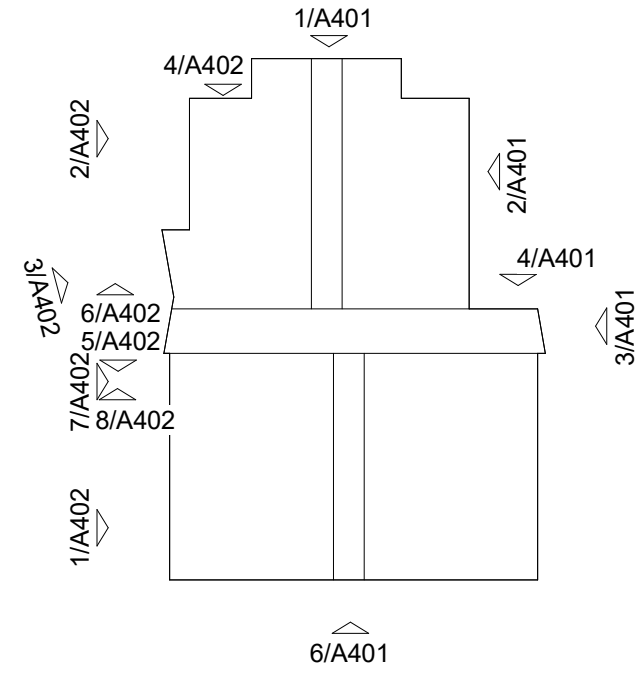


3 West Elevation - Unit J
1/16" = 1'-0"

GLAZING GENERAL NOTES

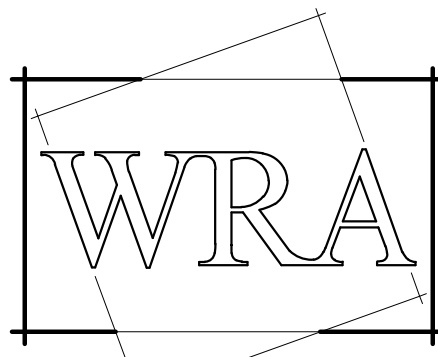
1. ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.
2. ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS, REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS

SPANDREL GLASS (INSULATED)



EXTERIOR MATERIAL LEGEND

STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	
NOTE: 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	



WRA Architects, Inc.
12377 Merit Drive
Suite 1800
Dallas, Texas 75251
214.750.0077 voice
214.750.5931 fax
www.wraarchitects.com

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:		
No.		Date
1	Addendum #4	07/22/2024
2	ASI #1	08/15/2024
3	PR #2	10/11/2024
JOB NO. 2360		
DATE: 6/20/2024		
Exterior Elevations - Color		
A402.4		
© WRA Architects, Inc. 2024		

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045; Development Agreement (DA) with Alliance Industrial Partners, LLC

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to I-PD – Industrial Planned Development for an approximately 57.325-acre tract of land situated in the S. Park Survey, Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, generally located on the southeast corner of Harmonson Road and McPherson Drive - Case # 24-PDA00003

- i. Public Hearing
- ii. Consider Approval

GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

Site:

- Approximately 57.325 acres
- Located on the southeast corner of Harmonson Road and McPherson Drive

Owner:

- Ironhead Owner, LP

Current Zoning:

- Agricultural District (AG) - serves as temporary holding zone for newly annexed property
- Annexed on November 14, 2024

Proposed Zoning:

- Industrial Planned Development (I-PD)

Future Land Use:

- Industrial Innovation place type
 - Supports industrial uses that sustain community's tax base.
 - May include corporate headquarters and clean industrial uses, such as:
 - Research and development
 - Data centers
 - Showrooms
 - Shipment and warehousing
 - Heavy industrial uses should be limited

Summary:

- Purpose of rezoning is to establish zoning following annexation as

outlined in Development Agreement (DA)

- DA approved on April 11, 2024 which provided for:
 - Voluntary annexation of property
 - Development of property to I-Industrial zoning standards except that minimum landscape buffer along Harmonson Road shall be 20 feet instead of 30 feet
- Proposed planned development (PD) zoning is based on I-Industrial zoning district with only one modification:
 - Minimum landscape buffer along Harmonson Road shall be 20 feet instead of 30 feet
- Previously approved site plan to serve as exhibit of PD

Staff Analysis:

- Request conforms with the future land use designation of the Northlake Comprehensive Plan
- Request conforms with entitlements granted through DA
- Zoning change application is acceptable for consideration

Public Hearing:

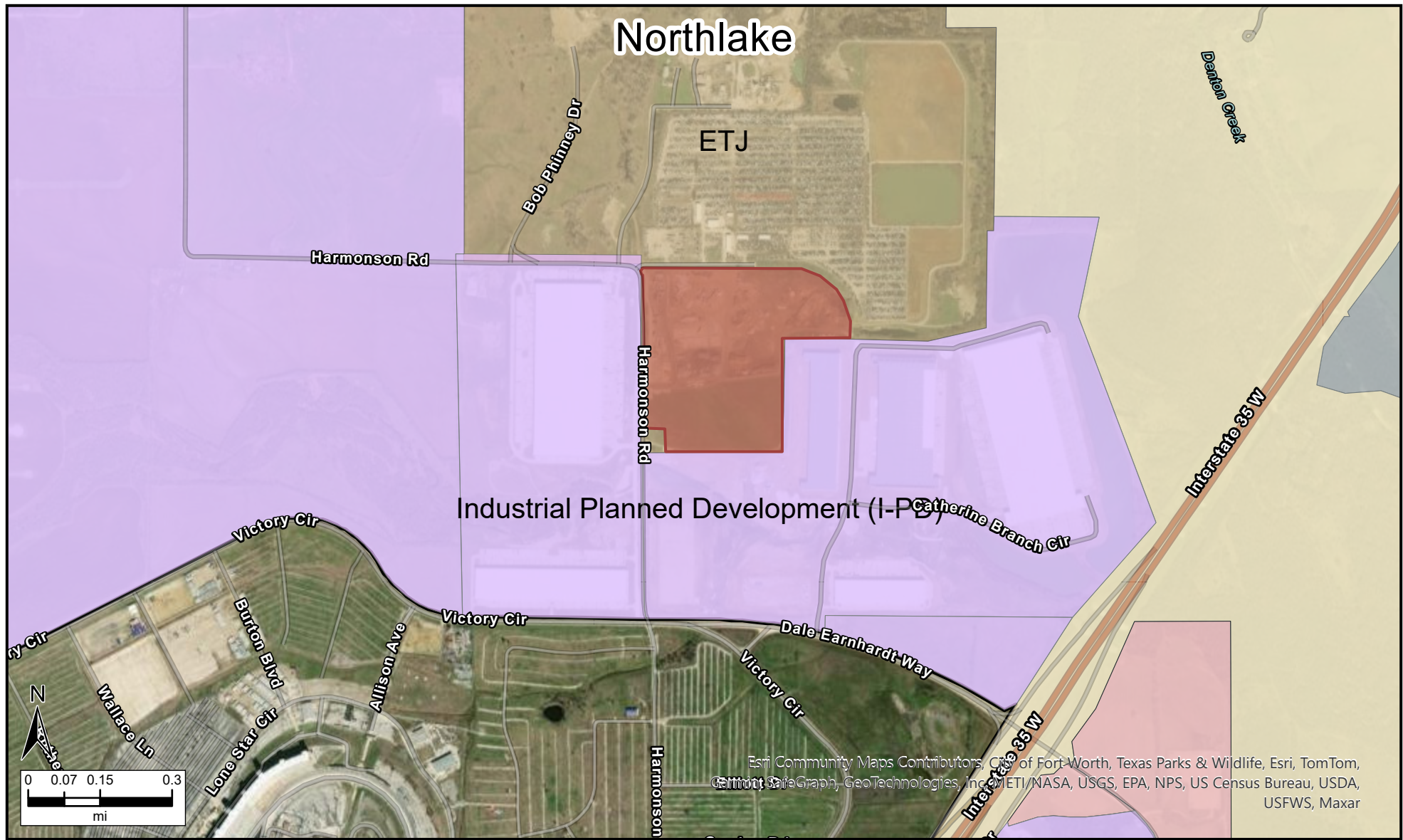
- Public hearing is required prior to acting on zoning change request
- Notice of public hearing provided per UDC
- As of December 5th no written comments have been received

P&Z Action:

- November 19 meeting
 - Held public hearing with no speakers for or against
 - Recommended approval of zoning change unanimously

COUNCIL ACTION/DIRECTION:

- Hold public hearing
- Approve, approve with conditions, or disapprove of zoning change



Legend

Town of Northlake Zoning

- Commercial
- Commercial/Planned Development
- Neighborhood Commercial
- Industrial
- Industrial/Planned Development
- Mixed-Use/Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Residential/Planned Development
- Rural Estate min 1 ac
- Rural Estate/Planned Development min 1 ac
- Agricultural
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



Date: 10/4/2024



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF AN 57.325 ACRE TRACT OF LAND SITUATED IN THE S. PARK SURVEY, ABSTRACT NO. 1005, THE W. HARMONSON SURVEY, ABSTRACT NO. 642, AND THE H. ANDERSON SURVEY, ABSTRACT NO. 25, IN THE TOWN OF NORTHLAKE FROM "AG" AGRICULTURAL TO "I-PD" INDUSTRIAL PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; PROVIDING FOR THE ADOPTION OF A CONCEPT PLAN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-0124A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, on April 30, 2024, a development agreement executed between Fast Track Development, LLC, the owner of a 57.325-acre tract of land located in the S. Park Survey, Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, in the Town of Northlake, Denton County, Texas (the "Property"), and the Town of Northlake was recorded in the Real Property Records of Denton County as Document Number 44313 (the "Agreement"); and

WHEREAS, the Agreement called for annexation of the Property and established certain development regulations; and

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of "AG" Agricultural upon annexation of the Property; and

WHEREAS, the Unified Development Code provides for adoption of Planned Development Districts; and

WHEREAS, the Town of Northlake initiated rezoning of the Property to establish a "I-PD" Industrial

Planned Development District to align with the development regulations in the Agreement; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 24-0222A on February 22, 2024, the Northlake Next Comprehensive Plan 2045, and the rezoning complies with recommendations of the plan; and

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

WHEREAS, upon review and consideration of the Planning and Zoning Commission following a public hearing at their meeting on November 19, 2024, the Planning and Zoning Commission recommended approval of the zoning change as provided herein; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on December 12, 2024 with respect to the zoning change described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the zoning change request and establish a "I-PD" Industrial Planned Development District on the Property.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this ordinance as if copied in their entirety.

Section 2. The 57.325-acre Property more fully described in Exhibit "A" shall be zoned "I-PD" Industrial Planned Development with the site plan as provided in Exhibit "B" and development regulations as provided in Exhibit "C" attached hereto.

Section 3. The use of the Property described in Exhibit "A" shall be subject to all applicable regulations contained in the Development Regulations provided in Exhibit "C", the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

Section 4. Any person, firm or corporation violating any of the provisions of this Ordinance shall be punished in accordance to Section 1.01.009 of the Town of Northlake Code of Ordinances, and no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

Section 5. With the exception of those Ordinances expressly repealed herein, this Ordinance shall be cumulative of all provisions of Ordinances of the Town of Northlake, except where the provisions of this Ordinance are in direct conflict with the provisions of such

Ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior Ordinance of the Town, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the Ordinances of the Town, whether codified or un-codified, which are not in conflict with the provisions of the Ordinance, shall remain in full force and effect.

Section 6. All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of this Ordinance, or any other Ordinances affecting the matters addressed herein, which 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 the Ordinance but may be prosecuted until final disposition by the courts.

Section 7. The Town Secretary of the Town of Northlake is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

Section 8. This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

EXHIBIT A

DESCRIPTION OF 57.325 ACRES OR 2,497,074 SQ. FT.

BEING A 57.325 ACRE TRACT OF LAND SITUATED IN THE SIMON E. PARK SURVEY, ABSTRACT NUMBER NO. 1005 AND IN THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, IN DENTON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO FAST TRACK DEVELOPMENT, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-11634, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), AND BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO PML FAMILY PARTNERS, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-23283 (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

BEGINNING AT A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-122 OF THE PLAT RECORDS OF DENTON COUNTY TEXAS (P.R.D.C.T.) AND AN INTERIOR "ELL" CORNER OF SAID FAST TRACK DEVELOPMENT TRACT;

THENCE, SOUTH 00 DEGREES 23 MINUTES 37 SECONDS WEST, WITH AN EAST LINE OF SAID FAST TRACK DEVELOPMENT TRACT AND A WEST LINE OF SAID LOT 3, A DISTANCE OF 1,051.95 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT AND A SOUTHWEST CORNER OF SAID LOT 3, SAID POINT LYING ON THE NORTH LINE OF THAT SAME TRACT OF LAND DESCRIBED TO NORTHLAKE 35 LOGISTICS PARK, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-154908 (D.R.D.C.T.);

THENCE, SOUTH 89 DEGREES 14 MINUTES 32 SECONDS WEST, WITH A SOUTH LINE OF SAID FAST TRACK DEVELOPMENT TRACT AND THE SOUTH LINE OF SAID PML FAMILY PARTNERS TRACT, AND WITH THE NORTH LINE OF SAID NORTHLAKE 35 LOGISTICS PARK TRACT, AND WITH THE NORTH LINE OF LOT 8X, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-56 (P.R.D.C.T.), PASSING AT A DISTANCE OF 1,071.24 FEET A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID PML FAMILY PARTNERS TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,279.99 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID PML FAMILY PARTNERS TRACT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF HARMONSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 21.08 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS "LEASED PREMISES" IN SAID GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-23283, (D.R.D.C.T.);

THENCE, NORTH 85 DEGREES 20 MINUTES 42 SECONDS EAST, WITH THE SOUTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 52.53 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHEAST CORNER THEREOF;

THENCE, NORTH 02 DEGREES 02 MINUTES 28 SECONDS WEST, WITH THE EAST LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 49.76 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER THEREOF;

THENCE, SOUTH 85 DEGREES 20 MINUTES 42 SECONDS WEST, WITH THE NORTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 51.48 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE WEST LINE OF SAID PML FAMILY PARTNERS TRACT, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 137.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE NORTHWEST CORNER OF SAID PML FAMILY PARTNERS TRACT, SAID POINT BEING THE SOUTHERNMOST SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS DEPICTED ON IAAI NORTHLAKE ADDITION, ADDITION TO THE TOWN OF NORTHLAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2020-186, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 89 DEGREES 08 MINUTES 32 SECONDS EAST, WITH THE SOUTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 25.08 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, AND BEING A SOUTHWEST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT, SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 49 MINUTES 41 SECONDS WEST, A DISTANCE OF 853.20 FEET TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,050.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 42 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 35 MINUTES 13 SECONDS WEST, 487.08 FEET;

IN A NORTHERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 487.27 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER;

NORTH 06 DEGREES 21 MINUTES 12 SECONDS WEST, A DISTANCE OF 127.19 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

NORTH 41 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 26.89 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER, SAID POINT LYING AT THE INTERSECTION OF THE CUT-BACK OF SAID HARMONSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF McPHERSON DRIVE (70' RIGHT-OF-WAY);

THENCE, WITH THE SOUTH AND WEST RIGHT-OF-WAY LINES OF SAID McPHERSON DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,344.39 FEET TO A 1/2-REBAR CAPPED "RPLS 4561" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 52 MINUTES 37 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 25 MINUTES 35 SECONDS EAST, 812.25 FEET;

IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 904.08 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS 4561" FOUND FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 74.66 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF SAID LOT 3, THE FOLLOWING TWO BEARINGS AND DISTANCES:

NORTH 89 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 88.44 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 530.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.325 ACRES OR 2,497,074 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT B
Site Plan

(on following page)

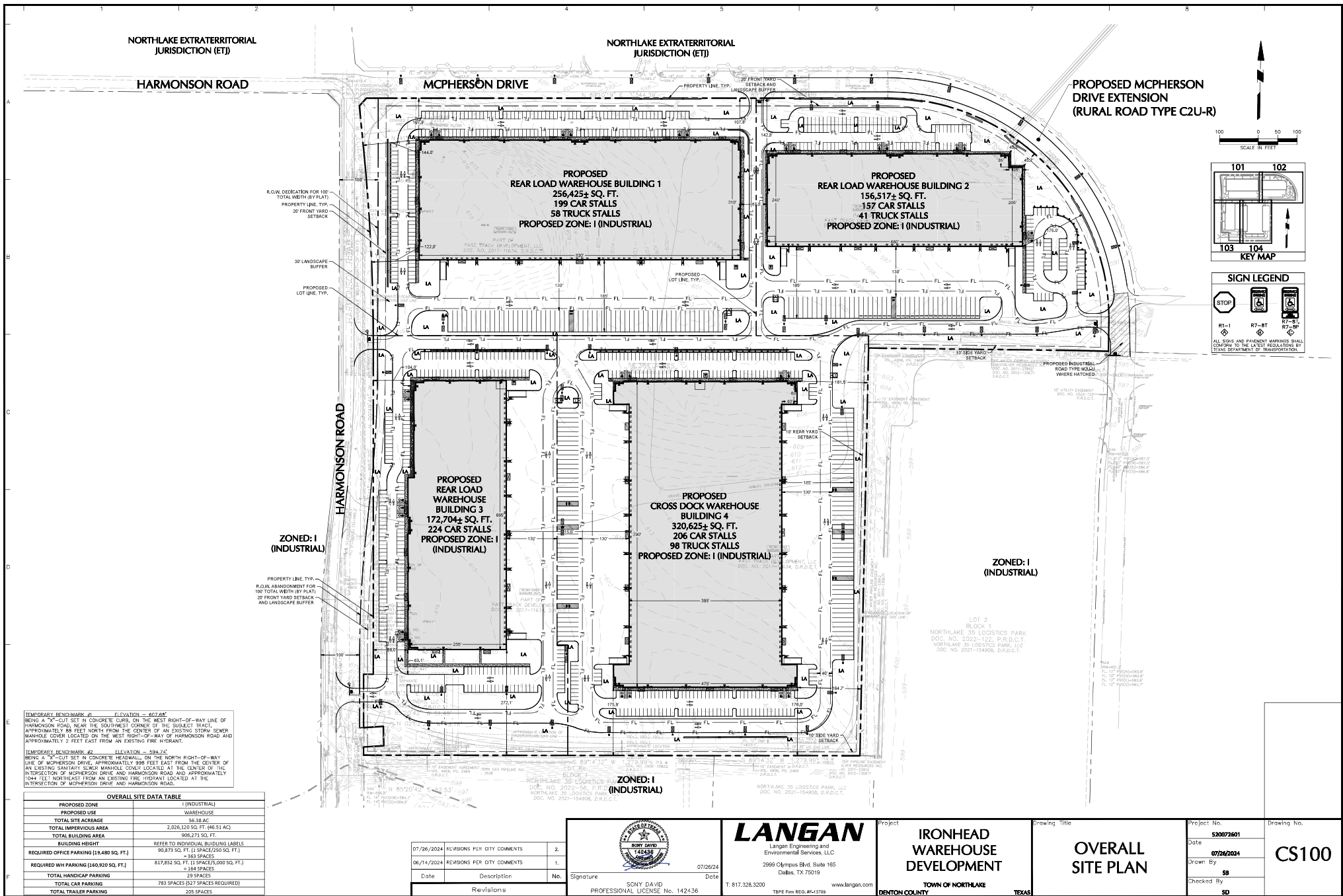


EXHIBIT C
Development Regulations
57.325 ACRES

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of Ironhead Development (the “Project”) on 57.325 acres of land (the “Property”) within the Town of Northlake, Texas (the “Town”). These regulations are intended to align with the development regulations in the Development Agreement between Fast Track Development, LLC and the Town as recorded on April 30, 2024, in the Real Property Records of Denton County as Document Number 44313 (the “Agreement”). Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the Town's Unified Development Code (the “UDC”).

Project Location

The Project is located in the S. Park Survey, Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, in the Town of Northlake, Denton County, Texas and is more fully described in the attached legal description, which is attached hereto as **Exhibit A**.

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

Exhibit A Legal Description of Property
Exhibit B Site Plan

Development Regulations

1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC as it exists or may be amended.
2. Site Plan. The Property shall generally comply with the Site Plan, which is attached hereto as **Exhibit B**. The Site Plan and these Development Regulations meet the intent of, and conform with, the Town’s Comprehensive Plan.
3. Permitted Uses. The base zoning for the Property shall be the Industrial (I) zoning district in the UDC. Permitted uses within the Property shall be the same as those for the base zoning district.
4. Development Standards. All development within this PD shall be subject to all applicable development standards of the UDC for the Industrial (I) zoning district.
5. Landscape Standards. All development within this PD shall be subject to all applicable landscape standards of the UDC with the following exception:

- a. The minimum landscape buffer along the western property line, adjacent to Harmonson Road, shall be twenty feet (20').
6. In the event of any conflict between this PD and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), this PD shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of this PD are hereby made inapplicable to the Property.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045; Hawthorne Estates Development Agreement

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to RE-PD- Rural Estate Planned Development for an approximately 34.084-acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faight Road approximately 1,500 feet north of Carpenter Road - Case # 24-PDA00002

- i. Public Hearing
- ii. Consider Approval

GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

- Site:
- Approximately 34.084 acres
 - Located on the east side of Faight Road approximately 1,500 feet north of Carpenter Road
- Owner:
- Hawthorne Land and Cattle Ltd.
- Current Zoning:
- Agricultural District (AG) - serves as temporary holding zone for newly annexed property
 - Annexed on September, 12, 2024
- Proposed Zoning:
- Rural Estate Planned Development (RE-PD)
- Future Land Use:
- Rural Estate (RE)
 - Place type provides for low-density residential and limited agricultural land uses including:
 - Ranchettes
 - Large-lot single family subdivisions
 - Conservation subdivisions
- Summary:
- Purpose of rezoning is to establish zoning following annexation as outlined in Development Agreement (DA)
 - DA approved on January 15, 2021 which provided for:
 - Annexation of property - completed September 12, 2024
 - Development of property to RE zoning standards except

for gross minimum lot size of 0.90 acre instead of 1 acre

- Proposed planned development (PD) zoning is based on RE zoning district with only one modification:
 - Minimum lot size of 0.90 acre
- Approved final plat with 26 residential lots shall serve as concept plan

Staff Analysis:

- Request conforms with the future land use designation of the Northlake Comprehensive Plan
- Request conforms with entitlements granted through DA
- Zoning change application is acceptable for consideration

Public Hearing:

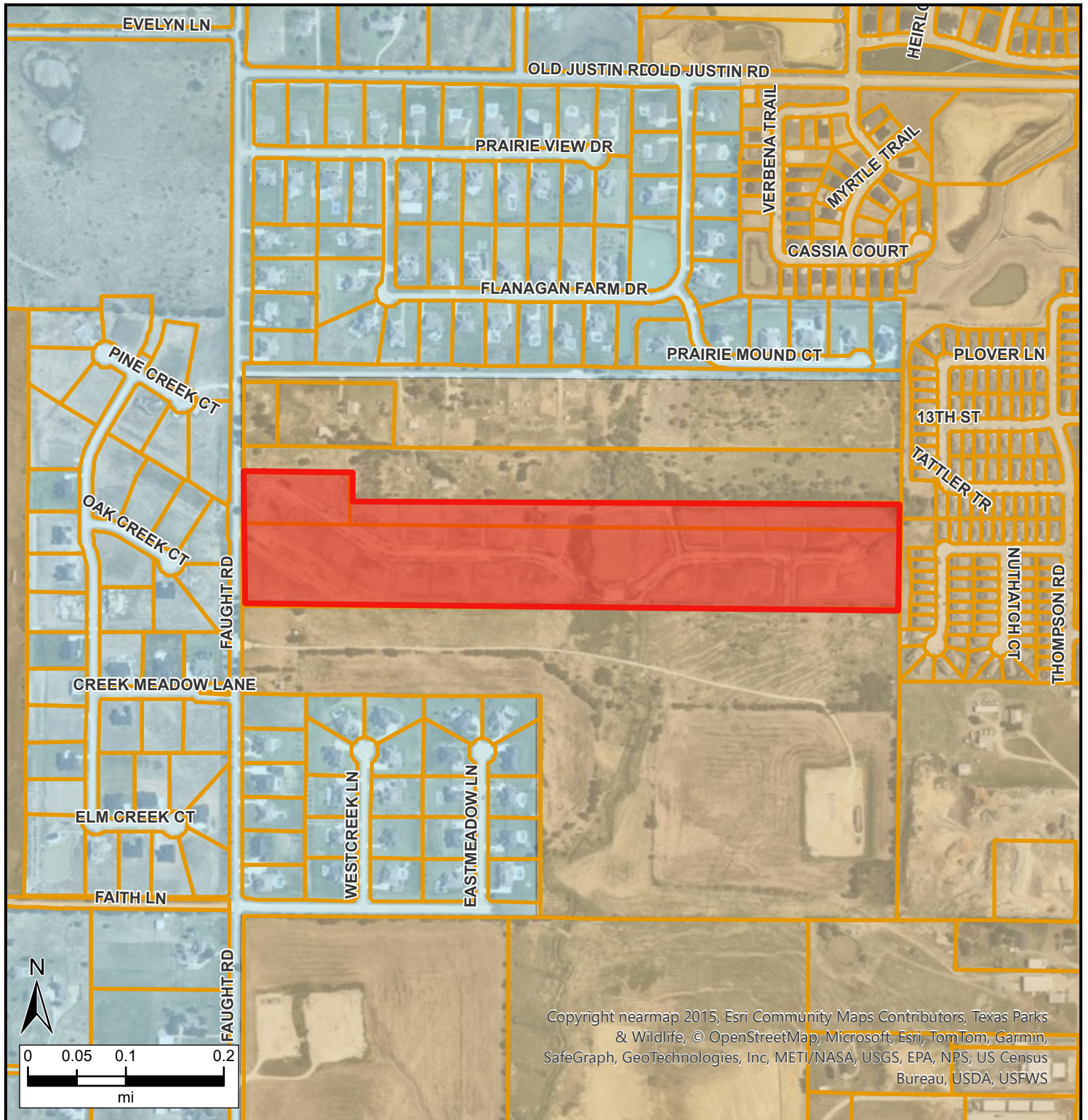
- Public hearing is required prior to acting on zoning change request
- Notice of public hearing provided per UDC
- As of December 5th no written comments have been received

P&Z Action:

- November 19 meeting
 - Held public hearing with no speakers for or against
 - Recommended approval of zoning change unanimously

COUNCIL ACTION/DIRECTION:

- Hold public hearing
- Approve, approve with conditions, or disapprove of zoning change



Legend

Existing Roads

Estimated OCI

0.0 - 49.9
50.0 - 74.9
75.0 - 99.4
out of range

Parcels
 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

Incorporated Area
 Extraterritorial Jurisdiction
 Limited Purposes Annexation

Nearmap Reference Layer

RGB

Red: Band_1
 Green: Band_2
 Blue: Band_3

Copyright nearmap 2015, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Date: 8/15/2024



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF A 34.084 ACRE TRACT OF LAND SITUATED IN THE PATRICK ROCK SURVEY, ABSTRACT NO. 1063, IN THE TOWN OF NORTHLAKE FROM “AG” AGRICULTURAL TO “RE-PD” RURAL ESTATE PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; PROVIDING FOR THE ADOPTION OF A CONCEPT PLAN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-0124A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, on January 26, 2021, a development agreement executed between Sandstrom Development Tx, LTD, the owner of a 34.084-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063, in the Town of Northlake, Denton County, Texas (the “Property”), and the Town of Northlake was recorded in the Real Property Records of Denton County as Document Number 14056 (the "Agreement"); and

WHEREAS, the Agreement called for annexation of the Property and established certain development regulations; and

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of “AG” Agricultural upon annexation of the Property; and

WHEREAS, the Unified Development Code provides for adoption of Planned Development Districts; and

WHEREAS, the Town of Northlake initiated rezoning of the Property to establish a “RE-PD” Rural

Estate Planned Development District to align with the development regulations in the Agreement; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 24-0222A on February 22, 2024, the Northlake Next Comprehensive Plan 2045, and the rezoning complies with recommendations of the plan; and

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

WHEREAS, upon review and consideration of the Planning and Zoning Commission following a public hearing at their meeting on November 19, 2024, the Planning and Zoning Commission recommended approval of the zoning change as provided herein; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on December 12, 2024 with respect to the zoning change described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the zoning change request and establish a "RE-PD" Rural Estate Planned Development District on the Property.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this ordinance as if copied in their entirety.

Section 2. The 34.084-acre Property more fully described in Exhibit "A" shall be zoned "RE-PD" Rural Estate Planned Development with the concept plan as provided in Exhibit "B" and development regulations as provided in Exhibit "C" attached hereto.

Section 3. The use of the Property described in Exhibit "A" shall be subject to all applicable regulations contained in the Development Regulations provided in Exhibit "C", the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

Section 4. Any person, firm or corporation violating any of the provisions of this Ordinance shall be punished in accordance to Section 1.01.009 of the Town of Northlake Code of Ordinances, and no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

Section 5. With the exception of those Ordinances expressly repealed herein, this Ordinance shall be cumulative of all provisions of Ordinances of the Town of Northlake, except where the provisions of this Ordinance are in direct conflict with the provisions of such

Ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior Ordinance of the Town, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the Ordinances of the Town, whether codified or un-codified, which are not in conflict with the provisions of the Ordinance, shall remain in full force and effect.

Section 6. All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of this Ordinance, or any other Ordinances affecting the matters addressed herein, which 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 the Ordinance but may be prosecuted until final disposition by the courts.

Section 7. The Town Secretary of the Town of Northlake is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

Section 8. This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

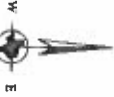
Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

J.M. PAINE SURVEY
ABST. NO. 1529

SCALE 1" = 200'

[illegible]

VIOL JACKSON DEONNA JR
SUBTRUST
DOC NO 2025-15725
BR 567

CHRISTINA E. FORSTROM
AND KEVIN C DALEY
JOC NO 201101231
U K D C 1

TRACT TWO
CHRISTIE, DALEY HOFSTROM
AND KEVIN C. DALEY
DOC NO 2011 01322
J R D C

GLADYS SCHOLL
VOL. 265, PG. 008
C 9 B C T

THE REAL PERSON WHO PREPARED FOR AN ACT. 4.
ON THE GROUND SURVEY OF THE "GULLY DISPOSED
PROPERTY" SHOWN HEREIN.

Stephen M. Hall

AFTERMANS WARD.
RESIDENTIAL PROFESSIONAL LAND SURVEYOR
12345 WESTBURY RD. #115
DUBLIN, OH 43017
DRAFTED ON THE GROUND AUGUST 19, 2020

NOTES:

RESEARCH BASED ON PROBLEMS HAS ANY NETWORK, STATE PLANNING, TOLLS, NORTH CAROLINA, ROAD 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THE SURVEY DOES NOT PURPORT TO SHOW ALL EXISTING AND ADJACENT STREET LINES THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

NO IMPROVEMENTS SHOWN PER CLIENT REQUEST.

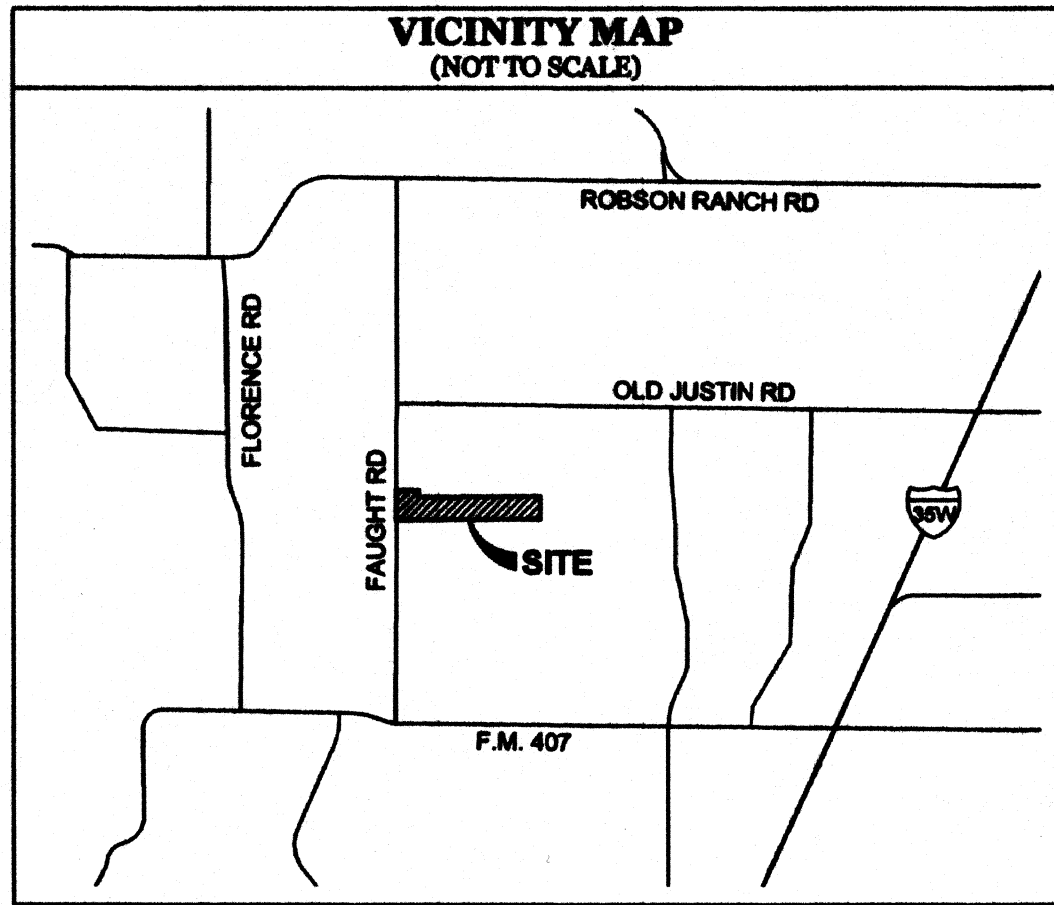
LANDSCAPED UNLINES EXIST IN THIS AREA. CONTACT TOLLS 817 BEFORE PROCEED, INCLUDING, OR EXCLUDING

EXHIBIT "A"

Survey Plat
34.084 Acres situated in the
PATRICK ROCK SURVEY,
Abst. No. 1063,
Deaton County, Texas.

EXHIBIT B
Concept Plan

(recorded final plat on following page)



GENERAL NOTES

- The purpose of this plat is to create 27 lots of record and to dedicate easements and rights-of-way from an existing tract of land.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0488G.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- Lots will be served by Onsite Sanitary Sewer Facilities.
- Five foot (5') drainage and utility easement on each side of all side lot lines.
- The hatched area designated as "Almos Energy Gas Easement" is a dead restricted area. No structures are to be built within the designated easement area including fences, pools, storage sheds, garages, barns, etc. Landscaping may not substantially impair or impede access to Almos Energy's facilities. Bushes and shrubs having a mature or controlled height of 48 inches or less are permitted within the easement or right-of-way, but may not be placed or planted within 10 feet of Almos Energy's facilities. Decorative or ornamental trees having a mature or controlled height of 96 inches or less are permitted within the easement or right-of-way, but may not be placed or planted within 15 feet of Almos Energy's facilities. Any excavation performed by a third party within 36 inches horizontally of Almos Energy's facilities must be performed using hand tools. Almos Energy shall not be responsible for the condition of or damage to any landscaping within its easements or rights-of-way as a result of operation, maintenance or construction of Almos Energy facilities.
- Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- The owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code."

LEGEND

V.W.	Variable Width	VOL	Volume	B.L.	Building Line
1	Lot Number	PG.	Page	D.E.	Drainage Easement
CIRF	Capped Iron Rod Found	DOC. NO.	Document Number	D.U.E.	Drainage & Utility Easement
IRF	Iron Rod Found	D.R.D.C.T.	Dead Records, Denton County, Texas	U.E.	Utility Easement
POB	Point of Beginning	O.R.D.C.T.	Official Records, Denton County, Texas	C.E.	Coercive Easement
ROW	Right of Way	P.R.D.C.T.	Plat Records, Denton County, Texas	F.E.	Floodplain Easement
MFF	Minimum Finished Floor Elevation	W.E.	Water Line Easement		Survey Abstract Line
⊕	Temporary Benchmark				

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	280.00'	138.29'	31°02'21"	S 74°23'09" E	133.84'
C2	280.00'	138.29'	31°02'21"	S 74°23'09" E	133.84'
C3	280.00'	171.80'	38°18'14"	S 70°43'08" E	168.19'
C4	280.00'	287.71'	64°16'22"	N 89°47'47" E	336.48'
C5	280.00'	188.32'	44°58'10"	N 87°09'40" E	191.22'
C6	280.00'	84.11'	18°30'08"	S 88°18'28" E	83.89'
C7	80.00'	314.19'	308°00'00"	S 80°22'15" E	60.00'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, HAWTHORNE LAND AND CATTLE, LTD., is the owner of a 34.08 acre tract of land out of the PATRICK ROCK SURVEY, ABSTRACT NO. 1063, situated in Denton County, Texas, being all of a called 34.032 acre tract conveyed to Hawthorne Land and Cattle, Ltd. by General Warranty deed of record in Document Number 2021-46890 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail found at or near the center of Fought Road (right-of-way varies), being in the East line of a called 2.706 acre tract of land conveyed to the Town of Northlake by deed of record in Document Number 2018-1892 of said Official Records, also being the most Westerly Southwest corner of a called 15.067 acre tract of land conveyed to George Hopkins by deed of record in Volume 484, Page 472 of the Dead Records of Denton County, Texas, also being the Northwest corner of said 34.032 acre tract and hereof;

THENCE, leaving the East line of said 2.706 acre tract, along the South line of said 15.067 acre tract, being the common North line of said 34.032 acre tract, the following three (3) courses and distances:

- N 89°38'41" E, a distance of 466.57 feet to a 1/2-inch iron rod found;
- S 80°23'54" E, a distance of 144.95 feet to a 1/2-inch iron rod found at the most Southerly Southwest corner of said 15.067 acre tract;
- N 89°28'35" E, a distance of 2532.61 feet to a 1/2-inch iron rod with cap stamped "MIZELL 6168" found in the West line of Lot 2X, Block AM of Harvest Meadows Phase 5, a subdivision of record in Document Number 2020-384 of the Plat Records of Denton County, Texas, being the Southeast corner of said 15.067 acre tract, also being the Northeast corner of said 34.032 acre tract and hereof;

THENCE, S 80°08'40" E, along the West line of said Lot 2X and Lot 1X, Block AM of Harvest Meadows Phase 4, a subdivision of record in Document Number 2019-11 of said Plat Records, being the common East line of said 34.032 acre tract, a distance of 476.85 feet to a 1/2-inch iron rod with cap stamped "MIZELL 6168" found at the Northeast corner of a called 64.838 acre tract of land conveyed to Northlake Acres, LLC by deed of record in Document Number 2023-117682 of said Official Records, being the Southeast corner of said 34.032 acre tract and hereof;

THENCE, S 89°39'35" W, along the North line of said 64.838 acre tract and the common South line of said 34.032 acre tract, passing at a distance of 2980.69 feet, a 1/2-inch iron rod found in the East Margin of Fought Road and continuing a total distance of 3000.72 feet to a PK nail found at or near the center of Fought Road, being in the East line of said 2.706 acre tract, also being the Northwest corner of said 34.032 acre tract and hereof;

THENCE, N 00°18'40" W, along or near the center of Fought Road, being the East line of said 2.706 acre tract, also being West line of said 34.032 acre tract, a distance of 613.10 feet to the POINT OF BEGINNING and containing an area of 34.08 Acres, or (1,484,807 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, HAWTHORNE LAND AND CATTLE, LTD., does hereby adopt this Final Plat, designating herein described property as HAWTHORNE ESTATES, an Addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: HAWTHORNE LAND AND CATTLE, LTD.

BY:

SCOTT SCHAMBACHER

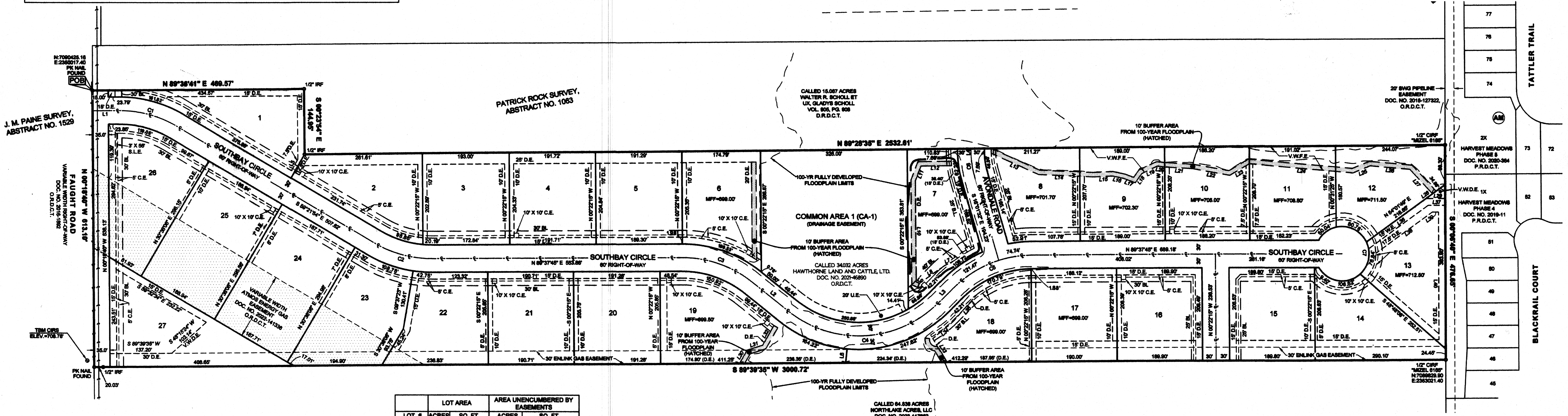
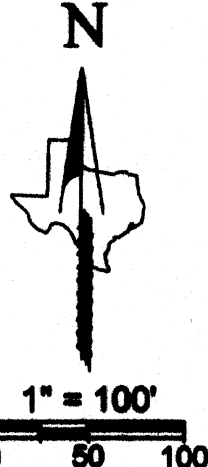
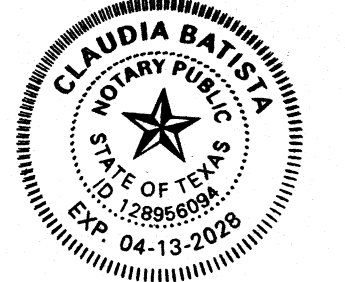
11-5-2024
Date

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared SCOTT SCHAMBACHER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this 5th day of November, 2024.

Notary Public, Tarrant County, Texas



LOT #	ACRES	SQ. FT.	AREA UNENCUMBERED BY EASEMENTS	ACRES	SQ. FT.
LOT 1	0.80	38378	0.84	36380	23380
LOT 2	0.80	38325	0.86	37424	24284
LOT 3	0.80	38379	0.85	37516	27516
LOT 4	0.80	38321	0.83	37362	24362
LOT 5	0.80	38331	0.83	37421	24321
LOT 6	0.81	38453	0.83	37433	24333
LOT 7	0.82	40026	0.84	37215	24215
LOT 8	0.81	38618	0.83	37248	24248
LOT 9	0.80	38333	0.81	37175	24175
LOT 10	0.80	38331	0.83	37240	24240
LOT 11	0.80	38242	0.84	37397	24397
LOT 12	0.80	38327	0.80	37163	24163
LOT 13	0.80	38209	0.85	37424	24424
LOT 14	0.80	38254	0.83	37325	24325
LOT 15	0.80	38208	0.82	37362	24362
LOT 16	0.80	38204	0.82	37362	24362
LOT 17	0.80	38205	0.86	37408	24408
LOT 18	1.02	44243	0.84	37418	24418
LOT 19	1.24	54081	0.85	37195	24195
LOT 20	0.80	38327	0.83	37460	24460
LOT 21	0.80	38320	0.81	37360	24360
LOT 22	0.80	38370	0.86	37388	24388
LOT 23	1.03	44776	0.80	37174	24174
LOT 24	1.27	56426	0.80	37181	24181
LOT 25	1.28	58589	0.82	37184	24184
LOT 26	1.10	48150	0.80	37180	24180
LOT 27	1.14	48784	0.81	37187	24187
LOT CA-1	2.84	125103	2.84	125103	108328

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Northlake, Denton County, Texas.

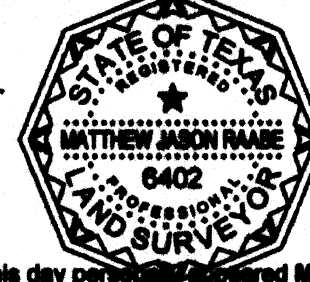
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 5th day of November, 2024.

Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

APPROVED by the Northlake Planning & Zoning Commission on this 20th day of June, 2024.

Chair, Planning & Zoning Commission
Town of Northlake, Texas

ATTEST:

Town Secretary
Town of Northlake, Texas



FINAL PLAT HAWTHORNE ESTATES LOTS 1-27 & CA-1

BEING 34.08 ACRES OF LAND SITUATED IN THE PATRICK ROCK SURVEY, ABSTRACT No. 1063, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

Filed for Record in the Official Records Of: Denton County
On: 11/13/2024 1:29:37 PM
In the PLAT Records
HAWTHORNE ESTATES
Doc Number: 2024-374
Number of Pages: 1
Amount: \$0.00
Order#: 20241113000455
By: MF

EXHIBIT C
Development Regulations
34.084 ACRES

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of Hawthorne Estates (the "Project") on 34.084 acres of land (the "Property") within the Town of Northlake, Texas (the "Town"). These regulations are intended to align with the development regulations in the Development Agreement between Sandstrom Development Tx, LTD and the Town as recorded on January 26, 2021, in the Real Property Records of Denton County as Document Number 14056 (the "Agreement"). Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the Town's Unified Development Code (the "UDC").

Project Location

The Project is located in the Patrick Rock Survey, Abstract No. 1063, in the Town of Northlake, Denton County, Texas and is more fully described in the attached legal description, which is attached hereto as **Exhibit A**.

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

Exhibit A Legal Description of Property
Exhibit B Concept Plan

Development Regulations

1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC as it exists or may be amended.
2. Concept Plan. The Property shall generally comply with the Concept Plan, which is attached hereto as **Exhibit B**. The Concept Plan and these Development Regulations meet the intent of, and conform with, the Town's Comprehensive Plan.
3. Permitted Uses. The base zoning for the Property shall be the Rural Estate (RE) zoning district in the UDC. Permitted uses within the Property shall be the same as those for the base zoning district.
4. Developmental Standards. All development within this PD shall be subject to all applicable development standards of the UDC for the Rural Estate (RE) zoning district with the following exception:
 - a. Minimum Lot Size. Nine-tenths (0.9) acre

5. In the event of any conflict between this PD and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), this PD shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of this PD are hereby made inapplicable to the Property.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045; Austin Two Tracts, LP Development Agreement

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to C-PD – Commercial Planned Development for an approximately 11.44-acre tract of land situated in the Edward F. Springer Survey, Abstract No. 1165, the Lewis Medlin Survey, Abstract No. 830, and the M.E.P. & P.R.R. Company Survey, Abstract No. 943, generally located north of SH 114 and east of Dale Earnhardt Way - Case # 24-PDA00004

- i. Public Hearing
- ii. Consider Approval

GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

Site:

- Approximately 11.44 acres
- Located east of Dale Earnhardt Way and north of SH 114

Owner:

- Austin Two Tracts, LP

Current Zoning:

- Agricultural District (AG) - serves as temporary holding zone for newly annexed property
- Annexed on October 10, 2024

Proposed Zoning:

- Commercial Planned Development (C-PD)

Future Land Use:

- Livable Center
 - Place type provides for mix of uses including commercial uses such as:
 - Retail
 - Office

Summary:

- Purpose of rezoning is to establish zoning following annexation as outlined in Development Agreement (DA)
 - DA approved on May 23, 2024 which provided for:
 - Annexation of property - completed October 10, 2024
 - Development of property to C-Commercial zoning standards with some specific exceptions

- Proposed planned development (PD) zoning is based on C-Commercial zoning district with following modifications:
 - Permitted uses based on concept plan:
 - Tract 1 - Uses restricted to general retail, restaurant, car wash, and fueling station (automobiles)
 - Tract 2 - Adds self-storage/mini warehouse uses
 - Allows continuation of retail sales and storage of fireworks with limitations in DA
 - Tract 3 - Adds self-storage/mini warehouse and outdoor storage uses
 - Allows continuation of retail sales and storage of fireworks with limitations in DA
 - Setback standards specific to PD
 - Landscape standards for landscape strips along street frontages
 - Allows digital billboard location (UDC already amended to allow at this location)
 - Provides for Town entry monument sign

Staff Analysis:

- Request conforms with the future land use designation of the Northlake Comprehensive Plan
- Request conforms with entitlements granted through DA
- Zoning change application is acceptable for consideration

Public Hearing:

- Public hearing is required prior to acting on zoning change request
- Notice of public hearing provided per UDC
- As of December 4th no written comments have been received

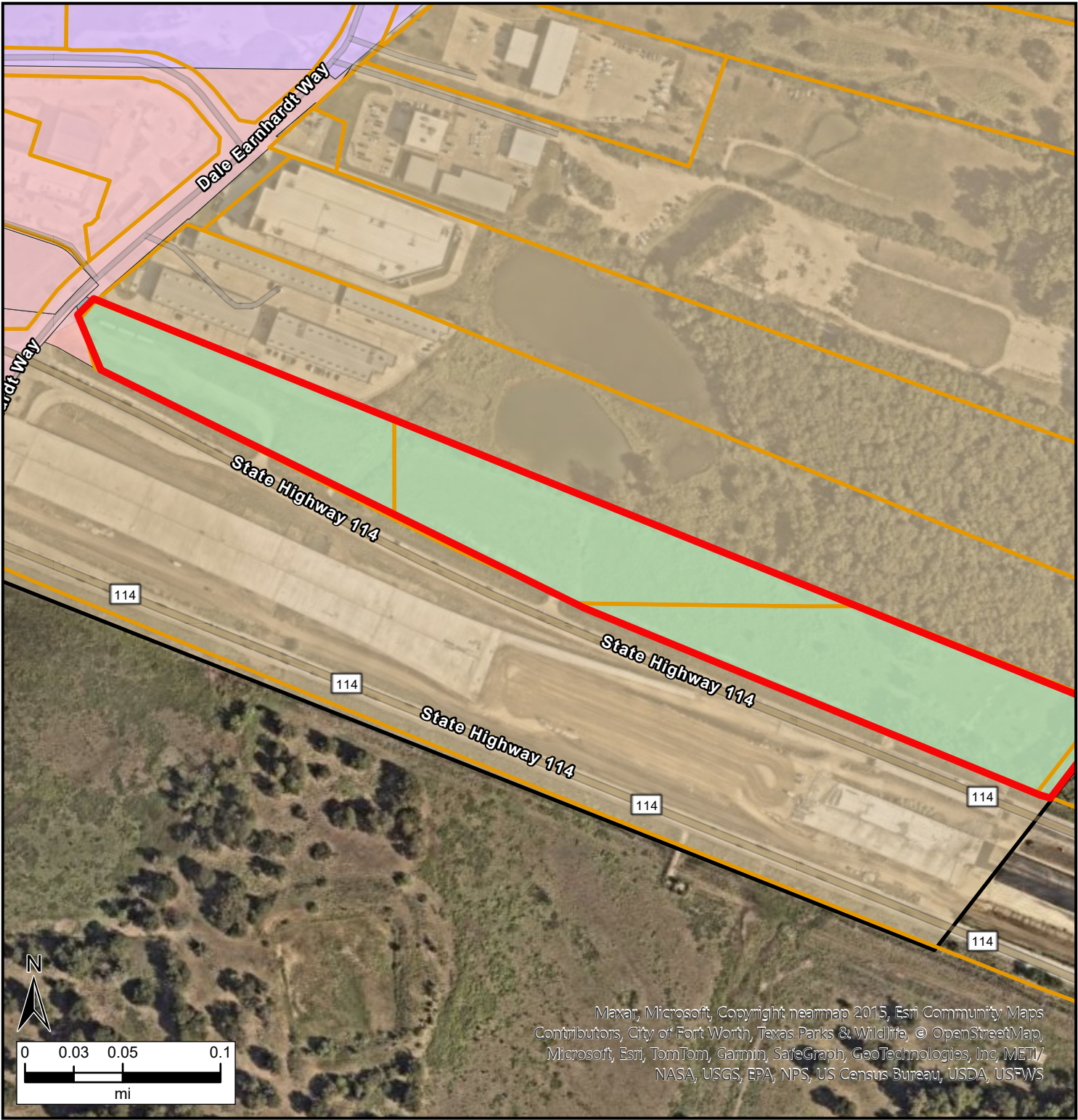
P&Z Action:

- November 19 meeting
 - Held public hearing with no speakers for or against
 - Recommended approval of zoning change unanimously

COUNCIL ACTION/DIRECTION:

- Hold public hearing
- Approve, approve with conditions, or disapprove of zoning change

Map (24-PDA000004)



Legend

Northlake_Basemap_View_PROD_108_8470

- Commercial
- Commercial\Planned Development
- Neighborhood Commercial
- Industrial
- Industrial\Planned Development
- Mixed-Use\Planned Development
- HUD Code Manufactured Housing

Northlake_Basemap_View_PROD_108_8654

- Rural Residential min 5 ac
- Rural Residential\Planned Development
- Rural Estate min 1 ac
- Rural Estate\Planned Development min 1 ac
- Agricultural
- Northlake_Basemap_View_PROD_108_6610

Northlake_Basemap_View_PROD_108_9462

- Incorporated Area
- Extraterritorial Jurisdiction

Limited Purposes Annexation

Nearmap Reference Layer

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Date: 11/8/2024



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF AN 11.44 ACRE TRACT OF LAND SITUATED IN THE EDWARD F. SPRINGER SURVEY, ABSTRACT NO. 1165, THE LEWIS MEDLIN SURVEY, ABSTRACT NO. 830, AND THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 943, IN THE TOWN OF NORTHLAKE FROM “AG” AGRICULTURAL TO “C-PD” COMMERCIAL PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; PROVIDING FOR THE ADOPTION OF A CONCEPT PLAN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-0124A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, on May 29, 2024, a development agreement executed between Austin Two Tracts, L.P., the owner of an 11.44-acre tract of land located in the Edward F. Springer Survey, Abstract No. 1165, the Lewis Medlin Survey, Abstract No. 830, and the M.E.P. & P.R.R. Company Survey, Abstract No. 943, in the Town of Northlake, Denton County, Texas (the “Property”), and the Town of Northlake was recorded in the Real Property Records of Denton County as Document Number 55833 (the “Agreement”); and

WHEREAS, the Agreement called for annexation of the Property and established certain development regulations; and

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of “AG” Agricultural upon annexation of the Property; and

WHEREAS, the Unified Development Code provides for adoption of Planned Development Districts; and

WHEREAS, the Town of Northlake initiated rezoning of the Property to establish a “C-PD” Commercial Planned Development District to align with the development regulations in the Agreement; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 24-0222A on February 22, 2024, the Northlake Next Comprehensive Plan 2045, and the rezoning complies with recommendations of the plan; and

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

WHEREAS, upon review and consideration of the Planning and Zoning Commission following a public hearing at their meeting on November 19, 2024, the Planning and Zoning Commission recommended approval of the zoning change as provided herein; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on December 12, 2024 with respect to the zoning change described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the zoning change request and establish a “C-PD” Commercial Planned Development District on the Property.

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

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this ordinance as if copied in their entirety.

Section 2. The 11.44-acre Property more fully described in Exhibit “A” shall be zoned “C-PD” Commercial Planned Development with the concept plan as provided in Exhibit “B” and development regulations as provided in Exhibit “C” attached hereto.

Section 3. The use of the Property described in Exhibit “A” shall be subject to all applicable regulations contained in the Development Regulations provided in Exhibit “C”, the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

Section 4. Any person, firm or corporation violating any of the provisions of this Ordinance shall be punished in accordance to Section 1.01.009 of the Town of Northlake Code of Ordinances, and no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

Section 5. With the exception of those Ordinances expressly repealed herein, this Ordinance shall

be cumulative of all provisions of Ordinances of the Town of Northlake, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior Ordinance of the Town, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the Ordinances of the Town, whether codified or un-codified, which are not in conflict with the provisions of the Ordinance, shall remain in full force and effect.

Section 6. All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of this Ordinance, or any other Ordinances affecting the matters addressed herein, which 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 the Ordinance but may be prosecuted until final disposition by the courts.

Section 7. The Town Secretary of the Town of Northlake is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

Section 8. This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on December 12, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

EXHIBIT A
Legal Description of Property

Being a 11.44 acre tract of land situated in the Edward F. Springer Survey, Abstract No. 1165, the Lewis Medlin Survey, Abstract No. 830 and the M.E.P. & P.R.R. Company Survey, Abstract No 943, Denton County, Texas and being all of that certain tract conveyed by deed to Austin Two Tracts, L.P., as recorded in Volume 4049, Page 998, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod, being the southwest corner of Lipscomb, LTD tract as recorded in Instrument Number 2002-75040, Deed Records, Denton County, Texas, also being in the north right-of-way line of State Highway 114 (a variable width right-of-way);

THENCE North 68°49'57" West, along said north right-of-way line, a distance of 1044.65 feet to a found 5/8 inch iron rod;

THENCE North 65°51'27" West, continuing along said north right-of-way line, a distance 555.06 feet to a found 5/8 inch iron rod;

THENCE North 63°13'43" West, a distance 596.73 feet to a found 5/8 inch iron rod;

THENCE North 64°14'10" West, a distance 146.45 feet to a found 5/8 inch iron rod;

THENCE North 18°06'21" West, a distance 164.21 feet to a set 1/2 inch iron rod with "Graham Associates, Inc." (GAI) cap, being in the intersection of said north right-of-way line and in the existing southeast right-of-way line of Dale Earnhardt Way (having a variable width right-of-way);

THENCE South 69°02'52" East, leaving said north right-of-way line, along the south line of Lot 1, Block A, Urban Garages Addition, as recorded in Instrument No. 2018-500, Plat Records, Denton County, Texas, a distance of 2511.31 feet to a found 2 inch pipe, being the southeast corner of said Lot 1 and being in the west line of said Lipscomb, LTD tract;

THENCE South 37°23'51" West, along said west line, a distance of 245.14 to the POINT OF BEGINNING and containing 498,318 square feet or 11.44 acres of land more or less.

EXHIBIT A-1
METES AND BOUNDS OF TRACT 1

A Description of Tract 1
2.578 Acres of Land

BEING a tract of land situated in the Lewis Medlin Survey, Abstract Number 830, Denton County, Texas, and being a portion of a tract of land described by deed to Austin Two Tracts LP, recorded in Instrument Number 1998-19437, of Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way of State Highway 114 (a variable width right-of-way) and the east right-of-way of Dale Earnhardt Way (a variable width right-of-way), described in Instrument Number 2014-383, of said real Property Records;

THENCE N 18°06'36"W, 118.15 feet, with the southwest line of said Austin tract, and with the said east right-of-way of said Dale Earnhardt Way;

THENCE N 40°40'31"E, 38.00 feet, with the said east right-of-way to the northwest corner of said Austin tract, and being the southwest corner of Lot 1, Block A, Urban Garages Addition, an addition to the Town of Northlake, described by Instrument Number 2018-500, said Real Property Records;

THENCE S 69°03'07"E, 764.23 feet, with the north line of said Austin tract and with the south line of said Lot 1;

THENCE S 40°37'37"W, 201.38 feet, to the south line of said Austin tract, and being in north right-of-way of said Highway 114;

THENCE N 63°13'58"W, 491.39 feet, with said common line;

THENCE N 64°14'25"W, 146.45 feet to the **Point of Beginning** and containing 112,299 square feet or 2.578 acres of land more or less.

EXHIBIT A-2
METES AND BOUNDS OF TRACT2 AND TRACT 3

A Description of Tract 2
2.503 Acres of Land

BEING a tract of land situated in the Lewis Medlin Survey, Abstract Number 830, Denton County, Texas, and the Edward F. Springer, Abstract Number 1165, Denton County, Texas and being a tract of land described by deed to Austin Two Tracts LP, recorded in Instrument Number 1998-19437, Real Property Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the north right-of-way of Highway 114 (a variable width right-of-way) and the east right-of-way of Dale Earnhardt Way (a variable width right-of-way), described in Instrument Number 2014-383, of said Property Records;

THENCE S 64°14'25" E, 146.65 feet with the south line of said Austin tract, and with the north right-of-way of said Highway 114,

THENCE S 63°13'58" E, 491.39 feet with said common line to the **POINT OF BEGINNING**;

THENCE N 40°37'37"E, 201.38 feet to the north line of said Austin tract, and being the south line of Lot 1, Block A, Urban Garages Addition, an addition to the Town of Northlake, described by Instrument Number 2018-500, of said Property Records;

THENCE S 69°03'07" E, 458.89 feet, with said common line;

THENCE S 08°33'35"W, 231.99 feet, departing said common line to the north right-of-way of said Highway 114;

THENCE N 65°51'42"W, 472.39 feet, with right-of-way of Highway 114;

THENCE N 63°13'58"W, 105.36 feet continuing with said right-of-way to the **Point of Beginning** and containing 109,038 square feet or 2.503 acres of land more or less.

A Description of Tract 3
6.342 Acres of Land

BEING a tract of land situated in the Edward F. Springer, Abstract Number 1165 and the M.E.P. & P. Railroad Company Survey, Abstract Number 943, Denton County, Texas, being a portion of that tract of land described by deed to Austin Two Tracts, L.P., recorded in Volume 4049, Page 998, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Austin tract, the most westerly southwest corner of that tract of land described by deed to Lipscomb, LTD., recorded in 2002-75040, said Real Property Records, and being in the northeast right-of-way line of S.H. 114 (a variable width right-of-way);

THENCE N 68°50'12"W, 1044.65 feet, with said northeast right-of-way line;

THENCE N 65°51'42"W, 82.66 feet, continuing with said northeast right-of-way line;

THENCE N 08°33'35"E, 231.99 feet, departing said northeast right-of-way, to the northeast line of said Austin tract and the southwest line of Lot 1, Block A, Urban Garages Addition, an addition to the ETJ of the Town of Northlake, Denton County, Texas, recorded in Instrument Number 2018-500, said Real Property Records;

THENCE S 69°03'07"E, 1246.34 feet, with said common line, to the most easterly corner of said Austin tract and the southeast corner of said Lot 1;

THENCE S 37°23'36"W, 245.14 feet, to the **Point of Beginning** and containing 276,245 square feet or 6.342 acres of land more or less.

EXHIBIT B
Concept Plan



NORTHLAKE

± 11.4 TOTAL ACRES | TOWN OF NORTHLAKE ETJ | DENTON COUNTY | FEBRUARY 2024



EXHIBIT C
Development Regulations
11.44 ACRES

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of Northlake Corner (the “Project”) on 11.44 acres of land (the “Property”) within the Town of Northlake, Texas (the “Town”). These regulations are intended to align with the development regulations in the Development Agreement between Austin Two Tracts, L.P. and the Town as recorded on May 29, 2024, in the Real Property Records of Denton County as Document Number 55833 (the “Agreement”). Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the Town's Unified Development Code (the “UDC”).

Project Location

The Project is located in the Lewis Medlin Survey, Abstract No. 830, and the Edward F. Springer Survey, Abstract No. 1165, in the Town of Northlake, Denton County, Texas and is more fully described in the attached legal description, which is attached hereto as **Exhibit A**.

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

Exhibit A Legal Description of Property

Exhibit B Concept Plan

Development Regulations

1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC as it exists or may be amended.
2. Concept Plan. The Property shall generally comply with the Concept Plan, which is attached hereto as **Exhibit B**, and which may be amended in accordance with Section 5(a) of the Agreement. The Concept Plan and these Development Regulations, which are also included on Exhibits C and D of the Agreement, meet the intent of, and conform with, the Town’s Comprehensive Plan.
3. Permitted Uses. The base zoning for the Property shall be the Commercial (C) zoning district in the UDC. Permitted uses within the Property shall be the same as those for the base zoning district with the following exceptions:
 - a. Tract 1 Additional Use Restrictions: The use of Tract 1 as identified on the Concept Plan shall be limited in use to the following as defined in the UDC Section 14.1: (1) retail/commercial purposes include an establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retail stores and shops include, but are not

limited to, art and craft store, retail bakery, bookstore, boot and shoe sales and service, camera shop, ceramic store, clothing and apparel store, computer store, department store, fabric store, florist, grocery store, music instrument sales, novelty or gift shop, optical store, paint shop, pet shop, drugstore or pharmacy, sporting goods store, trophy sales, television store, used clothing store and video sales and rentals; (2) restaurant with or without a drive-thru; (3) car wash; and (4) fueling station (automobiles).

- b. Additional Permitted Uses: In addition to the uses permitted by the Zoning Regulations, the following uses shall be permitted by right for each Tract as follows:
 - i. Tract 2 Uses: (1) retail sale and storage of fireworks; and (2) self-storage/mini warehouse.
 - ii. Tract 3 Uses: (1) retail sale and storage of fireworks; (2) self-storage/mini warehouses; and (3) outdoor storage, which may include the storage of motor vehicles, boats or boat trailers, and recreational vehicles (RV) such as travel trailers, campers and motorhomes.
4. Access to Texas Highway 114. The Town agrees to support and allow one (1) additional curb cut along the frontage of Texas Highway 114 to allow access to the Property for a total of three (3) curb cuts to the Property as generally depicted on the Concept Plan. The additional curb cut shall comply with the standards and regulations of TxDOT. No plat shall be denied based on the Owner's failure to obtain a third curb cut from TxDOT.
5. Fireworks. No Town-adopted restrictions of any kind on the retail sale and storage of fireworks, including Code of Ordinances Article 6.03, Fireworks, apply to Tract 2 and Tract 3 of the Property. The footprint of the existing fireworks structure on the Property shall not be expanded. In addition to the existing fireworks structure on the Property, a maximum of one seven thousand (7,000) square foot building is permitted to be built on either Tract 2 or Tract 3 for the retail sale and storage of fireworks.
6. Sale and Storage of Fireworks. Pursuant to Section 11 of the Agreement, the Town agrees it will not impose a regulation on the Project relating to the sale or storage of fireworks under Local Government Code 43.002(c)(7), provided however, that the use is continuously operated by Libertas Ventures LLC, or an entity that is controlled by or under common control with Owner or Libertas Ventures LLC, and complies with the Governing Regulations.
7. All development within this PD shall be subject to all applicable development standards of the UDC with the following exceptions and/or additional standards:
 - a. Setbacks. The following minimum building setback requirements shall apply. No other setbacks of any kind shall apply.

Minimum yard setbacks	Front	10'
	Side	10'
	Side adj. to street	10'
	Rear	5'

- b. Landscaping.
 - i. UDC § 9A-9.10.D.1 is modified as follows for the Property: Landscaping and Tree Protection. A minimum of a ten (10') foot linear landscape strip shall be provided adjacent to all major thoroughfares and a fifteen (15') foot linear landscape strip shall be provided adjacent to all other public and private streets, exclusive of right-of-way. The landscape strip shall include a minimum of one (1) shade tree (one-inch caliper minimum) for every one hundred (100) linear feet of street frontage.
 - ii. If Tract 3 is developed for outdoor storage use and the United States Army Corps of Engineers allows, the following additional screening requirements shall apply: at Owner's option either (a) one (1) shade tree (two-and-a-half-inch caliper minimum) every fifty (50) feet of linear street frontage or (b) a tubular steel fence.
 - c. No tree survey, tree preservation, or tree mitigation requirements shall apply.
 - d. No parkland dedication (or payment of cash in lieu of dedication) requirements shall apply, and no park fees shall be required. Code of Ordinances, Article 9.9, Parks and Open Space Dedication Requirements does not apply to the Property.
 - e. Off-Premise Digital Billboard. The Billboard may be a digital illuminated billboard with changeable message, as regulated exclusively by TxDOT. The Billboard may be double-sided. The Billboard shall have a maximum height of sixty-five (65') feet. The maximum area of each sign face on the Billboard shall not exceed 672 square feet, 48 feet in width, and 14 feet in height. The Billboard shall be located a minimum of five (5') feet from the closest boundary of the Property. The Billboard may be located within the landscape setback of the Property. The Billboard may display off-premise signage, on-premise signage, commercial messages, and noncommercial message. With the exception of the requirements in the Agreement, the Billboard shall be regulated exclusively under State of Texas regulations.
 - f. Monument Sign. The Monument Sign shall be constructed and maintained in accordance with the Concept Plan and these Development Regulations:
 - i. The content of the sign is limited to references to the Town of Northlake.
 - ii. The sign shall be sized in accordance with the Agreement or as otherwise agreed to by the property owner and the Town.
8. In the event of any conflict between this PD and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), this PD shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of this PD are hereby made inapplicable to the Property.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024
Section: 6. EXECUTIVE SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

Section: 7. RECONVENE INTO OPEN SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: December 12, 2024

Section: 8. ADJOURN
