



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
JUNE 12, 2025, 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 June 12, 2025, 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. Presentation - Metroport Chamber Annual Report
- B. Briefing - Traffic Signs and Marking Crew Policy
- C. Briefing - Fiscal Year 2025-2026 Preliminary Budget - Departmental Expenditures and Revenue Preview
- D. State Legislative Recap - 2025 Session Overview

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 May 22, 2025
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to approve a new contract with BrooksWatson & Co., PLLC for Professional Audit Services
- C. Consider approval of a Resolution of the Town of Northlake, Texas, canceling the June 26, 2025,

Regular Town Council Meeting

- D. Consider approval of a Resolution of the Town of Northlake, Texas, appointing a Voting Director or Voting Directors to the Northlake Municipal Management District No. 1 of Denton County
- E. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc, for the development of the Town's American with Disabilities Act Transition Plan in an amount not to exceed \$151,000
- F. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to purchase materials, equipment rentals, and parts for Canyon Falls water system improvements in an amount not to exceed \$106,000

5. ACTION ITEMS

The Following Items will be Considered:

- A. Consider approval of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 117 acres of land generally located northwest of Harmonson Road and McPherson Drive in the exclusive extraterritorial jurisdiction (ETJ) of the Town. Case # ANX-25-001
 - i. Public Hearing
 - ii. Consider Approval
- B. Consider approval of an Ordinance of the Town of Northlake, Texas, amending Chapter 8 "Offenses and Additional Provisions" of the Code of Ordinances, Town of Northlake, Texas by amending Article 8.02 "Noise," to provide for objective measures, certain exemptions, and application outside Town limits for a distance of 5,000 feet; providing this Ordinance shall be cumulative; providing a severability clause; providing a savings clause; providing a penalty for violation; providing for publication; and providing an effective date
- C. Consider approval of a Resolution of the Town of Northlake, Texas, stating the intent to become certified as a Dark Sky Community by the International Dark Sky Association as part of the International Dark Sky Places Program; and providing an effective date
- D. Consider approval of an Ordinance of the Town of Northlake, Texas, amending Chapter 8 "Offenses and Additional Provisions," Article 8.01, "General Provisions," of the Code of Ordinances, Town of Northlake, Texas by creating a new Section 8.01.003 "Outdoor Lighting," to provide for the regulation of certain outdoor lighting as a nuisance, providing this Ordinance shall be cumulative; providing a severability clause; providing a savings clause; providing a penalty for violation; providing for publication; and providing an effective date

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 the Northlake 156 & 114 LP property consisting of 156.8-acre tract of land generally located east of FM 156 at the southern extent of the extraterritorial jurisdiction of the Town.
- iv. Potential annexation and development agreement for property consisting of a 15.1-acre tract and a 19.8 acre tract of land generally located on the east of Faught Road and north of the Southbay Circle, in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement for approximately 278 acres of land generally located east of FM 156 and south of Downe Road partly in the extraterritorial jurisdiction of the Town and partly in the Town limits.
- vi. Potential annexation and development agreement for property consisting of 11.0-acre tract of land generally located at termination of Kay Lane in the extraterritorial jurisdiction of the Town.
- vii. Potential annexation and development agreement for property consisting of 20.9-acre tract and 3.0-acre tract of land generally located at termination of Thompson Road in the extraterritorial jurisdiction of the Town.
- viii. Potential annexation and development agreement for Cactus Thorn LP property consisting of 2.1-acre, 65.8-acre, and 150.2-acre tracts of land generally located north of FM 1384 in the extraterritorial jurisdiction of the Town.
- ix. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.
- x. Potential violations of Section II. A. "Retail Water Service" of the March 14, 2024, interlocal agreement by and between the Town of Northlake and the City of Justin allocating extraterritorial jurisdiction and retail water and sewer service areas.
- xi. Eminent domain action for the acquisition of real property for the construction and maintenance of the Faught Road Drainage Improvement Project and for other public purposes permitted by law.
- xii. Eminent domain action for the acquisition of real property for the construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law.
- xiii. Legal matters regarding retaining wall and bridge maintenance obligations and liability in Tax Increment Reinvestment Zone Number One, Town of Northlake, Texas.

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 eminent domain action for the acquisition of the following real properties, for the construction and maintenance of road improvements on Faught Road and other public purposes permitted by law:
 - 7325 Faught Road - A1063A Patrick Rock TR 57, 19.834 AC Old DCAD TR #21
 - 7925 Faught Road - A1063A Patrick Rock TR 57A, 1.246 AC, SN#1 50305118A, SN#2 50305118B
 - 7331 Faught Road - A1063A Patrick Rock TR 58, 15.067 AC Old DCAD TR #21C
 - 7417 Faith Lane - A1529A Paine TR 3, Document # 2004-6330
 - FM 407 & Faught Road - A1063A Patrick Rock TR 63, 75.65 AC Old DCAD TR #33B
 - 8080 Faught Road - Northlake Country Estates PH II BLK A Lot 13
- iii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of Elizabethtown Road Bridge.

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.

- A. Consider the use of eminent domain to condemn property and consider a Resolution authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property for construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law.

8. ADJOURN

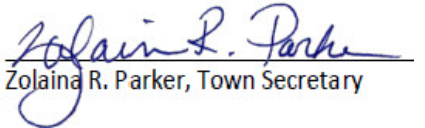
With no further items to consider, the meeting will be adjourned.

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 June 6, 2025, by 6:00 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.