



**NORTHLAKE CAPITAL IMPROVEMENT ADVISORY COMMITTEE
REGULAR MEETING AGENDA
MAY 7, 2026, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. CALL TO ORDER

2. ANNOUNCEMENTS, BRIEFINGS, AND PRESENTATIONS

- A. Briefing - Review of Project Schedule
 - i. Overall Project Schedule
 - ii. Meeting and Notice Schedule
 - iii. Overview of Master Thoroughfare Plan Public Meeting Input
- B. Briefing - Land Use Assumptions
 - i. Population Growth Overview
 - ii. Roadway Impact Fee Service Areas
 - iii. Comprehensive Plan Place Types & Land Use Categories
 - iv. Development Growth Overview
- C. Briefing - Overview of Next Steps

3. PUBLIC INPUT

- A. This item is available for citizens to address the Capital Improvement Advisory Committee on any issues that are not listed on the agenda. 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. ADJOURN

NOTE: The Capital Improvement Advisory Committee 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 May 1, 2026, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Zolain R. Parker
Zolain 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 CAPITAL IMPROVEMENT ADVISORY COMMITTEE
COMMUNICATION**



DATE: May 7, 2026
REF. DOC.: Local Government Code (LGC), Chapter 395
SUBJECT: Briefing - Review of Project Schedule
i. Overall Project Schedule
ii. Meeting and Notice Schedule
iii. Overview of Master Thoroughfare Plan Public Meeting Input
**GOALS/
OBJECTIVES:** Plan Intentionally and Responsibly - 3.3 - Review and revise town plans as needed.

BACKGROUND INFORMATION:

- Halff project team will review the project schedule, including:
 - Overall project schedule
 - Meeting and notice schedule
 - Overview of Master Thoroughfare Plan (MTP) open house
 - Exhibit 1 - copy of boards presented at open house - [Viewable via Link](#)
 - Exhibit 2 - summary of public input from open house

COMMITTEE ACTION:

Provide direction as committee deems necessary

Public Meeting Summary

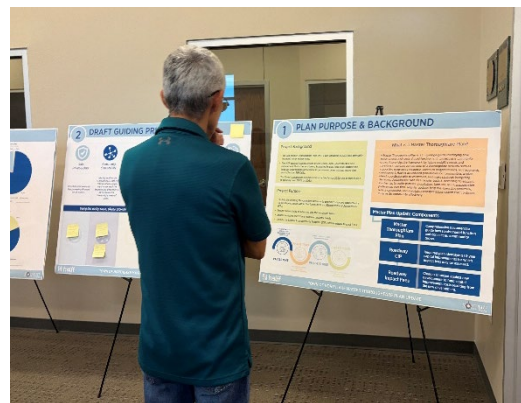
Northlake Master Thoroughfare Plan

To: Town of Northlake
From: Halff
Email: khoward@halff.com
Subject: Public Meeting #1 Summary

Date: 4/27/2026

AVO: 61769.001

The public meeting for Northlake’s Master Thoroughfare Plan was held on Thursday, April 16th from 5:30 – 7:30 pm. The purpose of this meeting was to introduce the planning process to the public, share existing conditions findings, and obtain feedback on current and future transportation needs in the Town. The meeting was a come-and-go format, where attendees were able to observe information and participate in exercises to share their insight. A total of 15 community members attended the event.

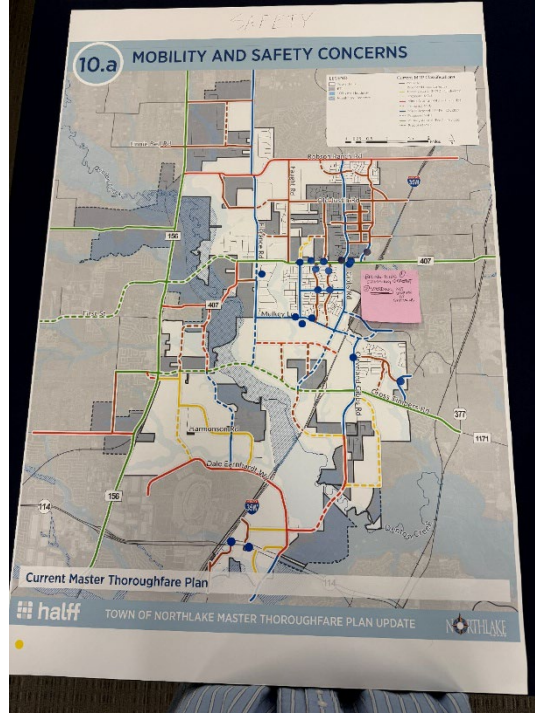
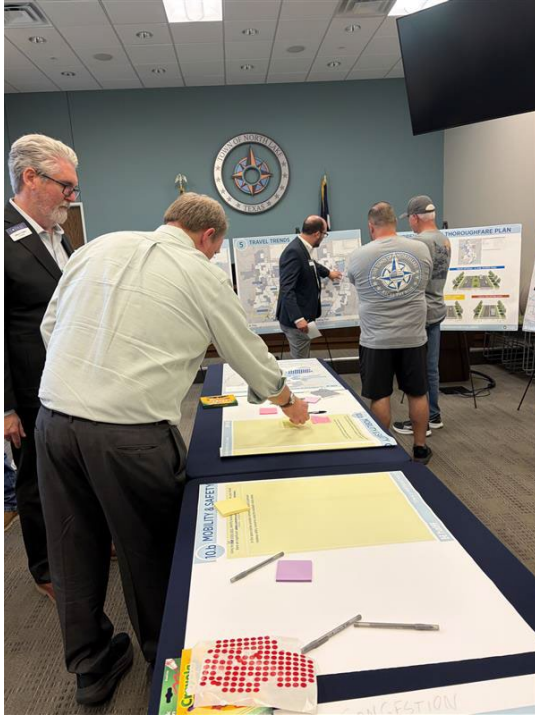


Overall, comments reflect a desire for improved safety and traffic flow on commonly used roads like FM407. Access to I-35W and HWY 114 was identified as a priority by community members, as well as access to Northlake Commons and neighborhoods like Pecan Square and Harvest. Some residents expressed concern for issues worsening as the Town grows and with the addition of new or wider roads. The following summarizes feedback obtained from the exercises.

Guiding Principles Review

- Safe Infrastructure
 - o Crosswalks and traffic lights are needed at 1st Street, Harvest Way, Market Way
 - o Slower speed on FM407 – too many accidents
- Community Connectivity
 - o Access to Northlake Commons from outbound Harvest Way
 - o Extend Market Way to Frontage Road
- Preservation & Maintenance
 - o Emergency needs – Pickup truck, Sand dispenser, Volunteer/Paid-Volunteer for winter storms
- Livability & Quality of Life
 - o FM407 – noise level, trucks and speeding are an issue





Current MTP, FLUM and Future Needs

- Pecan Square residents are concerned about FM407 - speeds are too fast, noise is too loud
- Harvest neighborhood is too dense to be considered Suburban Neighborhood and is closer in density to Lifestyle Neighborhood
- Concern about potential connections over Denton Creek due to natural features and privately owned land

Congestion & Safety Concerns

- Florance Road (Between Mulkey & FM407)
 - o Homes have low, open rural fencing – future 4-lane divided road would raise concerns about safety, privacy, and noise
- Pedestrian crossings needed at: FM407/Commons, Harvest Way at Tom Thumb
- School access from Mulkey Lane
- Left turn from Commons to FM407 is dangerous
- FM407 – kids on bikes crossing to access undeveloped construction site
- FM407 – people speed and run through stop signs
- Safety concerns along FM407, Mulkey Lane, and in neighborhoods
- Congestion concerns approaching I-35W, along FM407 and Cleveland Gibbs Rd

Comment Cards

- Florance Road does not need a connection to Drop Road (1384)
- Recommend text blasts, social media, and signs on the roadways for elections/town information
- Sound wall needed along FM407 – concern about widening road
- Florance Road (between Mulkey and FM407) – concern for privacy and safety
- No data centers in Northlake
- Need better access from Harvest to I-35W/HWY 114

**NORTHLAKE CAPITAL IMPROVEMENT ADVISORY COMMITTEE
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DATE: May 7, 2026
REF. DOC.: Local Government Code (LGC), Chapter 395
SUBJECT: Briefing - Land Use Assumptions
i. Population Growth Overview
ii. Roadway Impact Fee Service Areas
iii. Comprehensive Plan Place Types & Land Use Categories
iv. Development Growth Overview
**GOALS/
OBJECTIVES:** Plan Intentionally and Responsibly - 3.3 - Review and revise town plans as needed.

BACKGROUND INFORMATION:

- Half project team will present on Land Use Assumptions items with discussion and input on specific decision points
 - Population growth
 - Roadway Impact Fee Service Areas
 - Decision point: Confirm the proposed roadway impact fee services areas for 2026
 - Comprehensive Plan Place Types & Land Use Categories
 - Decision point: Confirm the proposed density or intensity metric for each land use category
 - Development Growth

COMMITTEE ACTION:

Provide direction as Committee deems necessary

**NORTHLAKE CAPITAL IMPROVEMENT ADVISORY COMMITTEE
COMMUNICATION**



DATE: May 7, 2026
REF. DOC.: Local Government Code (LGC), Chapter 395
SUBJECT: Briefing - Overview of Next Steps
**GOALS/
OBJECTIVES:** Plan Intentionally and Responsibly - 3.3 - Review and revise town plans as needed.

BACKGROUND INFORMATION:

- Discuss next steps including planned CIAC meeting dates:
 - Meeting #3 - September 3, 2026
 - Meeting #4 - October 1, 2026
 - Meeting #5 - January 7, 2027

COMMITTEE ACTION:

Provide direction as Committee deems necessary