

1. P&Z Agenda

Documents:

[PZ AGENDA 06-29-21.PDF](#)

2. Agenda Packet

Documents:

[PZ AGENDA PACKET 06-29-21.PDF](#)



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

PLANNING & ZONING COMMISSION AGENDA

JUNE 29, 2021

5:30 PM

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

C. NEW BUSINESS

1. Consider approval of the minutes from the regular Planning & Zoning Commission meeting held on June 1, 2021
2. Consider approval of a Preliminary Plat of Lots 1 & 2, Block A, Fieldhouse Sports, a proposed subdivision consisting of 2 lots within the extraterritorial jurisdiction of the Town of Northlake on a 45.95-acre tract of land in the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road. Fieldhouse Sports, LLC and the Scrivner Family Trust are the owners. Volly 12, LLC is the applicant/developer. ADTM Engineering is the engineer. Castlerock Surveying is the surveyor. Case # PP-21-002
3. Consider approval of a Final Plat of Lot 1, Block A, Fieldhouse Sports, a proposed 1-lot subdivision within the extraterritorial jurisdiction of the Town of Northlake on 5.55 acres of land in the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road. Fieldhouse Sports, LLC is the owner. Volly 12, LLC is the applicant/developer. ADTM Engineering is the engineer. Castlerock Surveying is the surveyor. Case # FP-21-008
4. Consider a recommendation on a Comprehensive Plan amendment to change the future land use designation from MU – Mixed Use to BP – Business Park and a related Master Thoroughfare Plan amendment for the area generally located north of Victory Circle and south of Denton Creek and the future extension of FM 1171 and west of IH 35W and east of FM 156.
 - i. Public hearing
 - ii. Consider recommendation



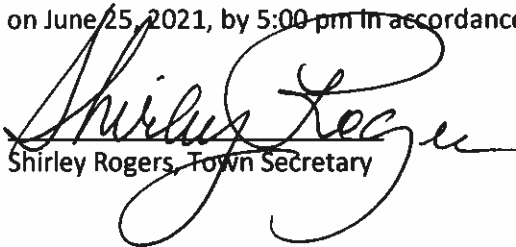
5. Consider a recommendation on amending the 2016 Master Thoroughfare Plan Update as amended, by replacing the Master Thoroughfare Plan Map.
 - i. Public hearing
 - ii. Consider recommendation
6. Consider a recommendation on a Specific User Permit for an accessory building to be constructed without a primary structure on Lot 14R2, Block A, Northlake Country Estates, a 9.167-acre lot located at 2250 FM 407, the northwest corner of FM 407 and Faught Road, and zoned Rural Residential (RR). Mohammad Khan is the owner/applicant. Case # SUP-21-001.
 - i. Public hearing
 - ii. Consider recommendation
7. Consider a recommendation on a Zoning Change from RR – Rural Residential (min. 5 acres lots)/CRO - Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 1 acres lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case # PD-21-003.
 - i. Public hearing
 - ii. Consider recommendation
8. Consider a recommendation on a Zoning Change from I – Industrial to I-PD – Industrial Planned Development for an approximately 251-acre tract of land located on the east side of Harmonson Road at 10677 Harmonson Road. 6 McFarm LLC is the owner. Westgate Capital Group, LLC is the applicant. Case # PD-21-004.
 - i. Public hearing
 - ii. Consider recommendation

D. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

CERTIFICATION

I certify that the above notice was posted at Town Hall, 1500 Commons Circle, Suite 300, Northlake Texas 76226 on June 25, 2021, by 5:00 pm in accordance with Chapter 551, Texas Government Code.


Shirley Rogers, Town Secretary



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

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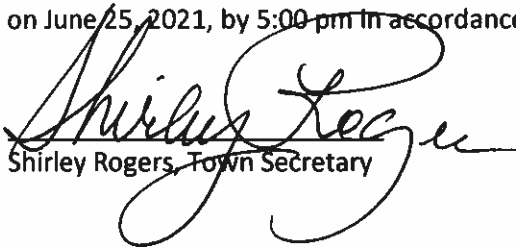
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Shirley Rogers, Town Secretary

PLANNING & ZONING COMMISSIONER ITEM A

DATE: JUNE 29, 2021

ITEM: CALL TO ORDER



PLANNING & ZONING COMMISISONER ITEM B

DATE: JUNE 29, 2021

ITEM: PUBLIC INPUT



PLANNING & ZONING COMMISISONER ITEM C

DATE: JUNE 29, 2021

ITEM: NEW BUSINESS





PLANNING & ZONING COMMISSION
Meeting Minutes
June 1, 2021
1600 Commons Circle - Northlake, Texas 76226

- A. Commissioner Chris Amarante called the first meeting of the Planning & Zoning Commission to order at 5:30 pm, quorum was present

Commissioners present: Chris Amarante, Kristen Dixon, Aaron Fowler, Michaela Monson
Jeff Nichols, Zolaina Parker, Danny Simpson

Staff present: Nathan Reddin, Development Director; Shirley Rogers, Town Secretary

- B. Public Input – none received

- C. New Business

1. Commissioner Parker made the motion to appoint Michaela Monson as Chairperson. 2nd by Commissioner Amarante
Vote: motion passed unanimous

Commissioner Simpson made the motion to appoint Jeff Nichols as Vice Chairperson. 2nd by Commissioner Dixon
Vote: motion passed unanimous

2. Nathan Reddin, Development Director, briefed the Commission on proposed text amendments to Section 8.2 “Accessory Uses and Structures” of Article 8 “Special Uses and General Regulations” of the Unified Development Code (UDC) to revise standards related to setbacks and provisions of variances for certain accessory uses and structures. Case # UDC-21-002

- a. Chairperson Monson opened the public hearing at 6:01 pm
No one came forward for or against the proposed amendments
Chairperson Monson closed the public hearing at 6:01 pm

- b. Commissioner Amarante made the motion to recommend the proposed text amendments to town council for consideration at their next council meeting with the following change under Section 8.2 Accessory Uses and Structures - L-3 Decking for in-ground or above-ground pools, spas, hot tubs and saunas shall be set back a minimum of five (5') feet from common property lines, shall meet all minimum setback requirements for front yards and side yards adjacent to a street, and may not be located within an easement. 2nd by Chairperson Monson.

Vote: motion passed unanimous



3. Nathan Reddin, Development Director, briefed the Commission on a final plat of Lot 1X-R & Lot 2, Block 26, Chadwick Farms Addition, being a replat of Lot 1X, Block 26, and a tract of land containing a total of 9.0812 acres located at the northwest corner of Chadwick Parkway and Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD). Chadwick Farms, Ltd. is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # FP-21-007
 - a. Chairperson Monson opened the public hearing at 6:07 pm
No one came forward for or against the final plat for approval
Chairperson Monson closed the public hearing at 6:07 pm
 - b. Commissioner Parker made the motion to approve the final plat. 2nd by Commissioner Fowler
Vote: motion passed unanimous

D. Chairperson Monson adjourned the meeting at 6:07 pm

Passed and approved on this the 29th day of June 2021.

Northlake Planning & Zoning Commission

Michaela Monson, Chairperson

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JUNE 29, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: FIELDHOUSE SPORTS PRELIMINARY PLAT (PP-21-002)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

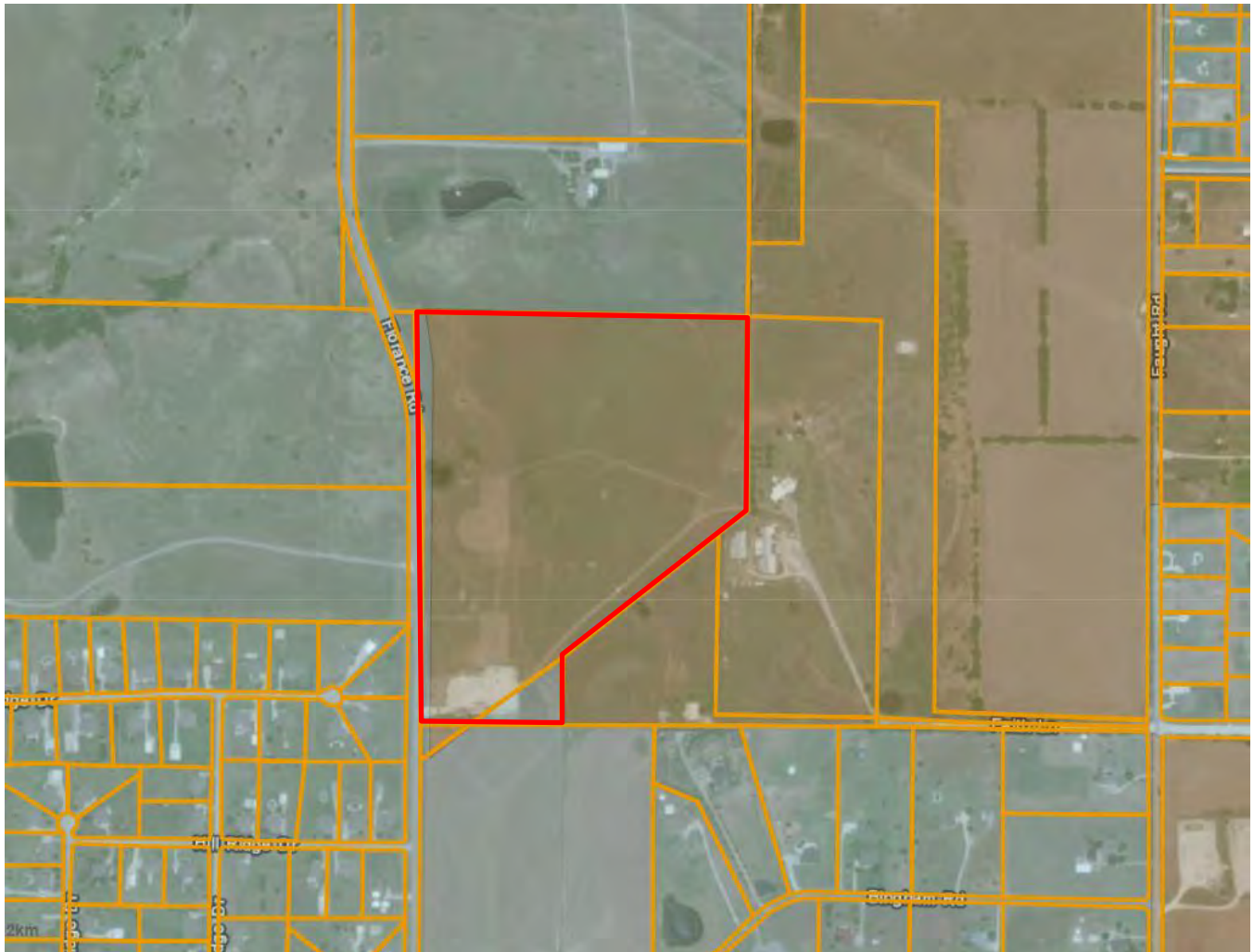
Applicant/ Developer:	Volly 12, LLC
Owners:	Fieldhouse Sports, LLC and the Scrivner Family Trust
Engineer:	ADTM Engineering
Surveyor:	Castlerock Surveying
Current Zoning:	No Zoning - Extraterritorial Jurisdiction (ETJ)
Site:	Approximately 45.95 acres out of the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road in the ETJ of the Town of Northlake. The property is vacant, currently being maintained as improved pasture, with a gas well site in the southwest corner.
Summary:	This application is for a preliminary plat to subdivide the property into two lots, a 5.54-acre lot for a proposed volleyball training facility and the remaining 40.06 acres to remain undeveloped and limited to single-family residential and agricultural use without the approval of a new preliminary plat and related plans and studies. Each lot will be served with water from the Town of Northlake and a private on-site sewage facility (OSSF). Each lot will be accessed from frontage on Florance Road. The plat proposes an additional 10 feet of right-of-way dedication to provide for the ultimate width of Florance Road per the Master Thoroughfare Plan.
Staff Analysis:	The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on June 25, 2021, and it will be approved on July 25, 2021, if no action is taken.

Preliminary plans for storm drainage and water improvements were also submitted with the preliminary plat for review along with a drainage study and traffic impact analysis. The preliminary plat and plans and related studies meet all platting and engineering design requirements.

P&Z ACTIONS:

- Approve or take no action (results in approval on July 25th)

AERIAL LOCATION MAP:



ATTACHMENTS:

- Preliminary Plat

GENERAL PLAT NOTES:

1. Note: Bearings are based upon The Texas State Plane Coordinate System, North Central Zone, North American Datum 1983, U.S. Survey Feet From GPS Observations. All distances and areas shown are surface measurements. Combined Scale Factor: 0.99987317, Convergence Angle: 0° 40' 32". All elevations shown are NAVD83 from Lidar data obtained from the North Central Texas Council of Governments.

2. All 1/2" iron rods with orange plastic caps set (IRSC) are stamped "Castlerock Surveying RPLS 6357".

3. The purpose of this plat is to create two lots from the original tract of land.

4. FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for Denton County, Texas Map Number 481210485G Community Numbers 480774, effective dates 04-18-2011 and that map indicates that part of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance of floodplain" as shown on Panel 0485 G said map.

5. "No development is proposed on Lot 2. A downstream assessment demonstrating how runoff will be mitigated must be submitted and approved by the Town prior to any land disturbance of Lot 2, Block A, Fieldhouse Sports Addition. A detention pond may or may not be required. It is expressly understood and agreed by the owner or the owner's designee of Lot 2, Block A that the owner or owner's designee shall be responsible to determine if the site development requires detention and provide the detention volume mitigation if required during the site development."

6. "No development is proposed on Lot 2. It will be limited to single-family use (one home on the lot) and agricultural use. Any further development of Lot 2 will require a new preliminary plat and related plans and studies."

IMPROVEMENT STATEMENT:

1. Water Service to be provided by: Town of Northlake

2. Electric provided by: CoServ
7701 S. Stemmons,
Corinth, Texas, 76210
Phone: 940-321-7800

3. Sewer service to be provided by private septic system. Sanitary sewer to be handled by facilities approved by the Denton County Health Department.

4. No telephone service provided.

5. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County or Town of Northlake.

6. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

7. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.

8. Denton County or Town of Northlake will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

9. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

10. No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation.

LINE	BEARING	DISTANCE
L1	S 03°22'23" E	119.81
L2	S 55°22'29" E	39.04
L3	S 82°17'50" E	73.96
L4	N 73°13'22" E	50.26
L5	N 85°45'50" E	34.09
L6	S 74°45'24" E	67.31
L7	S 86°58'10" E	191.23
L8	S 74°19'09" E	108.42
L9	S 56°20'55" E	49.32
L10	S 50°12'48" E	117.58
L11	S 53°44'52" E	106.50
L12	S 50°47'24" E	15.98
L13	S 51°09'02" W	73.25
L14	N 42°36'32" W	17.31
L15	N 54°31'11" W	113.94
L16	N 51°35'37" W	89.74
L17	N 78°36'14" W	26.06
L18	N 85°48'17" W	89.43
L19	N 78°21'10" W	78.70
L20	N 88°39'12" W	83.52
L21	N 89°11'57" W	34.51
L22	N 89°42'10" W	67.77
L23	N 77°21'54" W	85.07
L24	S 84°10'50" W	68.85
L25	N 87°22'47" W	109.29
L26	N 38°21'21" W	94.07
L27	N 09°52'55" W	83.42
L28	N 00°12'14" W	108.55
L29	N 89°47'46" E	135.75
L30	S 26°12'53" W	55.63
L31	N 89°47'46" E	15.02
L32	N 26°12'53" W	55.63
L33	S 89°47'46" W	15.02
L34	N 89°47'46" E	45.77
L35	N 89°47'46" E	21.37
L36	S 49°14'05" W	26.99
L37	S 77°51'59" E	46.11
L38	S 62°01'00" E	23.19
L39	S 24°49'40" E	24.87
L40	S 00°34'37" W	83.60
L41	S 81°37'45" E	42.61
L42	S 58°07'24" W	51.95
L43	S 01°58'30" W	16.42
L44	S 89°47'46" W	130.76
L45	N 09°12'14" W	213.02

OWNERS:
FIELDHOUSE SPORTS, LLC &
SCRIVNER FAMILY TRUST,
THURMAN L. SCRIVNER,
(TRUSTEE) 7417 FAITH LANE
ARROYO, TEXAS
76226

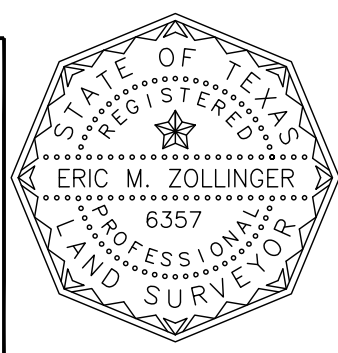
SURVEYOR:
ERIC M. ZOLLINGER, R.P.L.S. 6357
CASILEROCKSURVEYING
P.O. BOX 232
JUSTIN, TEXAS
76247
940-242-1533

- IRF = IRON ROD FOUND
- IRFC = IRON ROD FOUND WITH CAP
- ⊕ TELEPHONE RISER(TR)
- ⊕ BURIED CABLE MARKER(BCM)
- ⊕ CULVERT
- ⊕ WATER METER
- ⊕ WATER VALVE (WV)
- ⊕ GAS METER
- ⊕ OIL & GAS PIPELINE MARKER
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ CLEAN OUT
- ⊕ SEPTIC LID
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
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- ⊕ CLEAN OUT

- B.L. = BUILDING LINE
- GP.LS. = OIL/GAS PIPELINE MARKER
- R.O.W. = RIGHT OF WAY
- FF. = FINISHED FLOOR
- CM. = CONTROLLING MONUMENT
- * = BASE BEARING
- () = PLAT OR DEED CALL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- AC = AIR CONDITIONER PAD
- CMF = CORRUGATED METAL PIPE
- PROPERTY LINE
- OWNER LINE
- EASEMENT
- UTILITY EASEMENT
- NORTHLAKE CITY LIMITS
- DEED RECORDS, DENTON COUNTY TEXAS
- R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY TEXAS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

LEGEND

- PROPERTY LINE
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CERTIFICATE OF SURVEYOR:

STATE OF TEXAS

COUNTY OF DENTON

THAT I, ERIC M. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

ERIC M. ZOLLINGER R.P.L.S. # 6357 DATE 08-27-2020

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned AUTHORITY, on this day personally appeared _____, 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 stated.

GIVE UNDER my hand and seal of office this ____ day of _____

NOTARY PUBLIC

_____, COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS; Fieldhouse Sports, LLC and Scrivner Family Trust, Thurman L. Scrivner (Trustee), are the owners of those certain tracts of land situated in A.M. FELTUS SURVEY, ABSTRACT NUMBER 1593, Denton County, Texas, and being all of a called 5.11 acre tract of land described as "TRACT 1" and a called 0.44 acre tract of land described as "TRACT 2" in the deed to Fieldhouse Sports, LLC, recorded in Instrument Number 2021-17386, Real Property Records, Denton County, Texas and the remainder of a called 47,244 acre tract of land described in the deed to Scrivner Family Trust, Thurman L. Scrivner (Trustee) recorded in Instrument Number 2004-6331, Real Property Records, Denton County, Texas the subject tract being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found in the East right of way line of Florence Road for the Southwest corner of said 47,244 acre tract of land of land, same being the Northwest corner of a called 23.139 acre tract of land to Sycamore Leaf Investments, Ltd. recorded in Instrument Number 2007-125642, Real Property Records, Denton County, Texas;

THENCE North 00 Degrees 12 Minutes 14 Seconds West with the West line of said 47,244 acre tract of land and the East right of way line of said Florence Road a distance of 1200.87 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for corner at the beginning of a curve to the left, concave to the West, having a radius of 1040.00 feet, a delta angle of 15 Degrees 56 Minutes 25 Seconds, a chord bearing of North 08 Degrees 10 Minutes 29 Seconds West, and a chord distance of 288.44 feet;

THENCE Northerly with the West line of said 47,244 acre tract of land and the East right of way line of said Florence Road an arc distance of 289.34 feet to a 1/2 inch bent iron rod found for corner, same being the South corner of a called 0.355 acre tract of land described in the deed to Danny Simpson and Anne Simpson recorded in Instrument Number 2011-104775, Real Property Records, Denton County, Texas;

THENCE North 00 Degrees 12 Minutes 55 Seconds West with the West line of said 47,244 acre tract of land and the East line of said 0.355 acre tract of land a distance of 292.40 feet to a 1/2 inch iron rod found for the Northwest corner, same being the Northeast corner of said 0.355 acre tract of land and in the South line of a called 30,000 acre tract of land described in the deed to Danny Wayne Simpson and wife, Anne Davis Simpson recorded in Volume 4521, Page 226, Real Property Records, Denton County, Texas;

THENCE South 89 Degrees 51 Minutes 49 Seconds East with the North line of said 47,244 acre tract of land and the South line of said 30,000 acre tract of land a distance of 1,427.32 feet to a metal fence corner post found for the Northeast corner, same being the Southeast corner of said 30,000 acre tract of land;

THENCE South 00 Degrees 29 Minutes 14 Seconds East with the most Northerly East line of said 47,244 acre tract of land a distance of 842.46 feet to a metal fence corner post found for the most Northerly Southeast corner, same being and interior corner of a tract of land described in the deed to Scrivner Family Trust, Thurman L. Scrivner (Trustee) recorded in Instrument Number 2004-6330, Real Property Records, Denton County, Texas;

THENCE South 51 Degrees 09 Minutes 02 Seconds West with the Southeast line of said 47,244 acre tract of land and the Northwest line of said Scrivner Family Trust tract of land, passing the most Southerly Northwest corner of said Scrivner Family Trust tract of land and the Northeast corner of a called 9.996 acre tract of land described in the deed to The Living Savior Ministries recorded in Instrument Number 2020-136295, Real Property Records, Denton County, Texas, and continuing on said course with the Northwest line of said 9.996 acre tract of land a distance of 1,002.47 feet to a metal fence corner post found for an interior corner, same being the Northwest corner of said 9.996 acre tract of land;

THENCE South 00 Degrees 23 Minutes 30 Seconds West with the most Southerly East line of said 47,244 acre tract of land and the West line of said 9.996 acre tract of land a distance of 304.80 feet to a metal fence corner post found for the most Southerly Southeast corner, same being the Southwest corner of said 9.996 acre tract of land and in the North line of said 23.139 acre tract of land;

THENCE North 89 Degrees 56 Minutes 11 Seconds West with the South line of said 47,244 acre tract of land and the North line of said 23.139 acre tract of land a distance of 605.30 feet to the **POINT OF BEGINNING** and enclosing 45.95 acres of land, more or less.

OWNERS DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Scrivner Family Trust, Thurman L. Scrivner (Trustee), a Texas Limited Partnership, and Scrivner Family Trust, Thurman L. Scrivner (Trustee) does hereby adopt this Final Plat, designating the herein described property as LOTS 1 & 2, BLOCK A, FIELDHOUSE SPORTS, an Addition in 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.

FIELDHOUSE SPORTS, LLC

BY: _____ Date: _____
Representative

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned AUTHORITY, on this day personally appeared _____, 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 stated.

GIVE UNDER my hand and seal of office this ____ day of _____

NOTARY PUBLIC

_____, COUNTY, TEXAS

SCRIVNER FAMILY TRUST; THURMAN L. SCRIVNER (TRUSTEE)

BY: _____ Date: _____
Owner

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned AUTHORITY, on this day personally appeared _____, 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 stated.

GIVE UNDER my hand and seal of office this ____ day of _____

NOTARY PUBLIC

_____, COUNTY, TEXAS

APPROVED BY THE NORTHLAKE PLANNING AND ZONING COMMISSION ON:

DATE

CHAIR, PLANNING & ZONING COMMISSION

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT

OF

LOTS 1 & 2, BLOCK A,

FIELDHOUSE SPORTS

BEING 45.95 ACRES IN THE

A.M. FELTUS SURVEY, ABSTRACT NUMBER 1593,
IN THE EXTRATERRITORIAL JURISDICTION OF

TIE TOWN OF NORTHLAKE,

DENTON COUNTY, TEXAS

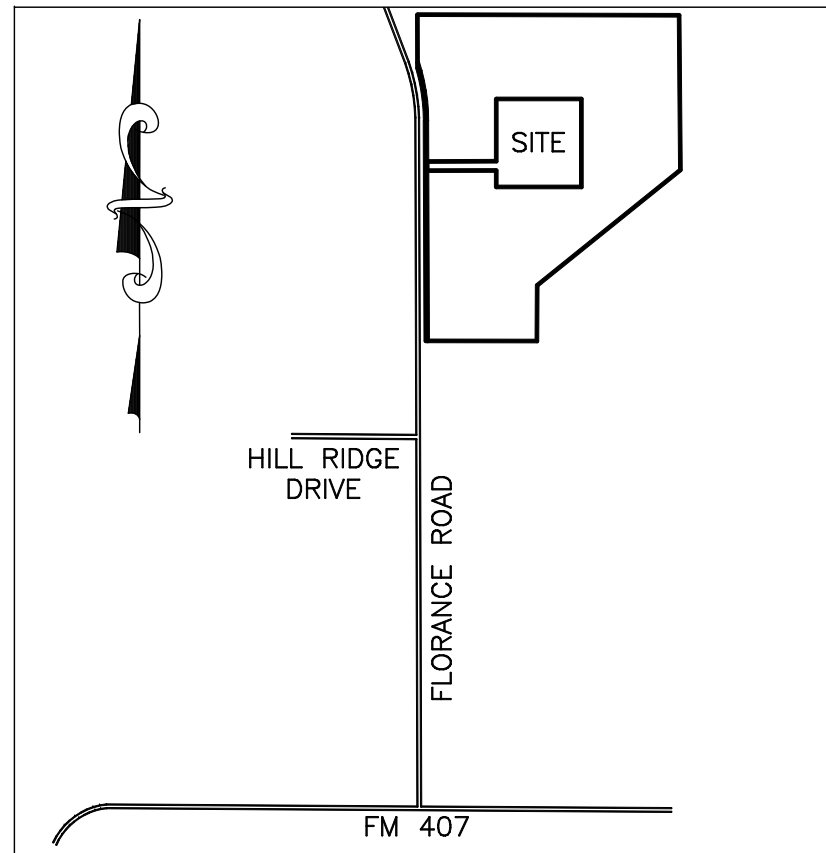
2 PROPOSED LOTS

1 NON RESIDENTIAL LOT

1 RESIDENTIAL LOT

ADDRESS: 8129 FLORENCE ROAD

PREPARED ON: 02-21-2021



VICINITY MAP NOT TO SCALE

JOB NO. 2020071-PP

PAGE 1 OF 1

CASILEROCK SURVEYING, PLLC

P.O. BOX 232, JUSTIN, TEXAS 76247
TELEPHONE 940-242-1533
EMAIL: ERIC@CASILEROCKSURVEYING.COM
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FORM # 100406

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JUNE 29, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: LOT 1, BLOCK A, FIELDHOUSE SPORTS FINAL PLAT (PP-21-008)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

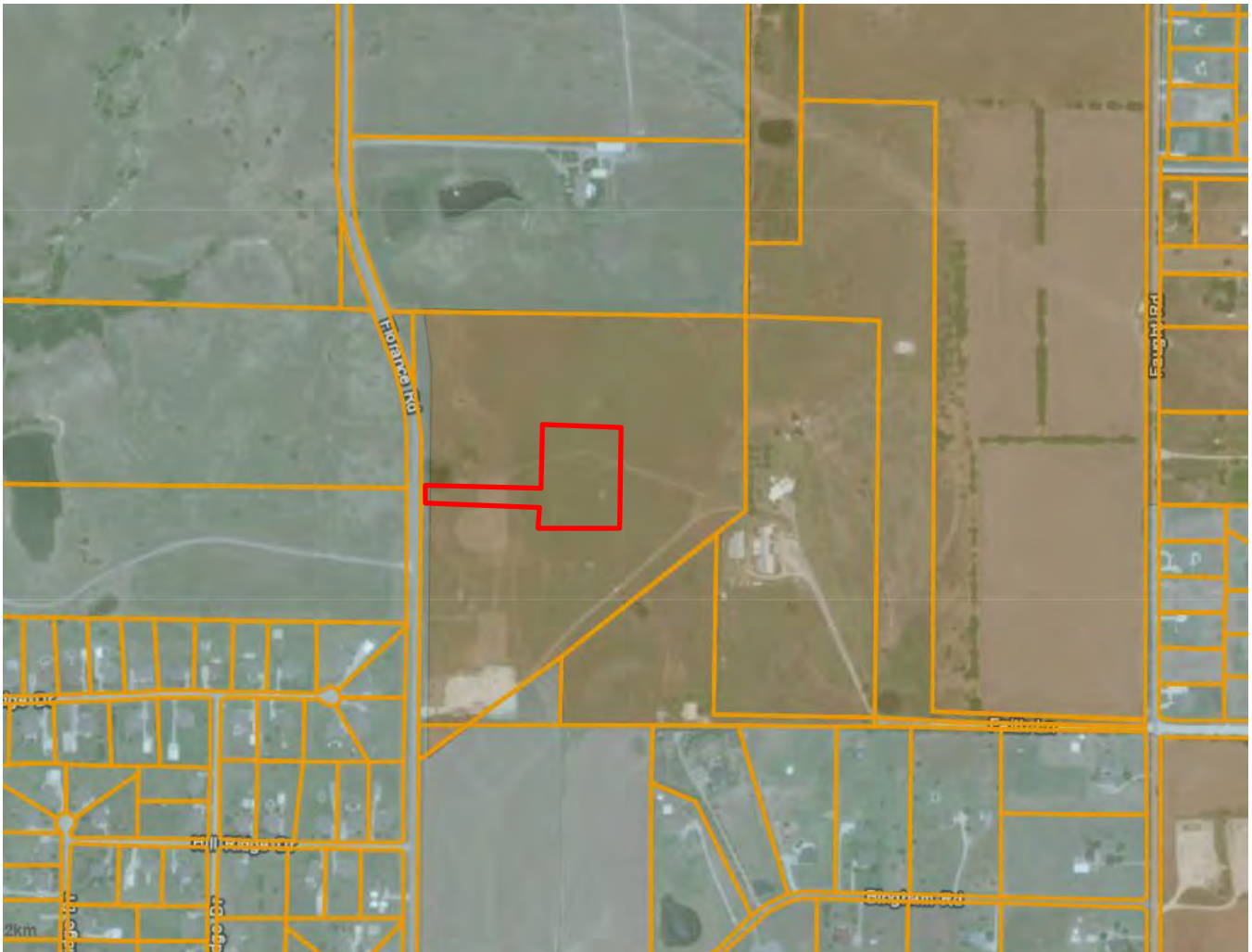
Applicant/ Developer:	Volly 12, LLC
Owners:	Fieldhouse Sports, LLC
Engineer:	ADTM Engineering
Surveyor:	Castlerock Surveying
Current Zoning:	No Zoning - Extraterritorial Jurisdiction (ETJ)
Site:	Approximately 5.55 acres of land in the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road in the ETJ of the Town of Northlake. The property is vacant with preliminary site work and grading underway for the proposed volleyball training facility to be constructed on the site.
Summary:	This application is for the final plat of Lot 1, Block A, Fieldhouse Sports which is part of the preliminary plat considered with the previous agenda item. The lot will be served with water from the Town of Northlake and a private on-site sewage facility (OSSF). The lot will be accessed from frontage on Florance Road. The plat dedicates an additional 10 feet of right-of-way width to provide for the ultimate width of Florance Road per the Master Thoroughfare Plan.
Staff Analysis:	The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on June 25, 2021, and it will be approved on July 25, 2021, if no action is taken.

Construction plans for storm drainage and water improvements were submitted with the final plat for review. The final plat conforms with the preliminary plat which is being considered on this same agenda. The final plat and plans meet all platting and engineering design requirements.

P&Z ACTIONS:

- Approve or take no action (results in approval on July 25th)

AERIAL LOCATION MAP:



ATTACHMENTS:

- Final Plat

GENERAL PLAT NOTES:

1. Note: Bearings are based upon The Texas State Plane Coordinate System, North Central Zone, North American Datum 1983, U.S. Survey Feet From GPS Observations. All distances and areas shown are surface measurements. Combined Scale Factor: 0.99987317, Convergence Angle: 0° 40' 32". All elevations shown are NAVD88 from Lidar data obtained from the North Central Texas Council of Governments.

2. All 1/2" iron rods with orange plastic caps set (IR.SC) are stamped "Castlerock Surveying RPLS 6357".

3. The purpose of this plat is to create two lots from the original tract of land.

4. FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate-Map for Denton County, Texas Map Number 48121C0485G Community Numbers 480774, effective dates 04-18-2011 and that map indicates that part of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance of floodplain" as shown on Panel 0485 G said map.

5. "No development is proposed on Lot 2. A downstream assessment demonstrating how runoff will be mitigated must be submitted and approved by the Town prior to any land disturbance of Lot 2, Block A, Fieldhouse Sports Addition. A detention pond may or may not be required. It is expressly understood and agreed by the owner or the owner's designee of Lot 2, Block A that the owner or owner's designee shall be responsible to determine if the site development requires detention and provide the detention volume mitigation if required during the site development."

6. "No development is proposed on Lot 2. It will be limited to single-family use (one home on the lot) and agricultural use. Any further development of Lot 2 will require a new preliminary plat and related plans and studies."

IMPROVEMENT STATEMENT:

- Water Service to be provided by: Town of Northlake
- Electric provided by: CoServ
7701 S. Stemmons,
Corinth, Texas, 76210
Phone: 940-321-7800
- Sewer service to be provided by private septic system. Sanitary sewer to be handled by facilities approved by the Denton County Health Department.
- No telephone service provided.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County or Town of Northlake.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Denton County or Town of Northlake will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation.

LINE	BEARING	DISTANCE
L1	S 03°28'23" E	119.81'
L2	S 55°22'28" E	39.04'
L3	S 89°12'58" E	73.96'
L4	N 73°15'22" E	50.26'
L5	N 85°45'50" E	34.09'
L6	S 74°43'24" E	67.31'
L7	S 86°58'10" E	191.23'
L8	S 74°19'09" E	108.42'
L9	S 56°20'55" E	49.32'
L10	S 50°12'48" E	117.58'
L11	S 53°44'52" E	106.50'
L12	S 56°47'54" E	15.98'
L13	S 51°09'02" W	73.25'
L14	N 42°36'32" W	17.51'
L15	N 54°31'16" W	113.94'
L16	N 51°55'37" W	99.74'
L17	N 78°56'14" W	26.06'
L18	N 85°48'17" W	89.43'
L19	S 78°21'19" W	78.70'
L20	S 88°39'12" W	83.52'
L21	N 89°11'57" W	34.51'
L22	S 89°42'10" W	57.77'
L23	N 77°21'54" W	65.07'
L24	S 84°10'50" W	68.85'
L25	N 87°22'47" W	109.29'
L26	N 38°21'21" W	94.00'
L27	N 09°52'55" W	83.42'
L28	N 00°12'14" W	108.55'
L29	N 89°47'46" E	135.75'
L30	S 26°12'53" W	55.63'
L31	N 89°47'46" E	15.02'
L32	N 26°12'53" W	55.63'
L33	S 89°47'46" W	15.02'
L34	N 89°47'46" E	45.77'
L35	N 89°47'46" E	21.37'
L36	S 49°14'05" E	26.99'
L37	S 77°31'32" E	86.11'
L38	S 62°01'00" E	23.19'
L39	S 24°48'40" E	24.87'
L40	S 00°34'37" W	93.60'
L41	S 81°37'45" E	42.61'
L42	S 59°07'24" W	51.95'
L43	S 01°58'30" W	16.42'
L44	S 89°47'46" W	130.76'
L45	N 00°12'14" W	213.02'
L46	S 05°54'30" E	50.25'

OWNERS:
FIELDHOUSE SPORTS, LLC &
SCRIVNER FAMILY TRUST,
THURMAN L. SCRIVNER,
(TRUSTEE) 7417 FAITH LANE
ARROYO, TEXAS
76226

SURVEYOR:
ERIC M. ZOLLINGER, R.P.L.S. 6357
CASILEROCKSURVEYING
P.O. BOX 232
JUSTIN, TEXAS
76247
940-242-1533

LEGEND

● IRF = IRON ROD FOUND	⊙ SEPTIC LID	— B.L. = BUILDING LINE	— GRAY = GRAVEL
● IRFC = IRON ROD FOUND WITH CAP	⊙ SANITARY SEWER MANHOLE	— G.P.L.S. = OIL/GAS PIPELINE MARKER	— CONCRETE
⊙ TELEPHONE RISER/TR	⊙ STORM SEWER MANHOLE	— R.O.W. = RIGHT OF WAY	— UTILITY EASEMENT
⊙ BURIED CABLE MARKER(BCM)	⊙ CULVERT	— FF = FINISHED FLOOR	— NORTHLAKE CITY LIMITS
⊙ ELECTRIC RISER	⊙ WATER METER	— CM = CONTROLLING MONUMENT	— NORTHLAKE EXTRATERRITORIAL JURISDICTION
⊙ ELECTRIC TRANSFORMER(ET)	⊙ WATER VALVE (WV)	* = BASE BEARING	— NORTHLAKE CITY LIMITS
⊙ GAS METER	⊙ WELL	() = PLAT OR DEED CALL	— NORTHLAKE EXTRATERRITORIAL JURISDICTION
⊙ OIL & GAS PIPELINE MARKER	⊙ IRRIGATION CONTROL VALVE	P.O.B. = POINT OF BEGINNING	— NORTHLAKE CITY LIMITS
⊙ UTILITY POLE	⊙ LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT	— NORTHLAKE EXTRATERRITORIAL JURISDICTION
⊙ GUY ANCHOR	⊙ FIRE HYDRANT	U.E. = UTILITY EASEMENT	— NORTHLAKE CITY LIMITS
⊙ CLEAN OUT		D.E. = DRAINAGE EASEMENT	— NORTHLAKE EXTRATERRITORIAL JURISDICTION
		AC = AIR CONDITIONER PAD	— NORTHLAKE CITY LIMITS
		CMF = CORRUGATED METAL PIPE	— NORTHLAKE EXTRATERRITORIAL JURISDICTION



CERTIFICATE OF SURVEYOR:
STATE OF TEXAS
COUNTY OF DENTON
THAT I, ERIC M. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND.

ERIC M. ZOLLINGER R.P.L.S. # 6357 DATE

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned AUTHORITY, on this day personally appeared _____ 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 stated.
GIVE UNDER my hand and seal of office this ____ day of _____
NOTARY PUBLIC
_____, COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS: Fieldhouse Sports, LLC, are the owners of those certain tracts of land situated in A.M. FELTUS SURVEY, ABSTRACT NUMBER 1593, Denton County, Texas, and being all of a called 5.11 acre tract of land described as "TRACT 1" and a called 0.44 acre tract of land described as "TRACT 2" in the deed to Fieldhouse Sports, LLC. recorded in Instrument Number 2021-17386, Real Property Records, Denton County, Texas the subject tract being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found in the East right of way line of Florance Road for the Southwest corner of said "TRACT 2" from which a 1/2 inch iron rod found for the Southwest corner of the remainder of a called 47.2444 acre tract of land described in the deed to Scrivner Family Trust, Thurman L. Scrivner (Trustee) recorded in Instrument Number 2004-6331, Real Property Records, Denton County, Texas bears South 00 Degrees 12 Minutes 14 Seconds East a distance of 928.11 feet;

THENCE North 00 Degrees 12 Minutes 14 Seconds West with the West line of said "TRACT 2" and the East right of way line of said Florance Road a distance of 50.03 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for the Northwest corner of said "TRACT 2", from which a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for corner in the West line of said 47.2444 acre tract of land and in the East line of said Florance Road, at the beginning of a curve to the left, concave to the West, bears North 00 Degrees 12 Minutes 14 Seconds West a distance of 222.73 feet;

THENCE North 89 Degrees 47 Minutes 46 Seconds East with the North line of said "TRACT 2" a distance of 387.45 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for the Northeast corner of said "TRACT 2" and being on the West line of said "TRACT 1";

THENCE North with the West line of said "TRACT 1" a distance of 339.86 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for the Northwest corner of said "TRACT 1";

THENCE East with the North line of said "TRACT 1" a distance of 464.09 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for corner;

THENCE South with the East line of said "TRACT 1" a distance of 480.06 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for corner;

THENCE West with the South line of said "TRACT 1" a distance of 464.09 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for corner;

THENCE North with the West line of said "TRACT 1" a distance of 90.20 feet to a 1/2 inch orange plastic capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for corner, same being the Southeast corner of said "TRACT 2";

THENCE South 89 Degrees 47 Minutes 46 Seconds West a distance of 387.28 feet to the POINT OF BEGINNING and enclosing 5.55 acres of land, more or less.

THURMAN L. SCRIVNER

OWNERS DEDICATION:
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Fieldhouse Sports, LLC does hereby adopt this Final Plat, designating the herein described property as LOT 1, BLOCK A, FIELDHOUSE SPORTS, an Addition in 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.

FIELDHOUSE SPORTS, LLC

BY: _____ Date: _____
Representative

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned AUTHORITY, on this day personally appeared _____, 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 stated.

GIVE UNDER my hand and seal of office this ____ day of _____

NOTARY PUBLIC
_____, COUNTY, TEXAS

APPROVED BY THE NORTHLAKE PLANNING AND ZONING COMMISSION ON:

DATE

CHAIR, PLANNING & ZONING COMMISSION

TOWN SECRETARY, TOWN OF NORTHLAKE

FINAL PLAT
OF
LOTS 1, BLOCK A,
FIELDHOUSE SPORTS
BEING 5.55 ACRES IN THE
A.M. FELTUS SURVEY, ABSTRACT NUMBER 1593,
IN THE EXTRATERRITORIAL JURISDICTION OF
THE TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

1 PROPOSED LOT
1 NON RESIDENTIAL LOT
5.55 GROSS ACRES
5.54 NET ACRES

ADDRESS: 8129 FLORANCE ROAD
PREPARED ON: 02-21-2021

JOB NO. 2020071-FF

PAGE 1 OF 1

CASLEROCK SURVEYING, PLLC

P.O. BOX 232, JUSTIN, TEXAS 76247
TELEPHONE 940-242-1533
EMAIL: ERIC@CASLEROCKSURVEYING.COM
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FORM # 010908

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- ⊙ WATER METER
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 | PROPERTY LINE | GRAY | GRAVEL |

LEGEND

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NOTARY PUBLIC
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FINAL PLAT
OF
LOTS 1, BLOCK A,
FIELDHOUSE SPORTS
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1 PROPOSED LOT
1 NON RESIDENTIAL LOT
5.55 GROSS ACRES
5.54 NET ACRES

ADDRESS: 8129 FLORANCE ROAD
PREPARED ON: 02-21-2021

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JUNE 29, 2021

REF #: NORTHLAKE UNIFIED DEVELOPMENT CODE; THE PATHWAY TO
2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE

SUBJECT: COMPREHENSIVE PLAN AMENDMENT



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

COMPREHENSIVE PLAN AMENDMENT INFORMATION:

**Proposed
Amendment:**

Update future land use map within Northlake Comprehensive Plan – Pathway to 2040 to reflect the industrial development occurring in the Catherine Branch corridor generally located north of Victory Circle/Dale Earnhardt Way, south of Denton Creek and the future extension of FM 1171, west of IH 35W, and east of FM 156.

**Future Land Use
Designation:**

Mixed Use Character Area – This area is a destination center/area. There may be mixed-use developments with limited residential, shopping centers, entertainment districts, public amenities and services, or professional office buildings. Low to mid-rise buildings would be appropriate.

**Future Land Use
Proposed:**

Business Park Character Area – Described generally as an employment center which may include hotels, distribution centers, corporate office campuses, educational facilities, technology centers, research facilities, retail, and restaurants. Limited manufacturing and warehouse uses may be allowed to support the employment centers.

Public Hearing:

A public hearing is required prior to acting on a Comprehensive Plan amendment. Notice was published in the Denton Record Chronicle and posted on the Town website. As of June 28, 2021, staff has received no comments on the proposed amendment.

Staff Analysis:

The Catherine Branch area was identified as a Mixed Use Character Area when most of the area remained undeveloped and within the extraterritorial jurisdiction (ETJ) of the Town. It provides for the most flexibility and intensive uses of all character areas since the Town has limited land use control in the ETJ without zoning authority, and it was unknown at the time what type of development the market would bring to the area. Since then

industrial type uses have been established such as the IAAI wrecked vehicle storage yard and industrial warehouse developments have been approved for the Foster and Buchanan tracts which have since been annexed. The largest property in the area within the Town limits previously, the 6 McFarm, LLC tract, was rezoned Industrial along with a Comprehensive Plan Amendment to change the Future Land Use Designation to Business Park at the December 10, 2020 Town Council meeting. Most of the remaining properties within the area are being planned for industrial development as these initial industrial developments commence and the Town has invested in infrastructure to serve the area.

The Business Park Character Area is recommended to better match existing uses, planned developments in the area, and potential for similar industrial development in much of the Catherine Branch area which remains in the ETJ and is not subject to zoning land use controls.

P&Z ACTIONS:

- Hold public hearing
- Recommend approval, approval with modifications, or disapproval of the Comprehensive Plan amendment

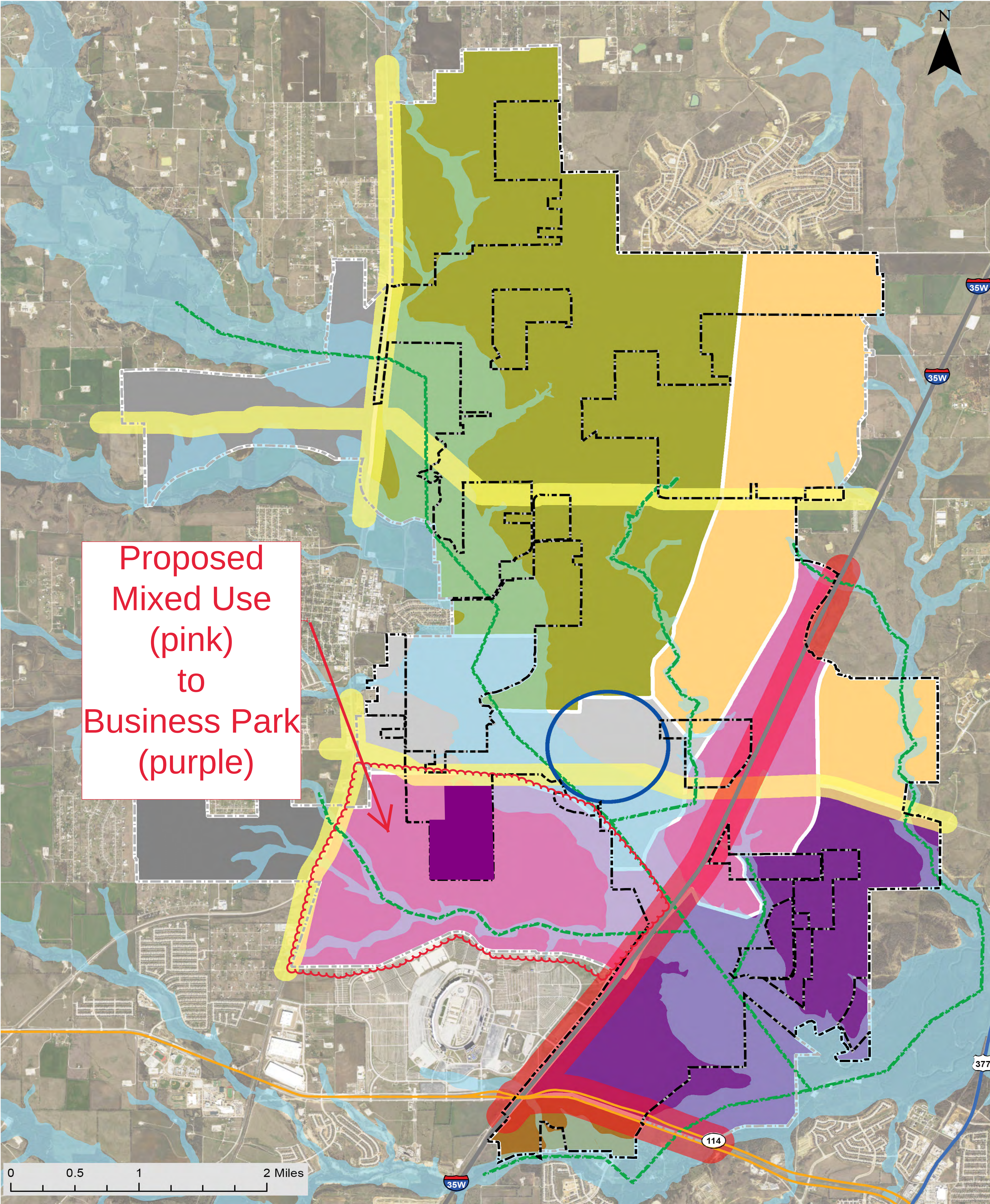
NEXT STEPS:

- July 22nd Town Council meeting
 - o Hold public hearing
 - o Consider approval, approval with modifications, or disapproval of the Comprehensive Plan amendment

ATTACHMENTS:

- Current Future Land Use Map as amended with proposed update
- Catherine Branch Projects Maps (shows approved and planned industrial development in area)

Vision: Northlake is a town that honors its rural legacy while attracting a multi-generational, family oriented and highly engaged population through policies that promote responsible growth, self-reliance, and a diversified tax base.



CITY LIMIT ETJ

SPECIAL AREAS

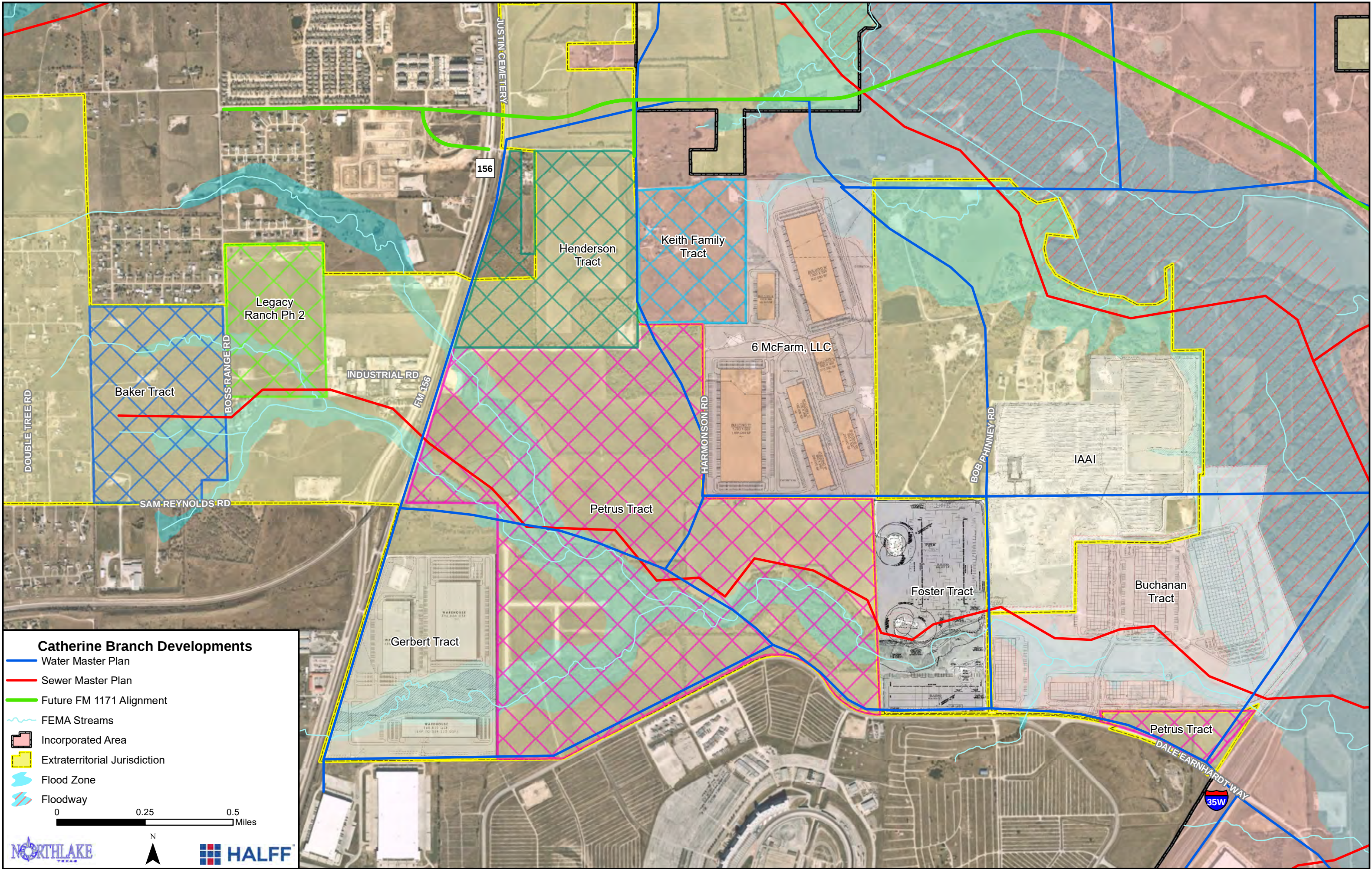
- TRAIL CORRIDORS
- FLOOD PLAIN
- TOWN CENTER
- HWY CORRIDORS
- ARTERIAL CORRIDORS

CHARACTER AREAS

- RANCH PRESERVATION
- NEIGHBORHOOD RESIDENTIAL
- WORKFORCE RESIDENTIAL
- TRANSITIONAL MARKET DEPENDENT
- TRANSITIONAL MIXED USE
- MIXED USE
- BUSINESS PARK



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JUNE 29, 2021

REF #: THE PATHWAY TO 2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE; 2016 MASTER THOROUGHFARE PLAN UPDATE

SUBJECT: MASTER THOROUGHFARE PLAN MAP AMENDMENT



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

MASTER THOROUGHFARE PLAN MAP AMENDMENT INFORMATION:

- Master Thoroughfare Plan
 - Element of the Comprehensive Plan
 - A long-range plan that identifies the location and type of roadway facilities needed to meet projected long-term growth within the area
 - Thoroughfare types and alignments to serve development per the Comprehensive Plan's future land use map
 - Current plan, 2016 Master Thoroughfare Plan Update
 - Approved March 10, 2016
 - Two amendments approved to update map:
 - November 10, 2016 to revise Cleveland-Gibbs Road bridge at IH 35W
 - Approved May 11, 2017 to reflect Comp Plan update
- Proposed Amendment
 - Revise map to reflect updated future land uses and development activity
 - Catherine Branch thoroughfare types and alignments revised for industrial development
 - M2U (extra wide 2-lane street standard)
 - Alignments to better match developments underway
 - Alignments adjusted to avoid floodway and jurisdictional waters
 - Less dense alignments due to big box industrial development
 - M2Us in low-density Ranch Preservation changed to collectors (2-lane)
 - Eakin Cemetery Road
 - Faught Road
 - Revise map to clean up alignments and thoroughfare types to better match what is currently constructed or planned
 - Harvest
 - Minor adjustment to collector streets
 - Pecan Square
 - Minor adjustment to collector streets
 - Update alignment of Elm Place and upgrade to M4D (4-lane divided)

- o Reflect TxDOT preferred alignments
 - FM 1171 future extension
 - FM 407 realignment
- o Change thoroughfare type to match existing construction
 - Robson Ranch/Strader Road
 - M4D (4-lane divided) to M4U (4-lane undivided)

P&Z ACTIONS:

- Hold public hearing
- Recommend approval, approval with modifications, or disapproval of the Master Thoroughfare Plan map amendment

NEXT STEPS:

- July 22nd Town Council meeting
 - o Hold public hearing
 - o Consider approval, approval with modifications, or disapproval of the Master Thoroughfare Plan map amendment

ATTACHMENTS:

- Master Thoroughfare Plan document with current map as amended
- Draft Proposed Master Thoroughfare Plan map

MASTER THOROUGHFARE PLAN

Master Thoroughfare Plan Update Northlake, Texas

February 2016

Prepared for
Town of Northlake



S. P. Booth 02/06/2016

AVO 30659



1201 North Bowser Road
Richardson, Texas 75081

Firm Registration No. 312

MASTER THOROUGHFARE PLAN

The Master Thoroughfare Plan (MTP) identifies both existing major roadways and streets that serve the community and provides a general location of all future major thoroughfares. The attached MTP is an update to the 2004 Master Thoroughfare Plan.

REGIONAL TRANSPORTATION SYSTEM

The major transportation facilities serving the area of southwest Denton County are Interstate Highway 35W and State Highway 114. Interstate Highway 35W connects the cities of Hillsboro, Fort Worth, and Denton and all areas in between. It is part of the Interstate Highway 35 corridor, which is a major national roadway extending from northern United States to the southern border at Laredo, Texas. It is a major international trade route and, as a result, has high volumes of truck traffic. State Highway 114 connects southern Denton County and northern Tarrant County to DFW International Airport and Dallas. Other major transportation routes, state facilities within the Town of Northlake, include FM 1171, FM 407, and FM 156.

TRAFFIC VOLUMES

Information on both current and projected traffic volumes is useful for economic development purposes as well as for establishing a sound roadway maintenance or improvement program. Existing traffic volumes are often collected in the course of preparing traffic impact studies and some municipalities collect traffic data on major roadways on an annual basis.

In addition to traffic volumes collected by local municipalities, the Texas Department of Transportation (TxDOT) collects Annual Average Daily Traffic (AADT) volume information for most TxDOT roadways throughout the State. Generally, these volume counts are taken near major intersections and are taken in the same location each year. This provides information for calculating historical growth rates on major corridors. The data is available on the internet at the TxDOT Statewide Planning Map located at the following URL: http://www.txdot.gov/apps/statewide_mapping/StatewidePlanningMap.html

Future traffic volume projections can be derived from the North Central Texas Council of Governments (NCTCOG) 2035 Traffic Volume Projections. However, in a review of the NCTCOG model, it was noted that the model's projected growth for residential population in Northlake was substantially less than what is currently being constructed. This is not uncommon for rural areas with minimal historical growth rates. Therefore, it is anticipated that NCTCOG projections for growth are less than actual, but still provide insight to future regional travel patterns.

THOROUGHFARE CLASSIFICATIONS AND STANDARDS

The following section describes the general functional classifications of streets that are defined in the Master Thoroughfare Plan. Each type of street is grouped into classes according to the character of service they are intended to provide. Each also function differently, with varying rights-of-way widths, number of vehicular lanes, and vehicular lane widths. A description of each classification and typical dimensions follows:

Local Streets

Local streets generally make up the majority of the streets in a community, provide access to properties, (typically residential or local destinations) and prioritize accessibility over mobility. The actual cross-section of local streets varies from community to community and is dependent upon street construction practices, adjacent land uses, parking, landscaping, and other considerations. In Northlake, local streets will typically have a right-of-way width of 50 feet for urban cross-sections (with curb) and 60 feet for rural cross-sections (no curb).

Recommended pavement width for a local street is 30 feet (31 feet from back to back of curb) for an urban section. For a rural section, the pavement width will be 24 feet with no curb. This pavement width is adequate for common residential densities, which have an average generation rate of approximately 10 vehicle trips per weekday per dwelling unit.

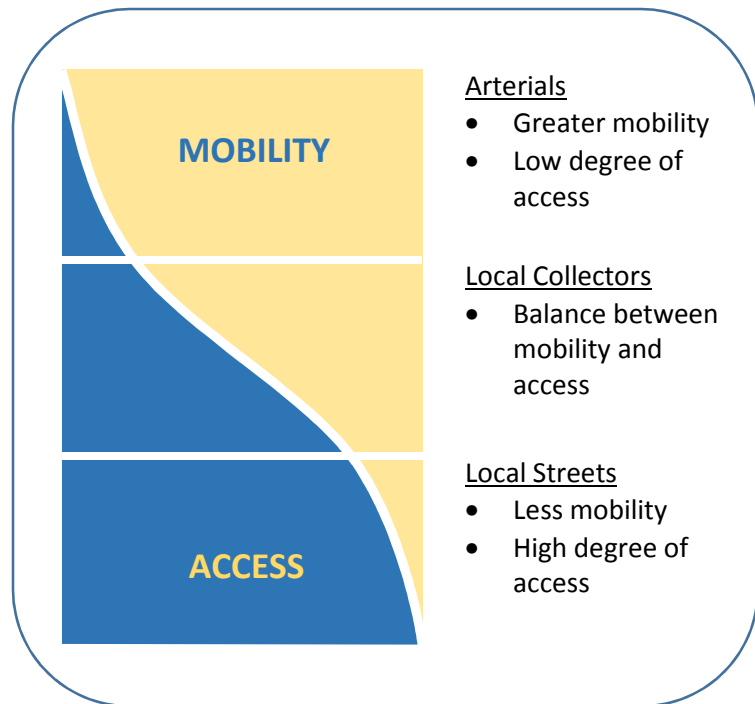


Figure 1 – Street Functional Classification

Local Collector Streets

Local collector streets (collectors) provide the transition from arterials to local streets. Collector roads typically connect residential areas, schools, and local shopping centers, and move traffic over shorter distances, balancing mobility and accessibility. As such, local land access should be more carefully regulated along a collector street. Numerous driveway cuts increase the number of potential conflict points and create safety issues, including increased congestion and number of traffic accidents. Parking on local collector streets should be discouraged and there should be limited residential access.

From a design standpoint, the cross-section of a collector street should not be narrower than any of the local streets entering it. Additionally, the design of a collector street should include consideration for the right-of-way width and number of lanes which provide for continuity of the overall system. Right-of-way width for local collectors is 60 feet for urban and 70 feet for rural cross-sections. Recommended pavement width for both rural and urban cross-sections is 36 feet (with the urban cross-section being 37 feet total from back to back of curb).

Arterial Streets

Arterials move large volumes of traffic between major destinations. With some degree of access control they prioritize mobility over accessibility in order to provide the highest level of service at the greatest speed for the longest uninterrupted distance. Arterial streets are divided into two classes, primary arterials and minor arterials.

Primary arterial thoroughfares are multi-lane facilities and are often constructed and maintained by the Texas Department of Transportation (TxDOT). Primary arterials serve both traffic from the local municipality and through traffic from adjacent cities. Primary arterial streets in Northlake include FM 1171, FM 407 and FM 156. The ultimate (future) cross-section of a primary arterial is a divided six-lane facility with a raised median separating the opposing travel lanes. Right-of-way width for primary arterials is 120 feet for urban cross-sections and 140 feet for rural cross-sections. Pavement width will vary as needed to accommodate six 12-foot travel lanes and raised medians/curbs (urban cross-sections) and/or shoulders (rural cross-sections).

Minor arterial streets provide for traffic movement from neighborhoods to commercial areas and other major traffic generators (e.g., schools and municipal buildings) and also may serve as routes for through traffic from adjacent cities. These roadways may be undivided or divided and have between two and four lanes of travel. Right-of-way widths for minor arterials varies from 60 feet to 100 feet depending on the desired cross-section (number of lanes and/or urban versus rural). Pavement widths vary from 40 feet (without median) to two 27-foot paved sections with a raised median for urban cross-sections. For rural cross-sections, the pavement width vary from 64 feet (without median) to two 32.5-foot paved sections with a median. Examples of minor arterial streets include Cleveland-Gibbs Road, Robson Ranch Road, and Florance Road.

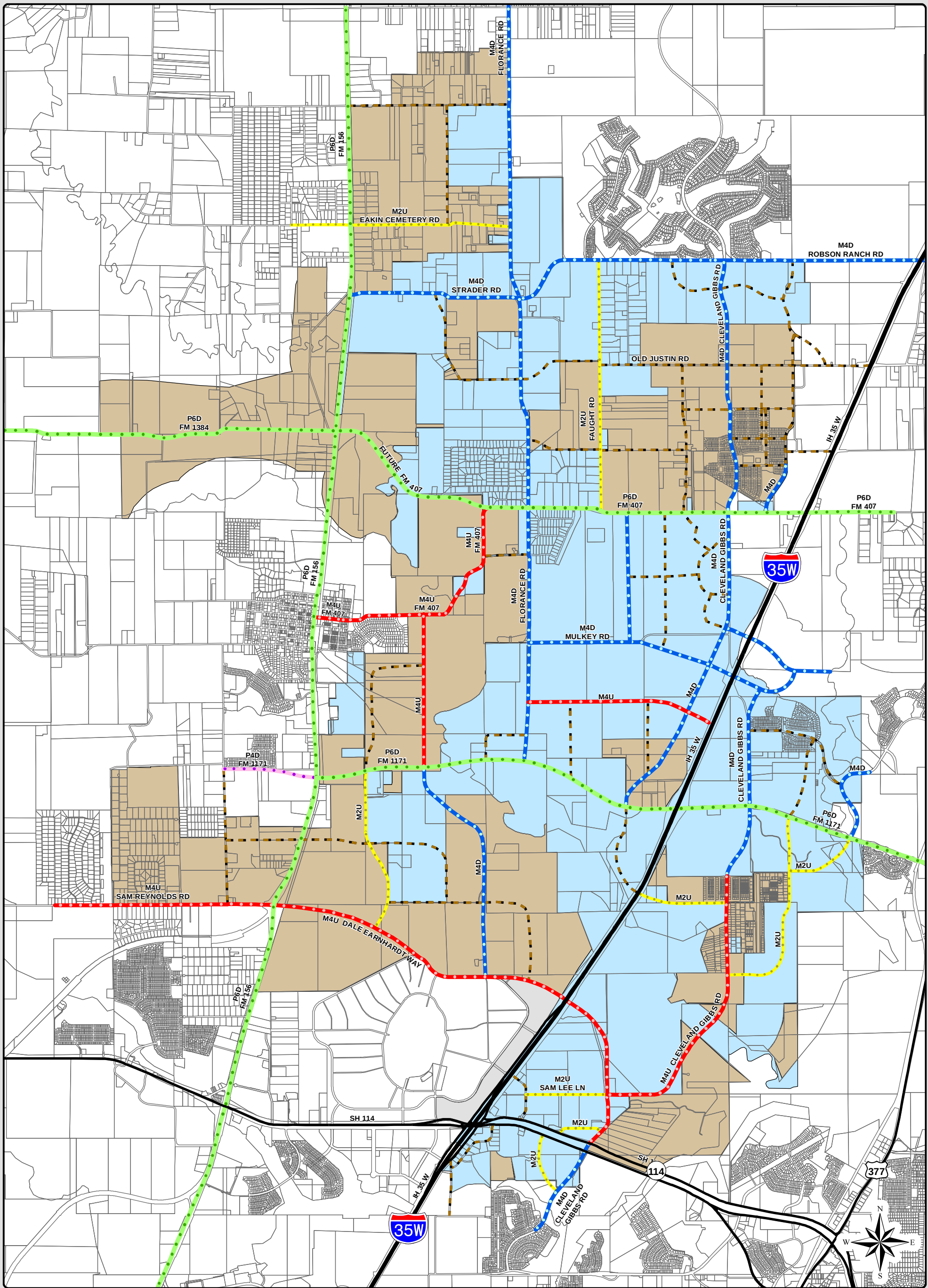
Expressways/Freeways

Expressways/freeways provide for expeditious movement of traffic between areas and across cities, with an intent of moving large volumes of traffic at relatively high speeds, with as few delays and interruptions as possible. One of the ways this occurs is through the limitation of direct access to adjacent properties. Interstate Highway 35W and State Highway 114 are the only freeways within the Town of Northlake.

STREET DESIGN STANDARDS AND CROSS-SECTIONS

The Master Thoroughfare Plan (MTP) is designed to provide for the future travel needs of the community by ensuring the orderly development of the street system. It is also designed to ensure that adequate rights-of-way are preserved with general alignments and sufficient width to allow for the efficient expansion and improvement over time.

In cases where new alignments are proposed, the MTP provides guidance as to the general alignment of the proposed street. The actual alignment will be refined over time as design and engineering plans and specifications are prepared. The MTP also provides guidance as to the functional classification of streets. These functional classifications are then subject to design standards which provide specifications on right-of-way and pavement widths, traffic capacity, number of lanes (including turn lanes), and the design of sidewalks or trails (see Table II-1, Street and Arterial Classifications and Dimensions, in the Town of Northlake Engineering Design Manual).



Map Features

- Thoroughfare Type
- M2U
 - M4D
 - M4U
 - P6D
 - P4D
 - Collector Road
 - Major Roads
- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction
- Intergovernmental Agreement Area



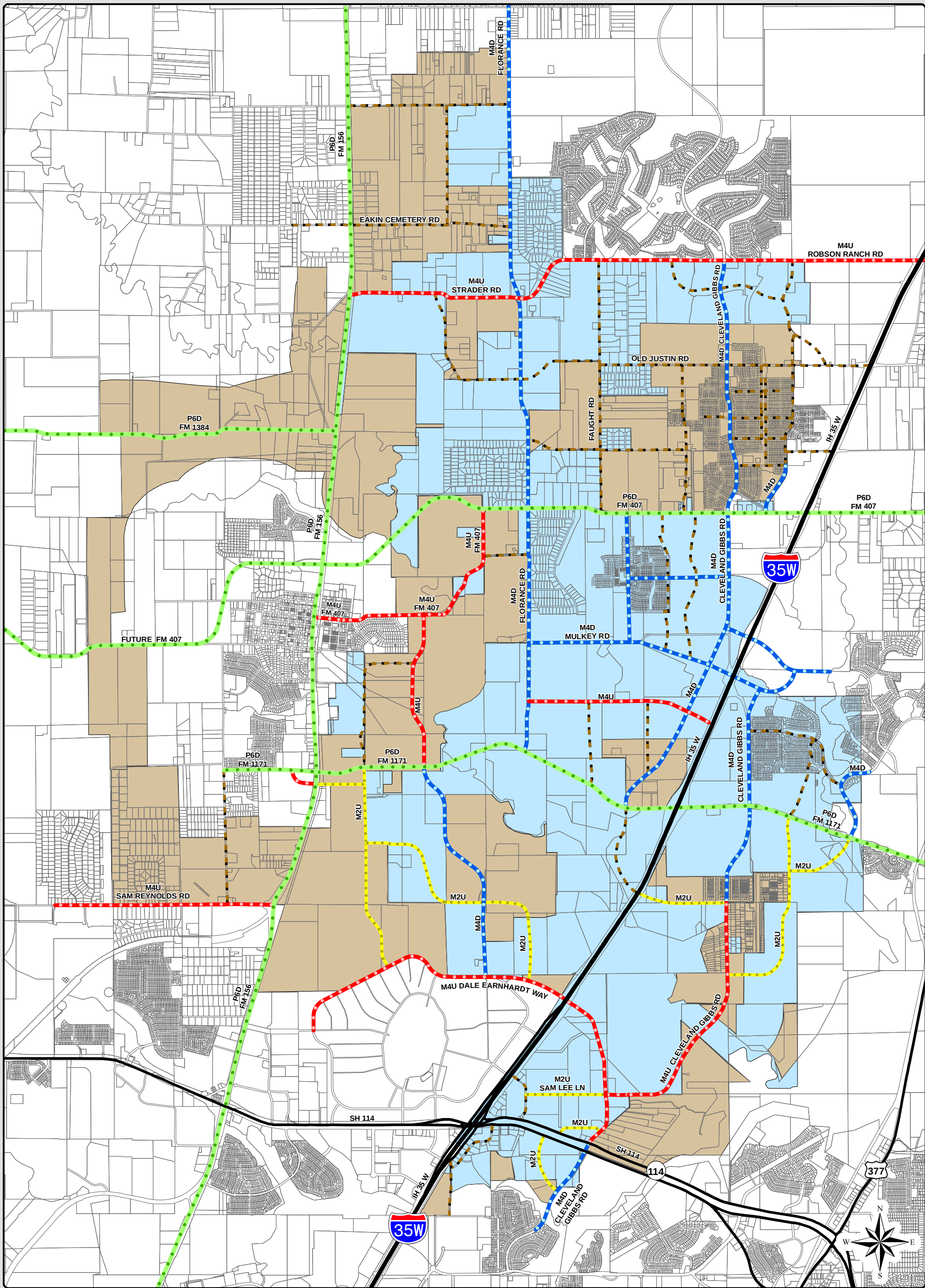
DENTON COUNTY, TEXAS
MASTER THOROUGHFARE PLAN

MTP Update Adopted by Ordinance 17-0511D on May 11, 2017

The MTP plan identifies existing and future roadways for the Town and its ETJ. It is recognized that classifications and/or locations of arterials may change based on future conditions. In areas, particularly in the ETJ, where the streets are not in place, the street alignments reflect corridors and not exact locations.

0 2,000 4,000
Scale in Feet





Map Features

- Thoroughfare Type

 - M2U
 - M4D
 - M4U
 - P6D
- Collector Road
 - Major Roads
- Town of Northlake Incorporated Area
 - Town of Northlake Extraterritorial Jurisdiction



DENTON COUNTY, TEXAS
MASTER THOROUGHFARE PLAN
MTP Update Adopted by Ordinance 17-0511D on May 11, 2017

DRAFT

0 2,000 4,000
Scale in Feet



The MTP plan identifies existing and future roadways for the Town and its ETJ. It is recognized that classifications and/or locations of arterials may change based on future conditions. In areas, particularly in the ETJ, where the streets are not in place, the street alignments reflect corridors and not exact locations.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JUNE 29, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC)

SUBJECT: SPECIFIC USE PERMIT (SUP) FOR ACCESSORY BUILDING
AT 2250 FM 407 (SUP-21-001)



PURPOSE:

To hold a public hearing and consider a recommendation on a Specific Use Permit for an accessory building to be constructed without a primary structure

SUP REQUEST INFORMATION:

Owner/Applicant: Mohammad Khan

Site: Lot 14R2, Block A, Northlake Country Estates, a 9.167-acre lot located at 2250 FM 407, on the northwest corner of FM 407 and Faught Road, and zoned Rural Residential (RR). The site is currently vacant except for the northeast corner of the site which contains a gas well pad.

Background: The applicant recently purchased the property with the intent of ultimately building a home on the property along with several accessory structures including a chicken coop, a barn, and an RV shed/cover as shown in the attachments. The Board of Adjustment (BOA) approved a variance for these structures to be located as shown within the 300-foot setback required from gas wells due to constraints which limit the buildable area of the lot, but in order for the structures to be built, a home must first be built on the property or an SUP must be approved to allow construction prior to the home. The RV shed shown is not subject to this SUP request because it is not an agricultural building/structure. It cannot be built until a home is first built on the property.

Public Hearing: A public hearing is required prior to acting on the variance request. Public hearing notices were mailed to Northlake property owners within 200 feet ten days before the hearing as required. As of June 28, 2021, no written comments for or against the request have been received.

SUP Request: The property owner/applicant has submitted a request for a Specific Use Permit as authorized by Section 8.2 A. 1. of the UDC for an buildings/structures (barn) to be permitted prior to construction of a home (primary structure) on the lot. Section 8.2 A. 1. states that "Agricultural buildings/structures may be permitted without a primary structure on lots or tracts with an area greater than five (5) acres and less than ten (10) acres with the approval of a Specific Use Permit (SUP). The subject site is just less than 10 acres and a home has not been built on the property, therefore an SUP is

required, and its use must be limited to agricultural purposes. The attached exhibit shows the proposed size and approximate locations of the accessory buildings subject to this Specific Use Permit request.

ANALYSIS:

Staff has reviewed this application in accordance with the Unified Development Code (UDC). The applicant has provided a specific use permit application with a site plan in accordance with the UDC. Plans for the proposed barn were also submitted with the application. The SUP application appears to meet the minimum requirements outlined in the UDC for consideration. The proposed location of the barn is shown on the site plan and meets all setback requirements with the variance approved by the Board of Adjustment (BOA). The following criteria for approval of an SUP is outlined in the UDC.

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties;
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood;
8. The proposed use and associated site plan promote the health, safety or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town; or
9. Other criteria which, at the discretion of the P&Z and Town Council are deemed relevant and important in the consideration of the SUP.

Staff finds the SUP acceptable for consideration with the following conditions:

1. The accessory building shall be a maximum of 2,400 square feet; and
2. The use of the building shall be limited to agricultural purposes such as the storage of food for animals, agricultural equipment, gardening equipment, and tools used to maintain the property; and

3. The Specific Use Permit (SUP) shall expire within six (6) months from the date of SUP approval if a building permit has not been issued for the accessory building; and
4. The Specific Use Permit (SUP) shall automatically expire upon completion of a residence on the property as certified by an approved final inspection.

P&Z ACTIONS:

- Hold public hearing
- Recommend approval (with conditions as drafted), approval with conditions (in addition to or modifying conditions as drafted), or disapproval of the SUP request

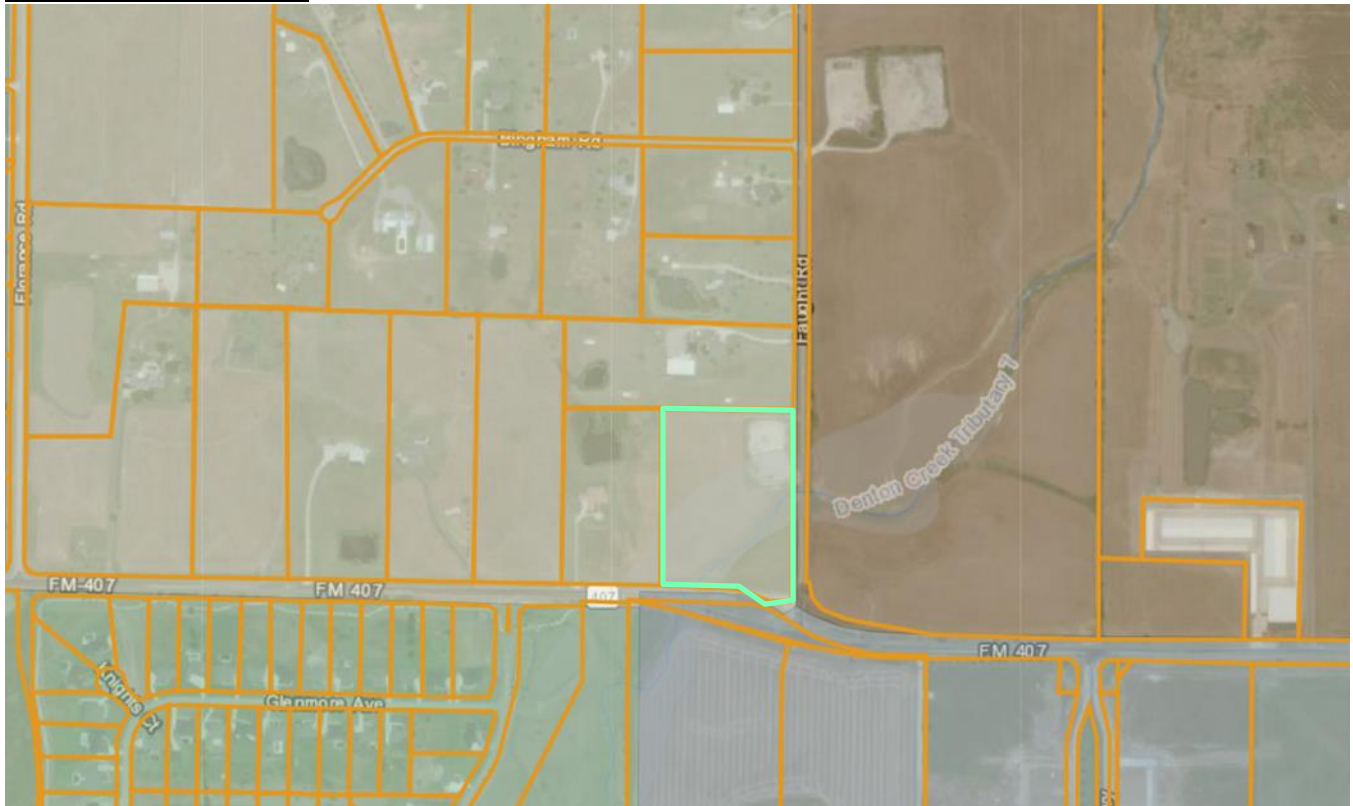
NEXT STEPS:

- July 22nd Town Council meeting
 - o Hold public hearing
 - o Consider approval, approval with conditions, or disapproval of the SUP

ATTACHMENTS:

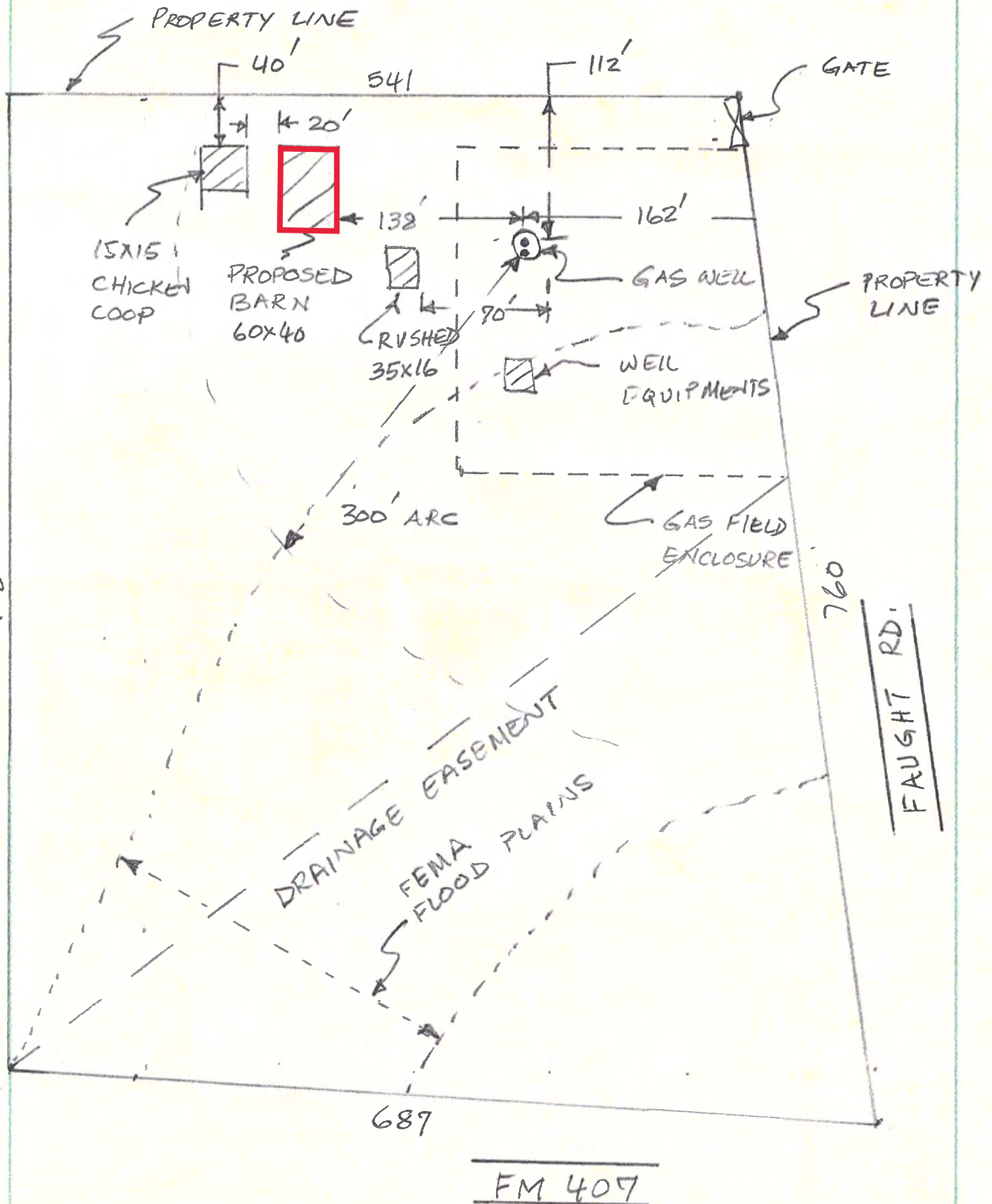
- Exhibits from applicant
 - o Site plan
 - o Description and rendering of proposed accessory building

AERIAL VIEWS OF SITE:

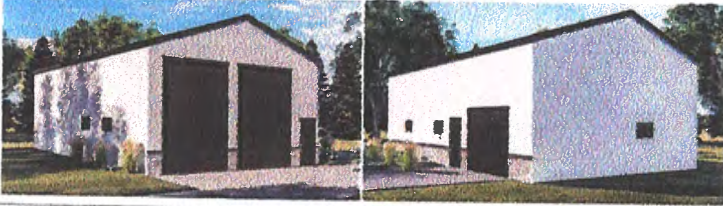
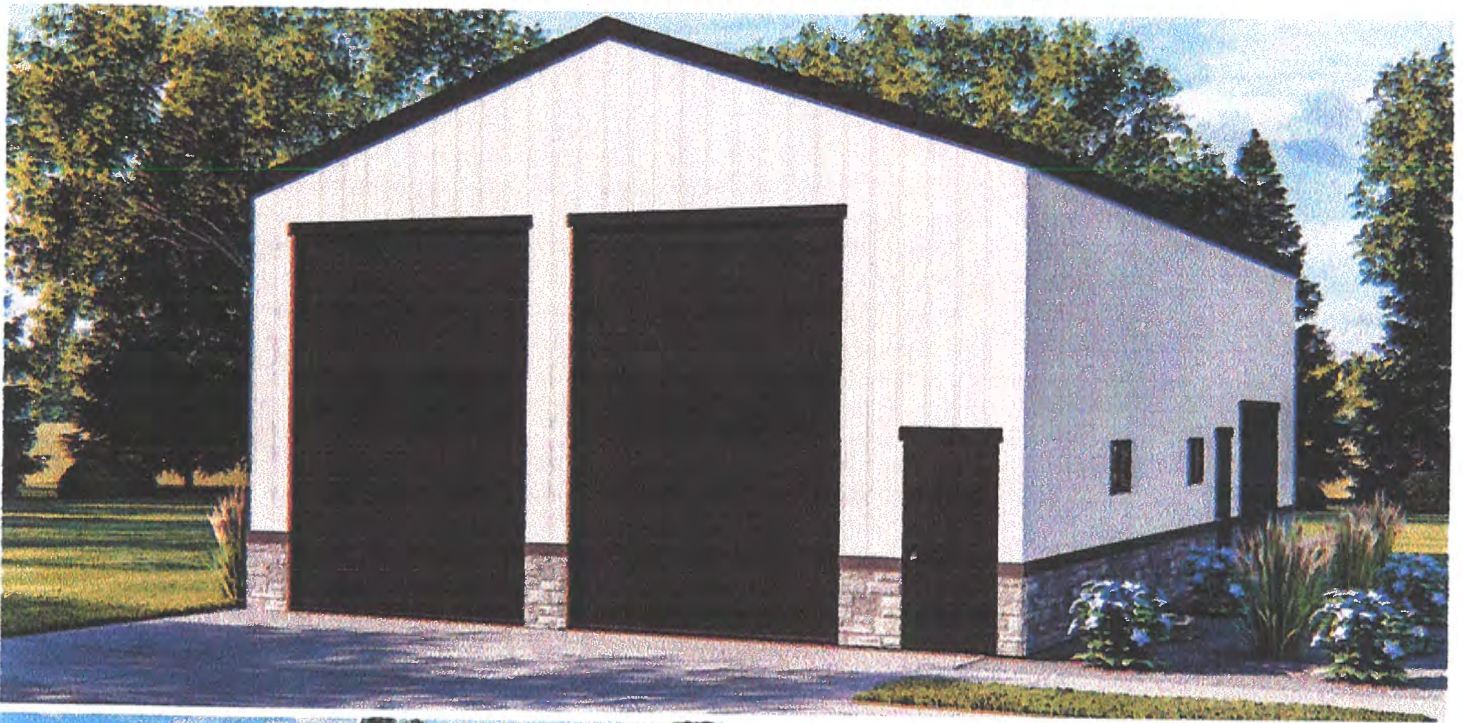




ADDRESS: 2250 FM 407 RD
NORTHLAKE, TX 76226

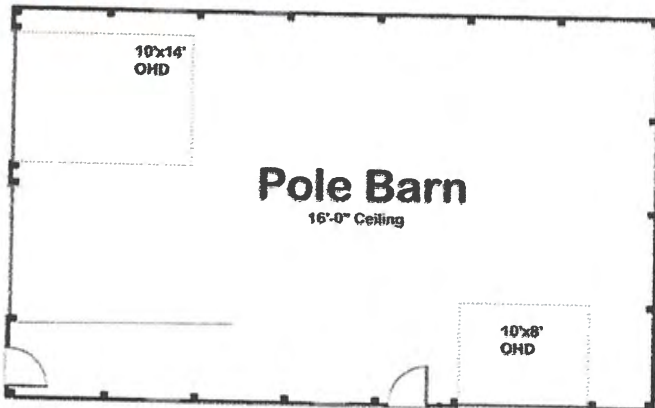


Detached Pole Barn Garage with 3 Garage Bays



Floor Plans

Main Level



Foundation type: Flex Base Rocks

Exterior walls: 2X4

Dimensions: Width 60 ft, Depth 40 ft, Max Ridge Height 22 ft, Ceiling Height 16 ft

Area: 2400 sq ft

Entry locations: One 12X12 ft on the front, one 12x12 ft on the side and one 3.5 x 6 ft on the front

Color: As depicted in the photograph

Outside Material: Metal

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JUNE 29, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); THE PATHWAY
TO 2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE

SUBJECT: PLANNED DEVELOPMENT ZONING CHANGE REQUEST
RURAL RESIDENTIAL (RR) TO RURAL ESTATE PLANNED
DEVELOPMENT (RE-PD)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

ZONING CHANGE REQUEST INFORMATION:

Site: Approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road.

Applicant/Owner: Kenneth Frisby

Current Zoning: RR – Rural Residential (min. 5 acres lots)/CRO - Conservation Residential Overlay

Proposed Zoning: RE-PD – Rural Estate Planned Development (min. 2 acres lots)

Future Land Use: Ranch Preservation (RP) Character Area – This area is largely undeveloped with ranches, farms, and estates, but may develop low density residential. This area would seek to preserve ranches, farms, and large estates, typically greater than twenty acres, but also allow, under certain conditions, some areas to have an average density of one dwelling unit per five acres with more possible with master planning through a Planned Development process if it can be shown to still generally achieve the character of the area. It is the intention to preserve and enhance rural character.

Summary: The proposed RE-PD calls for the development of 3 lots with a minimum of 2 acres each to front Florance Road, similar to the lots fronting Florance Road in the Stardust Ranch development to the north. The remainder of the property would remain as a single lot with approximately 8 acres. A concept plan for the development is provided along with detailed development standards which are modeled after the standards within the Stardust Ranch RE-PD. The average density across the planned development is one home per 3.57 acres.

Public Hearing: A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet ten days before the hearing as required. Notice was also published in the

Denton Record Chronicle and on the Town's website. As of June 28, 2021, no written comments for or against the request have been received. The applicant did submit some letters of support, including several from neighbors who are in the notification area.

Staff Analysis:

Staff has reviewed this application in accordance with the Unified Development Code (UDC) and found the submittal to meet the minimum requirements to be considered by the P&Z and Town Council. The P&Z, in considering on this PD, should consider the following criteria outlined in the UDC:

1. Whether the proposed PD implements the policies of the adopted Comprehensive Plan and other adopted master plans of the Town;
2. Whether the proposed PD promotes the health, safety, or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
5. The extent to which the proposed PD will result in a superior development than could be achieved through conventional zoning; or
6. Other criteria which, at the discretion of the Town Council [or P&Z] are deemed relevant and important in the consideration of the PD.

P&Z ACTIONS:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of the PD zoning change request

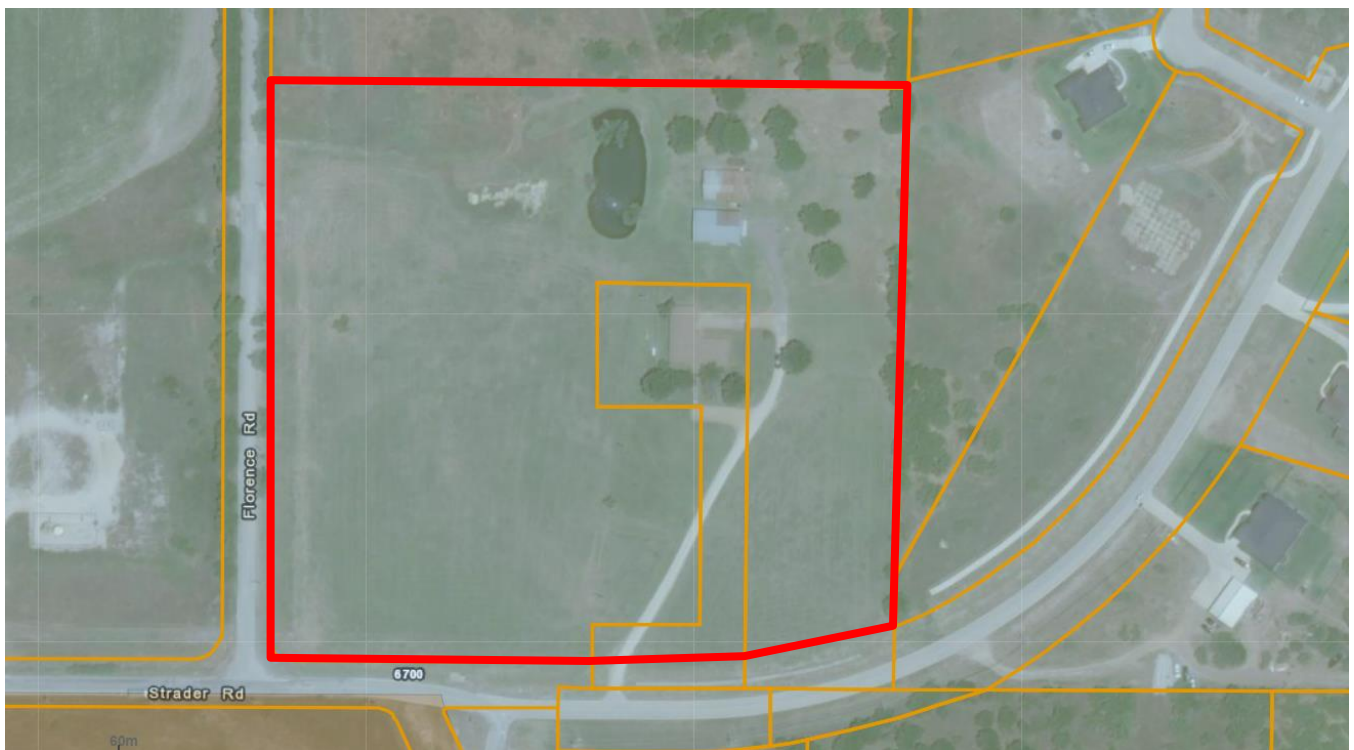
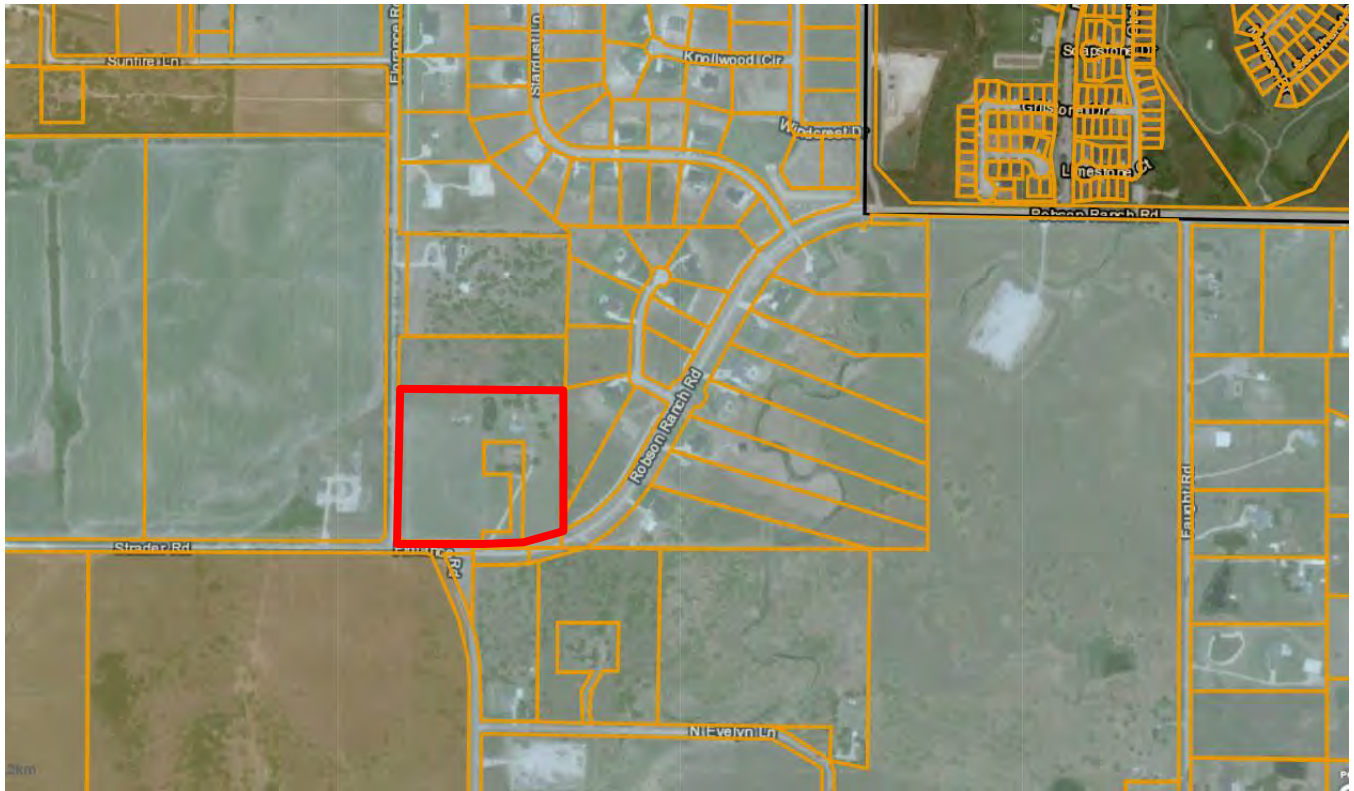
NEXT STEPS:

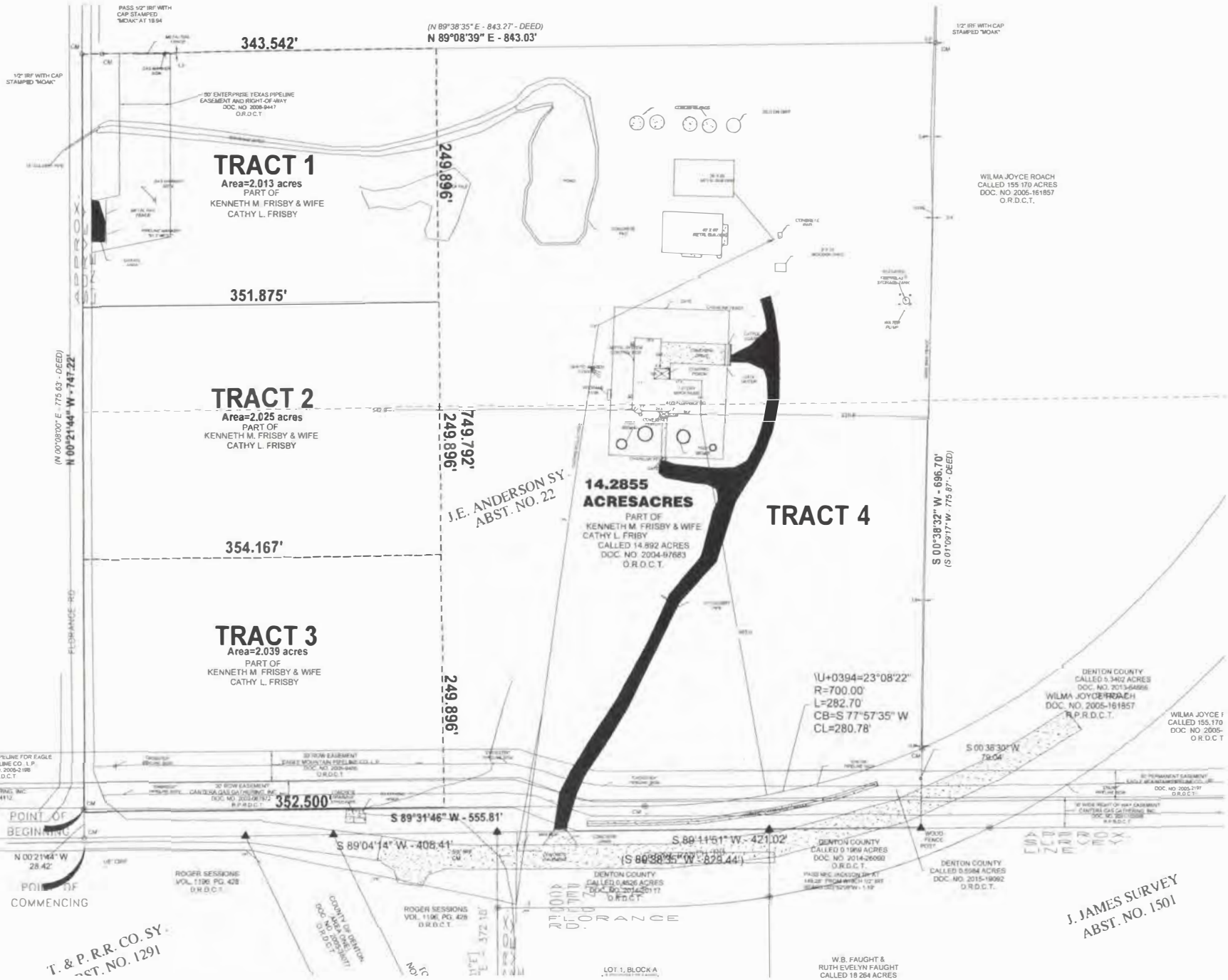
- July 22nd Town Council meeting
 - o Hold public hearing
 - o Consider approval, approval with conditions, or disapproval of the PD zoning change request

ATTACHMENTS:

- Concept Plan
- Development Standards
- Letters of support

AERIAL VIEWS OF SITE:





T. & P. R.R. CO. SY.
ABST. NO. 1291

JEANETTE SEXTON HATHORN
CALLED 55.06 ACRES
EAST TRACT
DOC. NO. 2012-75555
O.R.D.C.T.

TOWN OF
NORTHLAKE

STRADER
ROAD
DENTON COUNTY

POINT OF
BEGINNING
N 00°21'44" W
28.42'
POINT OF
COMMENCING

T. & P. R.R. CO. SY.
ABST. NO. 1291

WILMA JOYCE ROACH
CALLED 155.170 ACRES
DOC. NO. 2005-161857
O.R.D.C.T.

S 00°38'32" W - 696.70'
(S 01°09'17" W - 775.87' - DEED)

DENTON COUNTY
CALLED 5.3402 ACRES
DOC. NO. 2013-94868
WILMA JOYCE ROACH
CALLED 155.170 ACRES
DOC. NO. 2005-161857
O.R.D.C.T.

WILMA JOYCE
CALLED 155.170
ACRES
DOC. NO. 2005-
O.R.D.C.T.

J. JAMES SURVEY
ABST. NO. 1501

W.B. FAUGHT &
RUTH EVELYN FAUGHT
CALLED 18.254 ACRES

PLANNED DEVELOPMENT STANDARDS

FRISBY TRACT

COMMUNITY FRAMEWORK

The Frisby Tract development is a small, low-density residential development with lot sizes ranging from a minimum of two (2) acres to more than five (5) acres within the planned development district boundary. The development is designed in context with the adjacent Stardust Ranch and lower-density Rural Residential lots surrounding the development.

GENERAL STANDARDS

1. The design and development of the Frisby Tract shall take place in general accordance with the attached Concept Plan.
2. The maximum number of residential lots in the Frisby Tract development shall be 4. (0.28 homes/gross acre or 3.57 gross acres/home).
3. The Frisby Tract shall be developed in accordance with all applicable development requirements of the Town of Northlake unless otherwise provided herein. In the event of any conflict between these standards and any requirement of the Town, these standards shall apply.

COMMUNITY DESIGN STANDARDS

1. **Perimeter Fencing:** No solid paneled fencing shall be allowed. Fencing shall be split rail, ornamental metal (wrought iron), or similar open style material.
2. **Hike & Bike Trails:** A minimum eight (8) foot wide concrete trail shall be provided along the east side of Florance Road and north side of Strader Road/Robson Ranch Road in accordance with the Town's Future Trail Plan. The trail should be contained within an easement adjacent to the street right-of-way (ROW), and it may encroach the street ROW where staff determines that it will not conflict with any future improvements within the ROW. The trail shall be built with the construction of the house on the subject lot.
3. **Driveway Access:** All access will be from existing streets perimeter streets, Florance Road and Strader Road/Robson Ranch Road
4. **Parkland Dedication/Development:** The provision of hike and bike trails shall be recognized as meeting all of the Town of Northlake's parkland dedication requirements.

DEVELOPMENT STANDARDS

The Frisby Tract development will be comprised of four (4) single-family detached homes with three (3) lots on the western boundary fronting Florance Road with a minimum lot size of two (2) acres and one lot on the eastern side of the property fronting Robson Ranch Road with a minimum lot size of five (5) acres. The lot with a minimum lot size of five (5) acres shall be developed in accordance with the Rural Residential (RR) District of the Northlake Unified Development Code (UDC) as it exists or may be amended. The lots with a minimum lot size of two (2) acres shall be developed in accordance with the Rural Estates (RE) District of the Northlake Unified Development Code (UDC) as it exists or may be amended, except as otherwise provided herein.

Dimensional Requirements

The dimensional requirements for the Rural Estates (RE) District, in accordance with Table 5.1 of the Northlake Unified Development Code (UDC) as amended, shall apply except as indicated below.

Minimum Lot Size and Dimensions

1. Area: 2 acres.

Minimum Yard Setbacks

1. Front: 50 ft.
2. Side: 50 ft.
3. Side adjacent to street: 50 ft.

Miscellaneous Lot Development Requirements

1. Minimum dwelling unit area: 2,700 sf.
2. Maximum height: 40 ft. for the main building.
3. Maximum impervious cover: 40%.

Permitted Uses

Permitted uses allowed in the Frisby Tract shall be all principal and accessory uses which are allowed by right in the Rural Estates (RE) District, in accordance with Table 5.2 of the Northlake Unified Development Code (UDC), as amended. A Special Use Permit (SUP) shall be required for all uses otherwise requiring a SUP in the Rural Estates (RE) District, in accordance with Table 5.2 of the Northlake Unified Development Code (UDC), as amended.

Accessory Uses and Structures

The standards for Accessory Uses and Structures outlined in Sec. 8.2 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. No accessory structure shall be constructed on a lot without a principal structure.
2. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory structures.
3. A maximum of one (1) accessory structure (not a detached garage) and one (1) detached garage shall be permitted per lot.
4. Accessory dwellings shall comply with Section 8.3 of the UDC.
5. Accessory structures shall adhere to the following design requirements:
 - a. Accessory structures with a floor area in excess of 120 square feet but less than 240 square feet shall be constructed with exterior grade wood siding or with the same materials as the principal structure.
 - b. Accessory structures with a floor area in excess of 240 square feet but less than 600 square feet shall be constructed with the same percentage and type of materials as the primary structure.
 - c. Accessory structures with a floor area in excess of 600 square feet shall be constructed with the same percentage and type of materials as the primary structure. Additionally, it shall match the architectural style of the primary structure as much as possible (including, but not limited to, roof style and pitch, window and door design, height measured at the wall top plate and architectural detailing).

Exterior Construction and Design Standards

All exterior construction and design standards outlined in Sec. 9.5 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. Architectural repetition: Homes with the same floor plan and/or elevation shall be prohibited from being located next to each other.
2. In addition to the single-family residential mandatory provisions of Sec. 9.5 of the UDC, all homes must contain a minimum of 80% brick, stone, or stucco on the exterior facade.
3. All individual mailboxes as permitted by the United States Postal Service shall be constructed of brick and stone to match the home.

Landscaping and Tree Protection

Landscaping and tree protection standards of Sec. 9.10 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. The front yard of each residential lot shall be fully landscaped with sod and a minimum of three (3) shade trees (three-inch caliper minimum) prior to occupancy of a home. The front yard shall include an irrigation system for maintenance of the required front yard landscaping.

Screening and Fencing

Screening and fencing standards of Sec. 9.11 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. Perimeter fencing shall meet the requirements specified in the Community Design Standards section above.

Parking and Loading

Parking and loading standards of Article 10 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. Each home shall have a minimum of three (3) parking spaces within an enclosed garage.
2. Garage doors shall not face a street unless they are incorporated into a mixed-swing design with only a one-car garage door facing the street and/or the garage is detached and located behind the main house or setback a minimum of 100 feet from the street, whichever is less.

Ken Frisby

From: Peavey, Brandon <bpeavey@bridgeportisd.net>
Sent: Tuesday, May 18, 2021 2:27 PM
To: Ken@frisbyfinehomes.com
Subject: Zoning Change/ Florance Road
Attachments: Screen Shot 2018-11-15 at 8.14.19 PM.png

Ken,

Thank you for discussing your request to replat or change the zoning for the lots adjacent to my property. I am in favor of the move to keep Florance Road lots of similar size to new development in the surrounding area. If I can be of assistance with this process please let me know.

Brandon Peavey
Florance Road - A0022A JE. Anderson /TR2A(1)
Northlake, Texas 76247
817-291-9883



BRANDON PEAVEY
Superintendent
Bridgeport Independent School District
bpeavey@bridgeportisd.net
1 (940) 683-5124
2107 15th Street Bridgeport, TX 76426

Ken Frisby

From: Eric Cook <yasky89@outlook.com>
Sent: Thursday, May 20, 2021 8:23 PM
To: ken@frisbyfinehomes.com
Subject: Subdivision 2 acre lots

Thank you for stopping by today. As we discussed I do not have any concerns with you subdividing and selling 2 acre lots on the sw side of your property.

Eric Cook

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Ken Frisby

From: Jackson, Bradley M <bradley.jackson@verizonwireless.com>
Sent: Tuesday, May 11, 2021 10:48 AM
To: ken@frisbyfinehomes.com
Subject: Zoning Change

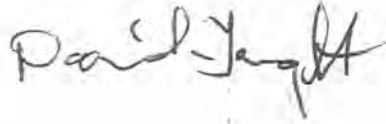
Ken,
Per our conversation earlier today, I do not have a problem with the rezoning request to establish three 2 acre lots on your property at the intersection of Robson Ranch and Florance road. Per our discussion, they would be between 3000-5000sqft in size and be consistent in size and design with the recent home sites that Royal Crest has developed just east of Florance road and north of Robson Ranch road on the 2 acre lots existing there today.

Brad Jackson
7910 Evelyn Ln
Northlake, Tx 76247
501-912-5784

Kenneth - I don't ~~have~~ have a problem with the rezoning request for you to establish three 2 acre lots on the west side of your property on Florence road . As long as the houses face west like the house that are being built down Florence , they would be consistent

With the homes that are being build around your property .

David Faught
7910 Evelyn Ln
Justin



940-BD8-3401

Ken Frisby

From: Melissa Stankavich <sweethometexas20@gmail.com>
Sent: Sunday, May 2, 2021 4:13 PM
To: Ken Frisby
Subject: Meeting This Afternoon

Hi Ken, thanks so much for meeting with us this afternoon. My clients, Femi & Maria Dominic, love the property and would like to select the 2 acre property in the center. We are prepared to write the contract for your full asking price, \$100,000.00 per acre for a total of \$200,000.00 for the 2 acre center lot, immediately upon approval from the city. My client has already secured financing. In a previous conversation you mentioned that you would go to the city immediately following lot selection. If you could please confirm and let me know the date that you would begin that process I would appreciate it.

Thanks so much for the lovely tour that you gave us! I look forward to hearing from you.

Melissa Stankavich



(940) 242-1839

SweetHomeTexas20@gmail.com

Consumer Protection Notice

Information About Brokerage Services



From: [Ken Frisby](#)
To: [Nathan Reddin](#)
Subject: Fwd: Florance road property
Date: Monday, May 24, 2021 5:44:44 PM

Nathan I'm not sure if you can print this email and attach it to my paperwork I appreciate it wasn't sure if it was included.

Sent from my iPhone

Begin forwarded message:

From: Joshua Akers <akers.joshua@gmail.com>
Date: May 21, 2021 at 10:54:28 AM CDT
To: Ken Frisby <ken@frisbyfinehomes.com>
Subject: Florance road property

Ken,
I've got no issue with the rezoning request for your property that runs along Florance road.

Josh Akers
6401 Florance Rd
Northlake, TX 76247

--

Josh

Colossians 3:17 "Whatever you do in word or deed do it all in the name of the Lord Jesus giving thanks to God the Father through Him."

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JUNE 29, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); THE PATHWAY TO 2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE

SUBJECT: PLANNED DEVELOPMENT ZONING CHANGE REQUEST INDUSTRIAL (I) TO INDUSTRIAL PLANNED DEVELOPMENT (I-PD)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)
- Diversify the Tax Base (Council Goal)

ZONING CHANGE REQUEST INFORMATION:

Site: Approximately 251-acre tract of land located on the east side of Harmonson Road at 10677 Harmonson Road

Applicant: Westgate Capital Group, LLC

Owner: 6 McFarm LLC

Current Zoning: Industrial (I)

Proposed Zoning: Industrial Planned Development (I-PD)

Future Land Use: Business Park Character Area

Background: A future land use plan amendment and zoning change for this site were approved by Town Council on December 10, 2020 in anticipation for development as an industrial business park. A development agreement for the proposed development is under negotiation. The applicant has requested similar provisions as included in the developer agreements for the Foster and Buchanan Tracts. Since those tracts were not within the Town limits at the time of the agreements, some provisions could be included within the provision which would otherwise need to be approved via zoning if within the Town limits such as the 6 McFarm tract.

Summary: The purpose of the PD according to the applicant is “to provide flexibility in terms of development while maintaining standards that will encourage future growth.” The proposed PD is based on the existing I-Industrial zoning with a few modifications from the typical standards for development in the I-Industrial zoning district. Similar modifications were granted for development of the nearby Foster and Buchanan Tracts via a Development Agreement while those properties were still in the extraterritorial jurisdiction (ETJ) of Northlake. Similar provisions can only be approved via zoning, such as through the PD zoning change process for properties within

the Town limits. A concept plan for the development is provided along with development standards.

Public Hearing:

A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet ten days before the hearing as required. Notice was also published in the Denton Record Chronicle and on the Town's website. As of June 28, 2021, only one written comment has been received. A copy is attached.

Staff Analysis:

Staff has reviewed this application in accordance with the Unified Development Code (UDC) and found the submittal to meet the minimum requirements to be considered by the P&Z and Town Council. The P&Z, in considering on this PD, should consider the following criteria outlined in the UDC:

1. Whether the proposed PD implements the policies of the adopted Comprehensive Plan and other adopted master plans of the Town;
2. Whether the proposed PD promotes the health, safety, or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
5. The extent to which the proposed PD will result in a superior development than could be achieved through conventional zoning; or
6. Other criteria which, at the discretion of the Town Council [or P&Z] are deemed relevant and important in the consideration of the PD.

P&Z ACTIONS:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of the PD zoning change request

NEXT STEPS:

- July 22nd Town Council meeting
 - o Hold public hearing
 - o Consider approval, approval with conditions, or disapproval of the PD zoning change request

ATTACHMENTS:

- Development Standards
- Concept Plan
- Public hearing notification response

AERIAL MAP:



6 McFarm Property
251.044 ACRES
PLANNED DEVELOPMENT DISTRICT

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of an industrial business park (the "Project") on 251.044 acres of land (the "Property") within the Town of Northlake, Texas (the "Town"). These regulations are intended to provide flexibility in terms of development while maintaining standards that will encourage future growth. 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 M.E.P. & P.R.R. Survey, Abstract No. 910, H. Anderson Survey, Abstract No. 25, and the S. A. Venters Survey, Abstract No. 1313, Town of Northlake, Denton County, Texas and is more fully described in the attached legal description (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 Exhibit

Development Regulations

1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC in effect on the effective date of this PD (hereinafter, the "Zoning Ordinance").
2. The base zoning for the Property shall comply with the Industrial (I) zoning district as it exists in the Zoning Ordinance, excluding Article 13 which is hereby made inapplicable to the Property (the "Development Standards"). In addition to the uses allowed by right under the Industrial (I) zoning district, the following uses shall be permitted by right within the subject property:

Call Center and Telemarketing Services
Cold Storage Warehouse
Data Processing Center and/or Services
Distribution Warehouse
General Warehouse
Logistics Warehouse
Office Showroom
Package Delivery Services

3. The Mayor, the Town Manager or a designee may administratively approve in writing minor revisions to the Development Standards, including without limitation, the following: (i) an increase in the height of any structure by ten percent (10%) or less; (ii) a setback reduction of ten percent (10%) or less; (iii) an increase in lot coverage of ten percent (10%) or less; (iv) minor setback reductions associated with oil and gas well, well head or similar improvements or equipment; or (v) relocation of structures provided setbacks are maintained except as otherwise provided above, parking is not reduced, uses are not added to the list of permitted uses, and circulation is approved by the Town Manager or a designee.
4. Except for variances specifically authorized to be considered by the Board of Adjustment (the "BOA") in Sec. 3.4 of the UDC, the Town Council may waive strict compliance with the Development Standards on a case-by-case basis when a developer demonstrates, to the reasonable satisfaction of the Town Council, that the requested waiver: (i) is not contrary to the public interest; (ii) does not cause injury to adjacent property; and (iii) does not materially adversely affect the quality of development.
5. The Town Council hereby approves the following exceptions to the Development Standards: (i) loading dock areas for the Project may be oriented facing public rights-of-way so long as a developer utilizes, at a minimum, three foot (3') undulating berms with tree and shrub plantings in compliance with the Town's landscaping standards in effect on the effective date hereof; (ii) the loading docks facing public rights-of-way shall be exempt from vertical articulation; (iii) rooftop equipment not exceeding six feet (6') in vertical height and located fifty feet (50') from exterior walls shall be permitted for the Project but shall be screened with a quality metal material (as reasonably determined by the developer) in a color that is light and/or matches the building color, and such screen may be a maximum height of six feet (6'); and (iv) the setback from any well head shall be one hundred feet (100").
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.
7. The Concept Plan attached hereto as Exhibit B and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time. Revisions to the Concept Plan shall not be considered to be amendments to the PD zoning requirements and, in addition to the ability of the Town Manager or designee to change the same under Section 5.10D of the UDC, shall be administratively reviewed and approved by the Town Manager, or his/her designee provided the change does not (i) increase the height of any structure by more than ten percent (10%); (ii) reduce a setback by more than ten percent (10%) or less; (iii) increase lot coverage by more than ten percent (10%); or (iv) add uses to the permitted uses.
8. Site Plans shall be required for all developments within this PD in general accordance with the Concept Plan and be processed according to Sec. 12.15 of the UDC. The process for approving required Concept Plans and Site Plans may not be used to require conditions that conflict with or

are inconsistent with the terms of this document. Concept Plans and Site Plans may be submitted and approved on a project by project basis, and no particular phasing or development schedule shall be required.

EXHIBIT A
Legal Description of Property

BEING all that certain 251.044 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 910, H. Anderson Survey, Abstract No. 25, and the S. A. Venters Survey, Abstract No. 1313, Town of Northlake, Denton County, Texas, and being a portion of that certain tract of land conveyed to 6 McFarm, LLC, by deed recorded in Document Number 2017-15557, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a spike nail found for the most westerly northwest corner of said McFarm tract, same being the most northerly northeast corner of that certain tract of land conveyed to Petrus Investment, L.P., by deed recorded in Volume 4246, Page 546, Deed Records, Denton County, Texas, and being in a westerly bend of Harmonson Road (a prescriptive right-of-way), same being in the south line of that certain tract of land conveyed to Keith Family Limited Partnership, by deed recorded in Document Number 2009-35481, said Official Public Records;

THENCE along the common line of said McFarm tract and said Keith tract as follows:

North 89 deg. 44 min. 30 sec. East, a distance of 637.17 feet to a 3/8 inch iron rod with yellow cap stamped "RPLS 1629" found for corner, same being the southeast corner of said Keith tract;

North 00 deg. 15 min. 37 sec. West, a distance of 2176.57 feet to a 3/8 inch iron rod found for the most northerly northwest corner of said McFarm tract, same being the northeast corner of said Keith tract, same being in the south line of that certain tract of land conveyed to Cameron B. Ketchersid, by deed recorded in Document Number 2016-1739, aforesaid Official Public Records;

THENCE along the common line of said McFarm tract and said Ketchersid tract as follows:

North 89 deg. 41 min. 07 sec. East, a distance of 1022.69 feet to a point for corner;

South 00 deg. 20 min. 45 sec. East, a distance of 41.30 feet to a 60D nail found for corner;

South 89 deg. 45 min. 59 sec. East, a distance of 894.40 feet to a 60D nail found for the northeast corner of said McFarm tract, same being the northwest corner of that certain tract of land conveyed to Crockett Concrete Co. Inc., by deed recorded in Volume 1593, Page 275, aforesaid Deed Records;

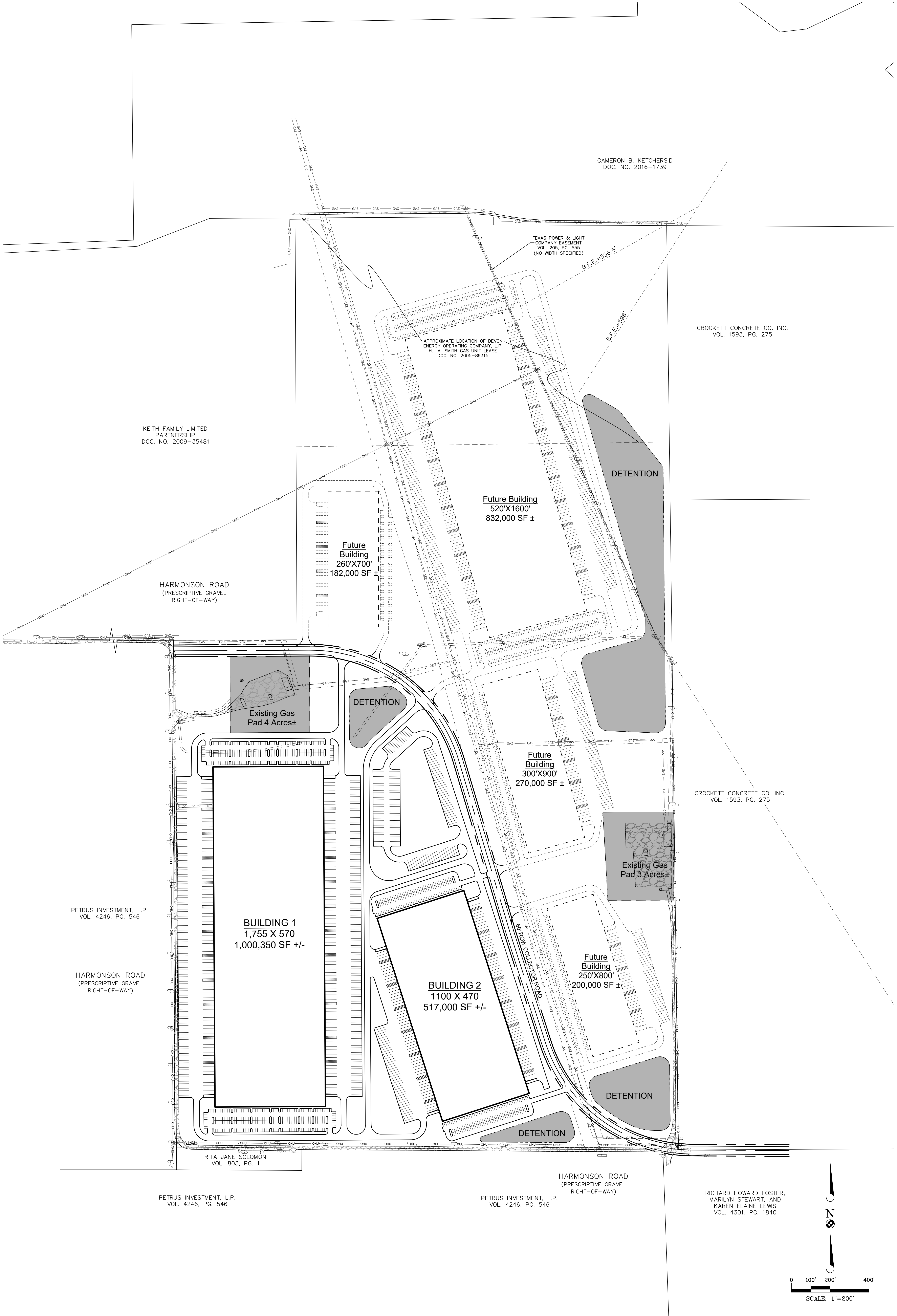
THENCE South 00 deg. 43 min. 47 sec. East, along the common line of said McFarm tract and said Crockett tract, a distance of 4770.18 feet to a point for the southeast corner of said McFarm tract, same being the southwest corner of said Crockett tract, same being in the north line of that certain tract of land conveyed to Richard Howard Foster, Marilyn Stewart, and Karen Elaine Lewis, by deed recorded in Volume 4301, Page 1840, said Deed Records, same being in the approximate centerline of aforesaid Harmonson Road;

THENCE North 89 deg. 40 min. 48 sec. West, along the common line of said McFarm tract and said Foster, Stewart, and Lewis tract, same being the approximate centerline of said Harmonson road, passing at a distance of 80.07 feet, a 5/8 inch iron rod found for the northwest corner of said Foster, Stewart, and Lewis tract, same being the most easterly northeast corner of aforesaid Petrus tract, and continuing along the common line of said McFarm tract and said Petrus tract, and continuing along the approximate centerline of said Harmonson Road, passing a northwest corner of said Petrus tract, same being the northeast corner of that certain tract of land conveyed to Rita Jane Solomon, by deed recorded in Volume 803, Page 1, said Deed Records, and continuing along the common line of said McFarm tract and said Solomon tract, and continuing along the approximate centerline of said Harmonson Road, a total distance of 2590.04 feet to a 1/2 inch iron rod found for the most southerly southwest corner of said McFarm tract, same being the northwest corner of said Solomon tract, same being in the east line of aforesaid Petrus tract, same being on the west side of a northerly bend of said Harmonson Road;

THENCE North 00 deg. 20 min. 10 sec. West, along the common line of said McFarm tract and said Petrus tract, and continuing along the approximate centerline of said Harmonson Road, a distance of 2615.28 feet to the POINT OF BEGINNING and containing 251.044 acres of computed land, more or less.

EXHIBIT B
Concept Plan Exhibit

[See following page]



CASE INFORMATION

Public Hearing Date: P&Z - June 29, 2021, 5:30 pm; Town Council - July 22, 2021, 5:30 pm
Case Type: Planned Development (PD) Zoning Change
Case Name: 251-acre 6 McFarm LLC property PD zoning change request from I to I-PD
Case #: PD-21-004

WRITTEN RESPONSE

Please check one: ☐ In favor of request ☒ Neutral/Undecided on request ☐ Opposed to request

Comments (optional):

Signature: _____

Date: _____

Printed Name: Cameron B. Ketchersid

Address: 1742 C.R. 2675

City/State/ZIP: ALVORD, TX 76225

Phone number: 817 360 3016 817 637 0357 940 427 3300

RETURN COMPLETED FORM VIA EMAIL, FAX OR HAND DELIVERY BEFORE THE START OF THE SCHEDULED PUBLIC HEARING.

RETURN RESPONSES AND/OR DIRECT QUESTIONS TO:

Town of Northlake

Nathan Reddin, Development Director

Email: nreddin@town.northlake.tx.us

Phone: 940-242-5703

Fax: 940-648-0363

Address:

1500 Commons Circle Ste. 300

Northlake, Texas 76226

****FOR OFFICE USE ONLY****

Stamp Received

Property within notification area: ☐ Yes ☐ No

Property ID: _____

Property Size: _____

PLANNING & ZONING COMMISSISONER ITEM D

DATE: JUNE 29, 2021

ITEM: ADJOURNMENT

