

1. April 5, 2022 - PZ Meeting Agenda

Documents:

[PZ AGENDA 04-05-2022.PDF](#)

1.1. April 5, 2022 - P&Z Agenda Packet

Documents:

[PZ AGENDA PACKET - 04-05-2022.PDF](#)



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Maryl Lorencz, Commissioner

Michaela Monson, Chairperson

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

PLANNING & ZONING COMMISSION AGENDA

APRIL 5, 2022

5:30 PM

NORTHLAKE TOWN HALL

1500 COMMONS CIRCLE, SUITE 300

NORTHLAKE, TEXAS 76226

A. CALL TO ORDER

B. BRIEFINGS

1. Impact of extending zoning change notification letters beyond 200' radius

C. 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.

D. NEW BUSINESS

1. Consider approval of the meeting minutes from March 1, 2022
2. Consider a recommendation on a zoning change from RR – Rural Residential to I – Industrial for an approximately 237.569-acre tract of land situated in the G. Ramsdale Survey, Abstract No. 1128, generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane. Bob Smith Management Co., Ltd. is the owner/applicant. Case # Z-22-001
 - a. Public Hearing
 - b. Consider recommendation
3. Consider approval of a Final Plat of Creek Meadows West, Phase One, a proposed 39-residential lot phase of the proposed Creek Meadows West development on a 55.47-acre tract of land in the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town of Northlake. CM West, LLC is the owner. Westcreek 407, LLC is the applicant/developer. Allison Engineering Group is the engineer. KAZ Surveying, Inc. is the surveyor. Case # FP 22-009
4. Consider a recommendation of a Unified Sign Development Plan for Chadwick Commons Phases 1 & 2, a mixed-use development consisting of 249 apartments, a 17,400 square-foot commercial building, and another 17,400 square-foot building proposed to be built on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of State Highway 114 (SH 114) approximately 1,000 feet east of Interstate Highway 35W (IH 35W), and zoned Mixed-Use Planned Development (MPD). Chadwick Farms Ltd, Chadwick Retail Ltd, and Chadwick Apartments Phase II Ltd are the owners. Signs Manufacturing Corporation is the applicant. Case # USDP-22-001



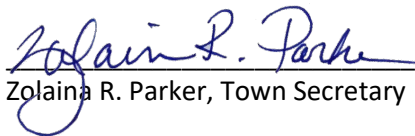
E. ADJOURNMENT

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, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on April 1, 2022, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

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



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Maryl Lorencz, Commissioner

Michaela Monson, Chairperson

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

PLANNING & ZONING COMMISSION AGENDA

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NORTHLAKE TOWN HALL

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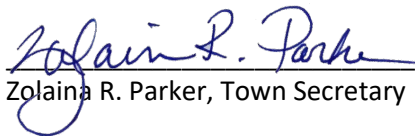
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NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: APRIL 5, 2022

REF. DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); TEXAS LOCAL GOVERNMENT CODE SEC. 211.007 (C)

SUBJECT: IMPACT OF INCREASING ZONING CHANGE NOTIFICATION AREA



GOALS/OBJECTIVES:

- Reinforce our Identity; Define who we are (and don't settle for less)

BACKGROUND INFORMATION:

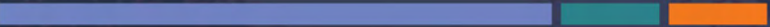
- Notification of zoning changes
 - Public hearings required before P&Z and Town Council
 - Current notification methods for zoning public hearings
 - Published in Denton Record Chronicle
 - Written notice mailed to property owners within 200 feet
 - Posted on website and on Town Hall bulletin board
 - New notification method required for zoning public hearings
 - Signs posted on property per UDC amendment approved 3/10/22
 - Increased notification area for letters to property owners discussed as option
- Current requirements for written notices
 - Required by UDC & TLGC
 - Sent to Northlake property owners (on tax roll) within 200 feet of proposed zoning change
 - Mailed at least 10 days before the public hearing
- Discussion items related to increasing zoning change notification area
 - Most area cities stay with the TLGC required notice area of 200 feet
 - A few area cities have increased their notification area up to 500 feet
 - Increased notification area will require more staff time and resources
 - Impact will depend on:
 - Amount notification area is increased
 - Specific location of a proposed zoning change
 - Alternatives requiring less staff time and resources
 - Post notice on social media
 - Send notice to nearby HOAs

P&Z ACTION:

- Provide direction to staff related to zoning change notices

TOWN OF NORTHLAKE

IMPACT OF INCREASING ZONING CHANGE NOTIFICATION AREA



APRIL 5, 2022



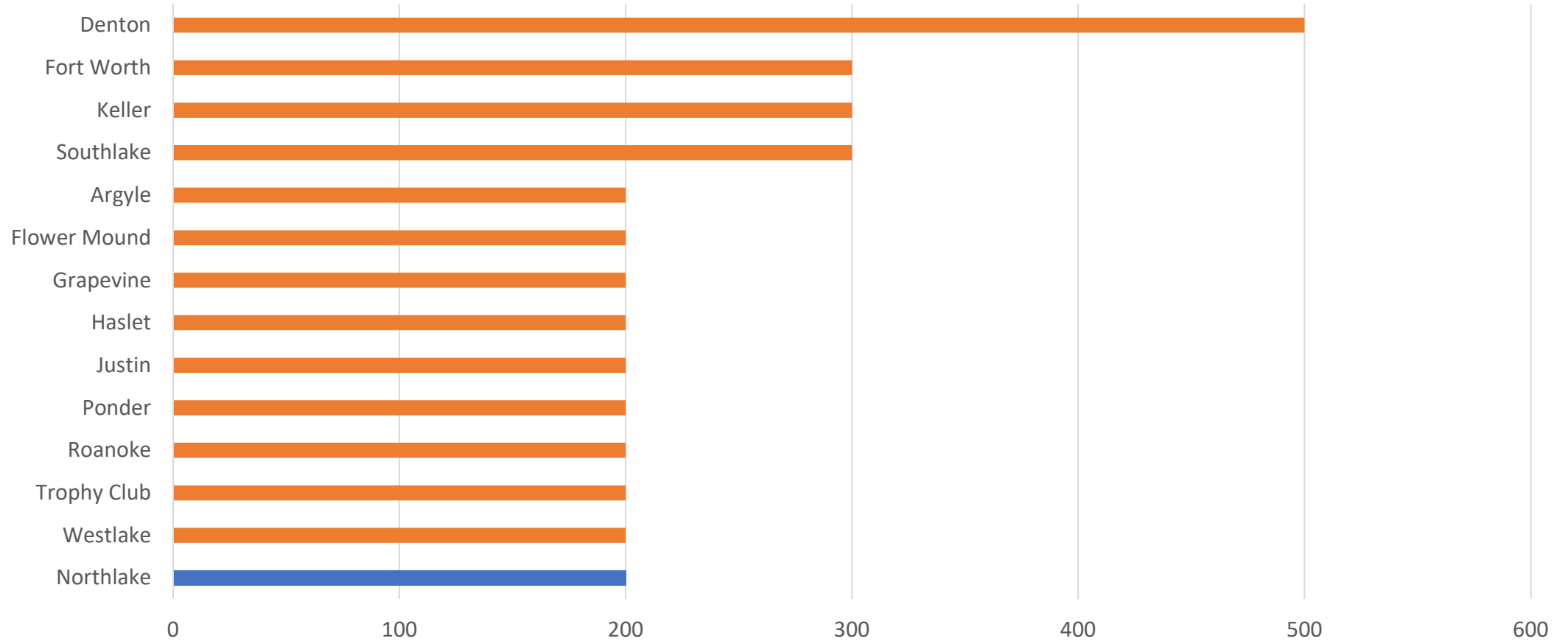
CURRENT NOTIFICATION REQUIREMENTS

- Public hearings required for all zoning changes
 - Planning & Zoning Commission
 - Town Council
- Notification methods required for zoning change public hearings
 - Published in Denton Record Chronicle (min. 15 days before hearing)
 - Mailed to property owners within 200 feet (min. 10 days before hearing)
 - Placed on agenda (min. 72 hours before meeting/hearing)
 - Posted on website (at time of published notice)
 - Posted at Town Hall on bulletin board (at time of published notice)
 - **New:** Signs posted on property (min. 21 days before hearing)

MAILED NOTICE REQUIREMENTS

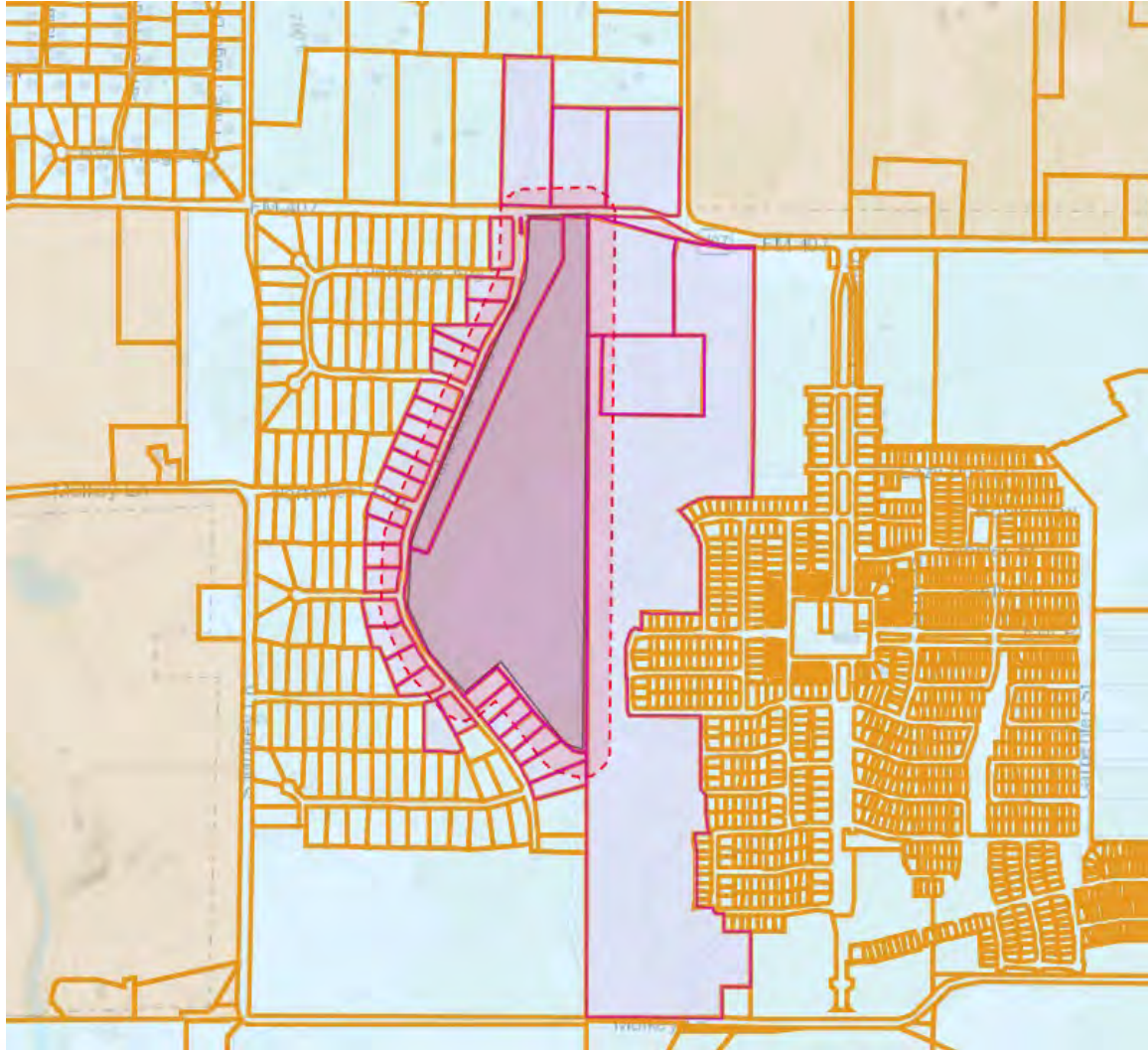
- Required by Texas Local Government Code (TLGC)
- Required by UDC which matches TLGC requirement
- Sent to property owners within 200 feet
 - Northlake property owners on latest tax roll
 - Not sent to property owners in ETJ or adjacent cities
- Mailed at least 10 days before public hearing

NOTIFICATION RADIUS BY CITY



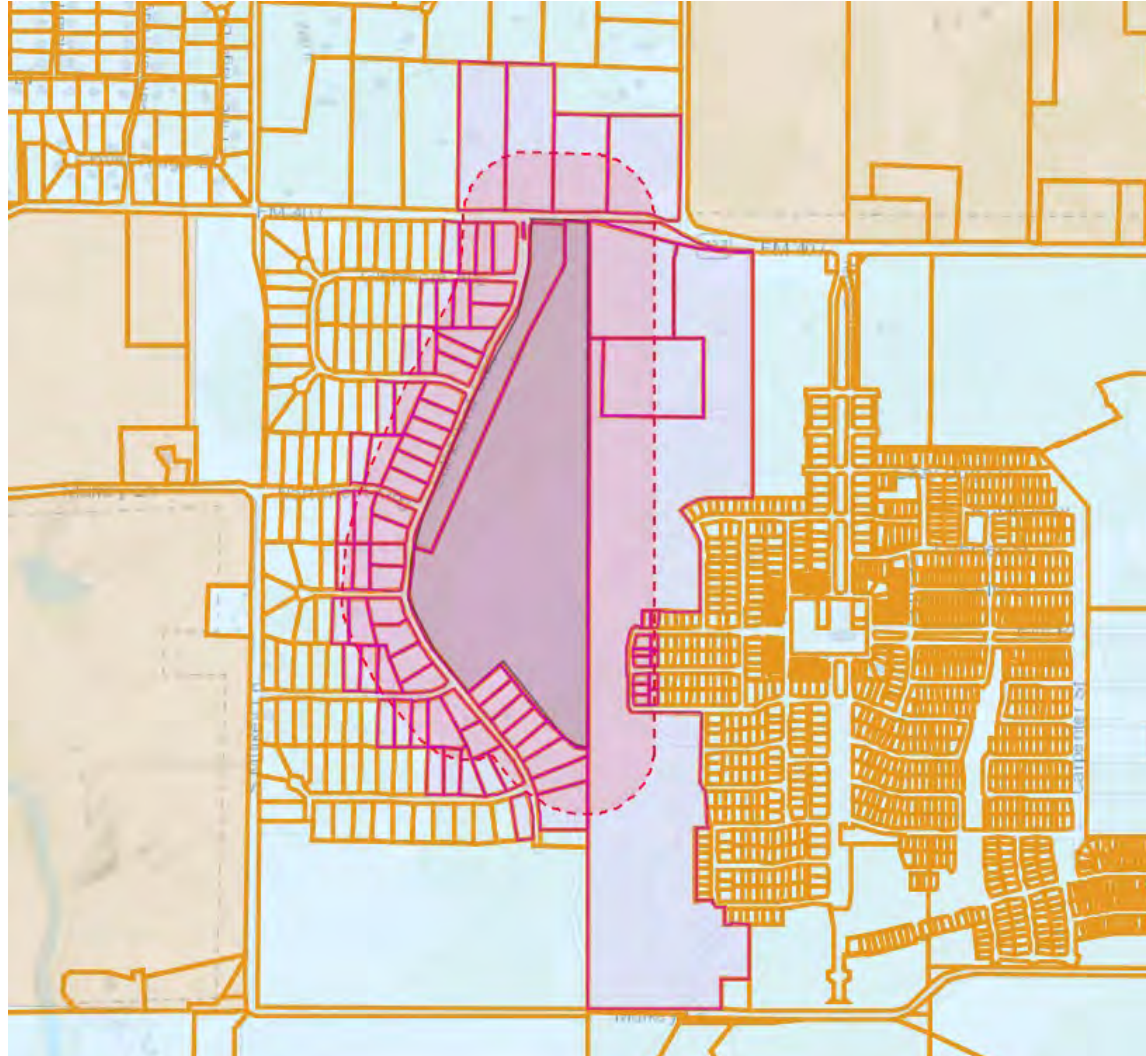
EXAMPLE 200-FOOT NOTIFICATION

- 39 parcels
- Subdivisions
 - Highlands
 - Northlake Country Estates
 - Pecan Square



EXAMPLE 500-FOOT NOTIFICATION

- 84 parcels
- Subdivisions
 - Highlands
 - Northlake Country Estates
 - Pecan Square



OTHER NOTIFICATION OPTIONS

- Post notice on social media
 - Easy to share
 - Can include direct link to more information
 - May go viral
 - May generate unwanted comments
- Send notice to nearby HOAs
 - HOAs can distribute to their communities



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Maryl Lorencz, Commissioner

Michaela Monson, Chairperson

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

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 1, 2022**

A. CALL TO ORDER

Chairperson Monson called the meeting to order at 5:30 p.m., and a quorum was present.

Michaela Monson
Kristin Dixon - Absent with Notice
Chris Amarante
Maryl Lorencz

Jeff Nichols - Absent with Notice
Aaron Fowler
Danny Simpson

B. PUBLIC INPUT

There was no input received.

C. NEW BUSINESS

1. Consider approval of the meeting minutes from February 1, 2022

Commissioner Amarante moved to approve the minutes as amended to include Commissioner Lorencz under Call to Order. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

2. Consider a recommendation on proposed text amendments to Section 4.3 "Notice Requirements" and Article 5 "Zoning Districts" of the Unified Development Code (UDC) to require and set standards for the posting of signs on a property subject to a proposed zoning change. Case # UDC-22-001

The item was presented, and commentary followed.

Chairperson Monson opened the public hearing at 5:39 p.m., and with no speakers coming forward the public hearing was closed at 5:40 p.m.

Commissioner Fowler moved to approve the item as presented. Motion seconded by Commissioner Simpson. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz
NAYS (0): None
ABSENT (2): Dixon, Nichols

3. Consider approval of a Final Plat of Canyon Falls Commercial Tract 20B, Lots 1-2, Block A, a proposed two-lot phase of a commercial development on a 2.498-acre tract of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. Woodmont Company is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # FP 21-009

Items E.3. and E.4. were collectively presented and discussed but considered individually.

Commissioner Simpson moved to approve the item as presented. Motion seconded by Commissioner Fowler. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz
NAYS (0): None
ABSENT (2): Dixon, Nichols

4. Consider approval of a Site Plan of Kiddie Academy - Northlake, a proposed 11,968 square-foot child care facility on a 1.411-acre tract of land in the W. Love Survey, Abstract No. 728, to be platted as Lot 2, Block A, Canyon Falls Commercial Tract 20B, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. Woodmont Company is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # SP-21-004

Items E.3. and E.4. were collectively presented and discussed but considered individually.

Commissioner Lorencz moved to approve the item as presented. Motion seconded by Commissioner Simpson. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz
NAYS (0): None
ABSENT (2): Dixon, Nichols

5. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 2, Block 1, 1 Industrial lot on a 29.589-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, and the William Murray Survey, Abstract No. 890, generally located 1,200 feet north of Dale Earnhardt Way and 1,800 feet west of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-007

Items E.5. and E.7. were collectively presented and discussed but considered individually.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Fowler. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

6. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 3, Block 1, 1 Industrial lot on a 20.026-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located 1,200 feet north of Dale Earnhardt Way and 2,500 feet west of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-008

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Simpson. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

7. Consider approval of a Site Plan of Northlake 35 Logistics Park Building 2, a proposed 634,744 square-foot industrial warehouse on a 29.589-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, and the William Murray Survey, Abstract No. 890, to be platted as Lot 2, Block 1, Northlake 35 Logistics Park, generally located 1,200 feet north of Dale Earnhardt Way and 1,800 feet west of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-22-003

Items E.5. and E.7. were collectively presented and discussed but considered individually.

Commissioner Simpson moved to approve the item as presented. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

8. Consider approval of a Site Plan Northlake 35 Logistics Park Building 3, a proposed 346,322 square-foot industrial warehouse on a 20.026-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, to be platted as Lot 3, Block 1, Northlake 35 Logistics Park, generally located 1,200 feet north of Dale Earnhardt Way and 2,500 feet west of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-22-004

Commissioner Fowler moved to approve the item as presented. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

D. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 5:57 p.m.

Michaela Monson, Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: APRIL 5, 2022

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

SUBJECT: BOB SMITH MANAGEMENT CO., LTD. ZONING CHANGE REQUEST
RR – RURAL RESIDENTIAL TO I – INDUSTRIAL



GOALS/OBJECTIVES:

- Exercise Fiscal Responsibility/Build a robust commercial sales tax revenue base (Council Goal)
- Advance Northlake's Interests/ Capture and incorporate ETJ as opportunities develop Diversify the Tax Base (Council Goal)

ZONING CHANGE REQUEST INFORMATION:

Site:	Approximately 237.569-acre tract of land situated in the G. Ramsdale Survey, Abstract No. 1128, generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane.
Applicant:	Hayden Family Capital LLC
Owner:	Bob Smith Management Co., Ltd.
Current Zoning:	Rural Residential (RR); ETJ/No Zoning – Approx. 37-acres in process of annexation
Proposed Zoning:	Industrial (I)
Future Land Use:	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.
Sector Plan:	Northern Industrial Sector: Industrial – Modern light industrial, distribution center, and supporting office uses; light assembly and manufacturing contained within buildings.
Summary:	The UDC states that a “Planned Development (PD) District may be used to permit new or innovative concepts in land utilization not [otherwise] permitted” and “to allow special conditions or restrictions, which would not otherwise allow the development to occur.” The attached hotel and conference center is a unique development that warrants a PD. A concept site 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, and notice was published in the Denton Record Chronicle and on the Town's website. As of April 1, 2022, no written comments have been received.

Staff Analysis: Most of the 237-acre property subject to this rezoning request is currently within Northlake Town limits and zoned RR. An approximately 37-acre portion of the property is within Northlake's ETJ but not yet annexed. The owner and applicant have submitted an annexation petition for consideration concurrently with the zoning change request. Upon annexation the property will be zoned RR. Town Council will act upon this zoning change request immediately following action on the annexation at their April 14th meeting.

This request conforms with the future land use designation of the Northlake Comprehensive Plan as well as the land use recommendations of the Industrial Sector Plan. The zoning change application is acceptable for consideration.

P&Z ACTIONS:

- Hold public hearing
- Recommend approval or disapproval of the zoning change request

NEXT STEPS:

- April 14th Town Council meeting
 - o Hold public hearing
 - o Consider approval or disapproval of the zoning change request

ATTACHMENTS:

- Maps
 - o Future Land Use Map
 - o North Industrial Sector Map
 - o Zoning Map
 - o Aerial Map
- Boundary Survey with legal description of area requested to be rezoned

The map displays various land use zones in the San Diego region, including:

- RANCH PRESERVATION (Green)
- NEIGHBORHOOD RESIDENTIAL (Yellow)
- WORKFORCE RESIDENTIAL (Brown)
- TRANSITIONAL MARKET DEPENDENT (Grey)
- TRANSITIONAL MIXED USE (Light Purple)
- MIXED USE (Pink)
- BUSINESS PARK (Dark Purple)

The Subject Site is highlighted in red and located within the Business Park area. The map also shows major roads (I-15, I-805, SR-56, SR-163) and a scale bar (0 to 2 Miles).

EXISTING RAMP TO BE RELOCATED SOUTH

FM 1171

CLEVELAND GIBBER RD

4 LANE

2 LANE

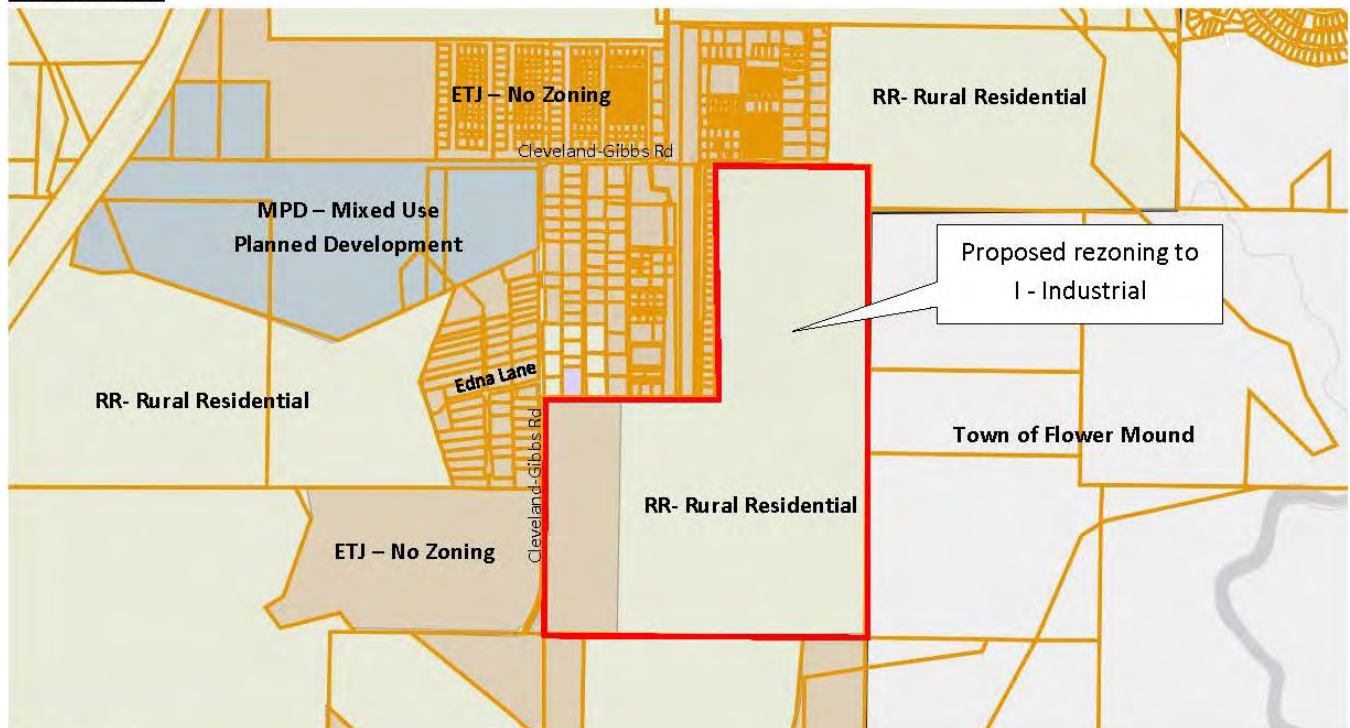
LIFT STATION

Subject Site

LEGEND

- PARCEL BOUNDARY
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED FORCE MAIN
- PROPOSED ROAD
- PROPOSED ROAD OPTION
- EXISTING ROAD
- GAS EASEMENT LIMITS
- FLOODPLAIN LIMITS
- TOWN LIMITS
- RETAIL/COMMERCIAL USE
- INDUSTRIAL USE
- AUXILIARY INDUSTRIAL
- PUBLIC USE
- MIXED USE
- PRIMARY ACCESS POINT

ZONING MAP



AERIAL MAP



Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
September 1, 2021

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: APRIL 5, 2022

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

SUBJECT: CREEK MEADOWS WEST, PHASE ONE FINAL PLAT (FP-22-009)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

FINAL PLAT INFORMATION:

Owner: CM West, LLC

**Applicant/
developer:** Westcreek 407, LLC

Engineer: Allison Engineering Group

Surveyor: KAZ Surveying, Inc.

Zoning: No zoning. Currently located within extraterritorial jurisdiction (ETJ). Town Council approved a development agreement on February 10, 2022 with provisions for annexation and zoning to Rural Estates (RE).

Site: Approximately 55.47-acre tract of land in the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town of Northlake.

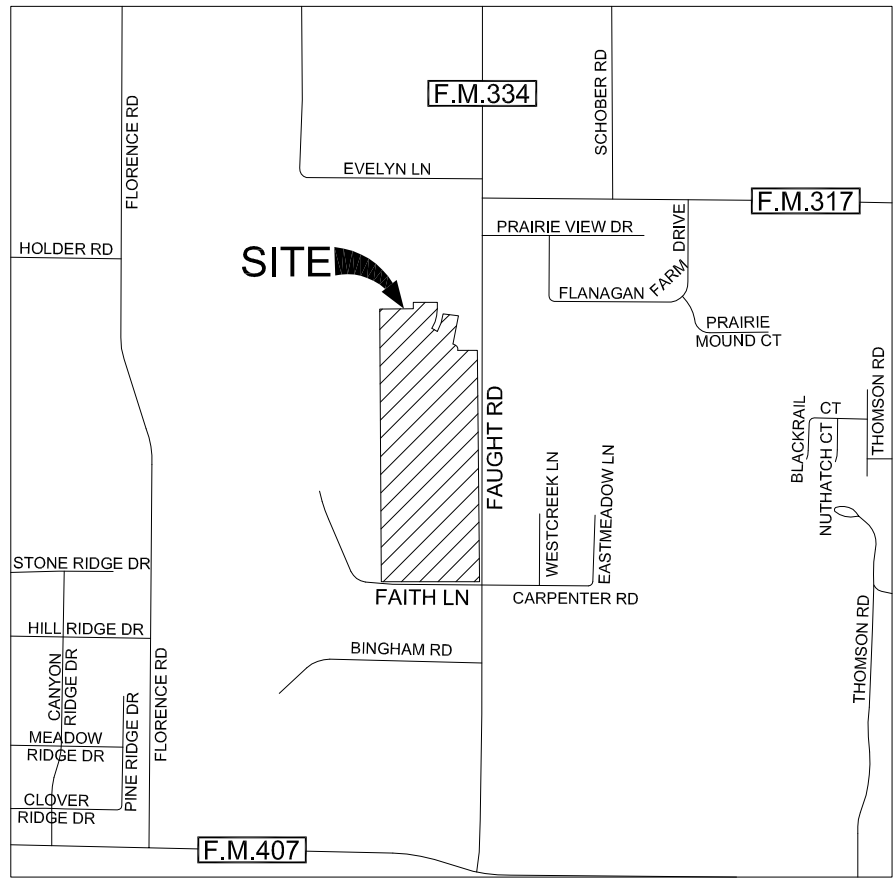
Summary: This application is for a final plat of phase one of the Creek Meadows West development. The plat consists of 39 residential lots with a minimum lot size of 1 acre and one HOA amenity lot.

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 March 15, 2022, and it will be approved on April 14, 2022, if no action is taken.

The final plat conforms to the approved preliminary plat, and it meets all requirements of the development agreement. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

P&Z ACTIONS:

- Approve plat as submitted



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTHLAKE, COMMUNITY NUMBER 480782 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 345 G AND 485 G OF SAID MAP.

6. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 39 LOTS FROM A PREVIOUSLY UNPLATTED TRACT.

7. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

8. "THE OWNER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE TOWN OF NORTHLAKE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "DETENTION FACILITY", INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING, IN FORM AND SUBSTANCE AS REQUIRED BY THE "UNIFORM DEVELOPMENT CODE."

9. THERE SHALL BE NO FENCES ALLOWED IN DRAINAGE EASEMENTS ASSOCIATED WITH DETENTION POND AND CHANNELS A-3, A-4, A-5, A-6, AND A-7.

10. EACH LOT WILL BE SERVED BY ITS OWN SANITARY SEWER FACILITY.

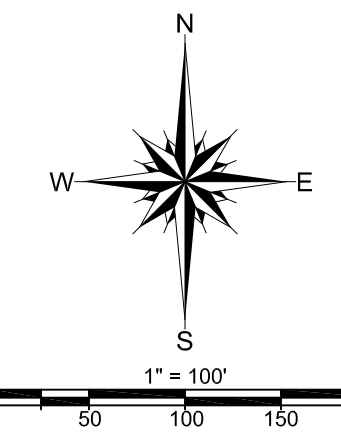
11. THE HATCHED AREA DESIGNATED AS "152.9' ATMOS ENERGY CORPORATION EASEMENT" IS A DEED RESTRICTED AREA. NO STRUCTURES ARE TO BE BUILT WITHIN THE DESIGNATED EASEMENT AREA INCLUDING FENCES, POOLS, STORAGE SHEDS, GARAGES, BARN, ETC. LANDSCAPING MAY NOT SUBSTANTIALLY IMPAIR OR IMPEDE ACCESS TO ATMOS ENERGY'S FACILITIES. BUSHES AND SHRUBS HAVING A MATURE OR CONTROLLED HEIGHT OF 48 INCHES OR LESS ARE PERMITTED WITHIN THE EASEMENT OR RIGHT-OF-WAY, BUT MAY NOT BE PLACED OR PLANTED WITHIN 10 FEET OF ATMOS ENERGY'S FACILITIES. ANY EXCAVATION PERFORMED BY A THIRD PARTY WITHIN 36 INCHES HORIZONTALLY OF ATMOS ENERGY'S FACILITIES MUST BE PERFORMED USING HAND TOOLS. ATMOS ENERGY SHALL NOT BE RESPONSIBLE FOR THE CONDITION OF OR DAMAGE TO ANY LANDSCAPING WITHIN ITS EASEMENTS OR RIGHTS-OF-WAY AS A RESULT OF OPERATION, MAINTENANCE OR CONSTRUCTION OF ATMOS ENERGY FACILITIES.

A TRACT OF LAND DESCRIBED IN A DEED TO THURMAN L. SCHWERN ET UX
INST# 1994-66980
R.P.R.D.C.T.

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
1/2"IRF = 1/2" IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
MIN. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
WSEL = WATER SURFACE ELEVATION
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
P.A.E., F.L.E. & U.E. = PUBLIC ACCESS, FIRELANE & UTILITY EASEMENTS

— S — = SURVEY LINE
— C — = CENTERLINE OF ROAD



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

ENGINEER:
GEES ENGINEERING
1621 AMANDA COURT
PONDER, TEXAS 76259
PHONE: (940) 482-2907
CONTACT: GREG EDWARDS

OWNER:
CM WEST, LLC
P.O. BOX 93808
SOUTH LAKE, TEXAS 76092

I, ERIC BROADWAY, DO HEREBY SWEAR OR AFFIRM THAT THE PROPERTY WITHIN LOTS 1-24 AND HOA LOT 1, BLOCK A, AND LOTS 1-14 & 16, BLOCK C IS TO MY PERSONAL KNOWLEDGE

- ☒ WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE
- ☐ NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE

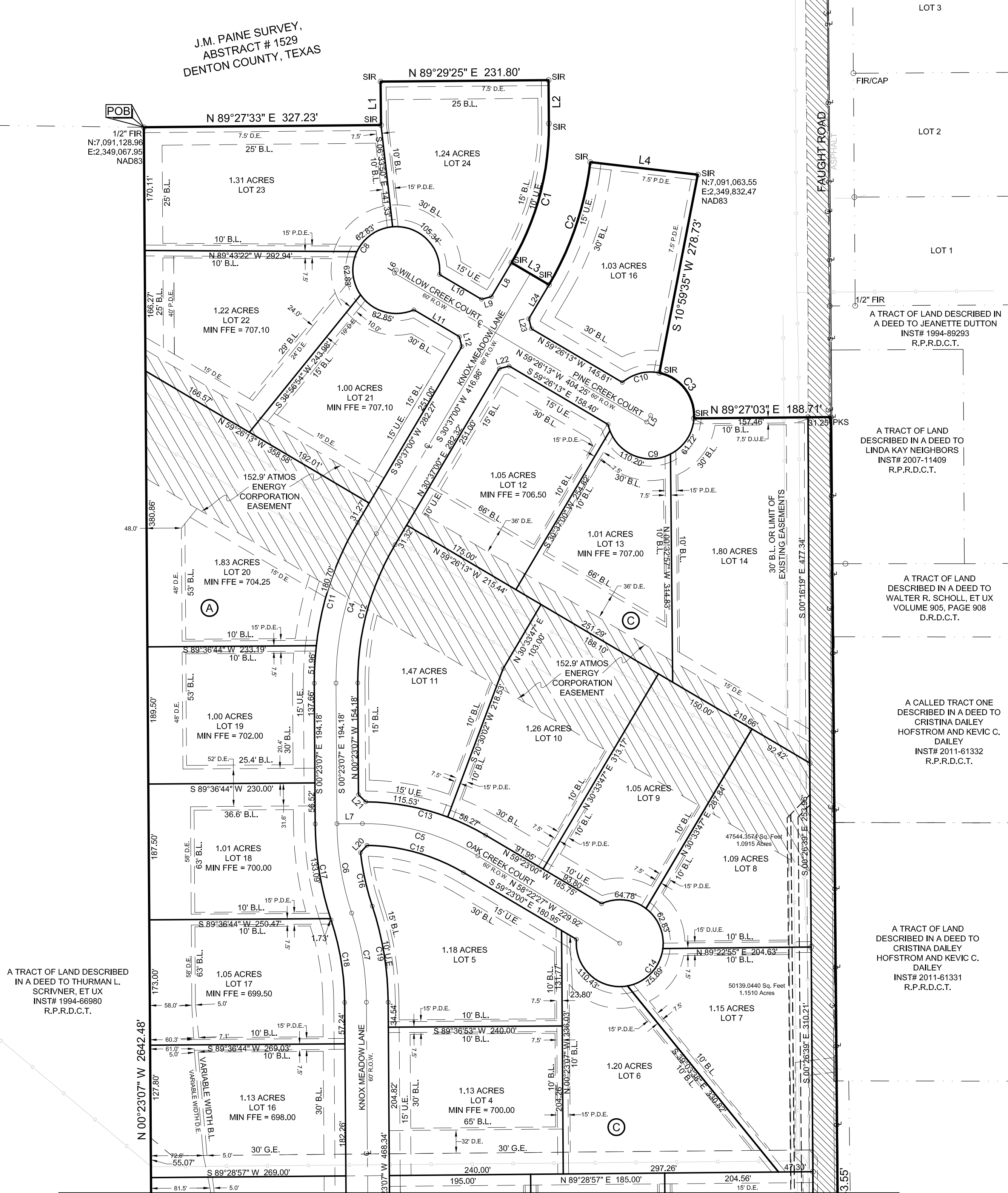
ERIC BROADWAY

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2021

NOTARY PUBLIC, DENTON COUNTY, TEXAS

NOTARY PUBLIC, DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES _____



MATCHLINE

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	370.00'	201.26'	198.79'	S 15°02'02" W
C2	430.00'	179.96'	178.65'	N 18°37'39" E
C3	60.00'	86.16'	78.95'	S 37°16'12" E
C4	400.00'	216.43'	213.80'	N 15°06'57" E
C5	300.00'	167.61'	165.44'	S 74°22'47" E
C6	400.00'	125.41'	124.90'	S 09°22'02" E
C7	400.00'	125.41'	124.90'	N 09°22'02" W
C8	60.00'	313.85'	60.27'	N 35°58'44" E
C9	60.00'	171.92'	118.86'	N 85°57'21" E
C10	60.00'	54.57'	52.71'	S 75°32'03" W
C11	430.00'	232.67'	229.84'	N 15°06'57" E
C12	370.00'	200.20'	197.77'	N 15°06'57" E
C13	330.00'	173.79'	171.79'	S 74°28'13" E
C14	60.00'	313.94'	60.19'	N 35°11'31" E
C15	270.00'	140.11'	138.54'	S 74°14'57" E
C16	370.00'	75.97'	75.84'	S 12°28'01" E
C17	430.00'	134.82'	134.27'	S 09°22'02" E
C18	370.00'	116.01'	115.53'	S 09°22'02" E
C19	430.00'	134.82'	134.27'	S 09°22'02" E
C20	60.00'	181.77'	119.81'	S 45°42'09" E
C21	60.00'	314.16'	60.00'	S 00°23'07" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°30'35" W	59.99'
L2	S 00°28'13" E	60.02'
L3	S 59°23'00" E	60.00'
L4	S 83°21'43" E	149.42'
L5	S 30°33'47" W	10.55'
L6	N 30°33'47" E	4.90'
L7	S 89°36'53" W	35.14'
L8	S 30°37'00" W	54.59'
L9	S 75°35'24" W	14.15'
L10	N 59°26'13" W	67.19'
L11	S 59°26'13" E	72.82'
L12	S 14°24'36" E	14.14'
L13	N 45°23'07" W	14.14'
L14	N 44°36'53" E	14.14'
L15	S 45°23'07" E	21.21'
L16	S 45°28'02" E	21.25'
L17	S 45°23'07" E	14.14'
L18	S 44°31'58" W	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N 45°23'07" W	14.14'
L20	N 42°05'33" E	13.41'
L21	N 45°17'11" W	14.17'
L22	N 75°35'24" E	14.15'
L23	N 14°24'36" W	14.14'
L24	N 30°37'00" E	54.53'
L25	S 48°25'12" W	52.30'
L26	S 89°36'44" W	113.81'
L27	N 00°23'07" W	200.63'
L28	N 89°36'44" E	166.00'
L29	N 00°23'07" W	266.88'
L30	N 48°25'12" W	21.51'
L31	S 03°59'07" E	70.50'
L32	S 23°25'58" E	33.76'
L33	S 43°32'34" E	13.42'
L34	S 66°46'29" E	3.01'
L35	S 88°53'27" E	245.02'

FINAL PLAT
LOTS 1-24 & HOA LOT 1, BLOCK A
LOTS 1-14 & 16, BLOCK C
CREEK MEADOWS WEST, PHASE ONE
BEING 55.47 ACRES IN THE
J.M. PAINE SURVEY, ABSTRACT NUMBER 1529,
IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN
OF NORTHLAKE, DENTON COUNTY, TEXAS

KAZ SURVEYING

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446

JOB NUMBER: 200532-02
DRAWN BY: MLB
DATE: 03-31-2022
R.P.L.S.
KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; CM WEST, LLC, is the owner of all that certain tract of land situated in the J.M. Paine Survey, Abstract Number 1529, Denton County, Texas and being a part of a called 170.592 acre tract of land described in a deed to CM West, LLC, recorded in Instrument Number 2021-228770, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of the herein described tract, same being in the ell corner of said CM West tract, and being the Northeast corner of a tract of land described in a deed to Thurman L. Scribner, et ux, recorded in Instrument Number 1994-66980, Real Property, Records, Denton County, Texas;

THENCE North 89 degrees 27 minutes 33 seconds East, a distance of 327.23 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE North 00 degrees 30 minutes 35 seconds West, a distance of 59.99 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE North 89 degrees 29 minutes 25 seconds East, a distance of 231.80 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE South 00 degrees 28 minutes 13 seconds East, a distance of 60.02 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING", same being the beginning of a curve to the right;

THENCE along said curve to the right, whose chord bears South 15 degrees 02 minutes 02 seconds West, 198.79 feet, having a radius of 370.00 feet, and an arc length of 201.26 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE South 59 degrees 23 minutes 00 seconds East, a distance of 60.00 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING", same being the beginning of a curve to the left;

THENCE along said curve to the left, whose chord bears North 18 degrees 37 minutes 39 seconds East, 178.65 feet, having a radius of 430.00 feet, and an arc length of 179.96 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE South 83 degrees 21 minutes 43 seconds East, a distance of 149.42 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE South 10 degrees 59 minutes 35 seconds West, a distance of 278.73 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING", same being the beginning of a curve to the left;

THENCE along said curve to the left, whose chord bears South 37 degrees 16 minutes 12 seconds East, 78.95 feet, having a radius of 60.00 feet, and an arc length of 86.16 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE North 89 degrees 27 minutes 03 seconds East, a distance of 188.71 feet to a PK Nail set near the centerline of Faught Road;

THENCE South 00 degrees 30 minutes 03 seconds East, along said centerline of Faught Road, a distance of 2,243.55 feet to a PK Nail set near said centerline of Faught Road;

THENCE North 89 degrees 56 minutes 06 seconds West, departing said centerline and along the North right of way line of Faith Lane, a distance of 949.73 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southwest corner of said herein described tract;

THENCE North 00 degrees 23 minutes 07 seconds West, departing said North right of way line, a distance of 2,642.48 feet to the POINT OF BEGINNING and containing 55.47 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CM WEST, LLC, DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **CREEK MEADOWS WEST, PHASE ONE**, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CM WEST, LLC

BY: _____ DATE _____

OWNER

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____



APPROVED BY THE PLANNING & ZONING COMMISSION

DATE

CHAIRPERSON, PLANNING & ZONING COMMISSION

TOWN SECRETARY, TOWN OF NORTHLAKE

SURVEYOR: _____	ENGINEER: _____	OWNER: _____
KAZ SURVEYING, INC.	GEES ENGINEERING	CM WEST, LLC
1720 WESTMINSTER STREET	1621 AMANDA COURT	P.O. BOX 93908
DENTON, TEXAS 76205	PONDER, TEXAS 76259	SOUTHLAKE, TEXAS 76092
PHONE: (940) 382-3446	PHONE: (940) 482-2907	
TBPLS FIRM #10002100	CONTACT: GREG EDWARDS	



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446

JOB NUMBER: 200532-02

DRAWN BY: MLB

DATE: 03-31-2022

R.P.L.S.

KENNETH A. ZOLLINGER

FINAL PLAT

LOTS 1-24 & HOA LOT 1, BLOCK A

LOTS 1-14 & 16, BLOCK C

CREEK MEADOWS WEST, PHASE ONE

BEING 55.47 ACRES IN THE

J.M. PAINE SURVEY, ABSTRACT NUBMER 1529,

IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN

OF NORTHLAKE, DENTON COUNTY, TEXAS

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MARCH 1, 2022

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC); MIXED-USE PLANNED DEVELOPMENT (MPD)

SUBJECT: UNIFIED SIGN DEVELOPMENT PLAN FOR CHADWICK COMMONS PHASES 1 & 2 (USDP-22-001)



GOALS/OBJECTIVES:

- Reinforce our Identity; Add beautification measures to roads and community entrances (Council Goal)

UNIFIED SIGN DEVELOPMENT PLAN INFORMATION:

Owners:	Chadwick Farms Ltd, Chadwick Retail Ltd & Chadwick Apartments Ph II Ltd
Applicant:	Signs Manufacturing Corporation
Zoning:	Mixed-Use Planned Development (MPD) which references the sign requirements of the UDC along with a few additional restrictions such as no pole/pylon signs.
Site:	Approximately 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of State Highway 114 (SH 114) approximately 1,000 feet east of Interstate Highway 35W (IH 35W).
Summary:	This application is for a Unified Sign Development Plan (USDP) for Chadwick Commons Phases 1 & 2 which includes two 17,400 square-foot commercial buildings (one built and another proposed) and the 249-unit Ruby at Chadwick Commons apartment community. The purpose of the USDP is to allow a Multi-Tenant Development Sign (MTDS) on the SH 114 frontage to advertise The Ruby at Chadwick Commons and businesses within the two commercial buildings.
Staff Analysis:	The applicant has provided a Unified Sign Development Plan (USDP) in accordance with requirements of the UDC. The USDP is required in order to obtain a permit for a Multi-Tenant Development Sign (MTDS) on a development containing multiple parcels. The proposed MTDS otherwise meets all requirements of the UDC. The USDP is provided on the following pages and meets all requirements for consideration.

P&Z ACTIONS:

- Recommend approval or disapproval of proposed Unified Sign Development Plan

NEXT STEPS:

- April 14th Town Council meeting
 - o Council will consider approval or disapproval of proposed USDP

UNIFIED SIGN DEVELOPMENT PLAN (USDP) FOR CHADWICK COMMONS PHASES 1 & 2

1. Signs shall meet all applicable requirements of the Unified Development Code (UDC) and Mixed-Use Planned Development.
2. A Multi-Tenant Development Sign (MTDS) shall be allowed as proposed on the following exhibit and in the location shown on the attached site plan.
3. The MTDS is designed to complement the materials and colors of the buildings in Chadwick Commons Phases 1 & 2
4. The MTDS is intended to serve the tenants of Chadwick Commons Phases 1 & 2 as follows:
 - a. Large panel for apartment community
 - b. One large panel for the largest tenant of each commercial building (Bldgs 1 & 2 on site plan)
 - c. Four panels for the next largest tenants of each commercial building
 - d. Prior to development of the second building (Bldg 1), the additional panels may be used to advertise additional tenants in the development as well as space for lease





ART Western Security art v3 - James (fixing logos).fs



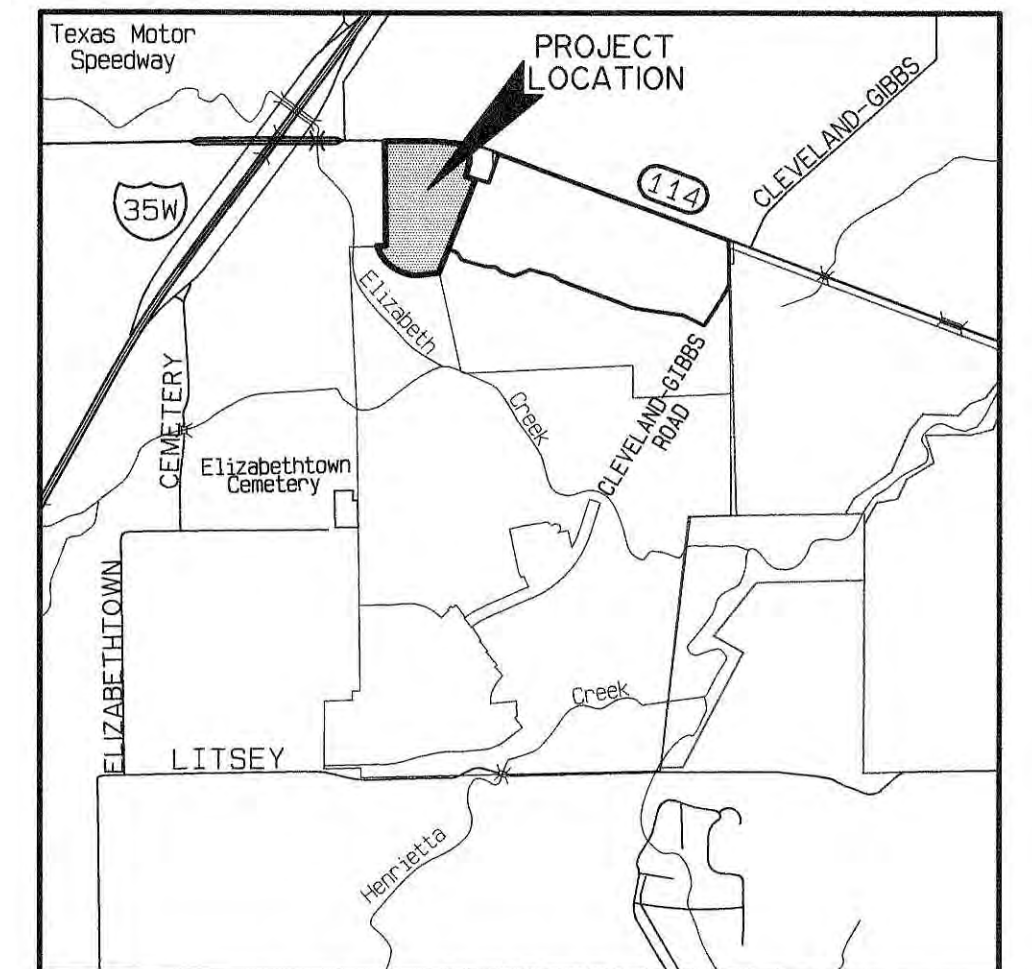
THIS IS A PRELIMINARY DRAWING. SOME DETAILS MAY BE MODIFIED IN PRODUCTION.

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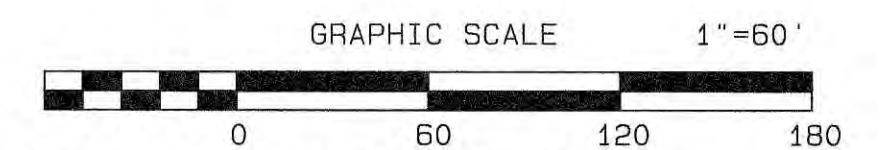
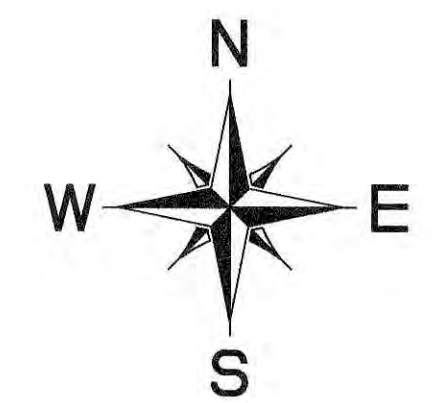
Customer Approval

Sign to be located in median of main driveway setback 18 feet from property line.

LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNDERGROUND GAS LINE MARKER
	FENCE LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND TELEPHONE CABLE MARKER SIGN
	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
SCALE: 1" = 2,000'



NOTE: ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.

BUILDING LEGEND

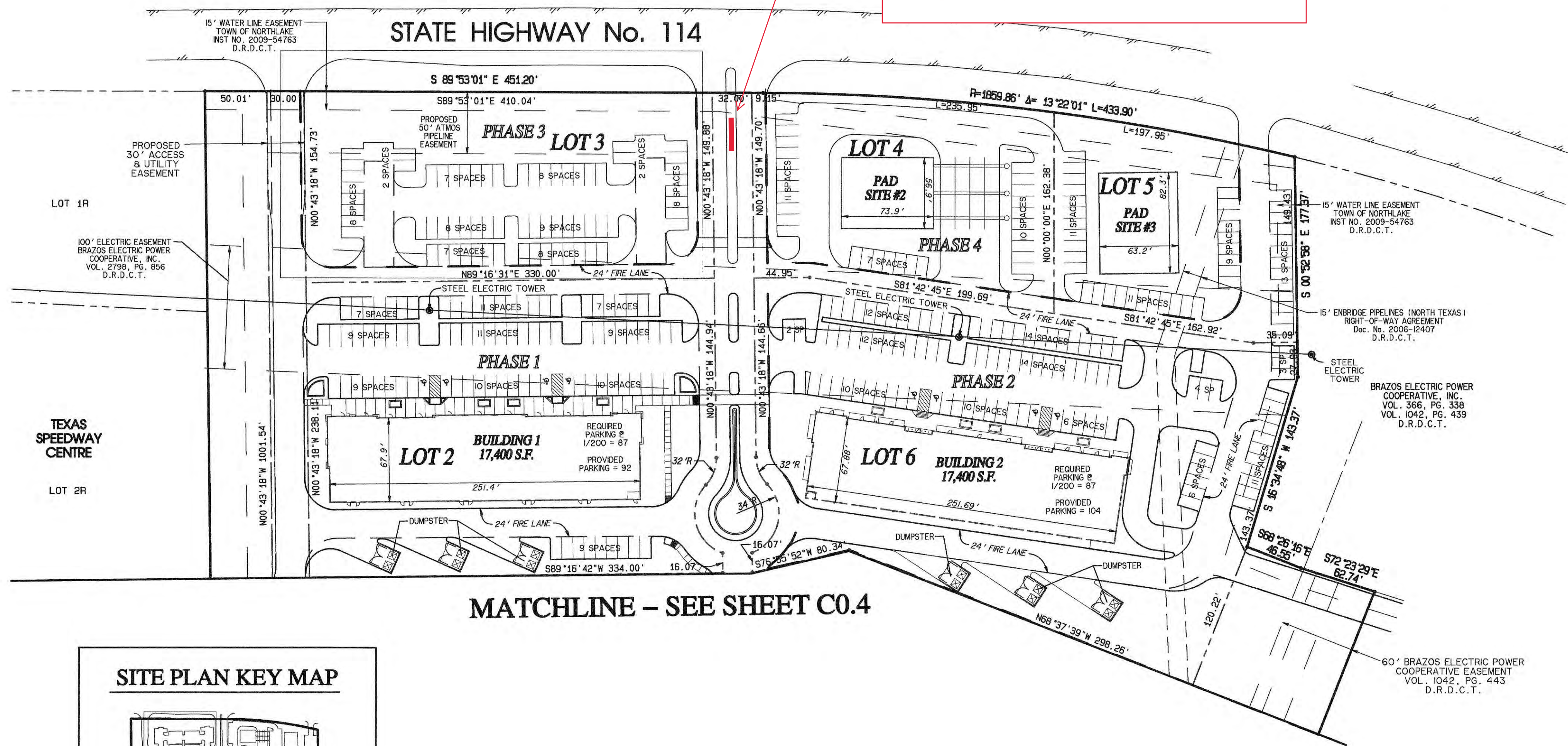
- #1 - BUILDING NUMBER
A - BUILDING TYPE (REFER TO ARCHITECT PLANS)
• - GARAGE/TANDEM PARKING SPACE

LOT	PHASE
LOT 1	PHASE 1
LOT 2	PHASE 3
LOT 3	PHASE 4
LOT 4	PHASE 2
LOT 5	PHASE 1
LOT 6	
LOT 7	
LOT 8	
LOT 9	

SITE PLAN OF CHADWICK FARMS LOTS 1-9, BLOCK 1 BEING 24.638 ACRES

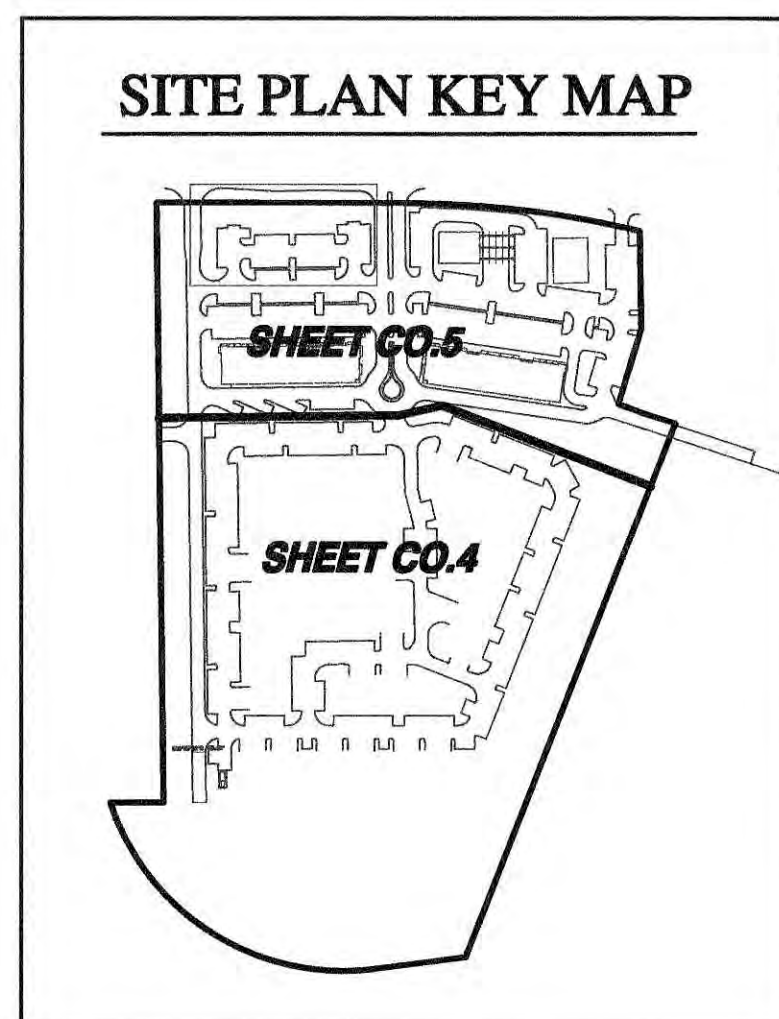
SITUATED IN THE
LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
9 LOTS
ZONING: PD
AUGUST 2017

C0.5



MATCHLINE - SEE SHEET C0.4

SITE PLAN KEY MAP



OWNER/DEVELOPER:

CHADWICK FARMS, LTD.
2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210 - 0463

PREPARED BY:

**GOODWIN
AND
MARSHALL INC.**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700