

1. Agenda

Documents:

[08-25-2016 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[08-25-2016 COUNCIL PACKET.PDF](#)



**Town of Northlake, Texas
Town Council Meeting Agenda
Thursday, August 25, 2016 at 5:30 pm
1400 FM 407 - Northlake Texas**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a work session and regular meeting on August 25, 2016 at 5:30 pm at the Northlake Town Hall, 1400 FM 407, Northlake Texas. The items listed below are placed on the agenda for discussion and/or action.

1. Call Regular Work Session to Order

Recognition of Newly Sworn-in Peace Officers Alvin Carey and Cody Long

2. Briefing Items

- A. Determine Council direction on the following changes to the Unified Development Code: Prohibit construction of any Accessory Building in Rural Residential Zoning District without Primary Residence; and increase minimum dwelling unit size in Rural Residential Zoning District from 1,500 square feet to 2,200 square feet

3. Call Regular Meeting to order

Pledge of Allegiance - Moment of Silence

4. Public Input

This item is available for citizens to address the Town Council 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

5. Consent Items

All items listed below are considered routine by Town Council and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember so requests, in which event the item will be removed and considered separately

- B. Consider approval of the Town Council Minutes of 8-11-16
- C. Consider an amendment to Texas Speedway Centre DCCR's

6. Regular Items

- D. Second public hearing on a proposed Property Tax Rate for Fiscal Year 2016-2017 of \$0.2950 per \$100 valuation to be considered for adoption by the governing body of the Town of Northlake, Texas at the September 8, 2016 meeting. The proposed tax rate would increase total taxes in Northlake by 37.0%
- E. Consider a Final Plat of Creek Meadows Addition Phase 1, a phase of the proposed Creek Meadows Addition consisting of 6 single-family residential lots within the extraterritorial jurisdiction of the Town of Northlake on a 6.65-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faught Road approximately 2,700 feet north of FM 407. Faith 407 Holdings, LLC is the owner. Creekhill Development LLC is the applicant/developer. Greg Edwards Engineering Services, Inc. is the engineer. Kaz Surveying is the surveyor. Case # FP-16-009

7. Adjourn

CERTIFICATE

I hereby certify that the above agenda was posted on the front glass door at the Town Hall 1400 FM 407, Northlake, Texas on Friday, August 19, 2016 by 4:00 pm



Shirley Rogers
Town Secretary

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development Negotiations)



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Shirley Rogers
Town Secretary

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TOWN OF NORTHLAKE

1. Regular Work Session

Recognition of Newly Sworn-in Peace Officers Alvin Carey and Cody Long

TOWN OF NORTHLAKE

2. Briefing Item

- A. Determine Council direction on the following changes to the Unified Development Code: Prohibit construction of any Accessory Building in Rural Residential Zoning District without Primary Residence; and increase minimum dwelling unit size in Rural Residential Zoning District from 1,500 square feet to 2,200 square feet

TOWN OF NORTHLAKE

3. Regular Session

TOWN OF NORTHLAKE

4. Public Input

TOWN OF NORTHLAKE

5. Consent Items

B. Consider approval of the Town Council Minutes of 8-11-16

C. Consider an amendment to Texas Speedway Centre DCCR's



**Town of Northlake, Texas
Town Council Meeting Minutes
Thursday, August 11, 2016
1400 FM 407 - Northlake Texas**

1. Mayor Peter Dewing called the Regular Work Session to order at 5:30 pm, quorum is present

Council Present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Session

Council Absent: Danny Simpson

Staff Present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Eric Tamayo, Public Works Director; Karen Bolyard, Finance Director; Alex Arnold, Sergeant PD; and Shirley Rogers Town Secretary

Consultants Present: Ashley Dierker, Legal Counsel; Ben McGahey, PE; Rodney Dryden, Health Benefits

2. Briefing Items

- A. Nathan Reddin briefed the council on a zoning change request known as Faught Farms from RR – Rural Residential (min. 5 acres lots)/CRO - Conservation Residential Overlay to RR-PD – Rural Residential Planned Development (min. 2.5 acre lots) for an approximately 154.728-acre tract of land situated in the J. James Survey, Abstract No. 1501, generally located west of Faught Road between Evelyn Lane and Robson Ranch Road. Susan Stewart, Brenda Jones, and Charles Faught are the owners. Chris Dominquez All About Babies and Matt Holtman w Holtman Designworks, Inc. are the applicant/developer. Case # PD-16-001
- B. Nathan Reddin briefed the council on the need for a street name change policy and proposed changes to street names in the vicinity of the Northport 35 Business Center development
- C. Employee Healthcare Renewal Cost Increase and Plan Change Options presented by Rodney Dryden, Health Benefits Consultant
- D. Karen Bolyard and Rodney Dryden briefed the council on why the creation of the Town of Northlake Employee Benefit Trust was needed

3. Mayor Dewing called the Regular Meeting to order at 6:19; D. Simpson absent
Pledge of Allegiance and Moment of Silence was observed

4. Public Input- None

5. Consent Items Item H was pulled by Mayor Dewing on behalf of Councilmember Young

Councilmember Ganz moved to approve the Consent Items E-F-G as presented. 2nd by Councilmember Young
Vote: Motion passed unanimous

E. Town Council Minutes of 7-28-16

F. Interlocal Cooperation Agreement for FY 16-17 Public Safety Application Support and Maintenance

G. FY 2017 Contract for Services between Town of Northlake, Texas and Trinity River Authority of Texas for work relating to analysis of water/wastewater, industrial inspections and/or sampling services

After discussion, Councilmember Ganz moved to approve Consent Item H. 2nd by Councilmember McBride
Vote: Motion passed unanimous

H. Ordinance 16-0811A granting to Atmos Energy Corporation a franchise to construct, maintain and operate pipelines and equipment in the Town

6. Regular Items

I. Mayor Dewing opened the Public Hearing at 6:33 pm on the Proposed Budget for Fiscal Year 2016-17, beginning on October 01, 2016 and ending on September 30, 2017 for the Town of Northlake, Northlake Economic Development Corporation, Northlake Community Development Corporation, Northlake Public Improvement District No. 1 (Harvest), The Highlands Public Improvement District

No one came forward for or against the proposed budget for FY 16-17

Mayor Dewing closed the Public Hearing at 6:34 pm

J. Mayor Dewing opened the First Public Hearing at 6:34 pm on a proposed Property Tax Rate for Fiscal Year 2016-2017 of \$0.2950 per \$100 valuation to be considered for adoption by the governing body of the Town of Northlake, Texas at the September 8, 2016 meeting. The proposed tax rate would increase total taxes in Northlake by 37.0%

No one came forward for or against the proposed property tax rate for FY 16-17

Mayor Dewing closed the public hearing at 6:35 pm

Mayor Dewing then recessed the council meeting to convene into the TIRZ No. 1 Board of Directors Meeting

7. Chairman Dewing convened the Board of Directors into the Tax Increment Reinvestment Zone No. One Meeting at 6:35 pm. Business concluded at 6:36 pm

Mayor Dewing reconvene the council into Regular Session at 6:36 pm

8. Mayor Dewing convened the council into Executive Session at 6:37 pm

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- 1) Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on legal matter.
 - (a) pending or contemplated litigation Town of Northlake vs City of Justin
- 2) Section 551.072 deliberates the purchase, exchange, lease or value of real property
 - a) Town Hall Space Lease
- 3) Section 551.087 deliberations regarding economic development negotiations
 - a) Potential Water Tower Site

Mayor Dewing reconvened the Council into Regular Session at 7:17 pm

Mayor Dewing stated one item needed action from closed session

Councilmember Ganz moved to authorize the Mayor to enter into a lease agreement for Town Hall Space.
2nd by Councilmember Sessions

Vote: Motion passed

For: Ganz, Sessions, McBride

Abstained: Young

9. Mayor Dewing adjourned the meeting at 7:18 pm

Passed and approved on this the 25th day of August, 2016

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: August 25, 2016
Re: Amendment to the Texas Speedway Centre DCCR's

Avex Group, on behalf of the developer (declarant), Motor Speedway Partners, of the Texas Speedway Centre mixed-use, commercial development at the southeast corner of SH 114 and IH 35W, has proposed an amendment to the Declaration of Covenants, Conditions and Restrictions (DCCR's) applicable to the properties in the development. The declarant has requested that all property owners sign the attached 4th amendment to the DCCR's. The Town of Northlake owns a 1.0823-acre lot known as Lot 7br, Block 2 in the development. It was dedicated to the Town to accommodate future water facilities. Two memos are attached, one providing an overview of the development and the request and the other providing a summary of the changes proposed with this amendment. The changes appear to comply with the requirements of the Town, including zoning. Staff has no objection to the amendment as presented. Town Council, as the governing body of the Town, must act to approve the amendment to authorize its signing.

Please contact me at (940) 242-5703 if you have any questions or concerns.



MEMORANDUM

TO: Nathan Reddin - Town of Northlake

FROM: Jeremy Steenerson & Motor Speedway Partners

DATE: August 5, 2016

RE: Town of Northlake's Execution of the 4th Amendment to DCCRs

Texas Speedway Centre is a 31 acre mixed use tract of land at the Southeast corner of I35 and 114 and is the southernmost portion of the Town of Northlake. This project began around the year of 2000 and today consist of:

Denton Creek Senior Living	Motel 6	Holiday Inn Express
Proposed tru by Hilton Hotels	Home2 Suites by Hilton	Proposed Staybridge
Suites and Holiday Inn Express	Sonic	QuikTrip
		Subway
		Shell



As you know, the Town of Northlake owns a lot in this development. We would like to request the Town of Northlake's execution of the 4th Amendment to DCCRs for Texas Speedway Centre because we are attempting to have all of the land owner's signatures



and show unanimous agreement to the changes in the 4th Amendment to the DCCRs. As of today we lack a signature from the Town of Northlake and one other owner.

We appreciate your consideration and continue to appreciate our relationship with you and the Town of Northlake.

Thank you.

MEMORANDUM

TO: Nathan Reddin - Town of Northlake

FROM: J. Marc Hesse – Hesse & Hesse, PC

DATE: August 5, 2016

RE: 4th Amendment to DCCRs

This memo is a brief summary of the key elements contained in the Fourth Amendment to the DCCRs that help maintain the quality of the development known as the Texas Speedway Centre. The amendment was executed by the developer in connection with the sale of one of the parcels to a purchaser that intended to construct a hotel on one of the tracts.

Here is a summary of the changes:

1. The original DCCRs prohibited *any* type of extended stay hotels. The Fourth Amendment removed that prohibition as it relates to certain quality extended stay hotels. They are now allowed.
2. All assessments that were permitted under the original DCCRs were removed. This benefits all property owners and provides confidence to future property owners that no additional assessments will be owed by the property owners.

Since the developer was permitting a new use that was specifically prohibited under the original DCCRs and assessments were being completely removed, we made the decision to secure all property owners signature on the Fourth Amendment to the DCCRs.

**FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
(TEXAS SPEEDWAY CENTRE)**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS THAT:
COUNTY OF DENTON §

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (TEXAS SPEEDWAY CENTRE) (the "Fourth Amendment") is executed this _____ day of _____, 2015, by and among Motor Speedway Partners, Ltd., a Texas limited partnership ("Declarant"), Victron Stores, LP, a Texas limited partnership ("Victron"), G6 Hospitality Property, LLC, a Texas limited liability company ("G6"), The Town of Northlake ("Northlake"), Wycliff-Speedway, Ltd., a Texas limited partnership ("Wycliff"), Raceway Hotels, LLC, a Texas limited liability company ("Raceway"), Ashraf Lakhany, an individual ("Lakhany"), Pegasus Hotels, LLC, a Texas limited liability company ("Pegasus"), and QuikTrip Corporation, an Oklahoma corporation ("QuikTrip"). Victron, G6, Northlake, Wycliff, Raceway, Lakhany, Pegasus and QuikTrip are sometimes individually referred to herein as a "Lot Owner" and sometimes collectively referred to herein as the "Lot Owners".

WITNESSETH:

WHEREAS, Declarant filed that certain First Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions on April 29, 1999 under Clerk's File No. 99-R0041379 of the Real Property Records of Denton County, Texas; as amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions on July 19, 2000 under Clerk's File No. 00-R0068621 of the Real Property Records of Denton County, Texas; as amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions on May 27, 2015 under Clerk's File No. 2015-56666 of the Real Property Records of Denton County, Texas (collectively, the "Declaration");

WHEREAS, the Declarant has determined that it would be in the best interests of Texas Speedway Centre to make further modifications to the Declaration; and

WHEREAS, the Declarant desires to provide notice to the Lot Owners of the Declaration modifications contained in this Fourth Amendment, and elects to have each Lot Owner execute this Fourth Amendment, thereby referencing each respective Lot Owner's consent to the provisions contained herein.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby declares as follows:

1. Use Restrictions. Article II, Section L(14) of the Declaration is hereby deleted.
2. Covenants For Assessments. Article IV shall no longer apply to any Lot, whether owned by Declarant or an Owner, and, therefore, there shall be no charges levied on the Lots and Property as there will be no future assessments made on any Lot.
3. Remaining Terms. This Fourth Amendment is declared to be, in pertinent part only, an amendment of the Declaration and this Fourth Amendment is not made to modify, amend, change, extend, delete, extinguish, alter or revoke the Declaration except as may be expressly set forth herein. All other terms and provisions of the Declaration shall remain in full force and effect. Whenever the provisions of this Fourth Amendment are inconsistent with the terms and conditions of the Declaration, the provisions herein shall control. A telecopied facsimile or electronic copy of a duly executed counterpart of this Fourth Amendment shall be sufficient to evidence the binding agreement of each party to the terms herein.

[SIGNATURE PAGES TO FOLLOW.]

EXECUTED by the Declarant and Lot Owners on the date shown in the first paragraph hereinabove, to be effective as of _____, 2015.

DECLARANT:

MOTOR SPEEDWAY PARTNERS, LTD.,
a Texas limited partnership

By: Avex Fund IV, Inc.,
a Texas corporation

Its: General Partner

By: _____
Frank Babb, President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frank Babb, the President of Avex Fund IV, Inc., a Texas corporation, the General Partner of MOTOR SPEEDWAY PARTNERS, LTD., a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said partnership, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name: _____
My Commission Expires: _____

VICTRON:

VICTRON STORES, LP,
a Texas limited partnership

By: _____
Printed Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, the _____ of VICTRON STORES, LP, a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said partnership, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name: _____
My Commission Expires: _____

G6:

G6 HOSPITALITY PROPERTY, LLC,
a Texas limited liability company

By: _____
Printed Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, the _____ of G6 HOSPITALITY PROPERTY, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name: _____
My Commission Expires: _____

NORTHLAKE:

THE TOWN OF NORTHLAKE

By: _____
Printed Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, the _____ of THE TOWN OF NORTHLAKE, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said city, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name: _____
My Commission Expires: _____

WYCLIFF:

WYCLIFF-SPEEDWAY, LTD.,
a Texas limited partnership

By: _____
Printed Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, the _____ of WYCLIFF-SPEEDWAY, LTD., a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said partnership, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name: _____
My Commission Expires: _____

RACEWAY:

RACEWAY HOTELS, LLC,
a Texas limited liability company

By: _____
Printed Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, the _____ of RACEWAY HOTELS, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name: _____
My Commission Expires: _____

LAKHANY:

ASHRAF LAKHANY

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ASHRAF LAKHANY, an individual, 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS

Printed Name: _____

My Commission Expires: _____

PEGASUS:

PEGASUS HOTELS, LLC,
a Texas limited liability company

By: _____
Printed Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, the _____ of PEGASUS HOTELS, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name: _____
My Commission Expires: _____

QUIKTRIP:

QUIKTRIP CORPORATION,
an Oklahoma corporation

By: _____
Printed Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, the _____ of QUIKTRIP CORPORATION, an Oklahoma corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, 2015.

NOTARY PUBLIC, STATE OF _____
Printed Name: _____
My Commission Expires: _____

After recordation please return to:
Motor Speedway Partners, Ltd.
c/o Avex Fund IV, Inc.
5953 Dallas Parkway, Suite 200-A
Plano, Texas 75093

TOWN OF NORTHLAKE

6. Regular Items

D. Second public hearing on a proposed Property Tax Rate for Fiscal Year 2016-2017 of \$0.2950 per \$100 valuation to be considered for adoption by the governing body of the Town of Northlake, Texas at the September 8, 2016 meeting. The proposed tax rate would increase total taxes in Northlake by 37.0%

E. Consider a Final Plat of Creek Meadows Addition Phase 1, a phase of the proposed Creek Meadows Addition consisting of 6 single-family residential lots within the extraterritorial jurisdiction of the Town of Northlake on a 6.65-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faught Road approximately 2,700 feet north of FM 407. Faith 407 Holdings, LLC is the owner. Creekhill Development LLC is the applicant/developer. Greg Edwards Engineering Services, Inc. is the engineer. Kaz Surveying is the surveyor. Case # FP-16-009

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
cc: Shirley Rogers, Town Secretary
Karen Bolyard, Finance Director
Date: August 25, 2016
Re: Second Public Hearing on Proposed Tax Rate for Fiscal Year 2016-2017

At the July 28th Northlake Town Council meeting, Council proposed a tax rate of 29.5¢. Per State statute, if a municipality imposes a tax rate that exceeds the effective tax rate, the municipality is required to have a record vote to place a proposal to adopt the tax rate on the agenda of a future meeting as an action item. The effective tax rate for 2016 is 27.88¢, which is lower than the proposed tax rate of 29.5¢ therefore per State statute the Town Council is required to hold two tax rate public hearings. As a reminder, the effective tax rate is the rate that would be applied to the previous year's property tax values that would provide the same amount of revenue as the current tax year.

The first tax rate public hearing was held on August 11, 2016 and the second tax rate public hearing will be held on August 25, 2016. State law requires that a tax rate be adopted no sooner than 3 days and no later than 14 days after the second public hearing. The tax rate adoption is scheduled for consideration at the September 8, 2016 Council meeting.

Per State law, a "Notice of Public Hearing on Tax Increase" was published in the Fort Worth Star Telegram as a quarter page ad seven days prior to the first tax rate public hearing or August 4, 2016. The notice included a comparison of the proposed tax rate with current year's tax rate. A copy of the notice accompanies this coversheet.

Please contact me at 940.242.5701 if you have any questions or comments.

NOTICE OF 2016 TAX YEAR PROPOSED PROPERTY TAX RATE FOR TOWN OF NORTHLAKE

A tax rate of \$0.295000 per \$100 valuation has been proposed by the governing body of TOWN OF NORTHLAKE.

This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of TOWN OF NORTHLAKE proposes to use revenue attributable to the tax rate increase for the purpose of adding new police and public works positions, financing reconstruction of roadways.

PROPOSED TAX RATE	\$0.295000 per \$100
PRECEDING YEAR'S TAX RATE	\$0.295000 per \$100
EFFECTIVE TAX RATE	\$0.278769 per \$100
ROLLBACK TAX RATE	\$0.331616 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for TOWN OF NORTHLAKE from the same properties in both the 2015 tax year and the 2016 tax year.

The rollback tax rate is the highest tax rate that TOWN OF NORTHLAKE may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES
CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Michelle French
Denton County Tax Assessor-Collector
1505 E McKinney Street Denton, TX
940-349-3500
michelle.french@dentoncounty.com
tax.dentoncounty.com

You are urged to attend and express your views at the following public hearings on proposed tax rate:

First Hearing: 08/11/2016 5:30 PM at
Town Hall 1400 FM 407 Northlake, TX
Second Hearing: 08/25/2016 5:30 PM at
Town Hall 1400 FM 407 Northlake, TX

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: August 25, 2016
Re: Final Plat of Creek Meadows Phase 1 (FP-16-009)

Purpose: To consider approval of a Final Plat for Creek Meadows Addition Phase 1, a phase of the proposed Creek Meadows Addition, consisting of 6 single-family residential lots within the extraterritorial jurisdiction of the Town of Northlake on a 6.65-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faught Road approximately 2,700 feet north of FM 407.

Owners: Faith 407 Holdings, LLC

Applicant/Developer: Creekhill Development, LLC

Engineer: Greg Edwards Engineering Services, Inc.

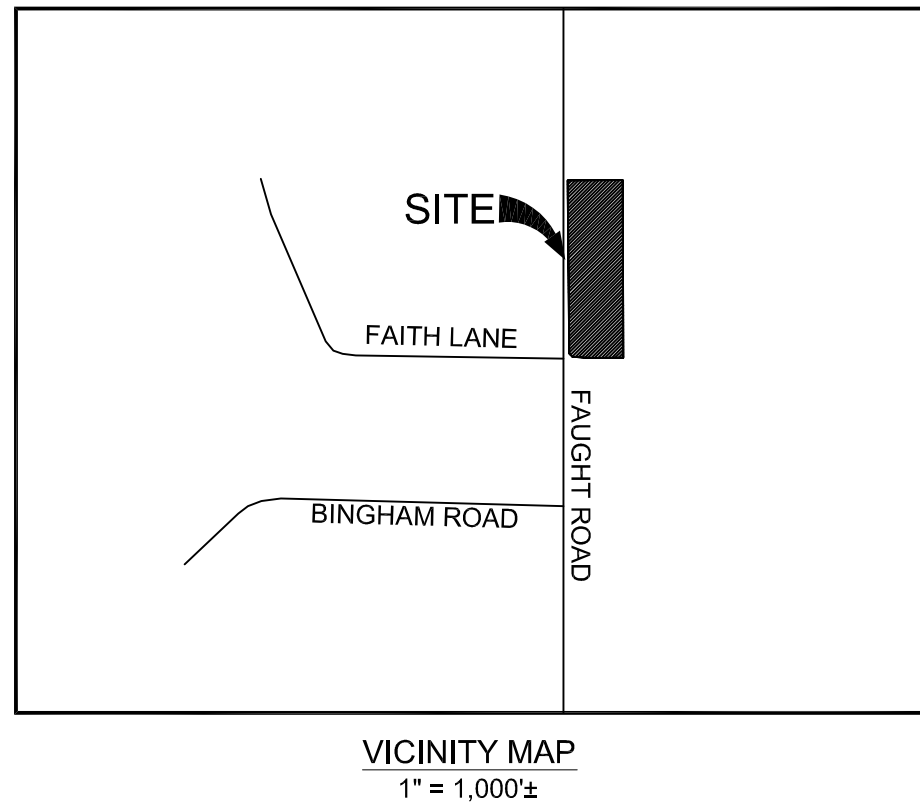
Surveyor: Kaz Surveying

Background: The subject property is vacant and currently used for agriculture. Because it is located in the ETJ, the Town does not have any zoning on the property which could restrict the usage of the property or the size of the lots for single-family residential development. The final plat has been designed to meet the Town's Rural Estate (RE) zoning district standards which requires a minimum lot size of one acre for single-family residential use. A minimum of one acre is required for each lot because they will be served by On-Site Sewage Facilities (OSSF) and public water from the Town. The preliminary plat for the entire 31.39-acre development was approved by the Town Council on May 12, 2016. The preliminary plat called for development of the site in two phases with lots fronting Faught Road to be developed in the initial phase. Staff is working with the applicant on a development agreement to bring back to Council for approval which among other things will provide for the annexation of the development.

Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The final plat is comprised of 6 single-family residential lots fronting Faught Road. No improvements are proposed on the existing road, but adequate right-of-way dedication is provided on the plat for future improvement according to the Master Thoroughfare Plan. All lots in this phase will be served by public water from the Town and private on-site sewage facilities for each lot. Construction plans for a water line extension to serve the lots as well as grading and drainage infrastructure for the development have been reviewed and approved pending final approval of a drainage study which is currently under review.

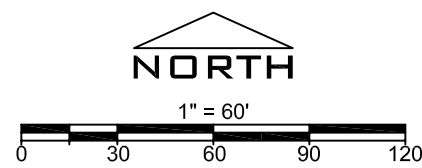
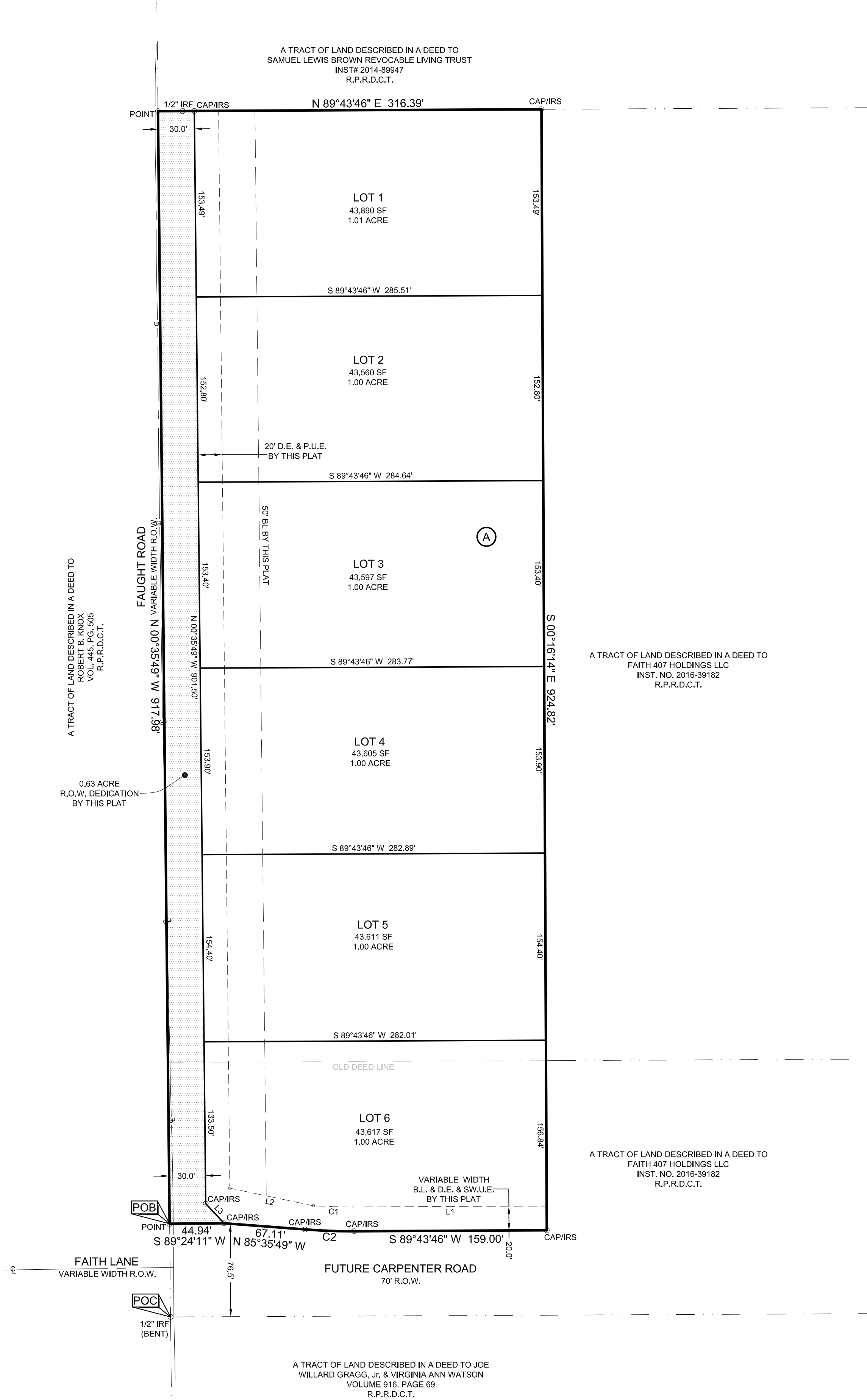
Final Plat for Creek Meadows Addition Phase 1
August 25, 2016
Page 2 of 2

Staff Findings: Pending approval of the drainage study, the final plat appears to meet the minimum requirements of the UDC, and it substantially conforms to the approved Preliminary Plat. Staff finds this final plat acceptable for approval as submitted conditioned on Town approval of the drainage study prior to recording of the final plat with the Denton County Clerk.



GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE DENTON COUNTY, CENSUS NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT 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 485 G OF SAID MAP.
3. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS OTHERWISE NOTED ON THE DRAWING.
4. SANITARY SEWER IS TO BE HANDLED BY ON-SITE SEWAGE FACILITIES TO BE APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT WHILE IN THE ETJ OR THE TOWN OF NORTHLAKE UPON ANNEXATION.
5. 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.
6. THE PROPOSED USE IS RESIDENTIAL.



LEGEND

R.O.W. = RIGHT OF WAY
 SW.U.E. = SIDEWALK & UTILITY EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 B.L. = BUILDING LINE
 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

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

OWNER:
FAITH 407 HOLDINGS LLC
P.O. BOX 93808
SOUTHLAKE, TX 76092
PHONE: (817) 939-3559

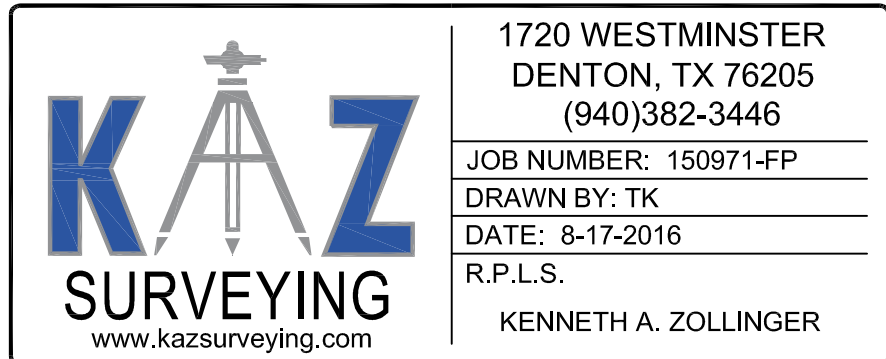
ENGINEER:
GEES, INC.
1621 Amanda Court
Ponder, TX 76259
GREG EDWARDS
PHONE: (940)-482-2907
TBPE FIRM # F-004550

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS,
ON THIS _____ DAY OF _____, 2016.

TOWN MAYOR

ATTEST:

TOWN SECRETARY



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, FAITH 407 HOLDINGS LLC is the owner of all that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the Patrick Rock Survey, Abstract number 1063 and also being a part of that called 25.901 acre tract of land as described in deed to Eric Broadway and Scott Broadway by deed recorded in Clerks File number 1995-69267, Real Property Records, Denton County, Texas and also being a part of that called 5.105 acre tract of land as described in deed to Eric Broadway and Scott Broadway by deed recorded in Clerks File number 1995-69265, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;

COMMENCING at a ½ inch iron rod found at the Southwest corner of said 5.105 acre tract, same being in the approximate center of Faught Road;

THENCE along said center, North 00 degrees 35 minutes 49 seconds East, 76.86 feet to the POINT OF BEGINNING of the herein described tract

THENCE continuing along said center, North 00 degrees 35 minutes 49 seconds East, passing the Northwest corner of said 5.105 acre tract and the most Westerly Southwest corner of said 25.901 acre tract at 133.14 feet, continuing in all a total distance to 917.98 feet to the Northwest corner of said 25.901 acre tract;

THENCE North 89 degrees 43 minutes 46 seconds East, 316.39 feet to a capped iron rod set stamped "KAZ"

THENCE South 00 degrees 16 minutes 14 seconds East, 924.82 feet to a capped iron rod set stamped "KAZ"

THENCE South 89 degrees 43 minutes 46 seconds West, 159.00 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the right, whose long chord bears, North 87 degrees 56 minutes 02 seconds West, 40.37 feet

THENCE along said curve whose radius is 495.00 feet and an arc length of 40.38 feet to a capped iron rod set stamped "KAZ";

THENCE North 85 degrees 35 minutes 49 seconds West, 67.11 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 24 minutes 11 seconds West, 44.94 feet to the POINT OF BEGINNING and containing 6.65 acres of land more or less

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT FAITH 407 HOLDINGS LLC DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING HEREIN DESCRIBED PROPERTY AS **LOTS 1-6, BLOCK A, CREEK MEADOWS ADDITION, PHASE 1** AN ADDITION TO 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 IF ANY, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FAITH 407 HOLDINGS LLC

BY: _____ 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/SHE 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 _____, 2016

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

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 CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES 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 _____, 2016

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

**FINAL PLAT
OF
CREEK MEADOWS ADDITION,
PHASE 1
LOTS 1-6, BLOCK A
CONTAINING 6 SINGLE-FAMILY RESIDENTIAL LOTS
BEING 6.65 ACRES LOCATED IN THE PATRICK ROCK SURVEY,
ABSTRACT NUMBER 1063, IN THE EXTRATERRITORIAL JURISDICTION
OF THE TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS**