



**Town of Northlake
Council Meeting Minutes
Thursday, March 23, 2017
1400 FM 407 - Chamber Room
Northlake, Texas**

1. Mayor Peter Dewing called the regular work session to order at 5:30 pm, quorum present

Council present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Sergeant Alex Arnold; Karen Bolyard, Finance Director and Shirley Rogers, Town Secretary

Consultants present: Drew Larkey, Legal Counsel; Ben McGahey, PE, Town Engineer

2. Briefing Items

A. Northwest ISD Presentation on a Proposed School Bond Election

- Dr. Ryder Warren, Superintendent briefed the council-
Stated the Board of Trustees voted to call a bond election for May 6 2017; was developed and recommended by the Long Range Planning Committee which represented a cross section of the community with members meeting eight times to study, discuss, and prioritize district needs. The \$399 million bond package addresses growth and facility improvements in five main area: student population growth; advancing student programs; technology infrastructure & devices; aging conditions of existing facilities; and safety & security of students and staff

B. Chadwick Farms Development Update for Next Phase

- Nathan Reddin briefed the council on the next phase of the development-
Tract 3A is planned for approx. 49,300 sq. ft. of commercial space including 3 pad sites on SH 114. Tract 3B is planned for multi-family residential designed to be integrated w the adjacent 3A tract commercial with a minimum of 10,000 sq. ft. of commercial development. This will be brought back at the next council meeting in April for public hearing on an amendment to the MPD

C. Pecan Square Update including Planned Development of Gibbs-Young-Thompson Tracts and Development Agreement

- Brian Carlock, Sr Vice President of Acquisitions briefed the council-
A total of 1,200 acres south of FM 407, will have three residential sub-districts-Lifestyle, Traditional and Estate; commercial/retail, open spaces, 12' and 8' trails, Dark Sky lighting, upgraded landscaping, FM 407 75' buffer, land for schools, improved traffic mobility along FM 407, improvements to Mulkey Lane and Cleveland Gibbs Road. Will have economic benefits

- Drew Corn, Town Administrator briefed the council on the proposed development agreement- Creation of a municipal management district, rezoning to mixed-use planned development, proportional impact fee reimbursement-for Cleveland Gibbs, Mulkey and Faught Roads, 20"/16" water line along Cleveland Gibbs Rd, sewer impact fees going towards trunk line; addition to Town trail system, public parks and square

During this item Jean Young, Council Member Place 1, filed a Conflict of Interest Affidavit before the meeting stating she has a substantial interest in a business entity or real property that may receive a special economic effect by the vote or decisions of the Northlake Town Council. Therefore, she will not take part of any discussion regarding the item

D. Proposed Water Bill Late Payment Notice and Water Service Disconnect Procedures

- Karen Bolyard, Finance Director briefed the council on updates to the utility processes

3. Mayor Dewing called the regular meeting to order at 7:19 pm, all members present

Pledge of Allegiance and a Moment of Silence was observed

4. Public Input

- Joel McGregor, resident of Northlake, stated his concerns of opposition on the proposed junked vehicles ordinance
- Rena Hardeman, resident of Northlake, stated her opposition of the proposed junked vehicle ordinance; noticed that the official notification on proposed rezoning of Gibbs property red line had been moved and wanted to know how that would affect the percentages for the council vote
- Tammy Wright, resident of Northlake, stated there were recent out of control burning incidents on days the county had designated as no-burn days and that she witnessed a fire on property in Northlake on Saturday. Wanted to know what measures are being taken to ensure that all citizens are aware of the county's guidelines and regulations regarding opening burning and that appropriate measures are taken for offenders

5. Consent Items

- E. By general consent, the council approved the meeting minutes dated March 9, 2017

6. Regular Items

- F. By general consent, the item was tabled: an Ordinance amending Article 8.03 "Junked Vehicles" of the Code of Ordinances of the Town by amending the definition of Junked Vehicles; designating a person to administer this article; updating the Article to be consistent with State Law
- G. Councilmember Ganz moved to approve Ordinance No. 17-0323A, providing for the annexation and zoning of a territory more specially described herein, but generally comprising approximately 6.65 acres located in the Patrick Rock Survey, Abstract No. 1063 situated in the extra-territorial jurisdiction of the Town of Northlake, Denton County, Texas; extending the boundary limits of said Town of Northlake, Texas for all municipal purposes. 2nd by Councilmember Sessions

Vote: Motion to approve unanimous

- H. Councilmember Young moved to approve a Preliminary Plat of Lots 1-4, Block 3, Northport Addition, a proposed development consisting of 4 commercial lots on a 14.003-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Dale Earnhardt Way, and zoned Commercial (C). Northport Partners, LLC is the owner/applicant/developer. Deotte, Inc. is the engineer. Pacheco Koch is the surveyor. Case # PP-17-001. 2nd by Mayor Pro Tem Simpson

Vote: Motion to approve unanimous

- I. Mayor Dewing open the public hearing at 7:35 pm to hear comments for or against a zoning change from Rural Residential (RR) to Mixed-Use Planned Development (MPD) for a proposed master planned development, Pecan Square, to include a mix of commercial and residential uses with a mix of lot sizes and densities, located on approximately 635.5146 acres of land situated in the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, and generally located on the west side of Cleveland-Gibbs Road between FM 407 and Mulkey Lane. J. Young Land and Cattle, Ltd. is the owner. Hillwood Communities is the applicant/developer. Case # PD-17-002

Received 10 notification response forms prior to the meeting (7 in favor; 3 opposed)

Received 5 notification response forms during the meeting (5 opposed)

- Rena Hardeman, resident of Northlake, stated she submitted a group of notification responses at the meeting in opposition to the rezoning request; said council can deny the rezoning the property and deny the application; everyone she has spoken with is opposed to the development
- Tammy Wright, resident of Northlake, stated she has mixed feelings about the development; she appreciates Ms. Young's desire to sell her land and profit from the sale which is a common right held by all land owners; believes Hillwood has been very receptive to input from the leaders and residents; would like to see fewer houses on larger lots; the development would bring an elementary school and could possibly bring a middle and high school which is needed in Northlake; would bring much needed funding to the town without resorting to an increase in the tax rate which the Mayor and councils have worked hard over the 10 years to prevent. Stated Hillwood was complying with the 2016 Comp Plan
- Roger Thompson, resident of Northlake, mentioned the creditability of Hillwood. Has leased land from them for over 20 years, and worked with them while a school board trustee for 13 year, believed they were very trustworthy
- Dale Toon, resident of Northlake, has mixed feelings about the proposed development; appreciates Hillwood working with the Mayor, Council and Staff; doesn't like the 40' lots, would like to see less density; likes the construction of Mulkey Lane which could help alleviate some of the traffic woes on FM 407

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- J. Mayor Pro Tem Simpson moved to approve Ordinance No. 17-0323B, amending the Code of Ordinance 14-1211A Appendix 'A' Fee Schedule Article A4.003 Water and Sewer Impact Fee Schedule.
2nd by Councilmember Sessions

Vote: Motion to approve unanimous

7. Executive Session – did not convene into closed session during the meeting

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

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except:

- 1) When the governmental body seeks the advice of its attorney about:

(a) Pending or contemplated litigation; or

(b) A settlement offer; or

'Town of Northlake vs. City of Justin (Cause No. 15-08170-367)

8. Mayor Dewing adjourned the meeting at 7:48 pm

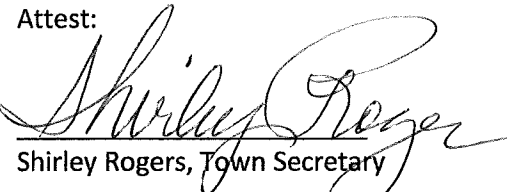
Passed and approved on this the 13th day of April, 2017

Town of Northlake, Texas



Peter Dewing, Mayor

Attest:



Shirley Rogers, Town Secretary

