

1. Agenda

Documents:

[10-30-2017 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[10-30-2017 COUNCIL PACKET.PDF](#)



Special Council Meeting Agenda
Monday, October 30, 2017 at 5:30 pm
1400 FM 407 - Chamber Room
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 special meeting on Monday, October 30, 2017 at 5:30 pm at the Northlake Town Hall in the Chamber Room, 1400 FM 407, Northlake Texas. The items listed below are placed on the agenda for discussion and/or action

1. Call Special Council Meeting to Order
 - Pledge of Allegiance
 - Moment of Silence
2. Recognition
 - A. Special Recognition to Matthew Koeper, Northlake Officer 5 Years of Service
 - B. Domestic Violence Awareness Month – Proclamation No. 17-5
3. Briefing
 - C. FY 17 Quarterly Budget Review
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
 - D. Consider for approval a Resolution approving and authorizing the Town Administrator to enter into an agreement for the purchase of one vehicle for development services (Res. No. 17-30)
 - E. Consider for approval a Resolution approving and authorizing the Town Administrator to enter into an agreement for the purchase of two police vehicles (Res. No. 17-31)
6. Regular Items
 - F. Consider for approval an Ordinance providing for the annexation and zoning of approximately 24.74 acres of land located on the east side of Faught Road at Faith Lane 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 (Ordinance No. 17-1030A)
 - G. Consider for approval an Ordinance amending Ordinance No. 17-0413C to amend the development regulations and concept plan for that certain 635.5-acre tract of land generally located on the west side of Cleveland-Gibbs Road between FM 407 and Mulkey Lane and situated in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785, Denton County, Texas, in the Town of Northlake zoned “MPD” Mixed-Use Planned Development. J. Young Land and Cattle, Ltd. is the owner. Hillwood Communities is the applicant/developer. Case # PD-17-008.

- i. Public Hearing
- ii. Ordinance No. 17-1030B

H. Consider for approval an Ordinance amending Ordinance No. 17-0413D to amend the development regulations and concept plan for that certain 361.7-acre tract of land generally located south of Mulkey Land and west of Cleveland-Gibbs Road and situated in the F.W. Thornton Survey, Abstract No. 1244, The A. McDonald Survey, Abstract No. 785 and the J.G. Cleveland Survey, Abstract No. 1461, Denton County, Texas, in the Town of Northlake zoned "MPD" Mixed-Use Planned Development. HP Gibbs is the owner. Hillwood Communities is the applicant/developer. Case # PD-17-006.

- i. Public Hearing
- ii. Ordinance No. 17-1030C

I. Consider for approval an Ordinance amending Ordinance No. 17-0413E to amend the development regulations and concept plan for that certain 160.374-acre tract of land generally located south of FM 407 at Faight Road and situated in the A. McDonald Survey, Abstract No. 785, Denton County, Texas, in the Town of Northlake zoned "MPD" Mixed-Use Planned Development. Thompson Grain & Cattle, Inc. is the owner. Hillwood Communities is the applicant/developer. Case # PD-17-007.

- i. Public Hearing
- ii. Ordinance No. 17-1030D

7. Convene into Executive Session

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)
 - (c) Appellate Docket No. 06-17-00054-CV
 - City of Justin vs. Town of Northlake

8. Adjournment

CERTIFICATION

I hereby certify that the above agenda was posted on the front glass doors and bulletin board at Town Hall 1400 FM 407, Northlake, Texas on Thursday, October 26, 2017 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 Section 551.071 (Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 55.076 (Deliberations about Security Devices); 551.087 (Economic Development Negotiations)



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 - (b) A settlement offer; or
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Special Session

Agenda Item 1

Pledge of Allegiance

Moment of Silence



Recognition

Agenda Item 2

- A. Special Recognition- Matthew Koeper, Northlake Officer 5 Years of Service
- B. Domestic Violence Awareness Month – Proclamation No. 17-5

NORTHLAKE

LOGO

IN RECOGNITION AND APPRECIATION COMMEMORATING

FIVE YEARS OF EXEMPLARY SERVICE

TO THE

TOWN OF NORTHLAKE

THIS PLAQUE IS PRESENTED TO

MATTHEW KOEPER

PATROL OFFICER

NORTHLAKE POLICE DEPARTMENT

2012 - 2017

BY

PETER DEWING - MAYOR

JEAN YOUNG – COUNCIL MEMBER

MIKE MCBRIDE – MAYOR PRO TEM

MICHAEL GANZ – COUNCIL MEMBER

ROGER SESSIONS – COUNCIL MEMBER

DANNY SIMPSON – COUNCIL MEMBER

TOWN OF NORTHLAKE, TEXAS

PROCLAMATION NO. 17-05

Whereas, for the past thirty-seven years, Denton County Friends of the Family has provided compassionate, comprehensive services those impacted by rape, sexual abuse, and domestic violence in the Denton community while partnering with the community to promote safety, hope, healing, justice, and prevention; and

Whereas, by working together, shelters, affiliated programs, municipalities, and concerned individuals can change social attitudes about, and the response to, intimate partner violence; and

Whereas, all persons have the right to live without fear, abuse, or oppression; and

Whereas, one in three Texans will experience domestic violence in their lifetimes; and

Whereas, Denton County Friends of the Family received more than 3,000 crisis calls from victims of domestic violence and provided 7,801 days of emergency shelter to women and children in the past year; and

Whereas, the Denton County Friends of the Family individuals and groups with over 10,000 hours of services through counseling, advocacy, case management and support services; and

Whereas, domestic violence is not confined to any specific group or people, but affects people of all races, backgrounds, economic levels, education levels, family structures, ages, and religions; and

Whereas, the crime of domestic violence violates members of our community's privacy, dignity, security, and humanity in the form of physical, emotional, sexual, psychological, religious, and economic abuse; and

Whereas, advocates, professionals, volunteers and community members concerned with domestic violence will devote the month of October to raising awareness about the causes, interventions and prevention of this devastating crime.

Now, Therefore, Be It Resolved that I, Peter Dewing, Mayor of the Town of Northlake, Texas, do hereby declare the month of October 2017, as Domestic Violence Awareness Month and reaffirm this Town's commitment to ending domestic violence in our community

Read on this the 30th day of October, 2017

Peter Dewing, Mayor

Seal:



Denton County
Friends of the Family

REQUEST FOR PROCLAMATION

Dear Impact Makers!

2017 Board of Directors

Chair
Celisa Willson

First Vice Chair
Tony Mowles

Second Vice Chair
Eric Diaz

Secretary
Susan Stout

Treasurer
Chris Roberts, CPA

Board Development
Gene Chermay

Alice Mankoff

Ann Tubbs

Charles Marinello, MS, MBA

Deborah Cosimo, PhD

Linda Marshall, PhD.

Larry Schneider

Nancy Humphries

Pat Cheek

Russ Ray

Executive Director
Toni Johnson-Simpson

October is National Domestic Violence Awareness Month. **1 in 4 women** are victims of domestic violence, this is an opportunity to demonstrate awareness in ending domestic violence and to support the numerous victims who are among us. Moreover, it is a wonderful opportunity to educate the public and students on the seriousness of domestic violence and the prevalence of this epidemic in our lives.

Denton County Friends of the Family would be honored if you would support an official proclamation to recognize October as National Domestic Violence Awareness Month.

Your proclamation would lend official recognition to the important work of educating the public on domestic violence, as well as emphasize your personal commitment to ending this crime. I have enclosed a sample proclamation for you to review.

Thank you for consideration on this special request.

Yours In Service,

Randi Skinner

Randi Skinner
Director of Marketing & Development
rskinner@dcfof.org
940-387-5131 x104

Mission Statement:

Denton County Friends of the Family is dedicated to providing compassionate, comprehensive services to those impacted by rape, sexual abuse, and domestic violence, while partnering with our community to promote safety, healing, prevention, and justice.

Outreach Office 940-387-5131
Fax 940-383-1816

Denton County Friends of the Family
P.O. Box 640, Denton, Texas 76202

24 Hour Crisis Line 940-382-7273
800-572-4031



Briefing Item

Agenda Item 3

C. FY 17 Quarterly Budget Review

Memo

To: Honorable Mayor and Town Council
From: Karen Bolyard, Finance Director
CC: Shirley Rogers, Town Secretary
Drew Corn, Town Administrator
Date: October 30, 2017
Re: Quarterly Budget Review – Fourth Quarter 2017

General Fund revenues ended the fourth quarter 1.5% lower than anticipated. This decrease will resolve itself during the month of November when the Town finalizes the collection of fourth quarter franchise fees. Expenditures were lower than expected but are anticipated to meet budget expectations as the Town finalizes September expenditure payments during October and November 2017.

Hotel Occupancy Tax revenues are lower than anticipated due to the Denton Creek Inn completing their conversion to senior apartment units. Expenditures remain below budget expectations.

By the end of the fourth quarter the NEDC and NCDC revenues exceeded budget expectations by 9.5%. The increase is mainly attributable to the increase in sales tax collections. Expenditures are below expectations mainly to the delay of budgeted items for a retail marketing study and for the reimbursement of construction sales tax to Farmers Brothers. Staff expects to pay the Farmer Brother construction sales tax reimbursement during fiscal year 2018 but has indefinitely delayed the retail marketing study.

During the fourth quarter the Capital Projects fund made expenditures for engineering and paving for Cleveland-Gibbs and Florance Road.

Overall water/sewer revenues are 4% below expectations but we anticipate meeting expectations after completing the water billing for the remaining weeks of September which will be included in the October billing.

The Equipment funds revenues are higher than expected due to the receipt of insurance proceeds for storm hail damage. The vehicles that were damaged have been repaired and are fully operational.

If you have any questions or comments please contact me at 940.242.5706.



Town of Northlake
GENERAL FUND
 Quarter Ended September 30 2017
 (Unaudited)

Fund:	100										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,510,410	1,510,410		1,510,410			1,478,315		1,478,315		
REVENUES:											
Court Fines	625,000	600,000	115,770	576,239	(23,761)	96.0%	601,110	165,424	601,110	-	100.0%
Sales/Beverage Tax	400,000	600,000	150,773	647,877	47,877	108.0%	679,648	268,678	679,648	-	100.0%
Ad Valorem Taxes	725,000	725,000	1,557	726,740	1,740	100.2%	693,972	6,001	693,972	-	100.0%
Permits and Registrations	15,950	18,950	9,618	33,840	14,890	178.6%	31,452	11,967	31,452	-	100.0%
Franchise Fees	285,000	285,000	69,209	200,192	(84,808)	70.2%	257,563	124,559	257,563	-	100.0%
Building Permits	821,250	838,000	190,659	792,963	(45,037)	94.6%	686,682	207,845	686,682	-	100.0%
Development	327,500	501,428	40,719	527,041	25,613	105.1%	343,565	159,346	343,565	-	100.0%
Transfers	200,000	200,000	50,000	200,000	-	100.0%	175,000	43,750	175,000	-	100.0%
Other Revenue:	108,260	144,405	50,571	149,469	5,064	103.5%	110,340	44,992	110,340	-	100.0%
TOTAL REVENUE:	3,507,960	3,912,783	678,877	3,854,361	(58,422)	98.5%	3,579,331	1,032,563	3,579,331	-	100.0%
EXPENDITURES:											
Payroll & Benefits	2,047,239	2,047,239	449,244	1,866,642	(180,597)	91.2%	1,635,467	393,002	1,635,467	-	100.0%
Supplies	140,508	146,788	37,722	116,391	(30,397)	79.3%	105,596	39,381	105,596	-	100.0%
Maintenance	197,678	199,928	52,197	189,205	(10,723)	94.6%	187,603	78,458	187,603	-	100.0%
Utilities	10,320	15,890	4,133	17,546	1,656	110.4%	14,661	4,158	14,661	-	100.0%
Services	880,880	784,765	185,098	679,472	(105,293)	86.6%	843,499	269,387	843,499	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	2,484	3,565	2,484	-	100.0%
Transfers	230,741	630,741	467,088	668,352	37,611	106.0%	757,927	530,878	757,927	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENDITURES:	3,507,366	3,825,351	1,195,483	3,537,607	(287,743)	92.5%	3,547,237	1,318,829	3,547,237	-	100.0%
REV OVER/(UNDER) EXP	594	87,432	(516,606)	316,754			32,094	(286,266)	32,094		
ENDING FUND BALANCE	1,511,004	1,597,842		1,827,164			1,510,410		1,510,410		



Town of Northlake

HOTEL OCCUPANCY TAX

Quarter Ended September 30 2017

(Unaudited)

Fund:	110										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,258,552	1,258,552		1,258,552			1,029,865		1,029,865		
REVENUES:											
Taxes / Fees & Fines	270,000	270,000	76,726	249,749	(20,251)	92.5%	257,813	82,597	257,813	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	16,096	16,096	563	1,811	(14,285)	11.3%	21,535	20,884	21,535	-	100.0%
TOTAL REVENUE:	286,096	286,096	77,289	251,560	(34,536)	87.9%	279,348	103,481	279,348	-	100.0%
EXPENDITURES:											
Payroll & Benefits	31,626	31,626	6,302	34,336	2,710	108.6%	27,911	5,858	27,911	-	100.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	65	65	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	167	-	167	-	100.0%
Services	57,339	57,339	854	25,215	(32,124)	44.0%	22,583	1,813	22,583	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENDITURES:	88,965	88,965	7,156	59,616	(29,349)	67.0%	50,661	7,671	50,661	-	100.0%
REV OVER/(UNDER) EXP	197,131	197,131	70,133	191,944			228,686	95,810	228,686		
ENDING FUND BALANCE	1,455,683	1,455,683		1,450,495			1,258,552		1,258,552		



Town of Northlake
SPECIAL REVENUE FUNDS
 Quarter Ended September 30 2017
 (Unaudited)

Fund: <<120,121,150,151,152,153>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forcasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	250,910	250,910		250,910			180,989		180,989		
REVENUES:											
Interest	305	305	1,571	3,675	3,370	1204.9%	323	91	323	-	100.0%
Court Technology	16,000	16,000	2,826	15,094	(906)	94.3%	15,785	4,276	15,785	-	100.0%
Court Security	12,000	12,000	2,122	11,324	(676)	94.4%	11,845	3,210	11,845	-	100.0%
Seatbelt Fees	15,000	15,000	765	3,845	(11,155)	25.6%	5,830	962	5,830	-	100.0%
Online Access Fees	15,000	15,000	3,878	19,646	4,646	131.0%	21,013	6,419	21,013	-	100.0%
Seized Monies & Goods	-	-	-	(4,200)	(4,200)	0.0%	-	-	-	-	0.0%
State Training	-	-	-	-	-	0.0%	416	-	416	-	100.0%
Child Safety	1,000	1,000	-	2,100	1,100	210.0%	1,773	-	1,773	-	100.0%
Transfers	-	-	-	-	-	0.0%	59,416	-	59,416	-	100.0%
Other Revenue:	-	-	-	1,852	1,852	0.0%	4,555	-	4,555	-	100.0%
TOTAL REVENUE:	59,305	59,305	11,162	53,335	(5,970)	89.9%	120,956	14,958	120,956	-	100.0%
EXPENDITURES:											
Payroll & Benefits	6,000	2,800	-	1,098	(1,702)	39.2%	99	99	99	-	100.0%
Supplies	3,250	3,250	-	2,812	(438)	86.5%	7,559	4,174	7,559	-	100.0%
Maintenance	1,500	5,825	-	5,825	(0)	100.0%	-	-	-	-	0.0%
Utilities	3,000	3,000	513	1,943	(1,057)	64.8%	2,159	621	2,159	-	100.0%
Services	30,700	33,900	4,112	30,985	(2,915)	91.4%	41,218	4,373	41,218	-	100.0%
Capital Outlay	27,240	27,240	-	9,657	(17,583)	35.5%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	71,690	76,015	4,625	52,321	(23,694)	68.8%	51,036	9,268	51,036	-	100.0%
REV OVER/(UNDER) EXP	(12,385)	(16,710)	6,536	1,014			69,921	5,690	69,921		
ENDING FUND BALANCE	238,525	234,200		251,924			250,910		250,910		



Town of Northlake

ECONOMIC DEVELOPMENT CORPORATION

Quarter Ended September 30 2017

(Unaudited)

Fund:	130										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	595,579	595,579	595,579	595,579			592,373		592,373		
REVENUES:											
Taxes / Fees & Fines	200,000	300,000	75,307	323,749	23,749	107.9%	339,824	134,339	339,824	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	16,650	16,650	543	23,048	6,398	138.4%	15,908	312	15,908	-	100.0%
TOTAL REVENUE:	216,650	316,650	75,850	346,797	30,147	109.5%	355,732	134,651	355,732	-	100.0%
EXPENDITURES:											
Payroll & Benefits	32,735	32,735	6,394	26,554	(6,181)	81.1%	29,540	8,115	29,540	-	100.0%
Supplies	1,700	1,700	154	465	(1,235)	27.4%	2,934	266	2,934	-	100.0%
Maintenance	2,250	2,250	-	1,765	(485)	78.4%	2,100	-	2,100	-	100.0%
Utilities	150	150	-	-	(150)	0.0%	78	-	78	-	100.0%
Services	41,100	51,100	4,637	28,484	(22,616)	55.7%	41,183	8,536	41,183	-	100.0%
Development Incentives	246,250	296,250	-	233,700	(62,550)	78.9%	250,000	250,000	250,000	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	26,739	26,739	6,685	26,739	-	100.0%	26,690	6,673	26,690	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	350,924	410,924	17,869	317,707	(93,217)	77.3%	352,526	273,590	352,526	-	100.0%
REV OVER/(UNDER) EXP	(134,274)	(94,274)	57,981	29,090			3,206	(138,939)	3,206		
ENDING FUND BALANCE	461,305	501,305		624,669			595,579		595,579		



Town of Northlake

COMMUNITY DEVELOPMENT CORPORATION

Quarter Ended September 30 2017

(Unaudited)

Fund:	131										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	575,332	575,332		575,332			571,429		571,429		
REVENUES:											
Taxes / Fees & Fines	200,000	300,000	75,307	323,749	23,749	107.9%	339,824	134,339	339,824	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	16,650	16,650	551	23,021	6,371	138.3%	15,859	300	15,859	-	100.0%
TOTAL REVENUE:	216,650	316,650	75,858	346,770	30,120	109.5%	355,683	134,638	355,683	-	100.0%
EXPENDITURES:											
Payroll & Benefits	32,736	32,736	6,394	26,554	(6,182)	81.1%	29,390	8,065	29,390	-	100.0%
Supplies	1,700	1,700	177	488	(1,212)	28.7%	2,934	266	2,934	-	100.0%
Maintenance	2,250	2,250	-	1,765	(485)	78.4%	2,100	-	2,100	-	100.0%
Utilities	150	150	-	-	(150)	0.0%	64	-	64	-	100.0%
Services	41,100	51,100	4,637	28,439	(22,661)	55.7%	40,600	8,586	40,600	-	100.0%
Development Incentives	246,250	296,250	-	233,700	(62,550)	78.9%	250,000	250,000	250,000	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	26,739	26,739	6,685	26,739	-	100.0%	26,691	6,673	26,691	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	350,925	410,925	17,892	317,685	(93,240)	77.3%	351,780	273,590	351,780	-	100.0%
REV OVER/(UNDER) EXP	(134,275)	(94,275)	57,966	29,085			3,903	(138,952)	3,903		
ENDING FUND BALANCE	441,057	481,057		604,416			575,332		575,332		



Town of Northlake

DEBT SERVICE

Quarter Ended September 30 2017

(Unaudited)

Fund:	160										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	249,740	249,740		249,740			34,765		34,765		
REVENUES:											
Taxes / Fees & Fines	400,000	400,000	681	408,538	8,538	102.1%	260,514	973	260,514	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	50,000	50,000	50,000	-	100.0%	200,000	200,000	200,000	-	100.0%
Bond Proceeds	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	50	50	707	1,271	1,221	2541.5%	66	17	66	-	100.0%
TOTAL REVENUE:	400,050	450,050	51,389	459,809	9,759	102.2%	460,580	200,990	460,580	-	100.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	1,941	1,941	-	-	(1,941)	0.0%	300	-	300	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	598,334	660,119	539,056	612,493	(47,626)	92.8%	245,304	31,767	245,304	-	100.0%
TOTAL EXPENSES:	600,275	662,060	539,056	612,493	(49,567)	92.5%	245,604	31,767	245,604	-	100.0%
REV OVER/(UNDER) EXP	(200,225)	(212,010)	(487,668)	(152,684)			214,976	169,223	214,976		
ENDING FUND BALANCE	49,515	37,730		97,056			249,740		249,740		



Town of Northlake

WATER & SEWER FUND

Quarter Ended September 30 2017

(Unaudited)

Fund: <<200>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forcasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	2,653,339	2,653,339		2,653,339			2,227,459		2,227,459		
REVENUES:											
Water Sales	1,900,000	1,700,000	542,921	1,548,224	(151,776)	91.1%	1,211,008	454,795	1,211,008	-	100.0%
Water Fees	125,250	200,250	39,450	203,250	3,000	101.5%	166,850	46,950	166,850	-	100.0%
Sewer Sales	759,900	950,000	260,676	907,593	(42,407)	95.5%	680,368	222,762	680,368	-	100.0%
Sewer Fees	3,000	15,000	7,700	21,100	6,100	140.7%	6,350	1,000	6,350	-	100.0%
Sewer Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
FWSD Reimbursement	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	10,650	10,650	18,370	86,757	76,107	814.6%	86,757	25,411	81,605	(5,152)	94.1%
TOTAL REVENUE:	2,798,800	2,875,900	869,117	2,766,924	(108,976)	96.2%	2,151,333	750,919	2,146,181	(5,152)	99.8%
EXPENSES:											
Payroll & Benefits	380,494	380,494	80,509	309,494	(71,000)	81.3%	244,699	75,153	244,699	-	100.0%
Supplies	42,070	42,070	12,165	38,266	(3,804)	91.0%	26,783	6,879	26,783	-	100.0%
Maintenance	92,800	95,400	32,681	105,786	10,386	110.9%	104,721	42,308	104,721	-	100.0%
Wholesale Water	1,000,000	850,000	307,590	796,915	(53,085)	93.8%	722,044	354,070	722,044	-	100.0%
Sewer Treatment	500,000	783,000	146,700	732,937	(50,063)	93.6%	228,325	112,117	228,325	-	100.0%
Utilities	45,220	45,220	9,857	35,001	(10,219)	77.4%	36,092	13,146	36,092	-	100.0%
Services	59,150	59,150	20,609	102,920	43,770	174.0%	191,908	100,866	191,908	-	100.0%
Capital Outlay	189,900	189,900	56,887	211,353	21,453	111.3%	-	(115,028)	-	-	0.0%
Transfers	297,262	297,262	74,316	297,262	-	100.0%	171,629	42,907	171,629	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	2,606,896	2,742,496	741,313	2,629,934	(112,562)	95.9%	1,726,201	632,419	1,726,201	-	100.0%
REV OVER/(UNDER) EXP	191,904	133,404	127,804	136,989			425,132	118,500	419,980		
ENDING FUND BALANCE	2,845,243	2,786,743		2,790,329			2,652,591		2,647,439		
Less: Net Capital Assets	(2,477,506)	(2,477,506)		(2,477,506)			(2,477,506)		(2,477,506)		
Less: Customer Deposits	(306,985)	(306,985)		(306,985)			(211,510)		(211,510)		
Less: Upper Trinity Deposit	-	-		-			-		-		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	60,752	2,252		5,838			(36,425)		(41,577)		



Town of Northlake

Water Impact Fees North

Quarter Ended September 30 2017

(Unaudited)

Fund: <<202>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	8,402	8,402		8,402			(25,964)		(25,964)		
REVENUES:											
Water Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Impact Fees	168,150	228,150	107,568	307,575	79,425	134.8%	60,504	40,338	60,504	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
FWSD Reimbursement	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	-	17,100	653	17,278	178	101.0%	-	-	-	-	0.0%
TOTAL REVENUE:	168,150	245,250	108,221	324,853	79,603	132.5%	60,504	40,338	60,504	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	-	10,668	31,623	31,623	0.0%	4,299	4,299	4,299	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	(48,000)	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	(588,040)	-	-	0.0%
Lease Purchase Debt Service	160,522	160,522	-	(1,222)	(161,744)	-0.8%	21,838	21,838	21,838	-	100.0%
TOTAL EXPENSES:	160,522	160,522	10,668	30,401	(130,121)	18.9%	26,137	(609,903)	26,137	-	100.0%
REV OVER/(UNDER) EXP	7,628	84,728	97,553	294,452			34,367	650,241	34,367		
ENDING FUND BALANCE	16,030	93,130		302,854			8,402		8,402		
Less: Net Capital Assets	(632,125)	(632,125)		(632,125)			(632,125)		(632,125)		
Less: Customer Deposits	(13,444)	(13,444)		(13,444)			(13,444)		(13,444)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	(629,539)	(552,439)		(342,715)			(637,167)		(637,167)		



Town of Northlake

Water Impact Fees - South

Quarter Ended September 30 2017

(Unaudited)

Fund: <<204>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,022,565	1,022,565		1,022,565			590,101		590,101		
REVENUES:											
Water Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Impact Fees	38,000	38,000	25,549	40,975	2,975	107.8%	40,976	4,821	40,976	-	100.0%
Water Impact Fees	113,000	113,000	45,674	160,946	47,946	142.4%	391,488	32,624	391,488	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
FWSD Reimbursement	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	-	-	659	1,174	1,174	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:	151,000	151,000	71,882	203,095	52,095	134.5%	432,464	37,445	432,464	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	19,000	16,651	55,656	36,656	292.9%	-	-	-	-	0.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	-	19,000	16,651	55,656	36,656	292.9%	-	-	-	-	0.0%
REV OVER/(UNDER) EXP	151,000	132,000	55,231	147,439			432,464	37,445	432,464		
ENDING FUND BALANCE	1,173,565	1,154,565		1,170,004			1,022,565		1,022,565		
Less: Net Capital Assets	-	-		-			-		-		
Less: Customer Deposits	-	-		-			-		-		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	1,173,565	1,154,565		1,170,004			1,022,565		1,022,565		



Town of Northlake

CAPITAL PROJECTS

Quarter Ended September 30 2017

(Unaudited)

Fund:	301										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	11,071	11,071		11,071			(13,986)		(13,986)		
REVENUES:											
Transfer from General Fund	-	-	-	-	-	0.0%	50,000	50,000	50,000	-	100.0%
Transfer from Utility Fund	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Proceeds	-	6,700,000	-	6,738,006	38,006	100.6%	-	-	-	-	0.0%
Other Revenue:	-	1,300,000	16,308	1,235,504	(64,496)	95.0%	57	15	57	-	100.0%
TOTAL REVENUE:	-	8,000,000	16,308	7,973,510	(26,490)	99.7%	50,057	50,015	50,057	-	100.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	500,000	165,562	353,795	(146,205)	70.8%	-	-	-	-	0.0%
Capital Outlay	6,700,000	2,300,000	317,927	1,617,927	(682,073)	70.3%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	25,000	-	25,000	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	6,700,000	2,800,000	483,489	1,971,722	(828,278)	70.4%	25,000	-	25,000	-	100.0%
REV OVER/(UNDER) EXP	(6,700,000)	5,200,000	(467,181)	6,001,788			25,057	50,015	25,057		
ENDING FUND BALANCE	<u>(6,688,929)</u>	<u>5,211,071</u>		<u>6,012,859</u>			<u>11,071</u>		<u>11,071</u>		



Town of Northlake
Northlake PID #1 - Harvest
 Quarter Ended September 30 2017
 (Unaudited)

Fund:	401										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	(5,607)	(5,607)		(5,607)			(92)		(92)		
REVENUES:											
Taxes / Fees & Fines	315,800	315,800	1,075	294,588	(21,212)	93.3%	131,219	(12,183)	131,219	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:	315,800	315,800	1,075	294,588	(21,212)	93.3%	131,219	(12,183)	131,219	-	100.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	309,900	309,900	54,864	288,104	(21,796)	93.0%	136,733	135	136,733	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	309,900	309,900	54,864	288,104	(21,796)	93.0%	136,733	135	136,733	-	100.0%
REV OVER/(UNDER) EXP	5,900	5,900	(53,789)	6,484			(5,514)	(12,318)	(5,514)		
ENDING FUND BALANCE	293	293		877			(5,607)		(5,607)		



Town of Northlake

Northlake PID #2 - Highlands

Quarter Ended September 30 2017

(Unaudited)

Fund:	402	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:		1,379,116	1,379,116		1,379,116			3,103,098		3,103,098		
REVENUES:												
Taxes / Fees & Fines		316,812	316,812	1,664	315,984	(828)	99.7%	305,200	-	305,200	-	100.0%
Permits and Registrations		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:		1,500	1,500	213	8,857	7,357	590.5%	13,972	4,882	13,972	-	100.0%
TOTAL REVENUE:		318,312	318,312	1,877	324,842	6,530	102.1%	319,172	4,882	319,172	-	100.0%
EXPENDITURES:												
Payroll & Benefits		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance		10,612	10,612	-	-	(10,612)	0.0%	-	-	-	-	0.0%
Utilities		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services		10,000	10,000	163	9,538	(462)	95.4%	30,835	28,172	30,835	-	100.0%
Capital Outlay		-	-	-	1,300,000	1,300,000	0.0%	1,715,000	1,715,000	1,715,000	-	100.0%
Transfers		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Debt Service		276,825	276,825	220,913	254,530	(22,295)	91.9%	297,320	239,808	297,320	-	100.0%
TOTAL EXPENSES:		297,437	297,437	221,075	1,564,068	1,266,631	525.8%	2,043,155	1,982,980	2,043,155	-	100.0%
REV OVER/(UNDER) EXP		20,875	20,875	(219,198)	(1,239,226)			(1,723,982)	(1,978,098)	(1,723,982)		
ENDING FUND BALANCE		1,399,991	1,399,991		139,890			1,379,116		1,379,116		



Town of Northlake

TIRZ #1 - Canyon Falls

Quarter Ended September 30 2017

(Unaudited)

Fund:	451										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	(1,385)	(1,385)		(1,385)			-		-		
REVENUES:											
Taxes / Fees & Fines	43,632	36,896	-	36,896	(0)	100.0%	-	-	-	-	0.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:	43,632	36,896	-	36,896	(0)	100.0%	-	-	-	-	0.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	48,900	6,896	-	-	(6,896)	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	30,000	30,000	312	17,234	(12,766)	57.4%	1,385	1,385	1,385	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	78,900	36,896	312	17,234	(19,662)	46.7%	1,385	1,385	1,385	-	100.0%
REV OVER/(UNDER) EXP	(35,268)	-	(312)	19,662			(1,385)	(1,385)	(1,385)		
ENDING FUND BALANCE	(36,653)	(1,385)		18,277			(1,385)		(1,385)		



Town of Northlake
BUILDING SERVICES FUND
 Quarter Ended September 30, 2017
 (Unaudited)

Fund: 504	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	-	-		-			-		-		
REVENUES:											
Mayor & Council	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Administration-GF	-	100,000	100,000	100,000	-	100.0%	-	-	-	-	0.0%
Town Secretary	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Municipal Courts	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Police	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Public Works	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Administration-HOT	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Administration-EDC	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Administration-CDC	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Administration-WS Fund	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utility Department	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenace Reserve	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Insurance Proceeds	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Interest Revenue	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:	-	100,000	100,000	100,000	-	100.0%	-	-	-	-	0.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	-	9,853	9,853	9,853	0.0%	-	-	-	-	0.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	-	-	9,853	9,853	9,853	0.0%	-	-	-	-	0.0%
REV OVER/(UNDER) EXP	-	100,000	90,147	90,147			-	-	-		
ENDING FUND BALANCE	-	100,000		90,147			-		-		
Less: Net Capital Assets	-	-		-			-		-		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	-	100,000		90,147			-		-		



Town of Northlake
EQUIPMENT FUND
 Quarter Ended September 30, 2017
 (Unaudited)

Fund: 505	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	370,929	370,929		370,929			335,090		335,090		
REVENUES:											
Equipment Service Revenue-PD	110,000	110,000	27,500	110,000	-	100.0%	69,750	17,438	69,750	-	100.0%
Equipment Service Revenue-PW	25,000	25,000	6,250	25,000	-	100.0%	25,000	6,250	25,000	-	100.0%
Equipment Service Revenue-Utilities	75,000	125,000	31,250	125,000	-	100.0%	25,000	6,250	25,000	-	100.0%
Transfer from Donation Fund	-	-	-	-	-	0.0%	12,500	-	12,500	-	100.0%
Transfers from GF	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfer from UF	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Proceeds	-	301,360	-	301,360	(1)	100.0%	-	-	-	-	0.0%
Other Revenue	500	500	15,526	58,745	58,245	11748.9%	363	96	363	-	100.0%
TOTAL REVENUE:	210,500	561,860	80,526	620,104	58,244	110.4%	132,613	30,033	132,613	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	7,000	7,000	25,942	42,786	35,786	611.2%	3,388	-	3,388	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	-	-	-	-	0.0%	93,386	93,386	-	(93,386)	0.0%
Capital Outlay	496,707	525,207	7,473	516,414	(8,793)	98.3%	-	(187,836)	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	61,785	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	565,492	532,207	33,416	559,200	26,993	105.1%	96,774	(94,450)	3,388	(93,386)	3.5%
REV OVER/(UNDER) EXP	(354,992)	29,653	47,110	60,904			35,839	124,484	129,225		
ENDING FUND BALANCE	15,937	400,582		431,833			370,929		464,315		
Less: Net Capital Assets	(322,581)	(322,581)		(322,581)			(322,581)		(322,581)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	(306,644)	78,001		109,253			48,348		141,734		



Town of Northlake
BUILDING SERVICES FUND
 Quarter Ended September 30, 2017
 (Unaudited)

Fund: 506	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	264,839	264,839		264,839			-		-		
REVENUES:											
Mayor & Council	825	825	206	825	-	100.0%	-	-	-	-	0.0%
Administration-GF	16,000	266,000	254,000	266,000	-	100.0%	264,546	228,637	264,546	-	100.0%
Town Secretary	6,958	6,958	1,740	6,958	-	100.0%	6,325	1,581	6,325	-	100.0%
Municipal Courts	20,870	20,870	5,218	20,870	-	100.0%	18,973	4,743	18,973	-	100.0%
Development	8,696	8,696	2,174	8,696	-	100.0%	7,905	1,976	7,905	-	100.0%
Police	62,611	62,611	15,653	62,611	-	100.0%	56,919	14,230	56,919	-	100.0%
Public Works	17,392	17,392	4,348	17,392	-	100.0%	15,811	3,953	15,811	-	100.0%
Administration-HOT	1,739	1,739	435	1,739	-	100.0%	1,581	395	1,581	-	100.0%
Administration-EDC	1,739	1,739	435	1,739	-	100.0%	1,581	395	1,581	-	100.0%
Administration-CDC	1,739	1,739	435	1,739	-	100.0%	1,581	395	1,581	-	100.0%
Administration-WS Fund	4,870	4,870	1,218	4,870	-	100.0%	4,427	1,107	4,427	-	100.0%
Utility Department	17,392	17,392	4,348	17,392	-	100.0%	15,811	3,953	15,811	-	100.0%
Maintenace Reserve	-	-	-	-	-	0.0%	10,001	2,500	10,001	-	100.0%
Insurance Proceeds	-	-	-	43,812	43,812	0.0%	-	-	-	-	0.0%
Interest Revenue	-	-	645	1,159	1,159	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:	160,831	410,831	290,852	455,803	44,972	110.9%	405,461	263,865	405,461	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	24,760	24,760	5,480	23,989	(771)	96.9%	25,191	5,666	25,191	-	100.0%
Maintenance	8,000	8,000	1,414	5,562	(2,438)	69.5%	6,446	2,680	6,446	-	100.0%
Utilities	30,500	30,500	6,365	24,540	(5,960)	80.5%	24,730	6,746	24,730	-	100.0%
Services	82,200	74,200	12,856	73,797	(403)	99.5%	84,255	13,094	84,255	-	100.0%
Capital Outlay	-	8,000	-	-	(8,000)	0.0%	-	(27,612)	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	145,460	145,460	26,115	127,888	(17,572)	87.9%	140,622	574	140,622	-	100.0%
REV OVER/(UNDER) EXP	15,371	265,371	264,737	327,915			264,839	263,291	264,839		
ENDING FUND BALANCE	280,210	530,210		592,754			264,839		264,839		
Less: Net Capital Assets	(27,190)	(27,190)		(27,190)			(27,190)		(27,190)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	253,020	503,020		565,564			237,649		237,649		



Town of Northlake

DEPARTMENT REPORT

Quarter Ended September 30 2017

(Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
COUNCIL											
EXPENDITURES:											
Payroll & Benefits	2,600	2,600	-	1,997	(603)	76.8%	2,103	58	2,103	-	100.0%
Supplies	1,100	1,100	214	625	(475)	56.8%	817	203	817	-	100.0%
Maintenance	-	-	-	65	65	0.0%	205	205	205	-	100.0%
Utilities	750	750	148	629	(121)	83.8%	822	196	822	-	100.0%
Services	15,000	15,250	7,281	13,465	(1,785)	88.3%	9,933	2,506	9,933	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	825	825	-	-	(825)	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	20,275	20,525	7,644	16,781	(3,744)	81.8%	13,879	3,168	13,879	-	100.0%
ADMINISTRATION											
EXPENDITURES:											
Payroll & Benefits	323,891	323,891	78,374	320,960	(2,931)	99.1%	290,158	68,577	290,158	-	100.0%
Supplies	14,825	15,325	1,410	14,042	(1,283)	91.6%	10,033	1,241	10,033	-	100.0%
Maintenance	650	500	4,787	4,933	4,433	986.7%	306	-	306	-	100.0%
Utilities	1,200	2,100	376	1,529	(571)	72.8%	2,147	472	2,147	-	100.0%
Services	228,325	264,325	18,355	159,472	(104,853)	60.3%	278,553	102,291	278,553	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	16,000	66,000	54,000	66,000	-	100.0%	15,546	3,887	15,546	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	584,891	672,141	157,301	566,936	(105,205)	84.3%	596,743	176,467	596,743	-	100.0%
TOWN SECRETARY											
EXPENDITURES:											
Payroll & Benefits	92,971	92,971	21,586	92,637	(334)	99.6%	86,698	20,286	86,698	-	100.0%
Supplies	3,510	3,510	496	2,369	(1,141)	67.5%	2,323	577	2,323	-	100.0%
Maintenance	500	500	-	146	(354)	29.3%	51	-	51	-	100.0%
Utilities	-	-	-	-	-	0.0%	485	-	485	-	100.0%
Services	14,650	14,650	2,967	17,340	2,690	118.4%	16,540	2,804	9,781	(6,759)	59.1%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	6,958	6,958	1,740	6,958	-	100.0%	-	1,690	6,759	6,759	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	118,589	118,589	26,789	119,449	860	100.7%	106,097	25,357	106,097	(0)	100.0%



Town of Northlake

DEPARTMENT REPORT

Quarter Ended September 30 2017

(Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
MUNICIPAL COURT											
EXPENDITURES:											
Payroll & Benefits	202,687	202,687	43,854	196,606	(6,081)	97.0%	184,886	42,702	184,886	-	100.0%
Supplies	6,040	6,040	1,317	3,794	(2,246)	62.8%	3,286	788	3,286	-	100.0%
Maintenance	-	-	2,310	2,537	2,537	0.0%	3,266	-	3,266	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	59,610	34,610	9,133	32,079	(2,531)	92.7%	(1,673)	4,396	(1,673)	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	20,870	20,870	5,218	20,870	-	100.0%	20,277	5,069	20,277	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	289,207	264,207	61,831	255,886	(8,321)	96.9%	210,042	52,955	210,042	-	100.0%
DEVELOPMENT SERVICES											
EXPENDITURES:											
Payroll & Benefits	75,216	75,216	17,954	74,730	(486)	99.4%	68,981	16,152	68,981	-	100.0%
Supplies	1,700	1,700	430	1,668	(32)	98.1%	3,999	401	3,999	-	100.0%
Maintenance	800	800	-	546	(254)	68.2%	1,297	1,297	1,297	-	100.0%
Utilities	150	150	148	579	429	385.9%	630	196	630	-	100.0%
Services	344,130	329,730	113,260	308,282	(21,447)	93.5%	384,051	107,721	384,051	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	8,696	8,696	2,174	8,696	-	100.0%	8,449	2,112	8,449	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	430,692	416,292	133,965	394,500	(21,791)	94.8%	467,406	127,879	467,406	-	100.0%
POLICE											
EXPENDITURES:											
Payroll & Benefits	1,096,531	1,096,531	224,192	936,481	(160,050)	85.4%	824,652	200,242	824,652	-	100.0%
Supplies	79,628	84,408	23,553	66,044	(18,364)	78.2%	60,634	20,420	60,634	-	100.0%
Maintenance	29,978	31,378	6,919	24,855	(6,523)	79.2%	31,660	12,469	31,660	-	100.0%
Utilities	4,500	6,090	996	5,247	(843)	86.2%	6,344	1,327	6,344	-	100.0%
Services	61,200	61,200	6,034	56,079	(5,121)	91.6%	41,993	22,213	41,993	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	2,484	2,484	2,484	-	100.0%
Transfers	135,000	135,000	43,153	172,611	37,611	127.9%	130,582	32,646	130,582	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	1,406,837	1,414,607	304,848	1,261,316	(153,291)	89.2%	1,098,349	291,800	1,098,349	-	100.0%



Town of Northlake

DEPARTMENT REPORT

Quarter Ended September 30 2017

(Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
PUBLIC WORKS - GENERAL FUND											
EXPENDITURES:											
Payroll & Benefits	238,343	238,343	63,239	242,100	3,757	101.6%	176,630	44,986	176,630	-	100.0%
Supplies	33,705	34,705	10,262	27,809	(6,896)	80.1%	24,490	15,751	24,490	-	100.0%
Maintenance	165,750	166,750	38,166	150,524	(16,226)	90.3%	150,818	64,487	150,818	-	100.0%
Utilities	3,720	6,800	2,465	9,563	2,763	140.6%	4,234	1,966	4,234	-	100.0%
Services	28,000	28,000	12,901	34,933	6,933	124.8%	43,872	13,066	43,872	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	1,082	-	-	0.0%
Transfers	42,392	42,392	10,598	42,392	-	100.0%	41,898	10,475	41,898	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	511,910	516,990	137,631	507,320	(9,670)	98.1%	441,942	151,812	441,942	-	100.0%
GENERAL FUND - NON DEPARTMENTAL											
EXPENDITURES:											
Payroll & Benefits	15,000	15,000	45	1,133	(13,867)	7.6%	1,360	-	1,360	-	100.0%
Supplies	-	-	41	41	41	0.0%	13	-	13	-	100.0%
Maintenance	-	-	15	5,598	5,598	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	129,965	37,000	15,373	58,648	21,648	158.5%	76,990	14,390	76,990	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	350,000	350,000	350,000	-	100.0%	534,416	475,000	534,416	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	144,965	402,000	365,474	415,420	13,420	103.3%	612,778	489,390	612,778	-	100.0%
ADMINISTRATION - UTILITY FUND											
EXPENSES:											
Payroll & Benefits	99,357	99,357	23,426	97,646	(1,711)	98.3%	76,329	27,890	76,329	-	100.0%
Supplies	6,200	6,200	277	5,795	(405)	93.5%	6,148	885	6,148	-	100.0%
Maintenance	100	100	1,241	1,322	1,222	1322.4%	51	-	51	-	100.0%
Utilities	-	-	-	-	-	0.0%	43	-	43	-	100.0%
Services	25,350	25,350	9,072	35,836	10,486	141.4%	101,964	78,786	101,964	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	(6,000)	-	-	0.0%
Transfers	154,870	154,870	38,718	154,870	-	100.0%	129,731	32,433	129,731	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	285,877	285,877	72,734	295,469	9,592	103.4%	314,267	133,994	314,267	-	100.0%



Town of Northlake

DEPARTMENT REPORT

Quarter Ended September 30 2017

(Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
PUBLIC WORKS - UTILITY FUND											
EXPENSES:											
Payroll & Benefits	281,137	281,137	57,083	211,848	(69,289)	75.4%	168,345	47,238	168,345	-	100.0%
Supplies	35,870	35,870	11,888	32,471	(3,399)	90.5%	20,635	5,993	20,635	-	100.0%
Maintenance	92,700	95,300	31,440	104,464	9,164	109.6%	104,670	42,308	104,670	-	100.0%
Utilities	1,545,220	1,678,220	464,147	1,564,853	(113,367)	93.2%	986,418	479,334	986,418	-	100.0%
Services	21,800	21,800	3,258	38,649	16,849	177.3%	72,170	19,430	72,170	-	100.0%
Capital Outlay	189,900	189,900	56,887	211,353	21,453	111.3%	-	(109,028)	-	-	0.0%
Transfers	142,392	142,392	35,598	142,392	-	100.0%	41,898	10,475	41,898	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	2,309,019	2,444,619	660,301	2,306,030	(138,589)	94.3%	1,394,136	495,749	1,394,136	-	100.0%
PUBLIC WORKS - NON DEPARTMENTAL											
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	25	25	25	-	100.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	12,000	12,000	8,278	28,435	16,435	237.0%	17,774	2,651	36	(17,738)	0.2%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	12,000	12,000	8,278	28,435	16,435	237.0%	17,799	2,676	61	(17,738)	0.3%



Public Input

Agenda Item 4



Consent Items

Agenda Item 5

- D. Consider for approval a Resolution approving and authorizing the Town Administrator to enter into an agreement for the purchase of one development services vehicle (Res. No. 17-30)

- E. Consider for approval a Resolution approving and authorizing the Town Administrator to enter into an agreement for the purchase of two police vehicles (Res. No. 17-31)

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: October 30, 2017
Re: Purchase of Development Services Vehicle

The FY 2018 budget funded a new position in the Development Services Department, the Code Compliance Coordinator position, which will be responsible for general code enforcement and plan review of various permits for zoning compliance. This position will spend approximately half of their time in the office reviewing plans and the other half in the field conducting inspections. A vehicle is needed for use by the Code Compliance Coordinator to conduct inspections. Staff recommends the purchase of a 4-wheel drive Chevy Colorado extended cab pickup truck for approximately \$28,000 with additional equipment including lights, graphics, toolbox, computer and mount to be installed for a total not to exceed \$38,000 which was included in the FY 2018 budget.

Please contact me at 940-242-5703 if you have any questions or comments.

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 17-30**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS,
APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN
AGREEMENT FOR THE PURCHASE OF ONE VEHICLE**

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to acquire one new vehicle for the Development Services Department; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$38,000 in the 2017-2018 budget year from the Equipment Fund for the purchase of one Development Services vehicle with equipment; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into agreement to purchase one Development Services vehicle with equipment in an amount deemed reasonable and appropriate, but not to exceed \$38,000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the purchase of one vehicle, when suitable equipment is identified for sale, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$38,000.

PASSED AND APPROVED THIS THE 30TH DAY OF OCTOBER, 2017

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Memo

To: Honorable Mayor and Town Council
From: Robert Crawford, Chief of Police
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: October 30, 2017
Re: Purchase of Police Vehicles

The Northlake Police Department recommends purchasing two police vehicles for the 2017-2018 Budget. Our department must be equipped to respond to calls without delay and our current fleet has a few vehicles reaching the end of their life cycle. To ensure Officers can respond to emergency situations, our fleet must be maintained and in good working order.

The cost of two new police vehicles is approximately \$60,000. With the price for equipment and installation of new equipment, camera system, computer, emergency equipment, etc., will be an additional \$60,000.

Please contact me at 940.648-4804 if you have any questions or comments.

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 17-31**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS,
APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN
AGREEMENT FOR THE PURCHASE OF TWO POLICE VEHICLES**

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to acquire two Police vehicles; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$120,000 in the 2017-2018 budget year from the Equipment Fund for the purchase of two Police vehicles with equipment; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into agreement to purchase two Police vehicles with equipment in an amount deemed reasonable and appropriate, but not to exceed \$120,000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the purchase of two Police vehicles, when suitable equipment is identified for sale, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$120,000.

PASSED AND APPROVED THIS THE 30TH DAY OF OCTOBER, 2017

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary



Regular Items

Agenda Item 6

- F. Consider for approval an Ordinance providing for the annexation and zoning of approximately 24.74 acres of land located on the east side of Faught Road at Faith Lane 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 (Ordinance No. 17-1030A)
- G. Consider for approval an Ordinance amending Ordinance No. 17-0413C to amend the development regulations and concept plan for that certain 635.5-acre tract of land generally located on the west side of Cleveland-Gibbs Road between FM 407 and Mulkey Lane and situated in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785, Denton County, Texas, in the Town of Northlake zoned "MPD" Mixed-Use Planned Development. J. Young Land and Cattle, Ltd. is the owner. Hillwood Communities is the applicant/developer. Case # PD-17-008.
 - i. Public Hearing
 - ii. Ordinance No. 17-1030B
- H. Consider for approval an Ordinance amending Ordinance No. 17-0413D to amend the development regulations and concept plan for that certain 361.7-acre tract of land generally located south of Mulkey Lane and west of Cleveland-Gibbs Road and situated in the F.W. Thornton Survey, Abstract No. 1244, The A. McDonald Survey, Abstract No. 785 and the J.G. Cleveland Survey, Abstract No. 1461, Denton County, Texas, in the Town of Northlake zoned "MPD" Mixed-Use Planned Development. HP Gibbs is the owner. Hillwood Communities is the applicant/developer. Case # PD-17-006.
 - i. Public Hearing
 - ii. Ordinance No. 17-1030C
- I. Consider for approval an Ordinance amending Ordinance No. 17-0413E to amend the development regulations and concept plan for that certain 160.374-acre tract of land generally located south of FM 407 at Faught Road and situated in the A. McDonald Survey, Abstract No. 785, Denton County, Texas, in the Town of Northlake zoned "MPD" Mixed-Use Planned Development. Thompson Grain & Cattle, Inc. is the owner. Hillwood Communities is the applicant/developer. Case # PD-17-007.
 - i. Public Hearing
 - ii. Ordinance No. 17-1030D

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
cc: Shirley Rogers, Town Secretary
Drew Corn, Town Administrator
Date: October 30, 2017
Re: Annexation of Creek Meadows Phase 2

The development agreement for Creek Meadows calls for the annexation of the property in phases prior to the sale of lots within a phase. Phase 1 was annexed earlier this year on March 23rd. Work on Phase 2 is nearing completion, so pursuant to the agreement, the property owners submitted a petition for annexation of Phase 2 on September 19th which was granted by Town Council at the October 12th meeting following a public hearing. Approval of the attached ordinance is the final action of the Town Council in order to annex the property. The annexation ordinance also establishes the zoning of Rural Estate (RE) for the property pursuant to the development agreement.

Please contact me at 940.242.5703 if you have any questions or comments.

**TOWN OF NORTHLAKE, TEXAS
ORDINANCE NO. 17-1030A**

AN ORDINANCE PROVIDING FOR THE ANNEXATION AND ZONING OF A TERRITORY MORE SPECIFICALLY DESCRIBED HEREIN, BUT GENERALLY COMPRISING APPROXIMATELY 24.74 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; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas, (the “Town”) is a Type A General Law municipality located in Denton County, Texas, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Section 43.028 of the Texas Local Government Code permits a municipality to annex sparsely occupied territory upon the petition of the landowner(s); and

WHEREAS, on September 19, 2017, Faith 407 Holdings, LLC, owners of an area that is vacant and without residents or on which fewer than three qualified voters reside, less than 1/2 mile wide, and adjacent to the Town of Northlake, filed a petition with the Town requesting the voluntary annexation of certain property pursuant to Section 43.028 of the Texas Local Government Code; and

WHEREAS, a public hearing to hear arguments for and against the requested annexation was held before the Northlake Town Council on October 12, 2017 and the Town Council granted the annexation petition; and

WHEREAS, all of the territory described herein is adjacent to and within one-half mile of the present, corporate limits of the Town, and within the extraterritorial jurisdiction of the Town; and

WHEREAS, pursuant to § 212.172 of the Texas Local Government Code, the Town has entered into a development agreement concerning the hereinafter described property to provide for the terms of the annexation and the Town has complied with said terms; and

WHEREAS, all requirements of the law have been met for this annexation, including compliance with Section 43.028 of the Texas Local Government Code and compliance with the terms as outlined in the development agreement entered into pursuant to Section 212.172 of the Texas Local Government Code.

NOW, THEREFORE, BE IT ORDINANED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. ANNEXATION

All of the territory described herein is, for all purposes, annexed into the Town, and the Town limits are extended to include such territory, to wit: A 24.74-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 more particularly described in Exhibit "A" attached hereto and incorporated herein, for all purposes.

SECTION 2. ZONING

Pursuant to the request of the Development Agreement, and in accordance with the Town's Comprehensive Plan, the territory is zoned as a Rural Estate (RE) zone as described and regulated by the Town's Unified Development Code. The Town Secretary is directed to revise the Town's official Zoning Map to reflect that the territory be subject to such zoning and maintain such map for reference.

SECTION 3. RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREAS

The owners and inhabitants of the annexed territory are entitled to all of the rights and privileges of all other citizens and property owners of the Town and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 4. OFFICIAL MAP

The official map and boundaries of the Town, previously adopted, is amended to include the newly annexed territory as a part of the Town of Northlake, Texas. The Town Secretary is directed and authorized to perform or cause to be performed all acts necessary to revise the official map of the Town to add the territory annexed as required by law.

SECTION 5. FILING CERTIFIED COPY

The Town Secretary is directed to file or cause to file the certified copy of this Ordinance in the office of the County Clerk of Denton County, Texas, and provide a copy of this Ordinance to the Denton County, mapping department and the Denton County Central Appraisal District pursuant to Section 43.028(f) of the Texas Local Government Code.

SECTION 6. CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of ordinances of the Town, except where the provisions are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 7.
SEVERABILITY CLAUSE**

If any section, sentence, phrase, paragraph or word of this ordinance be found to be illegal, invalid or unconstitutional, or if any portion of said property is incapable of being annexed by the town, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of any other ordinance of the town. The town council declares that it would have adopted the valid portion and applications of this ordinance and would have annexed and does hereby annex the valid property without the invalid part, and to this end the provisions of the ordinance are declared to be severable.

**SECTION 8.
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED ON THIS THE 30th DAY OF OCTOBER, 2017

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

EXHIBIT A - Metes and Bounds Description of the Property

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 all of that called 25.901 acre tract of land as described in deed to Faith 407 Holdings LLC by deed recorded in Instrument Number 2016-39182, Real Property Records, Denton County, Texas and also being all of that called 5.105 acre tract of land as described in deed to Faith 407 Holdings LLC by deed recorded in Instrument Number 2016-39182, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;

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 Broadaway and Scott Broadaway 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 Broadaway and Scott Broadaway 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;

BEGINNING 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 West, 76.86 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 24 minutes 11 seconds East, 44.94 feet to a capped iron rod set stamped "KAZ";

THENCE South 85 degrees 35 minutes 49 seconds East, 67.11 feet to a capped iron rod set stamped "KAZ" at the beginning of a curve to the left having a radius of 495.00 feet, and a chord bearing and distance of South 87 degrees 56 minutes 02 seconds East, 40.37 feet;

THENCE along said curve an arc distance of 40.38 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 43 minutes 46 seconds East, 159.00 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 16 minutes 14 seconds West, 924.82 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 43 minutes 46 seconds East, 1057.83 feet to a capped iron rod set stamped "KAZ";

THENCE South 00 degrees 36 minutes 31 seconds East, 994.84 feet to a ½ inch iron rod found;

THENCE South 89 degrees 43 minutes 46 seconds West, 1374.42 feet to the PLACE OF BEGINNING and containing 24.74 acres of land more or less;

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: October 30, 2017
Re: Mixed-Use Planned Development (MPD) Amendments

Purpose: To consider amendments to the Mixed-Use Planned Development (MPD) ordinances for each tract (Young, Gibbs & Thompson) of the proposed Pecan Square development totaling approximately 1,158 acres generally located south of FM 407 and west side of Cleveland-Gibbs Road.

Public Hearing Information: Northlake's Unified Development Code (UDC) in accordance with state law requires that a zoning change must be approved by ordinance following public notice and a public hearing. Any amendments to a planned development are considered zoning changes requiring a public hearing. The public hearings are scheduled to be held at this meeting. Notice of the public hearings was published in the Denton Record Chronicle and mailed to all Northlake property owners within 200 feet of each site as required. Staff has received five total responses from two property owners to the notifications as of the writing of this memo. Any responses received prior to the public hearing will be presented at the Town Council meeting.

Owner: Young Tract – J. Young Land & Cattle, Ltd.
Gibbs Tract – HP Gibbs
Thompson Tract – Thompson Grain & Cattle, Inc.

Applicant/Developer: Hillwood Communities

Background The zoning for the proposed mixed-use, master planned development known as Pecan Square was established with three separate zoning changes to Mixed-Use Planned Development (MPD) approved by Town Council on April 13, 2017. The MPD included two development options with the second option including a school site proposed for a high school, middle school and stadium complex. The applicant/developer has submitted a request to amend the MPD to amend the approved Concept Plan for "Option 2" due to a modification of the school site and to amend the development standards related to the school site modification and provide for a few unrelated clean up items.

Summary of Proposed Amendments:

Exhibit B Concept Plan

Option 2 of the concept plan is amended to modify the school site as presented by at the October 12th council meeting.

Exhibit C Development Regulations

1. The language for the effective date of the zoning is replaced in Section II.1 to reflect this amendment (Thompson & Young) as well as to extend the date by which the developer must acquire the property for the Thompson Tract only. This section is not in the ordinance for the Gibbs Tract since it is already under the ownership of the developer, and it is not necessary to extend the acquisition date for the Young Tract because the developer is scheduled to close on October 31st.
2. The language in Section VI.3 is modified to make reference to a new combined table for residential standards instead of separate tables for detached and attached residential. The amendment makes the standards much clearer with a more efficient single table layout. The only substantive change in this section is the addition of single family detached use in the Mixed Use Subdistrict instead of restricting it to single family attached only, allowing more flexibility and the possibility of lower densities.
3. Table 1 is replaced with a new combined table that lists all single-family residential standards, both attached and detached, for each Subdistrict. The only changes in the substantive changes within the table are for the Concept 2 maximum number of units in Traditional and Mixed Use due to the modification of the school site. The maximum number of Single-family detached units in the Traditional Subdistrict increased from 1,200 to 1,500 due to the southwestern portion of the concept plan becoming Traditional due to the School Site modification, and similarly, the maximum number of residential units (detached or attached) units in Mixed Use decreased from 490 to 325 due to the School Site modification decreasing the size of the Mixed Use Subdistrict.
4. Table 2 is deleted since it is combined with Table 1.
5. The language in Section V.3 is modified to remove “the existing arena and barn” so as not to restrict meeting space and offices to only those amenity structures.
6. The language in Section VII.2 relating to garages is modified to clarify the intention of the garage standards.
7. Section XI.23 is added to provide that one point of street access will be allowed as long as a future street connection is planned with a street stub out. This will likely come into play only with the development of the Traditional area in the southwest corner of the concept plan which is bounded on two sides by adjacent property not within the MPD and another by floodplain with only a small section of Mulkey Lane available for a street to tie into. The UDC requires that street stub outs be provided for connectivity of streets, so any stub outs provided will satisfy this requirement for a second point of access.

Staff Analysis and Recommendation: Staff has reviewed this application in accordance with the UDC and found the submittal to meet all requirements to be considered by the Town Council. Staff finds the proposed MPD amendments acceptable for consideration and approval.

Mixed-Use Planned Development (MPD) Amendments
Page 3 of 3

Attachments:

- Written Responses to Public Hearing Notices
- Ordinance No. 17-0413E – Thompson Tract MPD zoning
 - *Provided as example of current MPD to show what is being amended. The Young Tract & Gibbs Tract MPD ordinances are identical to the Thompson Tract MPD.*
- Amended MPD Regulations – Thompson Tract
 - *Clean version of exhibits showing full context of changes if amendments are approved. Changes for Young Tract & Gibbs Tract will be exactly the same except for the effective date language revision which is for the Thompson Tract only.*
- Ordinance No. 17-1030B – Proposed Young Tract MPD Amendment
- Ordinance No. 17-1030C – Proposed Gibbs Tract MPD Amendment
- Ordinance No. 17-1030D – Proposed Thompson Tract MPD Amendment



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: October 30, 2017, 5:30 pm
Case Type: Planned Development (PD) amendment
Case Name: Young Tract MPD amendment
Case #: PD-17-008

WRITTEN RESPONSE

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

Comments (optional):

Signature: BY Ben Mutchin Date: 10/5/2017
Printed Name: MUTCHIN ADDISON
Address: 14833 MIDWAY RD #200 City/State/ZIP: TX 75007
Phone number: 214-502-2324

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
Development Director
Email: nreddin@town.northlake.tx.us
Phone: 940-242-5703
Fax: 940-648-0363

Address:
1400 FM 407
Northlake, Texas 76247

FOR OFFICE USE ONLY

Stamp Received

RECEIVED

OCT 05 2017

BY: R

Property within notification area: ☐ Yes ☐ No

Property ID: _____

Property Size: _____



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: October 30, 2017, 5:30 pm
Case Type: Planned Development (PD) amendment
Case Name: Young Tract MPD amendment
Case #: PD-17-008

WRITTEN RESPONSE

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

Comments (optional):

A quote this week from Wm. D. Tate, Mayor of Grapevine, "I think it (Pecan Square) is the nicest sub-division proposed in the region because it incorporates some of the urban living concepts that have become popular...walking trails, gardens, and recreation centers. Good schools are a magnet for attraction of new citizens and businesses."

Signature: J. Young/J. Young LAND and Cattle LTD Date: Oct. 20, 2017
Printed Name: Jean Young
Address: 13737 FM 1171 City/State/ZIP: Northlake, TX 76262
Phone number: 940 648-3401

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
Development Director
Email: nreddin@town.northlake.tx.us
Phone: 940-242-5703
Fax: 940-648-0363

Address:
1400 FM 407
Northlake, Texas 76247

FOR OFFICE USE ONLY

Stamp Received
RECEIVED
OCT 23 2017
BY: *JK*

Property within notification area: ☐ Yes ☐ No
Property ID: _____
Property Size: _____



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: October 30, 2017, 5:30 pm
Case Type: Planned Development (PD) amendment
Case Name: Thompson Tract MPD amendment
Case #: PD-17-007

WRITTEN RESPONSE

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

Comments (optional):

This plan offers Northlake's first High School and Middle school. Parks, trails, and craft centers.
Ninety one one-half acre homesites proposed for east side of this tract, and along FM 407 from this tract across the Young tract.

Signature: Jean Young Date: Oct. 20, 2017
Printed Name: Jean Young/J. Young Land & Cattle, LTD
Address: 13737 FM 1171 City/State/ZIP: Northlake, TX 76262
Phone number: 940 648-3401

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Fax: 940-648-0363

Address:
1400 FM 407
Northlake, Texas 76247

FOR OFFICE USE ONLY

Stamp Received
RECEIVED
OCT 23 2017
BY: [Signature]

Property within notification area: ☐ Yes ☐ No
Property ID: _____
Property Size: _____



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: October 30, 2017, 5:30 pm
Case Type: Planned Development (PD) amendment
Case Name: Gibbs Tract MPD amendment
Case #: PD-17-006

WRITTEN RESPONSE

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

Comments (optional):

Signature: BENE MCCLUTHIN
Printed Name: MCCLUTHIN
Address: 14833 MIDWAY ROAD #200
Phone number: 214-502-2324

Date: 10/5/2017
City/State/ZIP: ADDISON TX 75001

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
Development Director
Email: nreddin@town.northlake.tx.us
Phone: 940-242-5703
Fax: 940-648-0363

Address:
1400 FM 407
Northlake, Texas 76247

FOR OFFICE USE ONLY

Stamp Received

RECEIVED

OCT 05 2017

BY: [Signature]

Property within notification area: ☐ Yes ☐ No

Property ID: _____

Property Size: _____



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: October 30, 2017, 5:30 pm
Case Type: Planned Development (PD) amendment
Case Name: Gibbs Tract MPD amendment
Case #: PD-17-006

WRITTEN RESPONSE

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

Comments (optional):

Schools, roadway plans to widen and improve.

Controlled, smart planned development to be prepared and stay ahead
of the growth that is inevitable in this area, and close to

I. 35W

Signature: Jean Young Date: October 20, 2017

Printed Name: Jean Young/ J. Young Land & Cattle, LTD

Address: 3737 FM 1171 City/State/ZIP: Northlake, TX 76262

Phone number: 940 648-3401

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
Development Director

Email: nreddin@town.northlake.tx.us

Phone: 940-242-5703

Fax: 940-648-0363

Address:

1400 FM 407

Northlake, Texas 76247

FOR OFFICE USE ONLY

Stamp Received
RECEIVED
OCT 23 2017
BY: AK

Property within notification area: ☐ Yes ☐ No

Property ID: _____

Property Size: _____

ORDINANCE NO. 17-0413E

AN ORDINANCE AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF A 160.374-ACRE TRACT OF LAND SITUATED IN THE A. MCDONALD SURVEY, ABSTRACT NUMBER 785, IN THE TOWN OF NORTHLAKE FROM “RR” RURAL RESIDENTIAL TO “MPD” MIXED-USE PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; PROVIDING FOR THE ADOPTION OF A CONCEPT PLAN; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-1024A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of “RR” Rural Residential for a 160.374-acre tract of land located in the A. McDonald Survey, Abstract Number 785, in the Town of Northlake, Denton County, Texas (the “Property”); and

WHEREAS, the Unified Development Code provides for adoption of Planned Development Districts; and

WHEREAS, the Town of Northlake has received a request from the owners of the Property to rezone the Property to establish a “MPD” Mixed-Use Planned Development District; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 12, 2016, The Pathway to 2040 Northlake Comprehensive Plan Update, and the requested rezoning complies with recommendations of the plan; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on April 13, 2017 with respect to the zoning change described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the zoning change request and establish a “MPD” Mixed-Use Planned Development District on the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1

The 160.374-acre Property more fully described in Exhibit “A” shall be zoned “MPD” Mixed-Use Planned Development with the concept plan as provided in Exhibit “B” and development standards as provided in Exhibit “C” attached hereto.

SECTION 2

The use of the Property described in Exhibit “A” shall be subject to all applicable regulations contained in the Development Standards provided in Exhibit “C”, the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 3

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon

conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 6

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED on this the 13th day of April 2017.


Peter Dewing, Mayor



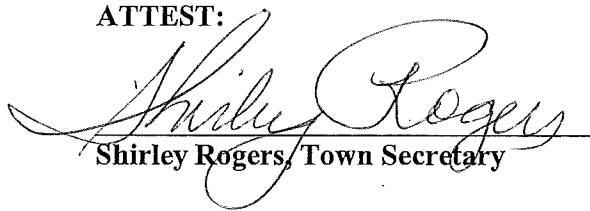
ATTEST:

Shirley Rogers, Town Secretary

Exhibit A
Metes and Bounds Description of the Property

BEING a tract of land situated in the A. McDonald Survey, Abstract Number 785, Denton County, Texas, and being a portion of that tract of land conveyed to Thompson Grain & Cattle, Inc., according to the document filed of record in Document Number 2003-128214, Deed Records of Denton County, Texas, said tract being described as follows:

BEGINNING at a point in the south line of F.M. Highway 407 for the northwest corner of said Thompson tract and same being the **POINT OF BEGINNING** of the tract of land described herein;

THENCE with said south line the following five (5) courses and distances:

South 89°03'05" East, a distance of 410.80 feet to a point for a corner of this tract at the beginning of a tangent curve to the right having a central angle of 35°51'30", a radius of 279.62 feet, a chord bearing and distance of South 71°07'20" East, 172.16 feet;

With said curve to the right, an arc distance of 175.00 feet to a point for corner of this tract;

South 53°03'05" East, a distance of 4.80 feet to a point for a corner of this tract at the beginning of a non-tangent curve to the left having a central angle of 37°02'44", a radius of 749.75 feet, a chord bearing and distance of South 71°23'45" East, 476.36 feet;

With said curve to the left, an arc distance of 484.76 feet to a point for corner;

South 89°46'05" East, a distance of 192.70 feet to a point for corner of this tract;

THENCE South 0°23'05" East, a distance of 5432.30 feet to a point for corner of this tract;

THENCE South 82°35'23" West, a distance of 180.18 feet to a point for corner of this tract;

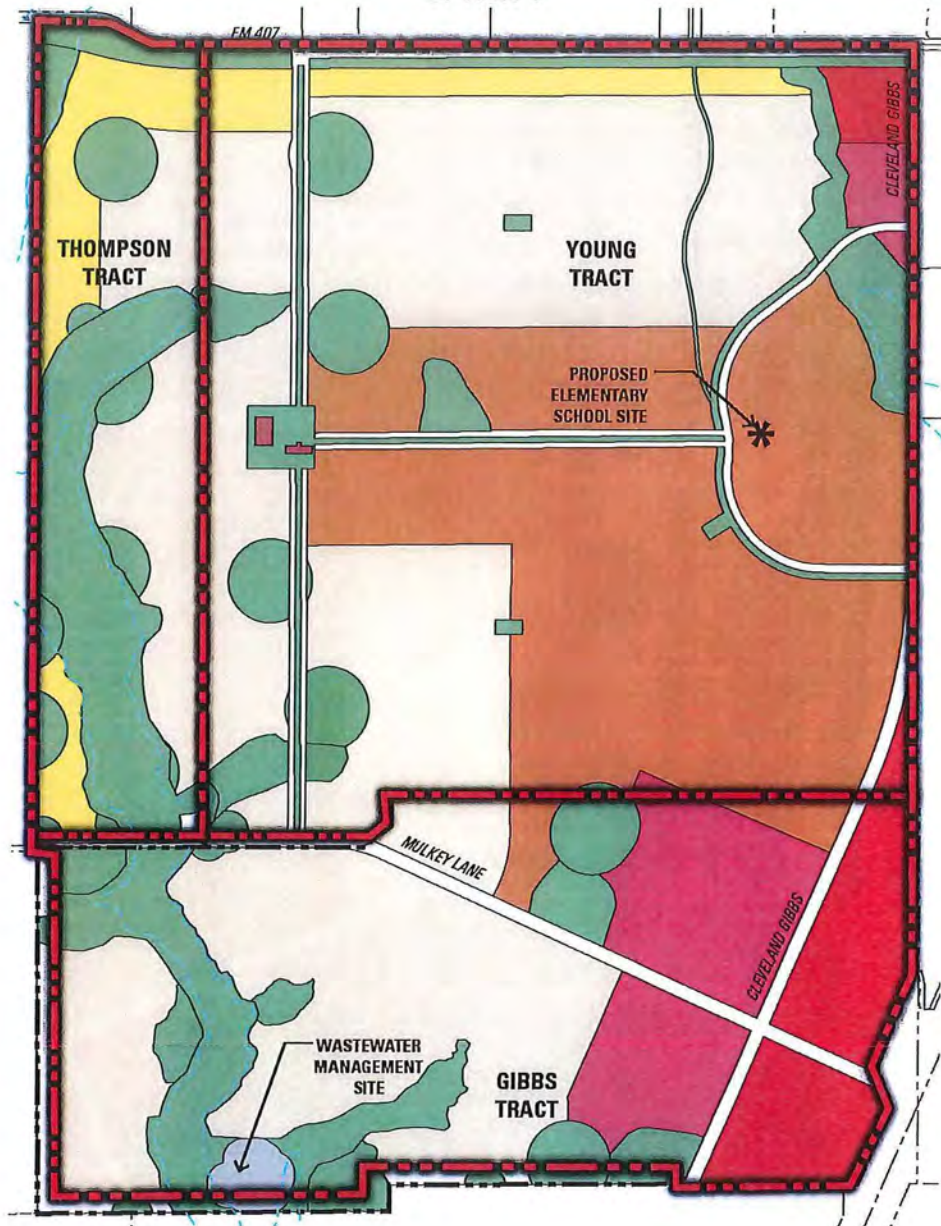
THENCE South 7°46'14" East, a distance of 199.92 feet to a point for corner of this tract;

THENCE South 89°27'58" West, a distance of 1058.48 feet to a point for corner of this tract;

THENCE North 0°28'05" West, a distance of 5881.70 feet to the **POINT OF BEGINNING** and containing 160.374 acres or 6,985,913 square feet of land, more or less.

Exhibit B
Concept Plan

**CONCEPT PLAN
OPTION 1**



LEGEND			
SYMBOL	DESCRIPTION		
[Yellow Box]	Traditional	[Green Box]	Open Space
[Orange Box]	Estate	[Blue Box]	Waste Water Management Plant
[Red Box]	Commercial		
[Pink Box]	Mixed Use		
[Light Orange Box]	Lifestyle		
		[Dashed Red Line]	Boundary Line Between Young, Gibbs and Thompson
		Notes	
		- All locations of boundaries, land uses and roads are approximate.	

CONCEPT PLAN OPTION 2

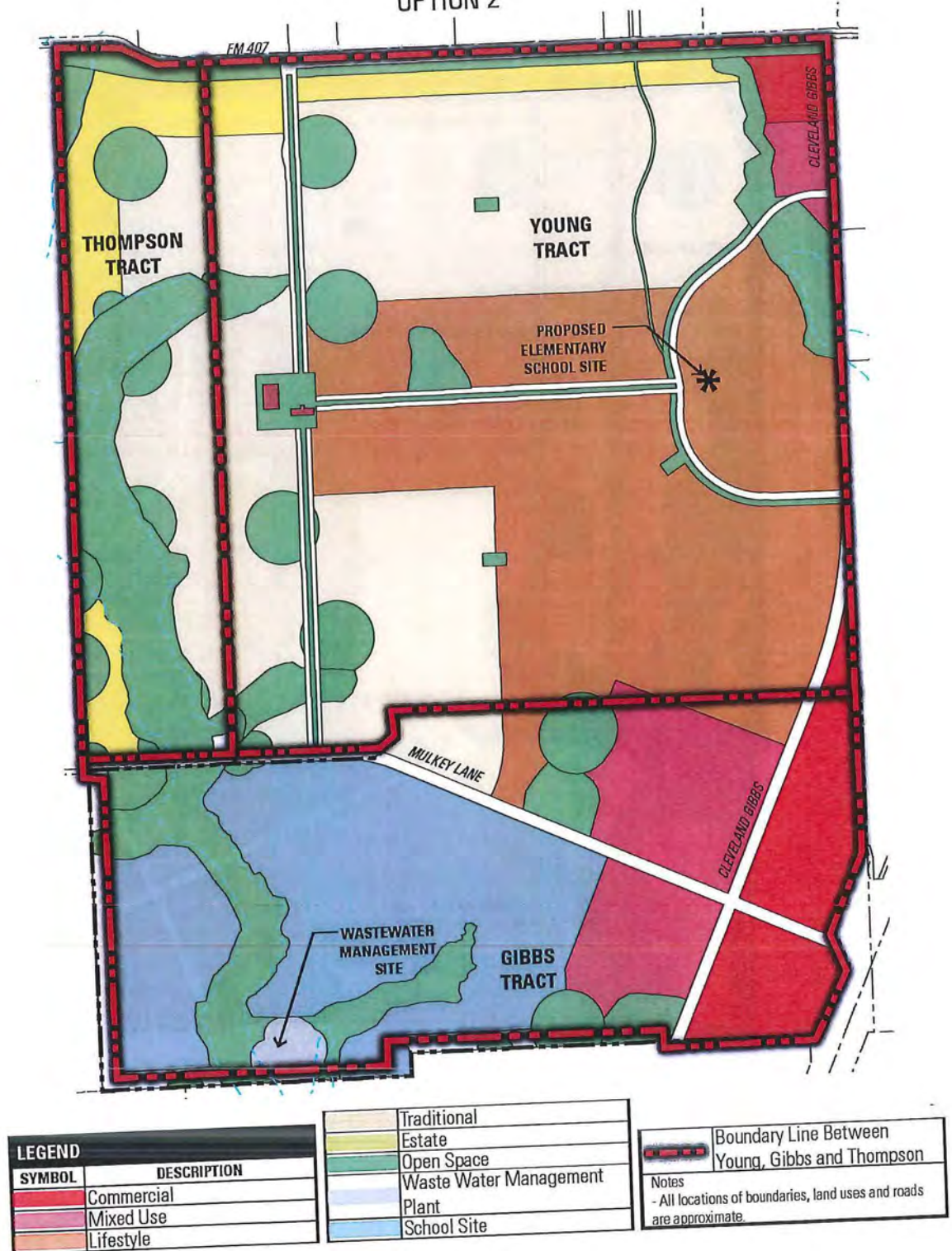


Exhibit C
Development Regulations

I. DEFINITIONS

1. Commercial Subdistrict means the area designated "Commercial" on the Concept Plan.
2. Concept Plan means either of the two concept plans attached as **Exhibit B**, as amended from time to time in accordance with Section III of this Ordinance. The boundaries of each subdistrict on the original Concept Plan are conceptual and are expected to change as the development plan and engineering details for the Property are finalized.
3. Development means the property shown on **Exhibit D** consisting of the Gibbs, Young, and Thompson tracts.
4. District means Northlake Municipal Management District No. 1, including any future expansions and any districts resulting from the subdivision of Northlake Municipal Management District No. 1.
5. EDM means the Engineering Design Manual, as amended following the fifth anniversary of the Town Council's adoption of this PD Ordinance.
6. Estate Subdistrict means the area designated "Estate" on the Concept Plan.
7. Lifestyle Subdistrict means the area designated "Lifestyle" on the Concept Plan.
8. Masonry means brick, stone, stucco, and hardiplank (cementitious fiberboard).
9. Mews lot means a lot accessed by an alley and fronting on an open space area rather than a street.
10. Mixed Use Subdistrict means the area designated "Mixed Use" on the Concept Plan.
11. Open space means the open space areas designated on the Open Space Plan and Concept Plan.
12. Open Space Plan means either of the two open space plans attached as **Exhibit E**, as amended from time to time in accordance with Section V of this Ordinance.
13. PD Ordinance means Ordinance No. 17-0413E creating this planned development district.
14. Property means the 160.374-acre tract of land described on **Exhibit A**.
15. Street Sections means **Exhibit F**.

16. Traditional Subdistrict means the area designated "Traditional" on the Concept Plan.
17. UDC means the Town of Northlake Unified Development Code, as amended following the fifth anniversary of the Town Council's adoption of this PD Ordinance.

II. EFFECTIVE DATE; APPLICABLE REGULATIONS

1. Effective Date. This PD Ordinance shall become effective upon publication as required by law and upon HP Gibbs, LP or its designee acquiring ownership of the Property. If HP Gibbs, LP or its designee has not acquired ownership of the Property by December 31, 2017, this PD Ordinance shall become void and shall be of no further force or effect, and the preexisting zoning of the Property shall be automatically reinstated on the Property.
2. Applicable Regulations. Development and use of the Property shall comply with this PD Ordinance, the UDC, and the EDM, and any other applicable ordinance not specifically modified herein. In the event of a conflict between this PD Ordinance and any other applicable Town ordinances, this PD Ordinance shall control.

III. CONCEPT PLAN; SITE PLANS

1. Development of the Property shall generally comply with the Concept Plan.
 2. The following changes to the Concept Plan are minor and do not require Town approval: realignment of roadways, the size of each subdistrict provided the size does not change by more than 15 percent from the size of the subdistrict shown on the original Concept Plan attached to this PD Ordinance, changes to the configuration of the open space areas shown on the original Concept Plan provided a minimum of 15 percent of the overall Development shall be used as open space. Open space areas shall be a minimum of 0.5 acres in size to satisfy the minimum 15 percent requirement. The amended Concept Plan shall satisfy all applicable regulations.
 3. All changes to the Concept Plan that do not fall under Section III(2) shall require Town Council approval. This procedure is not considered a change in zoning, and no public hearing shall be required.
 4. No site plan approval shall be required for any development within the Property other than non-residential development (excluding amenity centers and any uses within an open space area). For non-residential development, site plan approval shall be required in accordance with Section 12.15 of the UDC, and the criteria for approval shall be that the site plan demonstrates compliance with this PD Ordinance.
 5. With the exception of the approvals required by this Section III, no other concept plan, site plan, development plan, landscaping plan or other plan approvals of any
- Ordinance No. 17-0413E-160.374-Acre Tract Mixed-Use Planned Development
Exhibit C – Page 2

kind are required except in connection with the standard building permit review and approval process.

IV. BASE ZONING DISTRICTS: PERMITTED USES

1. Lifestyle, Traditional, and Estate Subdistricts. The base zoning district for the Lifestyle, Traditional, and Estate Subdistricts shall be the "MU" Mixed Use Zoning District. Permitted uses shall be limited to agricultural uses, single family detached homes, parks, public primary and secondary schools, a public school stadium, and sports facilities, all of which are permitted by right.
2. Commercial Subdistrict. Permitted uses shall be all principal and accessory uses which are allowed by right in the "C" Commercial Zoning District, in accordance with Table 5.2 of the UDC. In addition, agricultural uses are permitted by right. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the "C" Commercial Zoning District, in accordance with Table 5.2 of the UDC.
3. Mixed Use Subdistrict. Permitted uses shall be all principal and accessory uses which are allowed by right in the "MU" Mixed Use Zoning District, in accordance with Table 5.2 of the UDC, including but not limited to single family detached and single family attached homes, except as follows: agricultural uses, public primary and secondary schools, a public school stadium, and sports facilities are permitted by right, and multifamily and duplex uses are prohibited. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the "MU" Mixed Use Zoning District, in accordance with Table 5.2 of the UDC.
4. Accessory Uses. All uses that are customarily incidental to the main use on the same platted lot shall be permitted as accessory uses. Accessory uses may include agricultural uses, including in connection with an amenity center. In addition, the following accessory uses identified in the UDC are permitted subject to any restrictions in the UDC that are applicable to these uses: accessory buildings, accessory dwellings, basic utilities, home occupations, and outdoor recreation areas (lighted).
5. Temporary Uses. Temporary uses, including construction offices and temporary concrete/asphalt batching plants, shall be permitted in accordance with Section 5.12 of the UDC. Model homes are permitted by right.

V. OPEN SPACE

1. Development of the Property shall generally comply with the Open Space Plan. The following changes to the Open Space Plan are minor and do not require Town approval: changes to the configuration of the open space areas shown on the original Open Space Plan provided a minimum of 15 percent of the overall Development shall be used as open space. Open space areas shall be a minimum

of 0.5 acres in size to satisfy the minimum 15 percent requirement. All other changes to the Open Space Plan shall require Town Council approval. This procedure is not considered a change in zoning, and no public hearing shall be required.

2. The following improvements are permitted within the open space: landscaping, hardscaping, an amenity center, the existing arena and barn, fountains, ponds, lakes, lighting, signage related to the open space, fencing, trails, pavilions, swimming pools, playground equipment, and similar improvements that are customarily found in parks and open spaces.
3. The following uses are permitted within open space: passive and active recreational uses, meeting space and offices within the existing arena and barn, community gardens, other agricultural uses, one or more amenity centers, food truck or other food and entertainment vending operations, fireworks on national holidays, and similar uses.
4. Open space shall be owned and maintained by a home owners association or the District.
5. With the exception of controlled access areas, including but not limited to the amenity center, pool areas, and any buildings, open space shall be open to the general public.
6. Open space may include: playground equipment for small children; multiple purpose hard surfaced play areas; space for court games, such as basketball, tennis, volleyball and in-line hockey; playfield space for non-organized competitive games such as baseball, football or soccer; picnic tables and grills; restrooms; and drinking fountains and sitting areas.
7. The Open Space Plan shall be deemed to fully satisfy all of the Town's requirements for park land dedication, payment of park fees including any fees in lieu of dedication, and private open space.
8. The requirements in this Section V shall be the exclusive open space requirements applicable to the Property. Without limiting the foregoing, Sections 9.6 through 9.9 of the UDC shall not apply.

VI. DEVELOPMENT STANDARDS

1. Residential. Development of the Lifestyle, Traditional, and Estate Subdistricts shall comply with Table 1 below. The following shall comply with the Estate Subdistrict development standards: an amenity center, any modifications to the existing arena and barn, a school, a stadium, and a sports facility. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Lifestyle, Traditional, and Estate Subdistricts.

2. Commercial. The Commercial Subdistrict shall be developed in accordance with the rules applicable to the "C" Commercial Zoning District, except as otherwise modified by this PD Ordinance.
3. Mixed Use. The Mixed Use Subdistrict shall be developed in accordance with Section VI(1) above for residential development and Section VI(2) above for non-residential development. In addition, the mixed use development standards in Section 5.9(D) of the UDC shall apply to non-residential development in the Mixed Use Subdistrict. Development of single family attached uses shall comply with Table 2 below. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to single family attached uses.
4. Gas Well Setbacks. All future developments adjacent to an existing oil or gas well site shall observe the following setbacks, which shall be the exclusive setback requirements for new development near a gas well, gas pipeline, or any related improvements regardless of any conflicting provisions in the UDC, the Town's building and fire codes, or any other provision of the Town's Code of Ordinances:
 - a. A minimum 150 feet of separation shall be required from the well bore hole to any property line.
 - b. A minimum 300 feet of separation shall be required from the well bore hole to the closest buildable portion of a lot.
 - c. A minimum 20 feet of separation shall be required from any gas well collection pipe line to the closest buildable portion of a lot.
5. Height Exception. Notwithstanding anything to the contrary in this Section VI, there shall be no story or height limit on an amenity center or the existing arena and barn, or for a stadium or sports facilities, including ancillary structures.
6. Overall Density. The maximum residential density shall be three units per gross acre within the overall Development.

Table 1

Development Standard	Lifestyle Subdistrict		Traditional Subdistrict			Estate Subdistrict
Minimum Lot Width	40'	50'	50'	60'	70'	100'
	(Rear Entry)					
Minimum Lot Depth	90'	110'	115'	115'	125'	200'
Minimum Front Yard Setback	10'	20'	20'	20'	20'	25'
Minimum Side Yard Setback	10' spacing between homes on separate lots	5'	5'	5'	5'	10'

Development Standard	Lifestyle Subdistrict		Traditional Subdistrict			Estate Subdistrict
Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	20'
Porch Minimum Front Yard Setback	5'	12'	12'	12'	12'	12'
Front Porch Minimum Depth	4'	4'	4'	4'	4'	4'
Front Porch Maximum depth	5'	12'	12'	12'	12'	12'
Garage Minimum Front Yard Setback	N/A	20'	20'	20'	20'	25'
Garage Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	10'
Garage Minimum Side Yard Setback	10' spacing between garages on separate lots	5'	5'	5'	5'	10'
Maximum Building/Structure Height	40'	40'	40'	40'	40'	40'
Maximum Number of Stories	2	2	2	2	2	2
Maximum Lot Coverage	65%	55%	55%	55%	55%	55%
Minimum Roof Pitch	8:12	6:12	6:12	6:12	6:12	6:12
Minimum Dwelling Size	1,300 SF	1,600 SF	1,700 SF	2,000 SF	2,200 SF	2,400 SF
Minimum Masonry % on Exterior of Residence (excluding porch floor, columns, and roof trim)	100%	100%	100%	100%	100%	100%
Maximum Size of Accessory Buildings (cumulative)	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Maximum Building Area Occupied for Home Business/Home Occupation	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Maximum # of Units per Subdistrict (per Concept Plan 1)*	1175		1750			96
Minimum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	N/A	50%	N/A	40%	10%	N/A
Maximum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	50%	N/A	50%	N/A	N/A	N/A
Maximum # of Units per Subdistrict (per Concept Plan 2)*	1175		1200			96
Minimum % of Units per Product Type within each Subdistrict (per Concept Plan 2)*	N/A	50%	N/A	35%	5%	N/A
Maximum % of Units Per Product Type within Each Subdistrict (per Concept Plan 2)*	50%	N/A	60%	N/A	N/A	N/A

*Measured at full buildout

Notes to Table 1:

1. Lot coverage is measured as the area covered by the roof of the residence and garage.

2. All wood must be stained or painted.
3. Swimming pools may be located in the required rear yard setback
4. Porch flooring is required to be masonry, concrete, or wood.
5. Porch columns are required to be masonry, wood, or fiberglass.
6. Porch roof trim is required to be wood, fiberglass, or masonry.
7. Roofing materials are required to be asphalt shingles, metal, slate, simulated slate, or tile.
8. Home businesses may be located above or within a garage and must be operated by the home owner.
9. The maximum lot coverage requirements substitute for the maximum impervious cover requirements in the UDC.
10. The front yard setback shall be measured from the street right-of-way to the front face of the building. Covered terraces, eaves, and roof extensions may project into the required front yard.
11. On corner lots, the front yard setback shall be required only along the street on which the home fronts.
12. Every part of a required side yard shall be open and unobstructed except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve inches into the required side yard, and roof eaves projecting not to exceed 24 inches into the required side yard.
13. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed 24 inches into the required rear yard.
14. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
15. Alleys are permitted, but not required. Front entry, rear entry, j-swing, and side entry garages are permitted.
16. A minimum of two enclosed parking spaces per dwelling unit shall be required.
17. In the Estate Subdistrict, a minimum lot size of 20,000 square feet may be substituted for the minimum lot width and lot depth in Table 1.
18. The following residential architectural standards shall apply to the 40' single family lots in the Lifestyle Subdistrict: All residences shall include at least four of the following design features to provide visual relief along the front of the residence:
 - Bay window
 - Brick chimney on exterior wall visible from front of the home
 - Cast stone accents
 - A covered front porch
 - Dormers
 - Gables
 - Variable roof pitch
 - Shutters

Table 2

Development Standard	Single Family Attached
Minimum Lot Width	22'
Minimum Lot Depth	80'
Minimum Front Yard Setback	None
Maximum Front Yard Setback	20'
Minimum Side Yard Setback (Corner)	None
Minimum Side Yard Setback (Interior)	None
Minimum Rear Yard Setback	None
Maximum Front Yard Setback for a Porch	12'
Minimum Porch Depth	4'
Maximum Porch Depth	12'
Garage Minimum Rear Yard Setback	3.5'
Garage Minimum Side Yard Setback	None
Maximum Building Height	50'
Maximum Number of Stories	2.5
Maximum Lot Coverage	100%
Minimum Roof Pitch	6:12
Minimum Dwelling Size	1,200 SF
Minimum Masonry % on Exterior of Residence (excluding porch floor, columns, and roof trim)	100%
Maximum Number of Single Family Attached Homes	490

Notes to Table 2:

1. Lot coverage is measured as the area covered by the roof of the residence and garage.
 2. All wood must be stained or painted.
 3. Swimming pools may be located in the required rear yard setback
 4. Roofing materials are required to be asphalt shingles, metal, slate, simulated slate, or tile.
 5. The maximum lot coverage requirements substitute for the maximum impervious cover requirements in the UDC.
 6. The front yard setback shall be measured from the street right-of-way to the front face of the building. Covered terraces, eaves, and roof extensions may project into the required front yard.
 7. On corner lots, the front yard setback shall be required only along the street on which the home fronts.
 8. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings and landscaping as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed 24 inches into the required rear yard.
 9. Where lots have double frontage, running from one street to another, a required
- Ordinance No. 17-0413E-160.374-Acre Tract Mixed-Use Planned Development
Exhibit C – Page 8

- front yard setback shall be provided on both streets.
10. All single family attached residences shall have a rear entry garage. A minimum of one enclosed parking space per dwelling unit shall be required.

VII. DESIGN STANDARDS

1. The design standards in Section 9.5 of the UDC shall apply except as provided in this Section VII.
2. The sole design standards applicable to residential development shall be the masonry requirements of Table 1 and Table 2 above and the following:
 - a. Garages.
 - i. Garage doors must be recessed a minimum of 12 inches from the garage face. This requirement does not apply to rear entry garages.
 - ii. Garage doors shall contain at least three of the following enhancements: shed roofs; faux cedar/wood clad doors; double doors; windows; decorative hardware and lights; and reveals/texture. This requirement does not apply to rear entry garages.
 - iii. No more than four homes in a row may have garages parallel to and facing the street.
 - iv. Detached garages are permitted.
 - v. The minimum garage dimensions for a two-car garage shall be 20 feet by 20 feet.
 - b. Driveways. All driveways must accommodate the off-street parking of two vehicles without blocking the sidewalk. Driveways shall transition to 12 feet at the street to reduce impervious cover. Driveways shall be constructed without altering drainage swales. Concrete driveways within the right-of-way shall be a minimum of 3,000 PSI concrete with #4 rebar on a 12-inch grid pattern.

VIII. LANDSCAPING, BUFFERS, SCREENING

1. The landscaping and tree preservation requirements of Section 9.10 of the UDC, and the screening and fencing requirements of Section 9.11 of the UDC, shall apply except as follows:
 - a. Landscape buffers, setbacks, and materials along streets shall comply with the Street Sections in lieu of the UDC requirements. Section 9.11.B.1.a of the UDC shall not apply.

- b. One street tree shall be required per residential lot. Street trees along residential streets may be located in the parkway provided the planting does not interfere with utilities or visibility.
- c. Section 9.11.A.3.g of the UDC shall not apply
- d. Section 9.11.A.3.j of the UDC shall be modified to read as follows: Fences for double frontage lots or corner lots adjacent to a street shall be located at least ten feet from the right-of-way line.
- e. Section 9.11.A.3.k of the UDC shall be modified to read as follows: If a corner lot is adjacent to a subdivision's screening wall, a fence may be constructed at least ten feet from the right-of-way line connect with the screening wall.
- f. Development shall comply with the FM 407 setback, landscaping, and fencing exhibit attached as **Exhibit G**.
- g. All required residential landscaping shall be installed by the home builder prior to occupancy of the residence.
- h. Landscaping for residential lots shall consist of drought-tolerant plants. Bermuda will be allowed as a drought-tolerant turf on residential lots. St. Augustin grass is prohibited. At least 50 percent of the available pervious portion of the front yard and corner yard on residential lots must have landscape bed coverage and include shrubs, ornamental grasses, perennials, vines, and ground cover. For purposes of this provision, the front yard means the area within the required front yard setback, and the corner yard means the area within the required street side setback. All shrub beds in the front and corner yard must be fully prepped with compost material and top dressed with a two inch to four inch later of shredded hardwood mulch. Acceptance by the Town shall not be delayed until ground cover is established.
- i. Colored mulch is prohibited.
- j. No other landscaping requirements (including right-of-way landscaping requirements in Sections 7.01-7.05 of the EDM), screening requirements, or fencing requirements shall apply.

IX. STREETS

Development shall comply with the Street Sections. For street types that are not shown on the Street Sections, compliance with standard Town requirements shall be required.

X. SIGNS

In addition to the signage permitted by the UDC, the signage described on Exhibit H is permitted.

XI. MISCELLANEOUS

1. All retaining walls not installed by the developer or subdivider shall be (a) constructed and maintained by the owner on the high side; (b) designed so that the face of the retaining wall is on the property line; (c) engineered by a licensed professional engineer if the wall exceeds four feet in height; (d) designed to locate two inch diameter weeps at ten feet on center with weep holes that are three inches above the low side finish grade, cut flush and painted to match the stone; (e) designed to provide a gravel drain pocket and fountain stone per the geotech and engineer's recommendation; (f) designed so that the top of the wall remains flush with the high side finish grade; and (f) designed to allow a high side lot to drain on a low side lot for no more than one lot.
2. In general, block lengths along minor or secondary streets shall not exceed 2,000 feet, and along major streets shall not exceed 2,500 feet. There shall be no minimum block length. For purposes of this provision, major street shall be FM 407, Cleveland-Gibbs, Mulkey, and any collector (as shown in the Street Sections). All other roads shall be considered minor or secondary streets for purposes of this provision.
3. Every lot shall be provided with adequate access to a public street, either by direct frontage on such street, or by public access easement approved by the Town Council; however, mews lots may be served by an alley with a minimum width of 20 feet. Residential driveway access to FM 407, Cleveland-Gibbs, and Mulkey shall be prohibited.
4. The developer or subdivider shall construct all required sidewalks other than those that will be located adjacent to the front or sides of residential lots.
5. No maintenance bond shall be required for the wastewater treatment plant operated by the District.
6. Early grading permits shall be permitted prior to approval of engineering plans at the risk of the developer or subdivider.
7. Building permits may be issued for a maximum of 20 percent of the lots on a platted phase prior to completion and acceptance of all improvements associated with the plat provided each lot for which an early building permit is issued has water service and can be accessed by an all weather road.
8. The Property may be served by a wastewater treatment plant owned and maintained by the District. The wastewater treatment plant may be located on the Property in the general location shown on the Concept Plan.
9. Water wells may not be drilled for the purpose of providing potable water;

however, wells may be drilled for the provision of irrigation water, and effluent may be reused for irrigation. If effluent is used, all applicable state laws shall be followed.

10. The maximum length of any cul-de-sac shall be the greater of 600 feet measured from the curb line of the intersecting street to the radius point of the turnaround or, 30 single family lots. The right-of-way radius shall be 50 feet and the curb radius 40 feet within the cul-de-sac turnaround. Cul-de-sac turnarounds are not required to be visible from the intersecting street.
11. In Table II-3 of the EDM, the minimum centerline radius for a residential roadway with a rate of superelevation of 0 shall be changed to 200 feet.
12. In Table II-7 of the EDM, (a) the maximum approach grade for all residential driveways shall be changed to 14 percent, as measured from the garage finished floor to the curb line of the intersecting street; (b) the minimum and maximum driveway throat width for a residential local street shall be eliminated; and (c) the minimum distance from a driveway to an intersection for a local residential street shall be changed to 25 feet, except at the intersection of a local residential street and FM 407, Cleveland-Gibbs, or Mulkey.
13. The following provisions in Section 7.03, Part VII Landscaping in the Public Right-of-Way, of the EDM shall not apply: Minimum landscape requirements will be established by the Town. An 8-inch wide concrete mow strip shall be installed between all planting beds and grassed areas. Only trees with a mature height less than 30 feet may be planted closer than 20 feet to either side of an overhead line. No trees shall be directly under utility lines.
14. Street lights shall be installed in all new subdivisions. For residential streets, street lights shall be installed at each intersection, at major curves, at end of cul-de-sacs, and at maximum intervals of 600 feet. The developer/subdivider shall pay the costs for all street lighting. Street light luminaires shall be high pressure sodium (HPS), metal halide (MH), or LED. Luminaires shall be mounted on poles at least 11 feet high as shown on standard details for street lights or as approved by the Town Administrator. Street lighting shall be designed to direct light down. Street light materials and design shall be determined by the developer or subdivider with the approval of the Town Administrator.
15. [The following provision in Section 1.2.2, Part III Drainage, of the EDM shall not apply: If existing channel velocities exceed six (6) feet per second, a maximum increase of ten percent in velocities will be allowed.]
16. Section 3.3 (General Design and Construction Standards, Single Family Lot Grading) of the EDM shall be modified to read in its entirety as follows: All single family lots shall be graded such that the building pads are higher than the street. Lots may be graded to allow drainage towards the adjacent lot and perpendicular to public rights-of-way or drainage easements provided drainage

easements are provided for the swales.

17. Section 3.3 (General Design and Construction Standards, Minimum Pipe Sizes and Depths) of the EDM shall be modified to read in its entirety as follows: Minimum pipe sizes are 21" diameter for mains and 18" diameter for inlet leads. Minimum pipe size for lead lines to sag inlets shall be 21". Minimum depth of storm sewer from outside top of conduit to top of curb/pavement is 24 inches.
18. Drainage easements shall include a minimum of ten-foot (10') margin on both sides beyond actual top of bank for improved earthen channels. There shall be no restriction on locating retaining walls within or adjacent to a drainage easement in order to reduce the easement width; however, the Town may require a geotechnical study and/or an underground drainage system design option prior to approval of retaining walls in a drainage easement.
19. Section 26 of Appendix B, Private Development General Notes for Construction Plans, of the EDM shall be modified to read as follows: "Seed/sod shall be furnished to establish ground cover over all disturbed areas as an erosion control measure. The Contractor shall not wait until the completion of the entire project before doing this work." Acceptance of the project shall not be delayed based on compliance with this section.
20. The subdivision acceptance process shall be in accordance with the UDC and EDM in effect at the time of PD adoption.
21. Utility placement shall be as shown on the Street Sections.
22. Water and sewer services may cross open space areas to serve a mews lot.

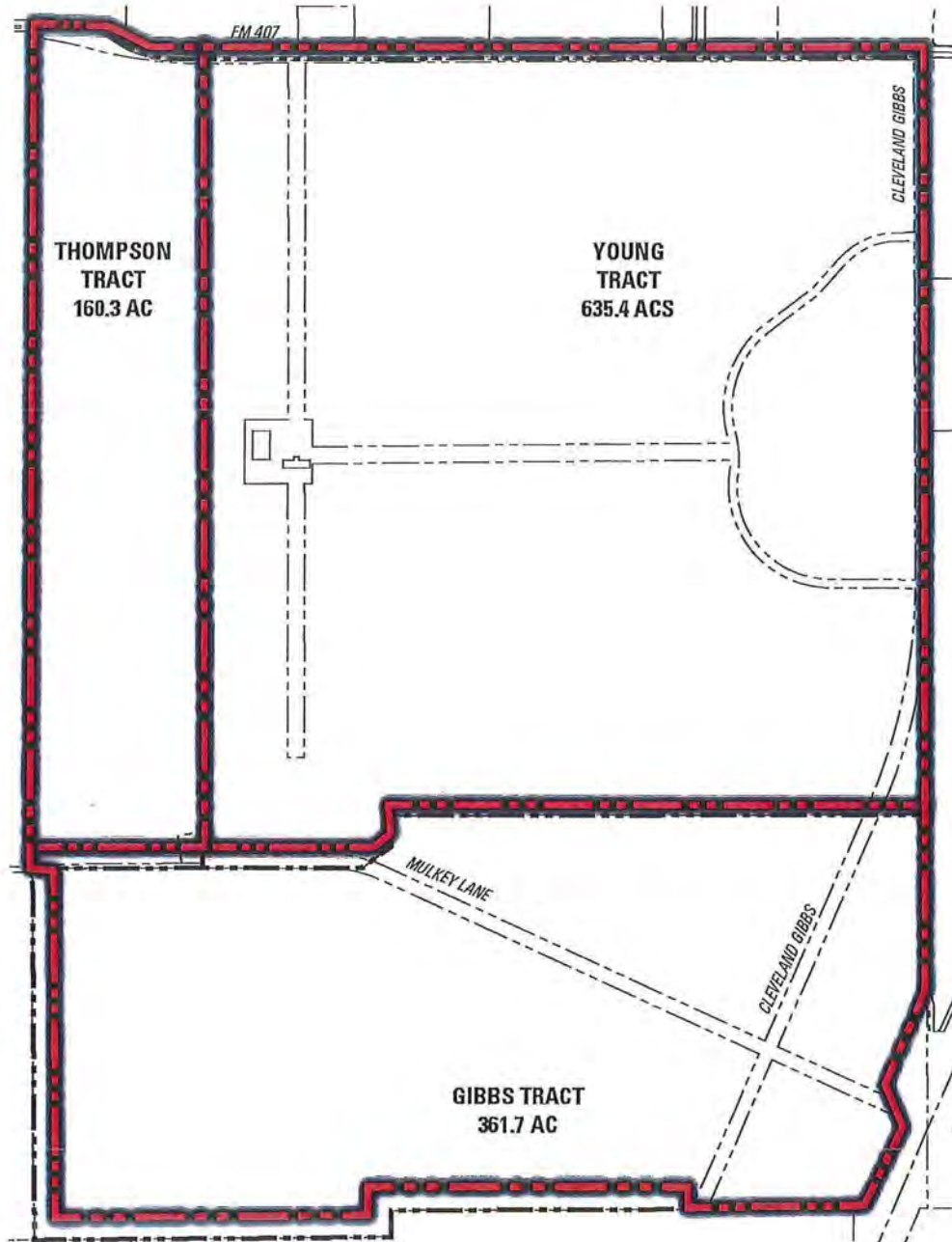
XII. EXHIBITS

The following exhibits are attached to this PD Ordinance and incorporated herein for all purposes:

Exhibit A	Metes and Bounds Description of the Property
Exhibit B	Concept Plan (Options 1 & 2)
Exhibit C	Development Regulations
Exhibit D	Overall Development Boundaries (3 Tracts)
Exhibit E	Open Space Plan (Options 1 & 2)
Exhibit F	Street Sections
Exhibit G	FM 407 Setback, Landscaping, and Fencing Details
Exhibit H	Signage

Exhibit D
Overall Development Boundaries (3 Tracts)

OVERALL DEVELOPMENT BOUNDARIES



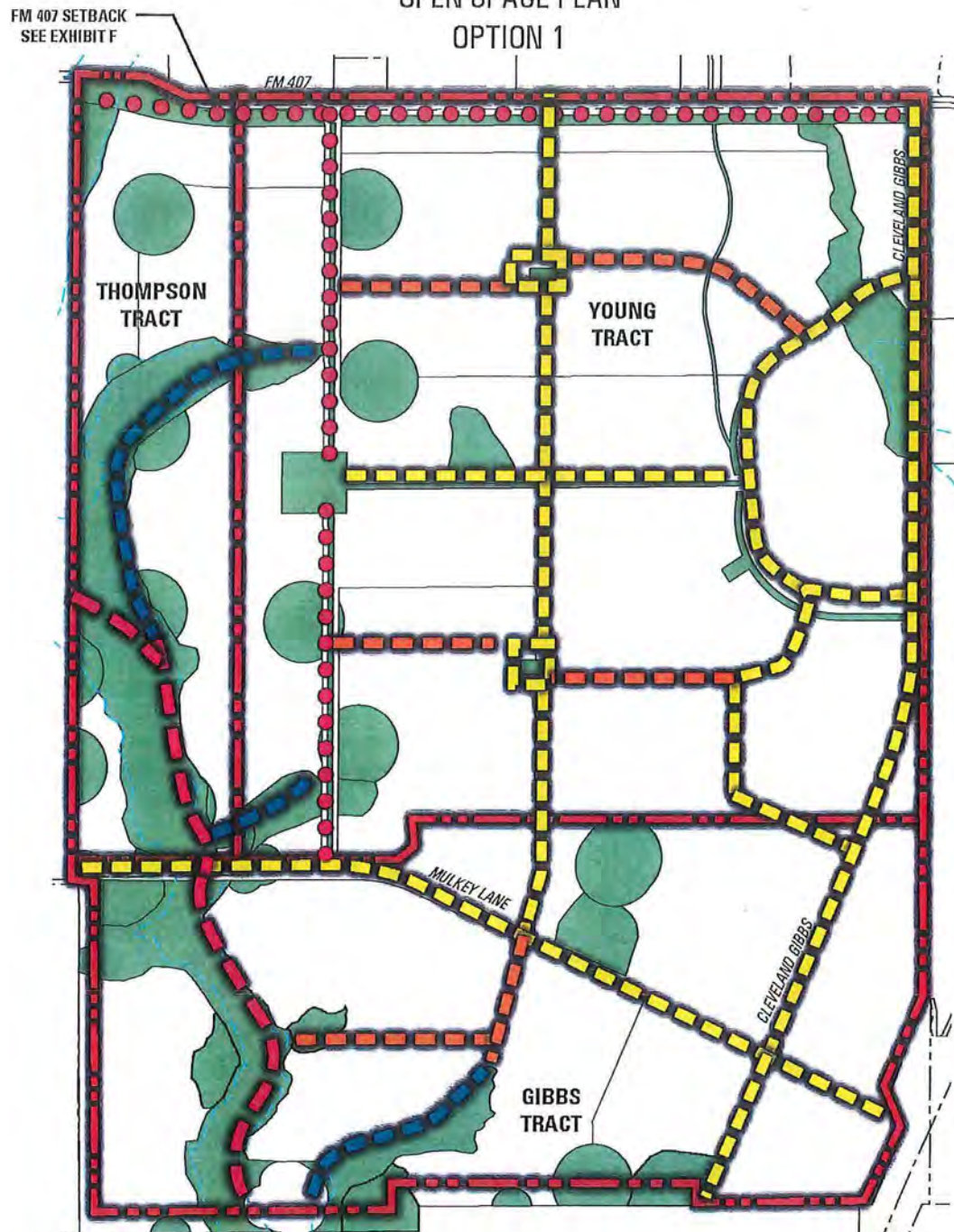
LEGEND	
SYMBOL	DESCRIPTION
	Boundary Line Between Young, Gibbs and Thompson

Notes

- All locations of boundaries, land uses and roads are approximate.

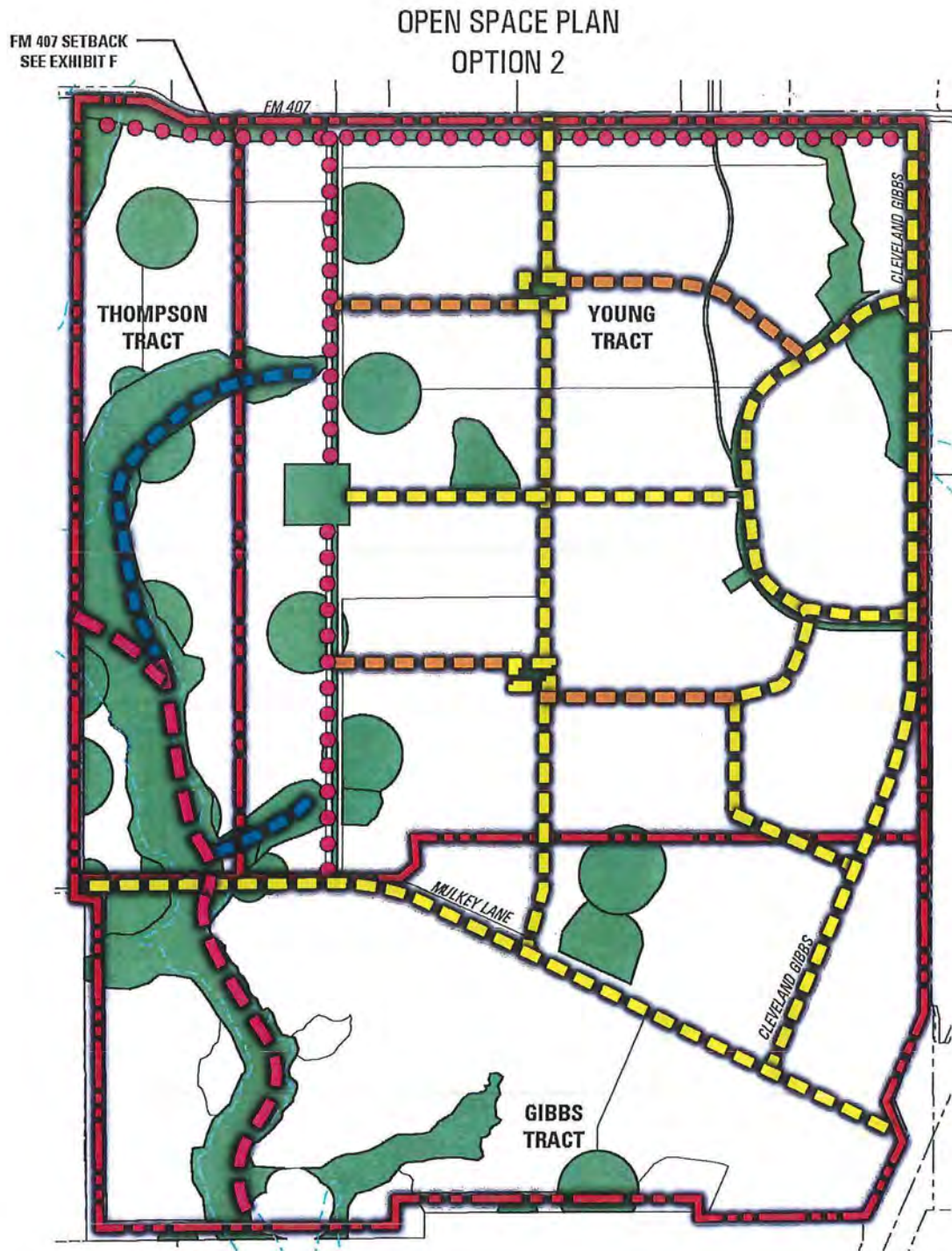
Exhibit E
Open Space Plan (Options 1 & 2)

OPEN SPACE PLAN
OPTION 1



LEGEND	
SYMBOL	DESCRIPTION
	Farm Trail (3' soft surface 2' grass 3' soft surface)
	8' Sidewalk Trail (One Side of Street)
	6' Sidewalk Trail (One Side of Street)
	8' Park Trail

	12' Park Trail
	Open Space
	Boundary Line Between Young, Gibbs and Thompson
Notes	
- All locations of boundaries, land uses and roads are approximate.	

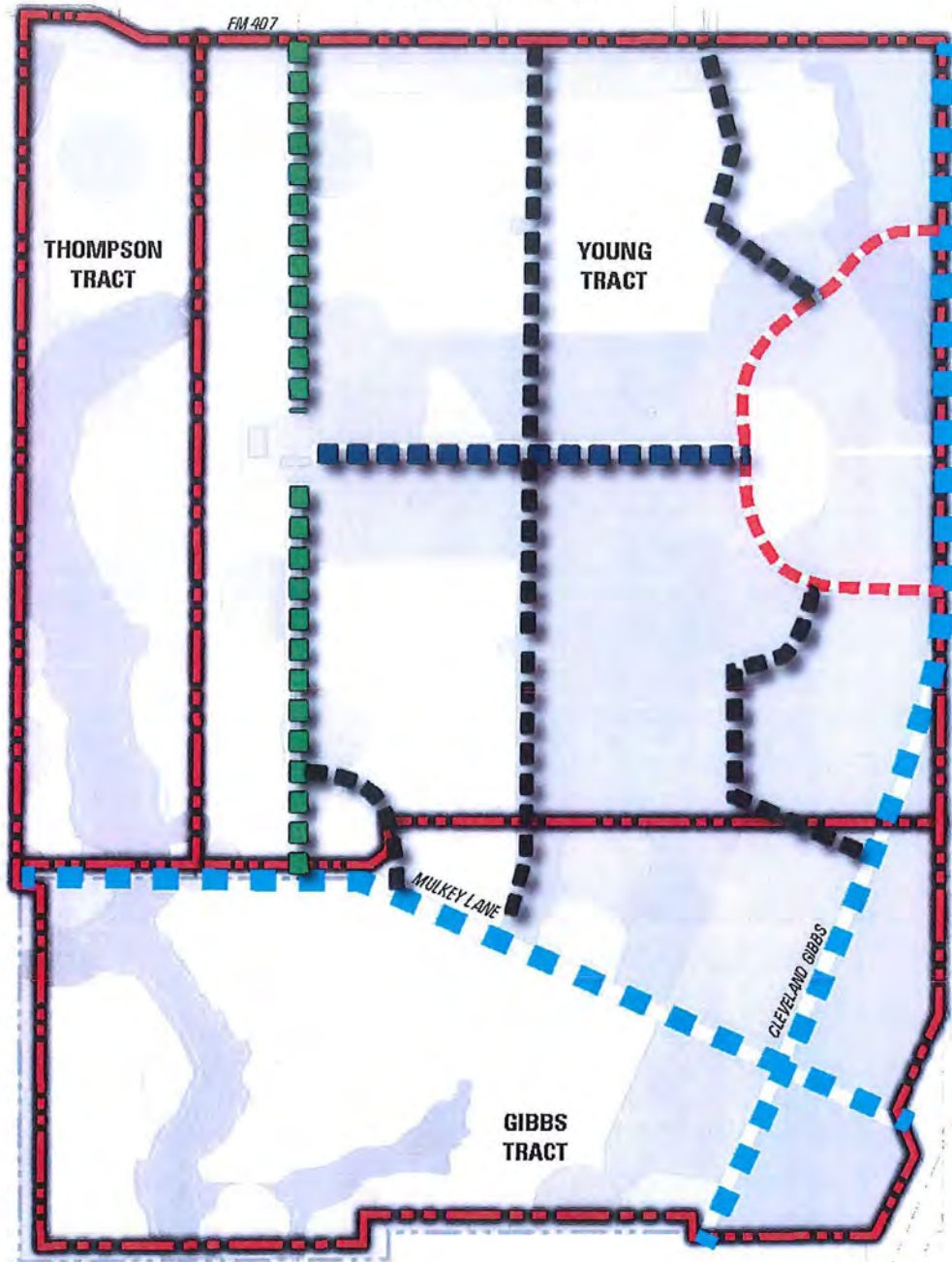


LEGEND	
SYMBOL	DESCRIPTION
	Farm Trail (3' soft surface 2' grass 3' soft surface)
	8' Sidewalk Trail (One Side of Street)
	6' Sidewalk Trail (One Side of Street)
	8' Park Trail

	12' Park Trail
	Open Space
	Boundary Line Between Young, Gibbs and Thompson
Notes	
- All locations of boundaries, land uses and roads are approximate.	

Exhibit F
Street Sections

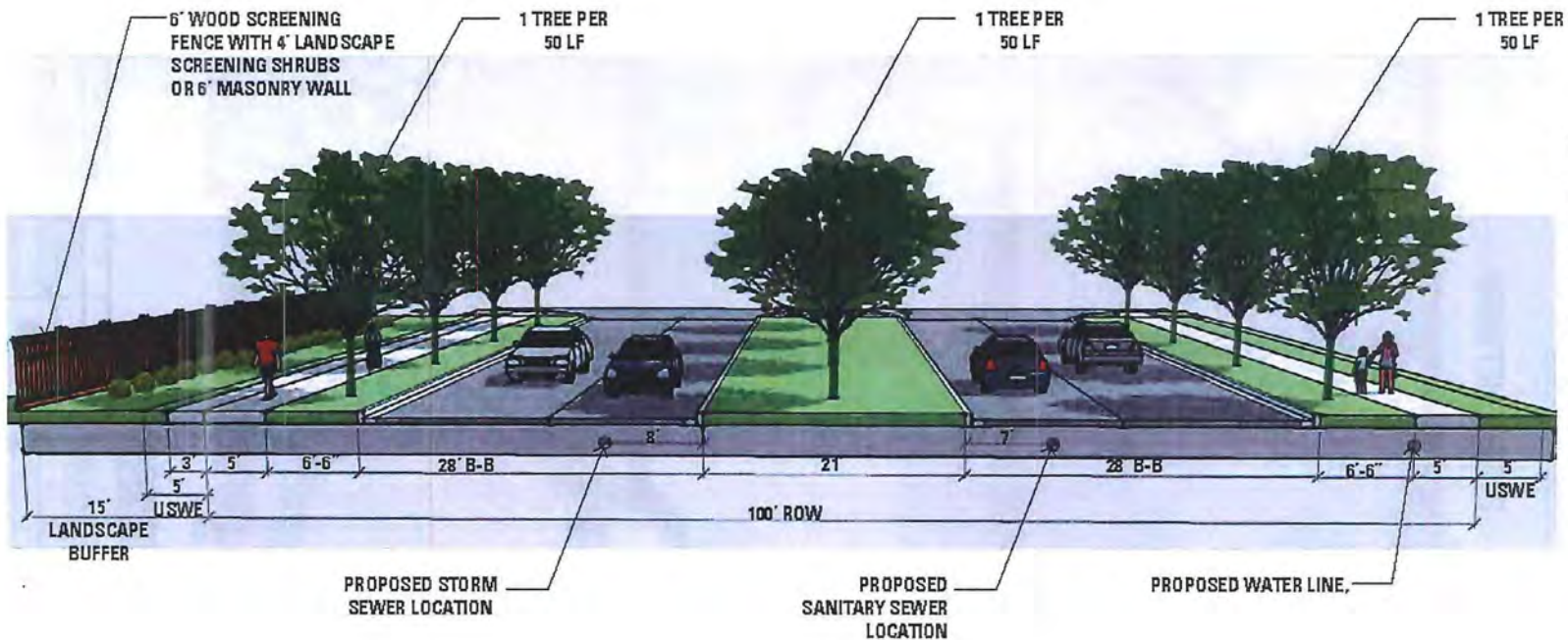
STREET NETWORK



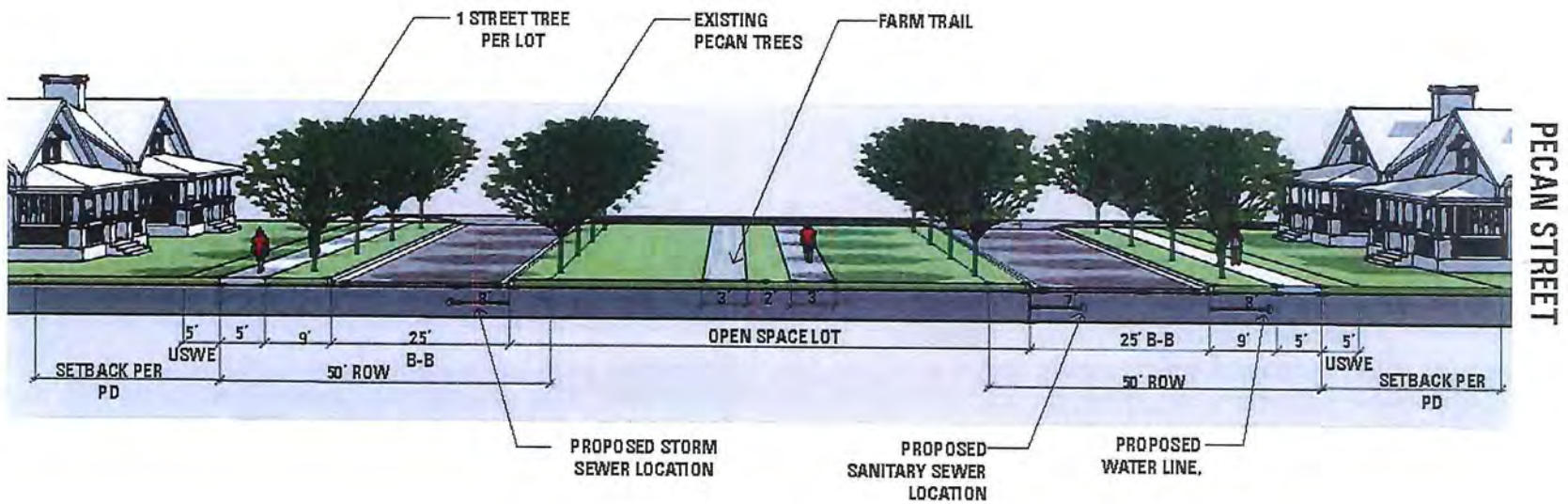
LEGEND		
SYMBOL	SECTION	STREETTYPE
	A	Cleveland Gibbs / Mulkey (100' ROW)
	B	Pecan Street
	C	Elm Esplanade
	D	Collector (60' ROW)
	E	Residential Connector (64' ROW)

	F	Residential Street
	G	Alley Street
	Boundary Line Between Young, Gibbs and Thompson	
Notes		
- All locations of boundaries, land uses and roads are approximate		

CLEVELAND GIBBS/MULKEY

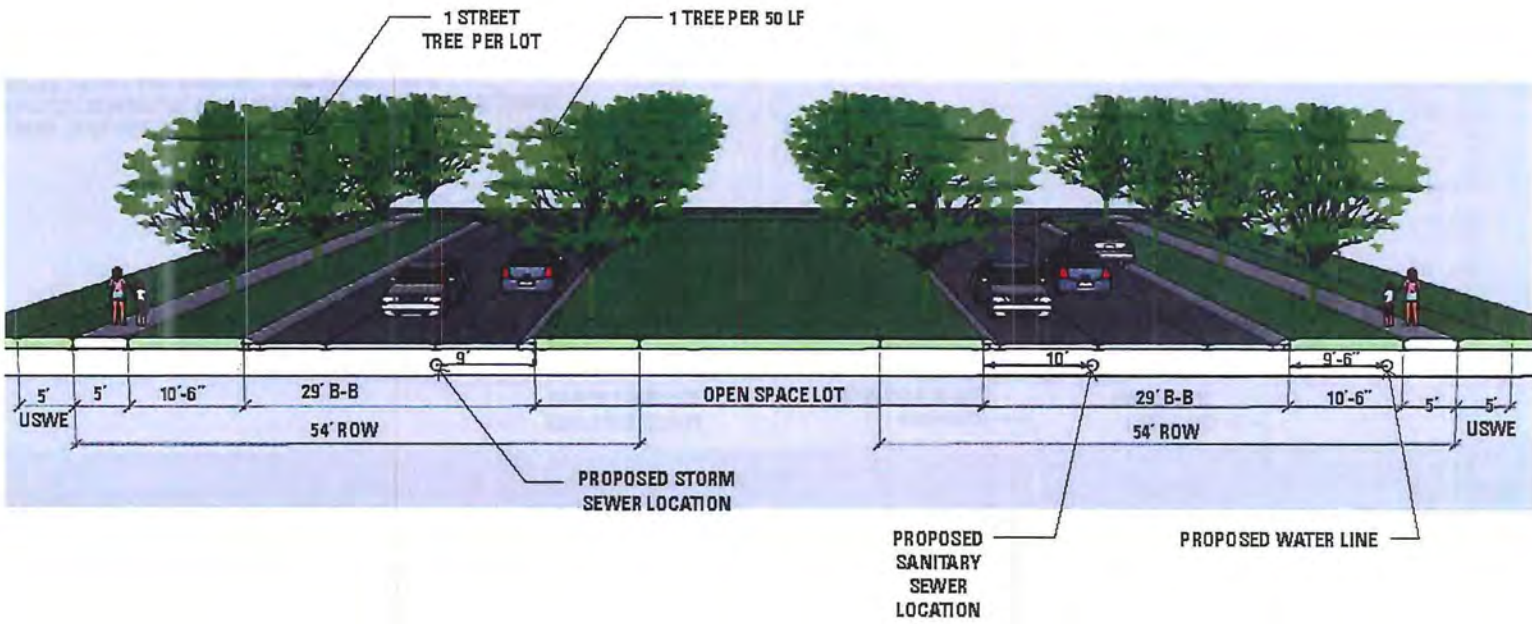


- *ALL TREES TO BE CENTERED BETWEEN CURB AND SIDEWALK
- ** LANDSCAPE BUFFER ONLY REQUIRED TO ADJACENT SINGLE FAMILY OR COMMERCIAL WITHIN TOWN LIMITS
- ***SHRUBBERY SIDEWALKS, GROUND COVER AND TRAILS ARE ALLOWED WITHIN THE UTILITY AND SIDEWALK EASEMENTS (USWE)



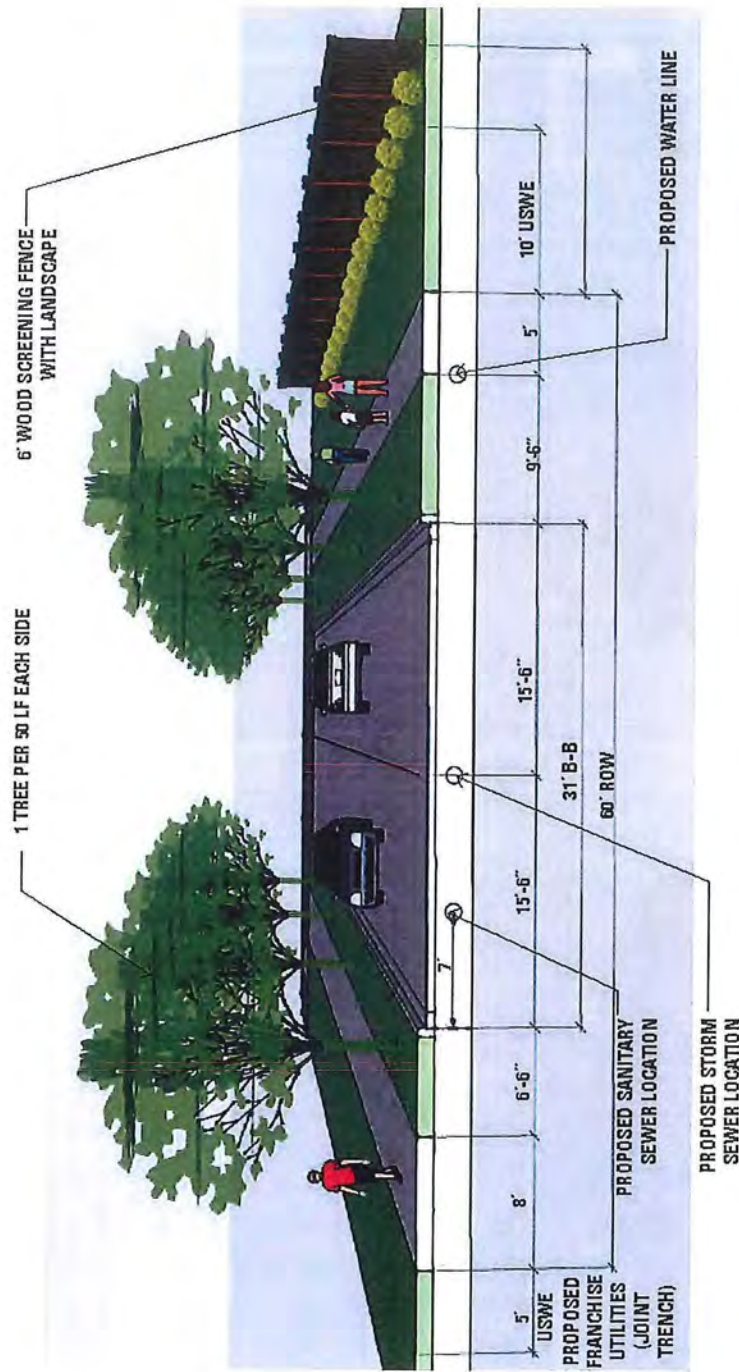
*ALL TREES TO BE CENTERED BETWEEN CURB AND SIDEWALK
 **SHRUBBERY SIDEWALKS, GROUND COVER AND TRAILS ARE ALLOWED
 WITHIN THE UTILITY AND SIDEWALK EASEMENTS (USWE)

ELM ESPLANADE



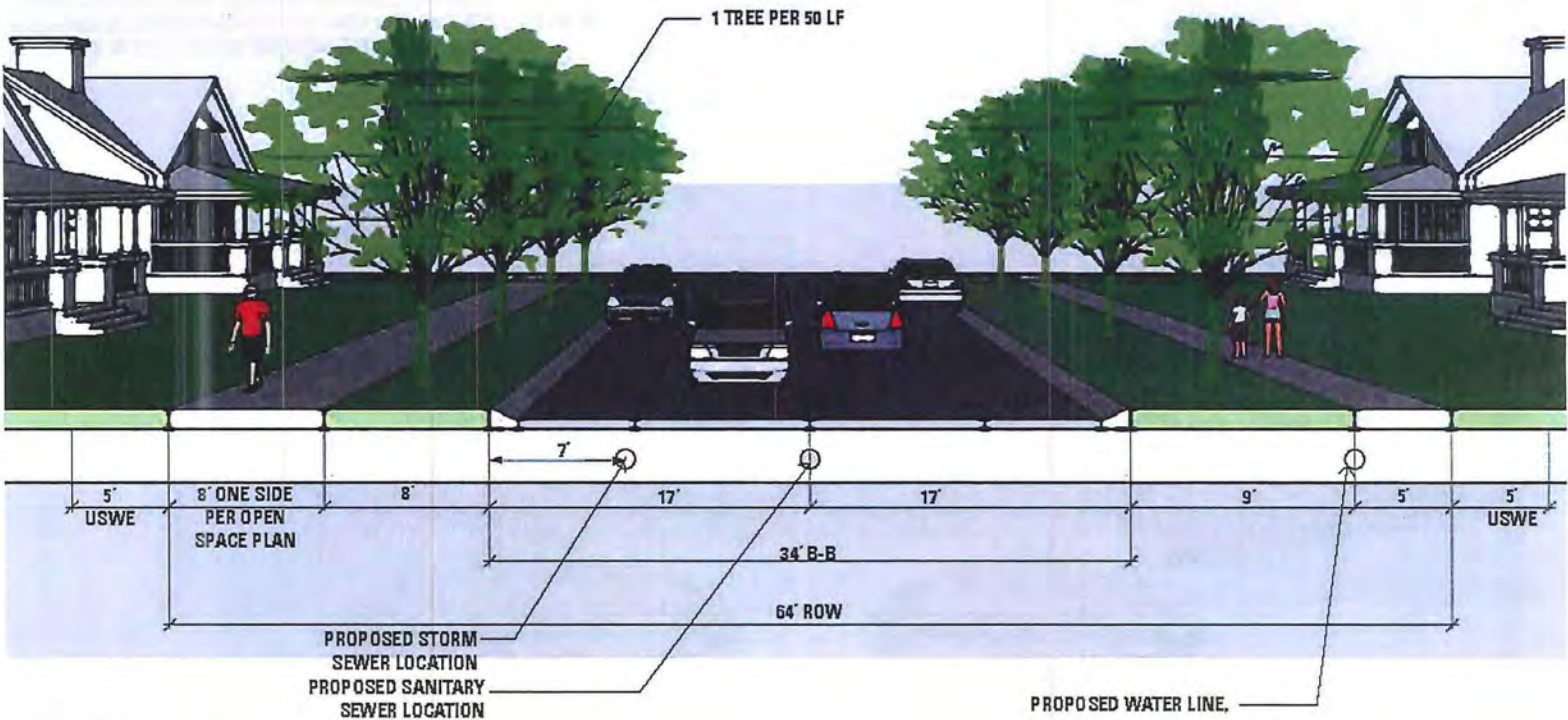
*ALL TREES TO BE CENTERED BETWEEN CURB AND SIDEWALK
 **SHRUBBERY SIDEWALKS, GROUND COVER AND TRAILS ARE ALLOWED
 WITHIN THE UTILITY AND SIDEWALK EASEMENTS (USWE)

COLLECTOR ROAD



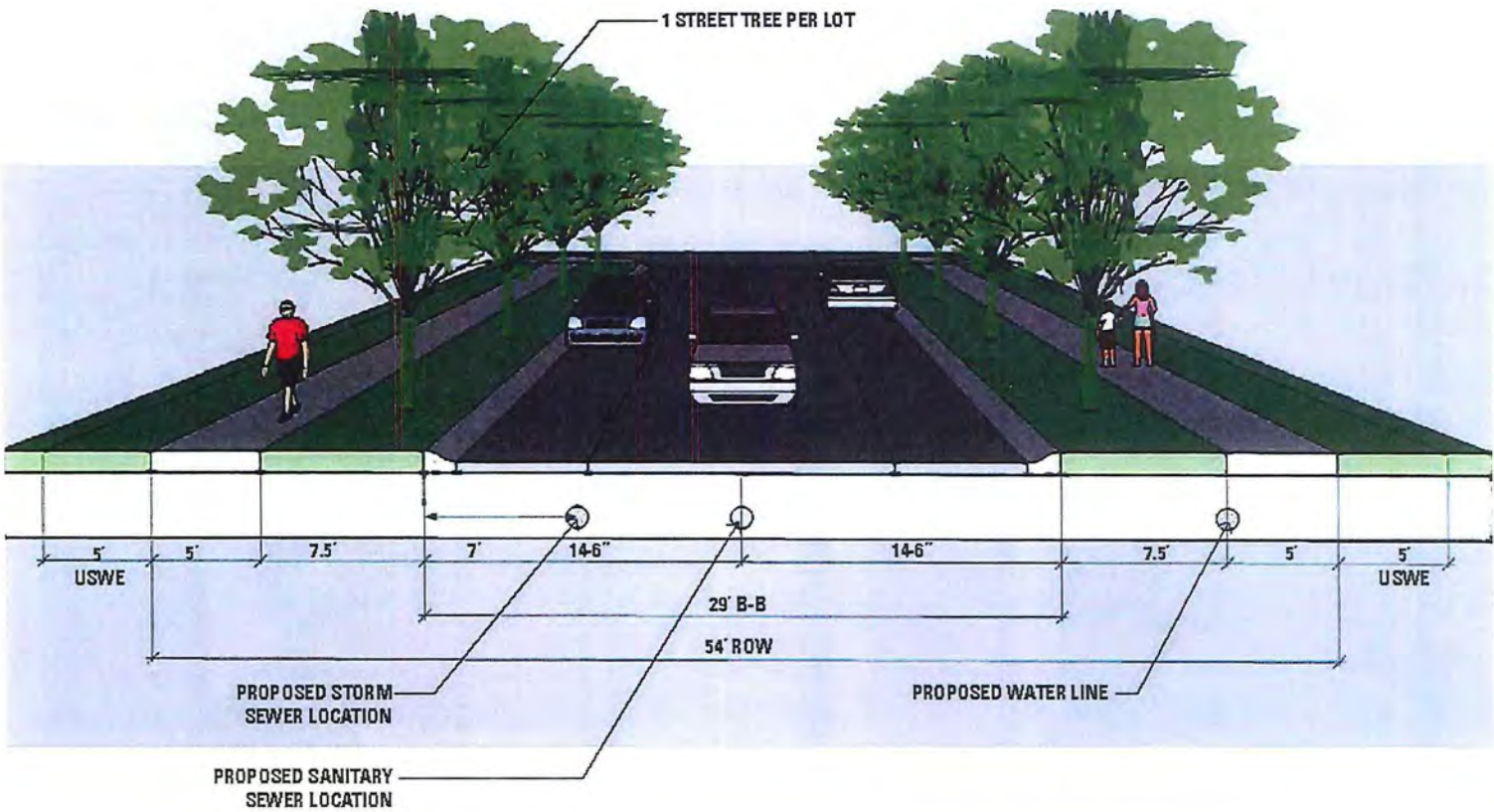
*ALL TREES TO BE CENTERED BETWEEN CURB AND SIDEWALK
 **SHRUBBERY SIDEWALKS, GROUND COVER AND TRAILS ARE ALLOWED WITHIN THE UTILITY AND SIDEWALK EASEMENTS (USWE)
 ***PAVEMENT TO BE 36' WIDTH FOR 150' FROM THE CONNECTION POINT TO CLEVELAND GIBBS AND FM 407

RESIDENTIAL CONNECTOR



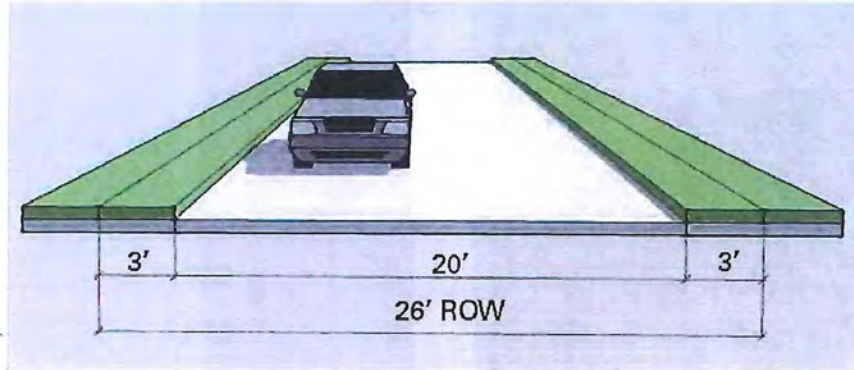
- *ALL TREES TO BE CENTERED BETWEEN CURB AND SIDEWALK
- **SHRUBBERY SIDEWALKS, GROUND COVER AND TRAILS ARE ALLOWED WITHIN THE UTILITY AND SIDEWALK EASEMENTS (USWE)
- *** PAVEMENT TO BE 36' WIDTH FOR 150' FROM THE CONNECTION POINT TO CLEVELAND GIBBS AND FM 407

TYPICAL RESIDENTIAL STREET

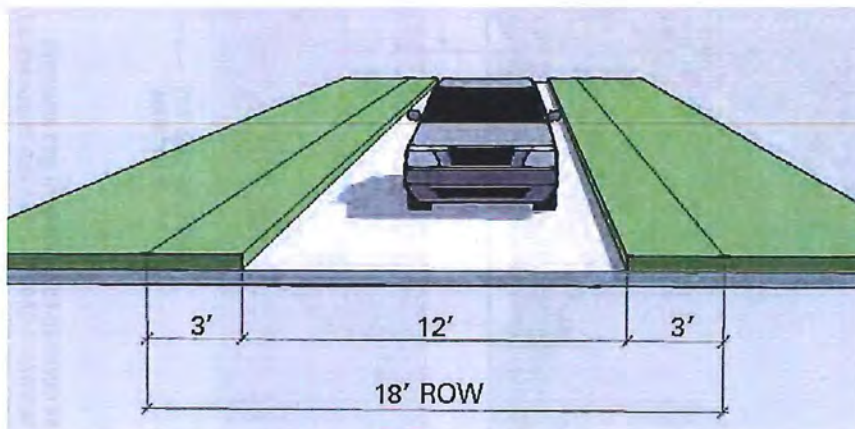


*ALL TREES TO BE CENTERED BETWEEN CURB AND SIDEWALK
 **SHRUBBERY SIDEWALKS, GROUND COVER AND TRAILS ARE ALLOWED
 WITHIN THE UTILITY AND SIDEWALK EASEMENTS (USWE)

TYPICAL ALLEY SECTIONS



20' ALLEY (MEWS LOTS ONLY)



12' ALLEY

Exhibit G
FM 407 Setback, Landscaping, and Fencing Details

FM 407 SETBACK AND LANDSCAPING

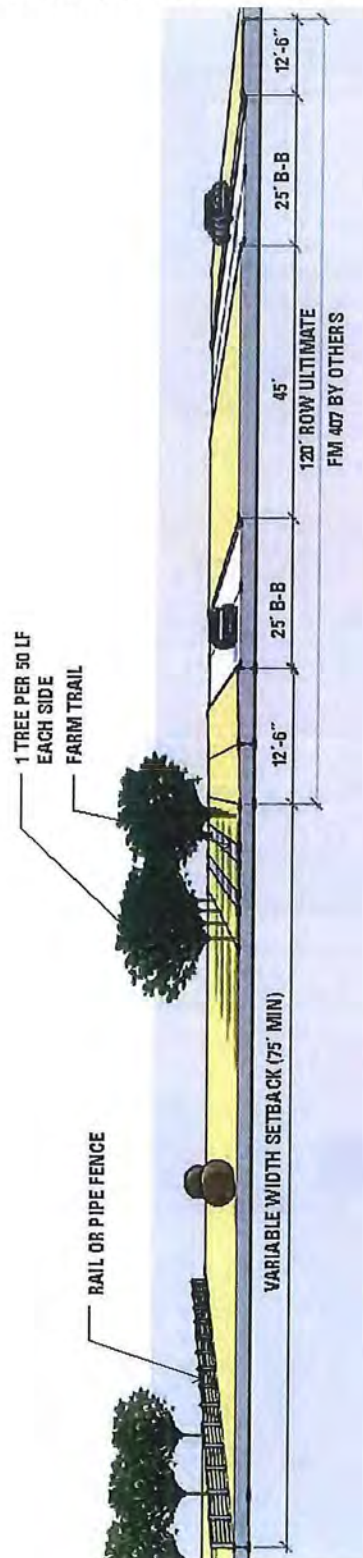
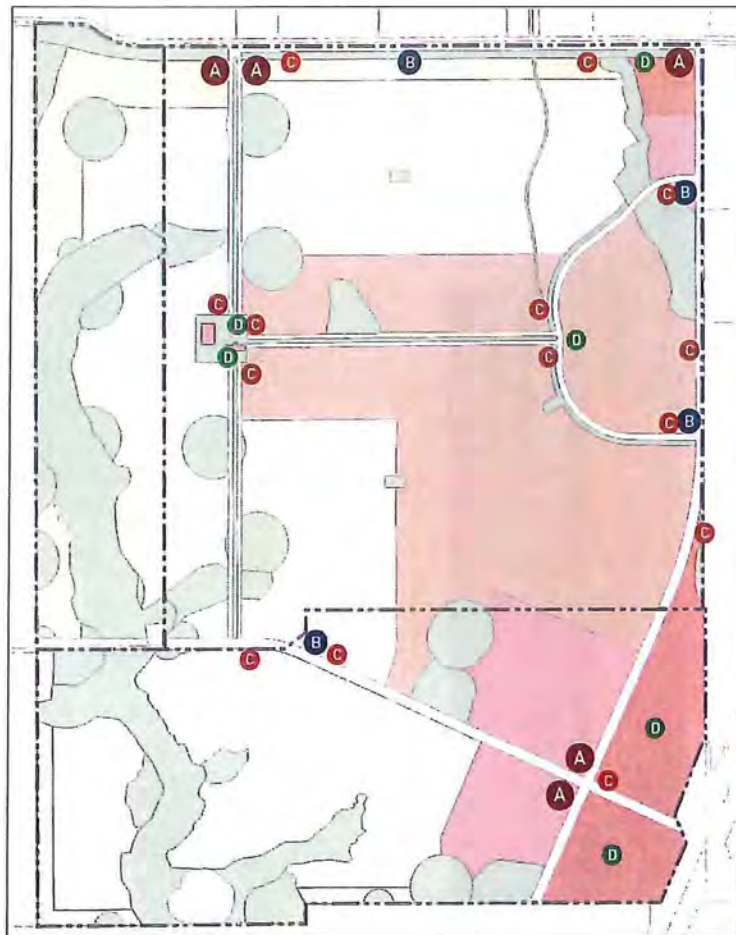
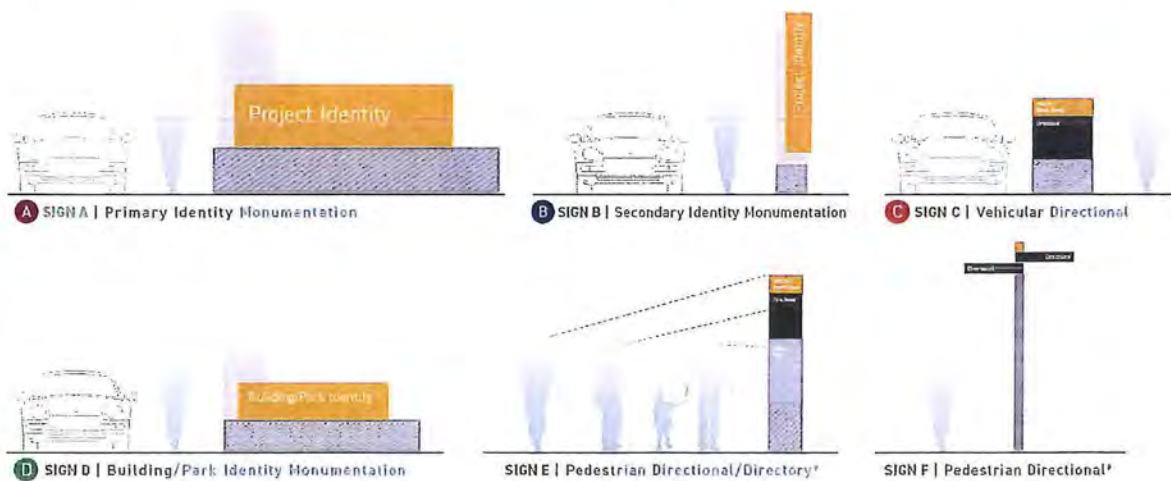


Exhibit H Signage

SIGNAGE LOCATION DIAGRAM



NOTE: Specific designs shown are diagrams and are not indicative of the final signage design and what is required to be built. The locations and suggested quantities of these signs is based on the current concept site plan and can change consistent with changes to the concept site plan.



* SIGNS NOT YET LOCATED

SIGN TYPES DEFINED



SIGN A | Primary Identity Monumentation

SIGN A | Freestanding identity monument installed at project entries. Material palette to include stone, painted metal, and wood as needed. Maximum height to be 18'-0" and width to be 30'-0"; Externally illuminated. Number Permitted in overall development: 5



SIGN B | Secondary Identity Monumentation

SIGN B | Freestanding vertical identity monument installed at secondary entries. This sign intended to identify the project where a smaller footprint is needed. Material palette to include stone, painted metal, and wood as needed. Maximum height to be 12'-0" and width to be 10'-0"; Externally illuminated. Number Permitted in overall development: 4



SIGN C | Vehicular Directional

SIGN C | Two-sided directional sign. All vehicular directional signs should be located to maintain sight lines along major circulation routes and should be well illuminated for visual clarity and safety. A singular and consistent font of upper and lower case characters should be used, individual tenant logo fonts are strongly discouraged. Copy not to exceed three (3) inches in height. Material palette to include stone, painted metal, and wood as needed. Maximum height to be 6'-0" and width to be 5'-0"; Externally illuminated. Number Permitted in overall development: 14



SIGN D | Building/Park Identity Monumentation

SIGN D | Freestanding building/park identity monument installed at noteworthy locations. This sign intended to identify the smaller destinations within the project. Material palette to include stone, painted metal, and wood as needed. Maximum height to be 6'-0" and width to be 12'-0"; Externally illuminated. Number Permitted in overall development: 6



SIGN E | Pedestrian Directional/Directory*

SIGN E | Two-sided directional sign, text and directory graphic. Pedestrian directional signs and their supports should be used consistently throughout the development. A singular and consistent font of upper and lower case characters should be used, individual tenant logo fonts are strongly discouraged. Copy not to exceed 1.5 inches in height. Material palette to include stone, painted metal, and wood as needed. Maximum height to be 10'-0" and width to be 3'-0"; Externally illuminated. Number Permitted in overall development: 8



SIGN F | Pedestrian Directional*

SIGN F | Non-illuminated post-mounted directional for secondary locations with minimal available ground space. Material palette to include painted metal and wood as needed. Maximum height to be 10'-0" and width to be 3'-0"; Non illuminated. Number Permitted in overall development: 12

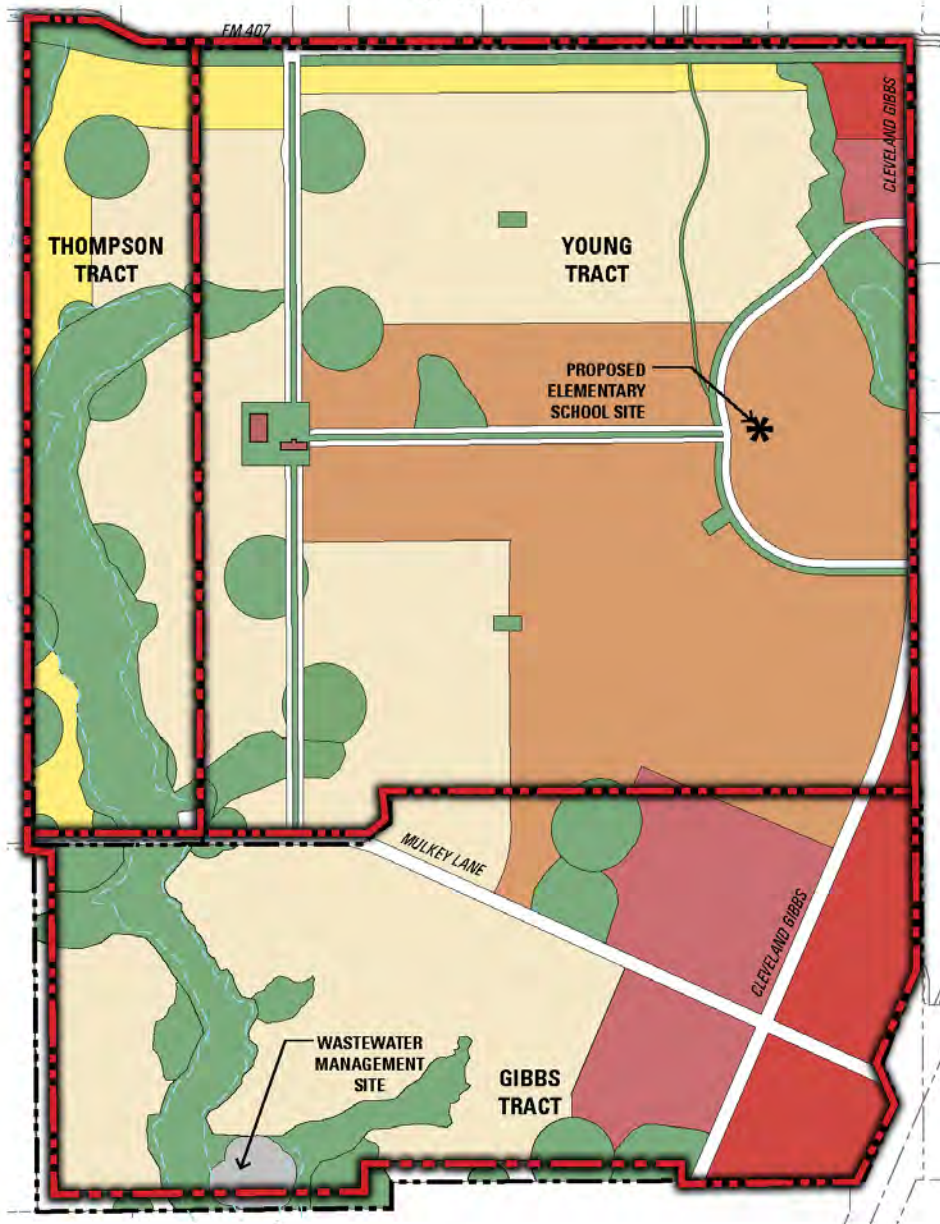
NOTE: Specific designs shown are diagrams and are not indicative of the final signage design and what is required to be built. The locations and suggested quantities of these signs is based on the current concept site plan and can change consistent with changes to the concept site plan.

* SIGNS NOT YET LOCATED

PROPOSED REVISIONS TO THE
THOMPSON TRACT PD REGULATIONS

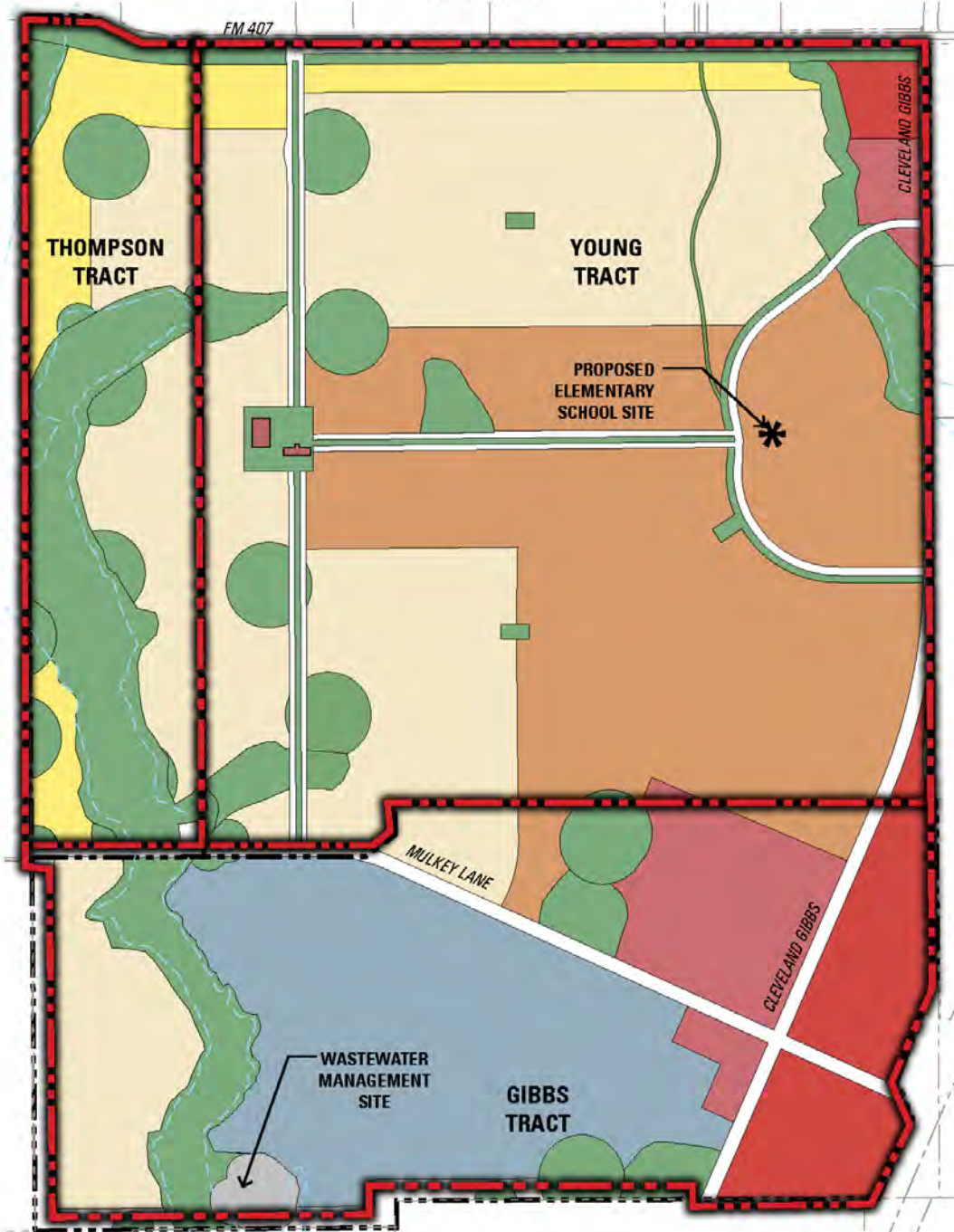
Exhibit B **Concept Plan**

CONCEPT PLAN OPTION 1



LEGEND			
SYMBOL	DESCRIPTION		
	Traditional		Estate
	Open Space		Waste Water Management Plant
	Commercial		Boundary Line Between Young, Gibbs and Thompson
	Mixed Use	Notes	
	Lifestyle	- All locations of boundaries, land uses and roads are approximate.	

CONCEPT PLAN OPTION 2



LEGEND	
SYMBOL	DESCRIPTION
[Yellow Box]	Traditional
[Orange Box]	Estate
[Green Box]	Open Space
[Blue Box]	Waste Water Management
[Grey Box]	Plant
[Light Blue Box]	School Site

[Dashed Red Line]	Boundary Line Between Young, Gibbs and Thompson
Notes	
- All locations of boundaries, land uses and roads are approximate	

Exhibit C
Development Regulations

I. DEFINITIONS

1. Commercial Subdistrict means the area designated "Commercial" on the Concept Plan.
2. Concept Plan means either of the two concept plans attached as **Exhibit B**, as amended from time to time in accordance with Section III of this Ordinance. The boundaries of each subdistrict on the original Concept Plan are conceptual and are expected to change as the development plan and engineering details for the Property are finalized.
3. Development means the property shown on **Exhibit D** consisting of the Gibbs, Young, and Thompson tracts.
4. District means Northlake Municipal Management District No. 1, including any future expansions and any districts resulting from the subdivision of Northlake Municipal Management District No. 1.
5. EDM means the Engineering Design Manual, as amended following the fifth anniversary of the Town Council's adoption of this PD Ordinance.
6. Estate Subdistrict means the area designated "Estate" on the Concept Plan.
7. Lifestyle Subdistrict means the area designated "Lifestyle" on the Concept Plan.
8. Masonry means brick, stone, stucco, and hardiplank (cementitious fiberboard).
9. Mews lot means a lot accessed by an alley and fronting on an open space area rather than a street.
10. Mixed Use Subdistrict means the area designated "Mixed Use" on the Concept Plan.
11. Open space means the open space areas designated on the Open Space Plan and Concept Plan.
12. Open Space Plan means either of the two open space plans attached as **Exhibit E**, as amended from time to time in accordance with Section V of this Ordinance.
13. PD Ordinance means Ordinance No. 17-0413E creating this planned development district.
14. Property means the 160.374-acre tract of land described on **Exhibit A**.
15. Street Sections means **Exhibit F**.
16. Traditional Subdistrict means the area designated "Traditional" on the Concept

Plan.

17. UDC means the Town of Northlake Unified Development Code, as amended following the fifth anniversary of the Town Council's adoption of this PD Ordinance.

II. EFFECTIVE DATE; APPLICABLE REGULATIONS

1. Effective Date. Ordinance No. 17-0413E and this PD Ordinance shall become effective upon publication as required by law and upon HP Gibbs, LP or its designee acquiring ownership of the Property. If HP Gibbs, LP or its designee has not acquired ownership of the Property by December 31, 2018, Ordinance No. 17-0413E and this PD Ordinance shall become void and shall be of no further force or effect, and the preexisting zoning of the Property shall be automatically reinstated on the Property.
2. Applicable Regulations. Development and use of the Property shall comply with this PD Ordinance, the UDC, and the EDM, and any other applicable ordinance not specifically modified herein. In the event of a conflict between this PD Ordinance and any other applicable Town ordinances, this PD Ordinance shall control.

III. CONCEPT PLAN; SITE PLANS

1. Development of the Property shall generally comply with the Concept Plan.
2. The following changes to the Concept Plan are minor and do not require Town approval: realignment of roadways, the size of each subdistrict provided the size does not change by more than 15 percent from the size of the subdistrict shown on the original Concept Plan attached to this PD Ordinance, changes to the configuration of the open space areas shown on the original Concept Plan provided a minimum of 15 percent of the overall Development shall be used as open space. Open space areas shall be a minimum of 0.5 acres in size to satisfy the minimum 15 percent requirement. The amended Concept Plan shall satisfy all applicable regulations.
3. All changes to the Concept Plan that do not fall under Section III(2) shall require Town Council approval. This procedure is not considered a change in zoning, and no public hearing shall be required.
4. No site plan approval shall be required for any development within the Property other than non-residential development (excluding amenity centers and any uses within an open space area). For non-residential development, site plan approval shall be required in accordance with Section 12.15 of the UDC, and the criteria for approval shall be that the site plan demonstrates compliance with this PD Ordinance.
5. With the exception of the approvals required by this Section III, no other concept plan, site plan, development plan, landscaping plan or other plan approvals of any kind are required except in connection with the standard building permit review

and approval process.

IV. BASE ZONING DISTRICTS: PERMITTED USES

1. Lifestyle, Traditional, and Estate Subdistricts. The base zoning district for the Lifestyle, Traditional, and Estate Subdistricts shall be the "MU" Mixed Use Zoning District. Permitted uses shall be limited to agricultural uses, single family detached homes, parks, public primary and secondary schools, a public school stadium, and sports facilities, all of which are permitted by right.
2. Commercial Subdistrict. Permitted uses shall be all principal and accessory uses which are allowed by right in the "C" Commercial Zoning District, in accordance with Table 5.2 of the UDC. In addition, agricultural uses are permitted by right. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the "C" Commercial Zoning District, in accordance with Table 5.2 of the UDC.
3. Mixed Use Subdistrict. Permitted uses shall be all principal and accessory uses which are allowed by right in the "MU" Mixed Use Zoning District, in accordance with Table 5.2 of the UDC, including but not limited to single family detached and single family attached homes, except as follows: agricultural uses, public primary and secondary schools, a public school stadium, and sports facilities are permitted by right, and multifamily and duplex uses are prohibited. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the "MU" Mixed Use Zoning District, in accordance with Table 5.2 of the UDC.
4. Accessory Uses. All uses that are customarily incidental to the main use on the same platted lot shall be permitted as accessory uses. Accessory uses may include agricultural uses, including in connection with an amenity center. In addition, the following accessory uses identified in the UDC are permitted subject to any restrictions in the UDC that are applicable to these uses: accessory buildings, accessory dwellings, basic utilities, home occupations, and outdoor recreation areas (lighted).
5. Temporary Uses. Temporary uses, including construction offices and temporary concrete/asphalt batching plants, shall be permitted in accordance with Section 5.12 of the UDC. Model homes are permitted by right.

V. OPEN SPACE

1. Development of the Property shall generally comply with the Open Space Plan. The following changes to the Open Space Plan are minor and do not require Town approval: changes to the configuration of the open space areas shown on the original Open Space Plan provided a minimum of 15 percent of the overall Development shall be used as open space. Open space areas shall be a minimum of 0.5 acres in size to satisfy the minimum 15 percent requirement. All other changes to the Open Space Plan shall require Town Council approval. This procedure is not considered a change in zoning, and no public hearing shall be

required.

2. The following improvements are permitted within the open space: landscaping, hardscaping, an amenity center, the existing arena and barn, fountains, ponds, lakes, lighting, signage related to the open space, fencing, trails, pavilions, swimming pools, playground equipment, and similar improvements that are customarily found in parks and open spaces.
3. The following uses are permitted within open space: passive and active recreational uses, meeting space and offices, community gardens, other agricultural uses, one or more amenity centers, food truck or other food and entertainment vending operations, fireworks on national holidays, and similar uses.
4. Open space shall be owned and maintained by a home owners association or the District.
5. With the exception of controlled access areas, including but not limited to the amenity center, pool areas, and any buildings, open space shall be open to the general public.
6. Open space may include: playground equipment for small children; multiple purpose hard surfaced play areas; space for court games, such as basketball, tennis, volleyball and in-line hockey; playfield space for non-organized competitive games such as baseball, football or soccer; picnic tables and grills; restrooms; and drinking fountains and sitting areas.
7. The Open Space Plan shall be deemed to fully satisfy all of the Town's requirements for park land dedication, payment of park fees including any fees in lieu of dedication, and private open space.
8. The requirements in this Section V shall be the exclusive open space requirements applicable to the Property. Without limiting the foregoing, Sections 9.6 through 9.9 of the UDC shall not apply.

VI. DEVELOPMENT STANDARDS

1. Residential. Development of the Lifestyle, Traditional, and Estate Subdistricts shall comply with Table 1 below. The following shall comply with the Estate Subdistrict development standards: an amenity center, any modifications to the existing arena and barn, a school, a stadium, and a sports facility. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Lifestyle, Traditional, and Estate Subdistricts.
2. Commercial. The Commercial Subdistrict shall be developed in accordance with the rules applicable to the "C" Commercial Zoning District, except as otherwise modified by this PD Ordinance.

3. Mixed Use. The Mixed Use Subdistrict shall be developed in accordance with Section VI(2) above for non-residential development. In addition, the mixed use development standards in Section 5.9(D) of the UDC shall apply to non-residential development in the Mixed Use Subdistrict. Development of single family detached and attached uses in the Mixed Use Subdistrict shall comply with Table 1 below. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Mixed Use Subdistrict.
4. Gas Well Setbacks. All future developments adjacent to an existing oil or gas well site shall observe the following setbacks, which shall be the exclusive setback requirements for new development near a gas well, gas pipeline, or any related improvements regardless of any conflicting provisions in the UDC, the Town's building and fire codes, or any other provision of the Town's Code of Ordinances:
 - a. A minimum 150 feet of separation shall be required from the well bore hole to any property line.
 - b. A minimum 300 feet of separation shall be required from the well bore hole to the closest buildable portion of a lot.
 - c. A minimum 20 feet of separation shall be required from any gas well collection pipe line to the closest buildable portion of a lot.
5. Height Exception. Notwithstanding anything to the contrary in this Section VI, there shall be no story or height limit on an amenity center or the existing arena and barn, or for a stadium or sports facilities, including ancillary structures.
6. Overall Density. The maximum residential density shall be three units per gross acre within the overall Development.

[TABLE 1 ON FOLLOWING PAGE]

TABLE 1								
Development Standard	Subdistrict							
	Lifestyle		Traditional			Estate	Mixed Use	
							Attached SF	Detached SF
Minimum Lot Width	40' (Rear Entry)	50'	50'	60'	70'	100'	22'	40' (Rear Entry)
Minimum Lot Depth	90'	110'	115'	115	125'	200'	80'	90'
Minimum Front Yard Setback	10'	20'	20'	20'	20'	25'	None	10'
Minimum Side Yard Setback	10' spacing between homes on separate lots	5'	5'	5'	5'	10'	None	10' spacing between homes on separate lots
Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	20'	None	7.5'
Porch Minimum Front Yard Setback	5'	12'	12'	12'	12'	12'	None	5'
Front Porch Minimum Depth	4'	4'	4'	4'	4'	4'	4'	4'
Front Porch Maximum depth	5'	12'	12'	12'	12'	12'	12'	5'
Garage Minimum Front Yard Setback	N/A	20'	20'	20'	20'	25'	N/A	N/A
Garage Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	10'	3.5'	7.5'
Garage Minimum Side Yard Setback	10' spacing between garages on separate lots	5'	5'	5'	5'	10'	None	10' spacing between garages on separate lots
Maximum Building/Structure Height	40'	40'	40'	40'	40'	40'	50'	40'
Maximum Number of Stories	2	2	2	2	2	2	2.5	2
Maximum Lot Coverage	65%	55%	55%	55%	55%	55%	100%	65%
Minimum Roof Pitch	8:12	6:12	6:12	6:12	6:12	6:12	6:12	8:12
Minimum Dwelling Size	1,300 SF	1,600 SF	1,700 SF	2,000 SF	2,200 SF	2,400 SF	1,200 SF	1,300 SF
Minimum Masonry % on Exterior of Residence (excluding porch floor, columns, and roof trim)	100%	100%	100%	100%	100%	100%	100%	100%
Maximum Size of Accessory Buildings (cumulative)	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	N/A	600 SF
Maximum Building Area Occupied for Home Business/Home Occupation	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Maximum # of Units per Subdistrict	1175		1750			96	490	

TABLE 1							
Development Standard	Subdistrict						
	Lifestyle		Traditional			Estate	Mixed Use
							Attached SF Detached SF
(per Concept Plan 1)*							
Minimum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	N/A	50%	N/A	40%	10%	N/A	N/A
Maximum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	50%	N/A	50%	N/A	N/A	N/A	N/A
Maximum # of Units per Subdistrict (per Concept Plan 2)*	1175		1500			96	325
Minimum % of Units per Product Type within each Subdistrict (per Concept Plan 2)*	N/A	50%	N/A	35%	5%	N/A	N/A
Maximum % of Units Per Product Type within Each Subdistrict (per Concept Plan 2)*	50%	N/A	60%	N/A	N/A	N/A	N/A

*Measured at full buildout

Notes to Table 1:

1. Lot coverage is measured as the area covered by the roof of the residence and garage.
2. All wood must be stained or painted.
3. Swimming pools may be located in the required rear yard setback
4. Porch flooring is required to be masonry, concrete, or wood.
5. Porch columns are required to be masonry, wood, or fiberglass.
6. Porch roof trim is required to be wood, fiberglass, or masonry.
7. Roofing materials are required to be asphalt shingles, metal, slate, simulated slate, or tile.
8. Home businesses may be located above or within a garage and must be operated by the home owner.
9. The maximum lot coverage requirements substitute for the maximum impervious cover requirements in the UDC.
10. The front yard setback shall be measured from the street right-of-way to the front face of the building. Covered terraces, eaves, and roof extensions may project into the required front yard.
11. On corner lots, the front yard setback shall be required only along the street on which the home fronts.
12. Every part of a required side yard shall be open and unobstructed except for accessory buildings, fences, landscaping, and the

- ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve inches into the required side yard, and roof eaves projecting not to exceed 24 inches into the required side yard.
13. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed 24 inches into the required rear yard.
 14. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 15. Alleys are permitted, but not required. Front entry, rear entry, j-swing, and side entry garages are permitted.
 16. A minimum of two enclosed parking spaces per dwelling unit shall be required.
 17. In the Estate Subdistrict, a minimum lot size of 20,000 square feet may be substituted for the minimum lot width and lot depth in Table 1.
 18. The following residential architectural standards shall apply to the 40' single family lots in the Lifestyle Subdistrict: All residences shall include at least four of the following design features to provide visual relief along the front of the residence:
 - Bay window
 - Brick chimney on exterior wall visible from front of the home
 - Cast stone accents
 - A covered front porch
 - Dormers
 - Gables
 - Variable roof pitch
 - Shutters
 19. All single family attached residences shall have a rear entry garage. A minimum of one enclosed parking space per dwelling unit shall be required.

VII. DESIGN STANDARDS

1. The design standards in Section 9.5 of the UDC shall apply except as provided in this Section VII.
2. The sole design standards applicable to residential development shall be the masonry requirements of Table 1 above and the following:
 - a. Garages.
 - i. Garage doors must be recessed a minimum of nine inches from the garage face. This requirement does not apply to rear entry garages.
 - ii. Garage doors shall contain at least three of the following enhancements: shed roofs; faux cedar/wood clad doors; double doors; windows; decorative hardware and lights; and reveals/texture. This requirement does not apply to rear entry garages.
 - iii. At least every fifth home in a row along a blockface shall have a minimum three foot offset between the garage doors and either the main front building facade or nearest portion of a front porch. A blockface is one side of a block.
 - iv. Detached garages are permitted.
 - v. The minimum garage dimensions for a two-car garage shall be 20 feet by 20 feet.
 - b. Driveways. All driveways must accommodate the off-street parking of two vehicles without blocking the sidewalk. Driveways shall transition to 12 feet at the street to reduce impervious cover. Driveways shall be constructed without altering drainage swales. Concrete driveways within the right-of-way shall be a minimum of 3,000 PSI concrete with #4 rebar on a 12-inch grid pattern.

VIII. LANDSCAPING, BUFFERS, SCREENING

1. The landscaping and tree preservation requirements of Section 9.10 of the UDC, and the screening and fencing requirements of Section 9.11 of the UDC, shall apply except as follows:
 - a. Landscape buffers, setbacks, and materials along streets shall comply with the Street Sections in lieu of the UDC requirements. Section 9.11.B.1.a of the UDC shall not apply.
 - b. One street tree shall be required per residential lot. Street trees along

residential streets may be located in the parkway provided the planting does not interfere with utilities or visibility.

- c. Section 9.11.A.3.g of the UDC shall not apply
- d. Section 9.11.A.3.j of the UDC shall be modified to read as follows: Fences for double frontage lots or corner lots adjacent to a street shall be located at least ten feet from the right-of-way line.
- e. Section 9.11.A.3.k of the UDC shall be modified to read as follows: If a corner lot is adjacent to a subdivision's screening wall, a fence may be constructed at least ten feet from the right-of-way line connect with the screening wall.
- f. Development shall comply with the FM 407 setback, landscaping, and fencing exhibit attached as **Exhibit G**.
- g. All required residential landscaping shall be installed by the home builder prior to occupancy of the residence.
- h. Landscaping for residential lots shall consist of drought-tolerant plants. Bermuda will be allowed as a drought-tolerant turf on residential lots. St. Augustin grass is prohibited. At least 50 percent of the available pervious portion of the front yard and corner yard on residential lots must have landscape bed coverage and include shrubs, ornamental grasses, perennials, vines, and ground cover. For purposes of this provision, the front yard means the area within the required front yard setback, and the corner yard means the area within the required street side setback. All shrub beds in the front and corner yard must be fully prepped with compost material and top dressed with a two inch to four inch later of shredded hardwood mulch. Acceptance by the Town shall not be delayed until ground cover is established.
- i. Colored mulch is prohibited.
- j. No other landscaping requirements (including right-of-way landscaping requirements in Sections 7.01-7.05 of the EDM), screening requirements, or fencing requirements shall apply.

IX. STREETS

Development shall comply with the Street Sections. For street types that are not shown on the Street Sections, compliance with standard Town requirements shall be required.

X. SIGNS

In addition to the signage permitted by the UDC, the signage described on **Exhibit H** is permitted.

XI. MISCELLANEOUS

1. All retaining walls not installed by the developer or subdivider shall be (a) constructed and maintained by the owner on the high side; (b) designed so that the face of the retaining wall is on the property line; (c) engineered by a licensed professional engineer if the wall exceeds four feet in height; (d) designed to locate two inch diameter weeps at ten feet on center with weep holes that are three inches above the low side finish grade, cut flush and painted to match the stone; (e) designed to provide a gravel drain pocket and fountain stone per the geotech and engineer's recommendation; (f) designed so that the top of the wall remains flush with the high side finish grade; and (f) designed to allow a high side lot to drain on a low side lot for no more than one lot.
2. In general, block lengths along minor or secondary streets shall not exceed 2,000 feet, and along major streets shall not exceed 2,500 feet. There shall be no minimum block length. For purposes of this provision, major street shall be FM 407, Cleveland-Gibbs, Mulkey, and any collector (as shown in the Street Sections). All other roads shall be considered minor or secondary streets for purposes of this provision.
3. Every lot shall be provided with adequate access to a public street, either by direct frontage on such street, or by public access easement approved by the Town Council; however, mews lots may be served by an alley with a minimum width of 20 feet. Residential driveway access to FM 407, Cleveland-Gibbs, and Mulkey shall be prohibited.
4. The developer or subdivider shall construct all required sidewalks other than those that will be located adjacent to the front or sides of residential lots.
5. No maintenance bond shall be required for the wastewater treatment plant operated by the District.
6. Early grading permits shall be permitted prior to approval of engineering plans at the risk of the developer or subdivider.
7. Building permits may be issued for a maximum of 20 percent of the lots on a platted phase prior to completion and acceptance of all improvements associated with the plat provided each lot for which an early building permit is issued has water service and can be accessed by an all weather road.
8. The Property may be served by a wastewater treatment plant owned and maintained by the District. The wastewater treatment plant may be located on the Property in the general location shown on the Concept Plan.
9. Water wells may not be drilled for the purpose of providing potable water; however, wells may be drilled for the provision of irrigation water, and effluent may be reused for irrigation. If effluent is used, all applicable state laws shall be followed.

10. The maximum length of any cul-de-sac shall be the greater of 600 feet measured from the curb line of the intersecting street to the radius point of the turnaround or, 30 single family lots. The right-of-way radius shall be 50 feet and the curb radius 40 feet within the cul-de-sac turnaround. Cul-de-sac turnarounds are not required to be visible from the intersecting street.
11. In Table II-3 of the EDM, the minimum centerline radius for a residential roadway with a rate of superelevation of 0 shall be changed to 200 feet.
12. In Table II-7 of the EDM, (a) the maximum approach grade for all residential driveways shall be changed to 14 percent, as measured from the garage finished floor to the curb line of the intersecting street; (b) the minimum and maximum driveway throat width for a residential local street shall be eliminated; and (c) the minimum distance from a driveway to an intersection for a local residential street shall be changed to 25 feet, except at the intersection of a local residential street and FM 407, Cleveland-Gibbs, or Mulkey.
13. The following provisions in Section 7.03, Part VII Landscaping in the Public Right-of-Way, of the EDM shall not apply: Minimum landscape requirements will be established by the Town. An 8-inch wide concrete mow strip shall be installed between all planting beds and grassed areas. Only trees with a mature height less than 30 feet may be planted closer than 20 feet to either side of an overhead line. No trees shall be directly under utility lines.
14. Street lights shall be installed in all new subdivisions. For residential streets, street lights shall be installed at each intersection, at major curves, at end of cul-de-sacs, and at maximum intervals of 600 feet. The developer/subdivider shall pay the costs for all street lighting. Street light luminaries shall be high pressure sodium (HPS), metal halide (MH), or LED. Luminaires shall be mounted on poles at least 11 feet high as shown on standard details for street lights or as approved by the Town Administrator. Street lighting shall be designed to direct light down. Street light materials and design shall be determined by the developer or subdivider with the approval of the Town Administrator.
15. [The following provision in Section 1.2.2, Part III Drainage, of the EDM shall not apply: If existing channel velocities exceed six (6) feet per second, a maximum increase of ten percent in velocities will be allowed.]
16. Section 3.3 (General Design and Construction Standards, Single Family Lot Grading) of the EDM shall be modified to read in its entirety as follows: All single family lots shall be graded such that the building pads are higher than the street. Lots may be graded to allow drainage towards the adjacent lot and perpendicular to public rights-of-way or drainage easements provided drainage easements are provided for the swales.
17. Section 3.3 (General Design and Construction Standards, Minimum Pipe Sizes and Depths) of the EDM shall be modified to read in its entirety as follows: Minimum pipe sizes are 21" diameter for mains and 18" diameter for inlet leads. Minimum pipe size for lead lines to sag inlets shall be 21". Minimum depth of

storm sewer from outside top of conduit to top of curb/pavement is 24 inches.

18. Drainage easements shall include a minimum of ten-foot (10') margin on both sides beyond actual top of bank for improved earthen channels. There shall be no restriction on locating retaining walls within or adjacent to a drainage easement in order to reduce the easement width; however, the Town may require a geotechnical study and/or an underground drainage system design option prior to approval of retaining walls in a drainage easement.
19. Section 26 of Appendix B, Private Development General Notes for Construction Plans, of the EDM shall be modified to read as follows: "Seed/sod shall be furnished to establish ground cover over all disturbed areas as an erosion control measure. The Contractor shall not wait until the completion of the entire project before doing this work." Acceptance of the project shall not be delayed based on compliance with this section.
20. The subdivision acceptance process shall be in accordance with the UDC and EDM in effect at the time of PD adoption.
21. Utility placement shall be as shown on the Street Sections.
22. Water and sewer services may cross open space areas to serve a mews lot.
23. Every platted lot shall have access to the public street system through connections to at least (a) one existing street; and (b) one existing or future street. A connection to a future street may be achieved by constructing a street to the boundary of the platted area with a temporary turnaround, which allows the street to be extended when the adjacent area is platted and developed.

XII. EXHIBITS

The following exhibits are attached to this PD Ordinance and incorporated herein for all purposes:

Exhibit A	Metes and Bounds Description of the Property
Exhibit B	Concept Plan (Options 1 & 2)
Exhibit C	Development Regulations
Exhibit D	Overall Development Boundaries (3 Tracts)
Exhibit E	Open Space Plan (Options 1 & 2)
Exhibit F	Street Sections
Exhibit G	FM 407 Setback, Landscaping, and Fencing Details
Exhibit H	Signage

ORDINANCE NO. 17-1030B

AN ORDINANCE AMENDING ORDINANCE NO. 17-0413C TO AMEND THE DEVELOPMENT REGULATIONS AND CONCEPT PLAN FOR THAT CERTAIN 635.5-ACRE TRACT OF LAND SITUATED IN THE F.W. THORNTON SURVEY, ABSTRACT NUMBER 1244, AND THE A. MCDONALD SURVEY, ABSTRACT NUMBER 785, IN THE TOWN OF NORTHLAKE ZONED "MPD" MIXED-USE PLANNED DEVELOPMENT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 17-0413C establishing "MPD" Mixed-Use Planned Development zoning on a 635.5-acre tract of land situated in the F.W. Thornton Survey, Abstract Number 1244, and the A. McDonald Survey, Abstract Number 785, in the Town of Northlake, Denton County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, the Town of Northlake has received a request from the owners of the Property to amend the development regulations and concept plan established by the adoption of Ordinance No. 17-0413C; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 12, 2016, The Pathway to 2040 Northlake Comprehensive Plan Update, and the requested amendments to Ordinance No. 17-0413C comply with recommendations of the plan; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on October 30, 2017 with respect to the amendments described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the requested amendments to Ordinance No. 17-0413C reflected on the exhibits attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1

The "Option 2" Concept Plan attached to Ordinance No. 17-0413C as Exhibit B shall be replaced with the new "Option 2" Concept Plan attached hereto and incorporated herein for all purposes as Exhibit B. The "Option 1" Concept Plan attached to Ordinance No. 17-0413C as Exhibit B shall remain in effect. The development standards attached to Ordinance No. 17-0413C as Exhibit C shall be amended as shown on Exhibit C attached hereto and incorporated herein for all purposes.

SECTION 2

The use of the Property described in Exhibit "A" shall be subject to all applicable regulations contained in Ordinance No. 17-0413C, as amended by this ordinance, the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 3

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 6

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED on this the 30th day of October 2017.

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit A
Metes and Bounds Description of the Property

TRACT 1

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 407 FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 174.821 ACRE TRACT OF LAND DESCRIBED IN DEED TO J. YOUNG LAND & CATTLE, LTD., RECORDED IN DOCUMENT #10-108044, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE NORTHWEST CORNER OF SAID 460.6946 ACRE TRACT OF LAND, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 174.821 ACRE TRACT OF LAND BEARS SOUTH 89 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 1346.79 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 28 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 407, A DISTANCE OF 3632.77 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 137.75 FEET, A RADIUS OF 5688.58 FEET, A CENTRAL ANGLE OF 01 DEGREES 23 MINUTES 15 SECONDS, AND A CHORD THAT BEARS SOUTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 137.75 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED 79.459 ACRE TRACT OF LAND DESCRIBED IN DEED TO CORRAL CITY LAND, LLC, RECORDED IN DOCUMENT #14-61327, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 5323.82 FEET TO A METAL FENCE POST FOUND FOR CORNER IN THE NORTH LINE OF THAT CERTAIN CALLED 386.8295 ACRE TRACT OF LAND DESCRIBED IN DEED TO HP GIBBS, LP., RECORDED IN DOCUMENT #12-145021, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 3770.41 FEET TO A CAPPED IRON ROD SET IN THE EAST LINE OF SAID 174.821 ACRE TRACT OF LAND, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER THEREOF BEARS SOUTH 00 DEGREES 17 MINUTES 27 SECONDS EAST, A DISTANCE OF 210.49 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 27 SECONDS WEST, A DISTANCE OF 5318.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 460.677 ACRES OF LAND, MORE OR LESS.

TRACT 2

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE ALEXANDER MCDONALD SURVEY, DENTON COUNTY, TEXAS, AND BEING A CALLED 174.821 ACRES OF LAND AS DESCRIBED IN A DEED FROM TNF REALTY, LP TO J. YOUNG LAND AND CATTLE, LTD., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 10-108044, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BENT 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 174.821, AT THE NORTHWEST CORNER OF A CALLED 460.6945 ACRE TRACT OF LAND DESCRIBED IN A DEED TO J. YOUNG LAND & CATTLE, LTD, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 03-203076, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF FM ROAD 407;

THENCE SOUTH 00 DEGREES 17 MINUTES 27 SECONDS EAST WITH THE EAST LINE OF SAID 174.821 ACRE TRACT AND THE EAST LINE OF SAID ALEXANDER MCDONALD SURVEY, A DISTANCE OF 5529.46 FEET TO A BENT 1/2" IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 174.821 ACRE TRACT, AT THE MOST NORTHERLY

NORTHWEST CORNER OF A CALLED 386.8295 ACRE TRACT DESCRIBED IN A DEED TO HP GIBBS LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 12-145021, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND IN A GRAVEL ROAD UNDER APPARENT PUBLIC USE POSTED AS MULKEY LANE;

THENCE SOUTH 53 DEGREES 25 MINUTES 37 SECONDS WEST WITH SAID ROAD, A DISTANCE OF 257.13 FEET TO A BENT 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 174.821 ACRE TRACT, AND IN THE RECOGNIZED AND OCCUPIED SOUTH LINE OF SAID ALEXANDER MCDONALD SURVEY;

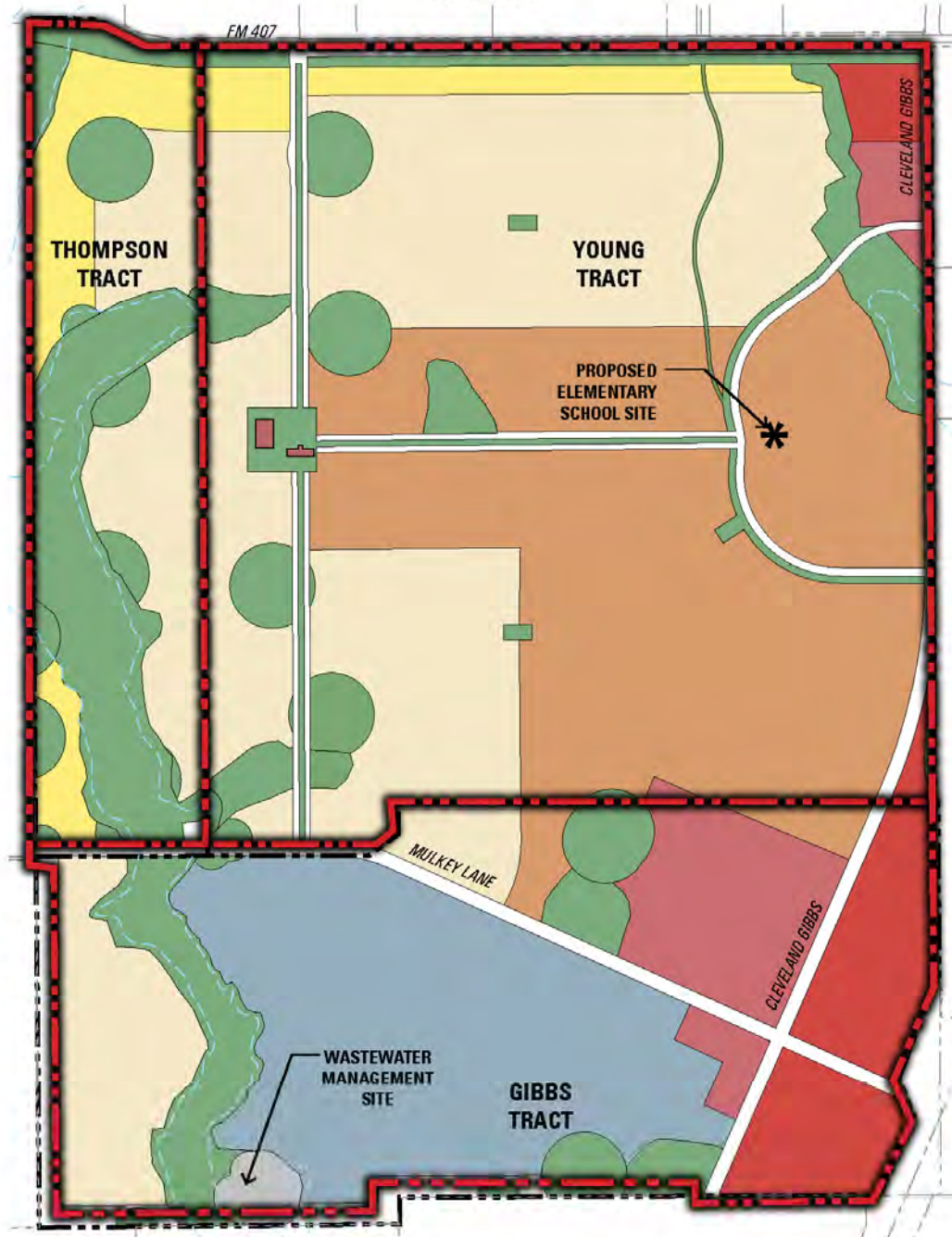
THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS WEST WITH THE SOUTH LINE THEREOF, THE SOUTH LINE OF SAID 174.821 ACRE TRACT, A NORTH LINE OF SAID 386.8295 ACRE TRACT, AND SAID ROAD, A DISTANCE OF 1131.86 FEET TO A PK NAIL SET FOR THE SOUTHWEST CORNER OF SAID 174.821 ACRE TRACT;

THENCE NORTH 00 DEGREES 22 MINUTES 05 SECONDS WEST WITH THE WEST LINE OF SAID 174.821 ACRE TRACT A DISTANCE OF 5682.18 FEET TO A CAPPED 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 174.821 ACRE TRACT, AT THE NORTHEAST CORNER OF A CALLED 161.333 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THOMPSON GRAIN & CATTLE, INC. AS RECORDED IN COUNTY CLERK'S FILE NUMBER 03-128214, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND IN THE SAID RIGHT-OF-WAY LINE OF FM ROAD 407;

THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST WITH THE SAID RIGHT-OF-WAY AND THE NORTH LINE OF SAID 174.821 ACRE TRACT, A DISTANCE OF 1346.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 174.821 ACRES OF LAND.

Exhibit B
Concept Plan

CONCEPT PLAN
OPTION 2



LEGEND	
SYMBOL	DESCRIPTION
[Red Box]	Commercial
[Pink Box]	Mixed Use
[Orange Box]	Lifestyle

[Yellow Box]	Traditional
[Light Green Box]	Estate
[Green Box]	Open Space
[Light Blue Box]	Waste Water Management Plant
[Dark Blue Box]	School Site

[Dashed Red Line]	Boundary Line Between Young, Gibbs and Thompson
Notes	
- All locations of boundaries, land uses and roads are approximate	

Exhibit C
Development Regulations

1. Section II.1 of Ordinance No. 17-0413C shall be replaced in its entirety with the following language:

EFFECTIVE DATE: APPLICABLE REGULATIONS

Effective Date. Ordinance No. 17-0413C and this PD Ordinance shall become effective upon publication as required by law and upon HP Gibbs, LP or its designee acquiring ownership of the Property. If HP Gibbs, LP or its designee has not acquired ownership of the Property by December 31, 2017, Ordinance No. 17-0413C and this PD Ordinance shall become void and shall be of no further force or effect, and the preexisting zoning of the Property shall be automatically reinstated on the Property.

2. Section VI.3 of Ordinance No. 17-0413C shall be replaced in its entirety with the following language:

DEVELOPMENT STANDARDS

Mixed Use. The Mixed Use Subdistrict shall be developed in accordance with Section VI(2) above for non-residential development. In addition, the mixed use development standards in Section 5.9(D) of the UDC shall apply to non-residential development in the Mixed Use Subdistrict. Development of single family detached and attached uses in the Mixed Use Subdistrict shall comply with Table 1 below. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Mixed Use Subdistrict.

3. Table 1 and the notes to Table 1 in Ordinance No. 17-0413C shall be replaced in their entirety with the following Table 1 and notes:

[TABLE 1 AND NOTES ON FOLLOWING PAGES]

TABLE 1								
Development Standard	Subdistrict							
	Lifestyle		Traditional			Estate	Mixed Use	
							Attached SF	Detached SF
Minimum Lot Width	40' (Rear Entry)	50'	50'	60'	70'	100'	22'	40' (Rear Entry)
Minimum Lot Depth	90'	110'	115'	115	125'	200'	80'	90'
Minimum Front Yard Setback	10'	20'	20'	20'	20'	25'	None	10'
Minimum Side Yard Setback	10' spacing between homes on separate lots	5'	5'	5'	5'	10'	None	10' spacing between homes on separate lots
Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	20'	None	7.5'
Porch Minimum Front Yard Setback	5'	12'	12'	12'	12'	12'	None	5'
Front Porch Minimum Depth	4'	4'	4'	4'	4'	4'	4'	4'
Front Porch Maximum depth	5'	12'	12'	12'	12'	12'	12'	5'
Garage Minimum Front Yard Setback	N/A	20'	20'	20'	20'	25'	N/A	N/A
Garage Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	10'	3.5'	7.5'
Garage Minimum Side Yard Setback	10' spacing between garages on separate lots	5'	5'	5'	5'	10'	None	10' spacing between garages on separate lots
Maximum Building/Structure Height	40'	40'	40'	40'	40'	40'	50'	40'
Maximum Number of Stories	2	2	2	2	2	2	2.5	2
Maximum Lot Coverage	65%	55%	55%	55%	55%	55%	100%	65%
Minimum Roof Pitch	8:12	6:12	6:12	6:12	6:12	6:12	6:12	8:12
Minimum Dwelling Size	1,300 SF	1,600 SF	1,700 SF	2,000 SF	2,200 SF	2,400 SF	1,200 SF	1,300 SF
Minimum Masonry % on Exterior of Residence (excluding porch floor, columns, and roof trim)	100%	100%	100%	100%	100%	100%	100%	100%
Maximum Size of Accessory Buildings (cumulative)	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	N/A	600 SF
Maximum Building Area Occupied for Home Business/Home Occupation	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Maximum # of Units per Subdistrict	1175		1750			96	490	

TABLE 1								
Development Standard	Subdistrict							
	Lifestyle		Traditional			Estate	Mixed Use	
							Attached SF	Detached SF
(per Concept Plan 1)*								
Minimum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	N/A	50%	N/A	40%	10%	N/A	N/A	
Maximum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	50%	N/A	50%	N/A	N/A	N/A	N/A	
Maximum # of Units per Subdistrict (per Concept Plan 2)*	1175		1500			96	325	
Minimum % of Units per Product Type within each Subdistrict (per Concept Plan 2)*	N/A	50%	N/A	35%	5%	N/A	N/A	
Maximum % of Units Per Product Type within Each Subdistrict (per Concept Plan 2)*	50%	N/A	60%	N/A	N/A	N/A	N/A	

*Measured at full buildout

Notes to Table 1:

1. Lot coverage is measured as the area covered by the roof of the residence and garage.
2. All wood must be stained or painted.
3. Swimming pools may be located in the required rear yard setback
4. Porch flooring is required to be masonry, concrete, or wood.
5. Porch columns are required to be masonry, wood, or fiberglass.
6. Porch roof trim is required to be wood, fiberglass, or masonry.
7. Roofing materials are required to be asphalt shingles, metal, slate, simulated slate, or tile.
8. Home businesses may be located above or within a garage and must be operated by the home owner.
9. The maximum lot coverage requirements substitute for the maximum impervious cover requirements in the UDC.
10. The front yard setback shall be measured from the street right-of-way to the front face of the building. Covered terraces, eaves, and roof extensions may project into the required front yard.
11. On corner lots, the front yard setback shall be required only along the street on which the home fronts.
12. Every part of a required side yard shall be open and unobstructed except for accessory buildings, fences, landscaping, and the

- ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve inches into the required side yard, and roof eaves projecting not to exceed 24 inches into the required side yard.
13. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed 24 inches into the required rear yard.
 14. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 15. Alleys are permitted, but not required. Front entry, rear entry, j-swing, and side entry garages are permitted.
 16. A minimum of two enclosed parking spaces per dwelling unit shall be required.
 17. In the Estate Subdistrict, a minimum lot size of 20,000 square feet may be substituted for the minimum lot width and lot depth in Table 1.
 18. The following residential architectural standards shall apply to the 40' single family lots in the Lifestyle Subdistrict: All residences shall include at least four of the following design features to provide visual relief along the front of the residence:
 - Bay window
 - Brick chimney on exterior wall visible from front of the home
 - Cast stone accents
 - A covered front porch
 - Dormers
 - Gables
 - Variable roof pitch
 - Shutters
 19. All single family attached residences shall have a rear entry garage. A minimum of one enclosed parking space per dwelling unit shall be required.

4. Table 2 and the notes to Table 2 in Ordinance No. 17-0413C shall be deleted.
5. Section V.3 of Ordinance No. 17-0413C shall be replaced in its entirety with the following language:

The following uses are permitted within open space: passive and active recreational uses, meeting space and offices, community gardens, other agricultural uses, one or more amenity centers, food truck or other food and entertainment vending operations, fireworks on national holidays, and similar uses.

6. Section VII.2 of Ordinance No. 17-0413C shall be replaced in its entirety with the following language:

DESIGN STANDARDS

The sole design standards applicable to residential development shall be the masonry requirements of Table 1 above and the following:

- a. *Garages.*
 - i. *Garage doors must be recessed a minimum of nine inches from the garage face. This requirement does not apply to rear entry garages.*
 - ii. *Garage doors shall contain at least three of the following enhancements: shed roofs; faux cedar/wood clad doors; double doors; windows; decorative hardware and lights; and reveals/texture. This requirement does not apply to rear entry garages.*
 - iii. *At least every fifth home in a row along a blockface shall have a minimum three foot offset between the garage doors and either the main front building facade or nearest portion of a front porch. A blockface is one side of a block.*
 - iv. *Detached garages are permitted.*
 - v. *The minimum garage dimensions for a two-car garage shall be 20 feet by 20 feet.*
- b. *Driveways. All driveways must accommodate the off-street parking of two vehicles without blocking the sidewalk. Driveways shall transition to 12 feet at the street to reduce impervious cover. Driveways shall be constructed without altering drainage swales. Concrete driveways within the right-of-way shall be a minimum of 3,000 PSI concrete with #4 rebar on a 12-inch grid pattern.*

7. Section XI of Ordinance No. 17-0413C shall be amended by adding a new Section 23 containing the following language:

MISCELLANEOUS

Every platted lot shall have access to the public street system through connections to at least (a) one existing street; and (b) one existing or future street. A connection to a future street may be achieved by constructing a street to the boundary of the platted area with a temporary turnaround, which allows the street to be extended when the adjacent area is platted and developed.

ORDINANCE NO. 17-1030C

AN ORDINANCE AMENDING ORDINANCE NO. 17-0413D TO AMEND THE DEVELOPMENT REGULATIONS AND CONCEPT PLAN FOR THAT CERTAIN 361.7-ACRE TRACT OF LAND SITUATED IN THE F.W. THORNTON SURVEY, ABSTRACT NUMBER 1244, THE ALEXANDER MCDONALD SURVEY, ABSTRACT NUMBER 785 AND THE J.G. CLEVELAND SURVEY, ABSTRACT 1461, DENTON COUNTY, TEXAS, IN THE TOWN OF NORTHLAKE ZONED "MPD" MIXED-USE PLANNED DEVELOPMENT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 17-0413D establishing "MPD" Mixed-Use Planned Development zoning on a 361.7-acre tract of land located in the F.W. Thornton Survey, Abstract Number 1244, the Alexander McDonald Survey, Abstract Number 785 and the J.G. Cleveland Survey, Abstract 1461, in the Town of Northlake, Denton County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, the Town of Northlake has received a request from the owners of the Property to amend the development regulations and concept plan established by the adoption of Ordinance No. 17-0413D; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 12, 2016, The Pathway to 2040 Northlake Comprehensive Plan Update, and the requested amendments to Ordinance No. 17-0413D comply with recommendations of the plan; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on October 30, 2017 with respect to the amendments described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the requested amendments to Ordinance No. 17-0413D reflected on the exhibits attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1

The "Option 2" Concept Plan attached to Ordinance No. 17-0413D as Exhibit B shall be replaced with the new "Option 2" Concept Plan attached hereto and incorporated herein for all purposes as Exhibit B. The "Option 1" Concept Plan attached to Ordinance No. 17-0413D as Exhibit B shall remain in effect. The development standards attached to Ordinance No. 17-0413D as Exhibit C shall be amended as shown on Exhibit C attached hereto and incorporated herein for all purposes.

SECTION 2

The use of the Property described in Exhibit "A" shall be subject to all applicable regulations contained in Ordinance No. 17-0413D, as amended by this ordinance, the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 3

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 6

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED on this the 30th day of October 2017.

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit A
Metes and Bounds Description of the Property

BEING a tract of land situated in the F.W. Thornton Survey, Abstract Number 1244, the Alexander McDonald Survey, Abstract Number 785 and the J.G. Cleveland Survey, Abstract 1461, Denton County, Texas, and being a portion of a called 386.8295-acre tract of land conveyed to H.P. Gibbs, LP, according to the document filed of record in Instrument Number 2012-145021, Official Public Records Denton County, Texas, said tract being described as follows:

BEGINNING at a point near the intersection of Mulkey Lane and Cleveland Gibbs Road for the northeast corner of said Gibbs 386.8295-acre tract and the **POINT OF BEGINNING** of the tract of land described herein;

THENCE South 0°26'52" East, along the easterly line of said Gibbs 386.8295-acre tract, a distance of 1247.31 feet to a point for corner of this tract, same being on the westerly right of way line of Interstate Highway No. 35W;

THENCE South 89°33'26" West, continuing along the easterly line of said Gibbs 386.8295-acre tract and along the westerly right of way line of said Interstate Highway No. 35W, a distance of 22.00 feet to a point for corner of this tract;

THENCE South 20°40'05" West, continuing along the easterly line of said Gibbs 386.8295-acre tract and the westerly right of way line of said Interstate Highway No. 35W, a distance of 745.37 feet to a point for corner of this tract;

THENCE South 21°48'21" East, continuing along the easterly line of said Gibbs 386.8295-acre tract and the westerly right of way line of said Interstate Highway No. 35W, a distance of 290.00 feet to a point for corner of this tract;

THENCE South 23°14'39" West, continuing along the easterly line of said Gibbs 386.8295-acre tract and the westerly right of way line of said Interstate Highway No. 35W, a distance of 608.98 feet to the southeast corner of said Gibbs 386.8295-acre tract;

THENCE South 89°45'21" West, departing the westerly right of way line of said Interstate Highway No. 35W and along the southerly line of said Gibbs 386.8295-acre tract a distance of 1192.32 feet to a point for corner of this tract;

THENCE North 0°14'39" West, departing the southerly line of said Gibbs 386.8295-acre tract and crossing said Gibbs 386.8295-acre tract, a distance of 150.00 feet to a point for corner of this tract;

THENCE South 89°45'21" West, along a line that is 150 feet north of and parallel to the southerly line of said Gibbs 386.8295-acre tract, a distance of 2330.46 feet to a point for corner of this tract;

THENCE South 0°05'00" West, along a line that is 150 feet west of and parallel to an easterly line of said Gibbs 386.8295-acre tract a distance of 188.33 feet to a point for corner of this tract;

THENCE South $89^{\circ}26'14''$ West, along a line that is 150 feet north of and parallel to the southerly line of said Gibbs 386.8295-acre tract, a distance of 2235.18 feet to a point for corner of this tract;

THENCE North $0^{\circ}51'03''$ West, along a line that is 150 feet east of and parallel to the westerly line of said Gibbs 386.8295-acre tract, a distance of 1162.28 feet to a point for corner of this tract;

THENCE North $0^{\circ}09'33''$ West, continuing along a line that is 150 feet east of and parallel to the westerly line of said Gibbs 386.8295-acre tract, a distance of 1310.87 feet to a point for corner on the northerly line of said Gibbs 386.8295-acre tract, same being in Mulkey Lane;

THENCE North $89^{\circ}55'43''$ East, along the northerly line of said Gibbs 386.8295-acre tract and with said Mulkey Lane, a distance of 2188.01 feet to a point for corner of this tract;

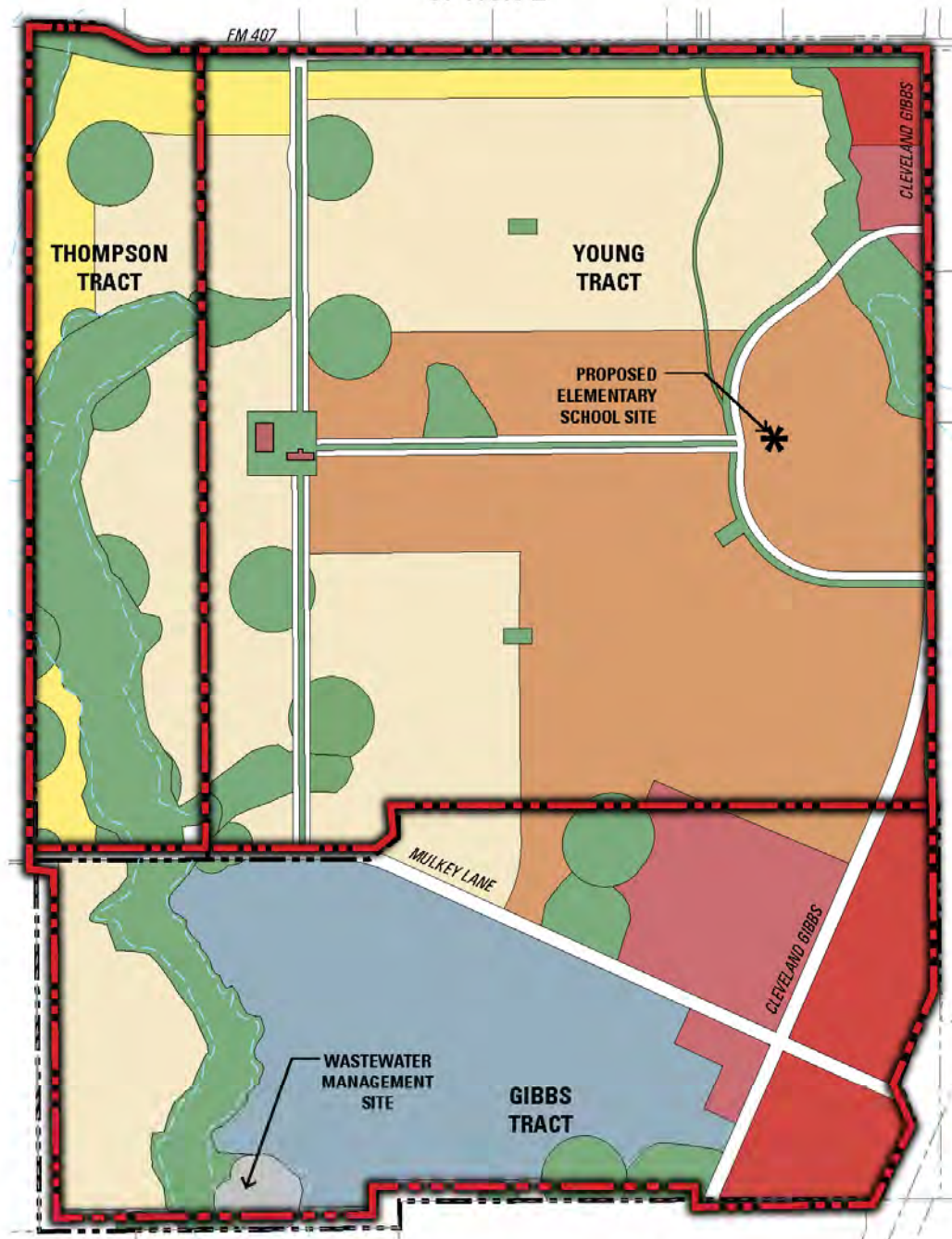
THENCE North $53^{\circ}25'37''$ East, continuing along the northerly line of said Gibbs 386.8295-acre tract and with said Mulkey Lane, a distance of 257.13 feet to a point for a corner of this tract;

THENCE North $0^{\circ}17'27''$ West, continuing along the northerly line of said Gibbs 386.8295-acre tract and with said Mulkey Lane, a distance of 210.49 feet to a point for corner of this tract;

THENCE North $89^{\circ}51'24''$ East, continuing along the northerly line of said Gibbs 386.8295-acre tract and with said Mulkey Lane, a distance of 3794.19 feet to the **POINT OF BEGINNING** and containing 361.7 acres of land, more or less.

Exhibit B
Concept Plan

**CONCEPT PLAN
OPTION 2**



LEGEND	
SYMBOL	DESCRIPTION
[Red]	Commercial
[Pink]	Mixed Use
[Orange]	Lifestyle

[Yellow]	Traditional
[Light Green]	Estate
[Green]	Open Space
[Light Blue]	Waste Water Management Plant
[Dark Blue]	School Site

[Red dashed line]	Boundary Line Between Young, Gibbs and Thompson
Notes	
- All locations of boundaries, land uses and roads are approximate	

Exhibit C
Development Regulations

1. Section VI.3 of Ordinance No. 17-0413D shall be replaced in its entirety with the following language:

DEVELOPMENT STANDARDS

Mixed Use. The Mixed Use Subdistrict shall be developed in accordance with Section VI(2) above for non-residential development. In addition, the mixed use development standards in Section 5.9(D) of the UDC shall apply to non-residential development in the Mixed Use Subdistrict. Development of single family detached and attached uses in the Mixed Use Subdistrict shall comply with Table 1 below. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Mixed Use Subdistrict.

2. Table 1 and the notes to Table 1 in Ordinance No. 17-0413D shall be replaced in their entirety with the following Table 1 and notes:

[TABLE 1 AND NOTES ON FOLLOWING PAGES]

TABLE 1								
Development Standard	Subdistrict							
	Lifestyle		Traditional			Estate	Mixed Use	
							Attached SF	Detached SF
Minimum Lot Width	40' (Rear Entry)	50'	50'	60'	70'	100'	22'	40' (Rear Entry)
Minimum Lot Depth	90'	110'	115'	115	125'	200'	80'	90'
Minimum Front Yard Setback	10'	20'	20'	20'	20'	25'	None	10'
Minimum Side Yard Setback	10' spacing between homes on separate lots	5'	5'	5'	5'	10'	None	10' spacing between homes on separate lots
Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	20'	None	7.5'
Porch Minimum Front Yard Setback	5'	12'	12'	12'	12'	12'	None	5'
Front Porch Minimum Depth	4'	4'	4'	4'	4'	4'	4'	4'
Front Porch Maximum depth	5'	12'	12'	12'	12'	12'	12'	5'
Garage Minimum Front Yard Setback	N/A	20'	20'	20'	20'	25'	N/A	N/A
Garage Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	10'	3.5'	7.5'
Garage Minimum Side Yard Setback	10' spacing between garages on separate lots	5'	5'	5'	5'	10'	None	10' spacing between garages on separate lots
Maximum Building/Structure Height	40'	40'	40'	40'	40'	40'	50'	40'
Maximum Number of Stories	2	2	2	2	2	2	2.5	2
Maximum Lot Coverage	65%	55%	55%	55%	55%	55%	100%	65%
Minimum Roof Pitch	8:12	6:12	6:12	6:12	6:12	6:12	6:12	8:12
Minimum Dwelling Size	1,300 SF	1,600 SF	1,700 SF	2,000 SF	2,200 SF	2,400 SF	1,200 SF	1,300 SF
Minimum Masonry % on Exterior of Residence (excluding porch floor, columns, and roof trim)	100%	100%	100%	100%	100%	100%	100%	100%
Maximum Size of Accessory Buildings (cumulative)	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	N/A	600 SF
Maximum Building Area Occupied for Home Business/Home Occupation	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Maximum # of Units per Subdistrict	1175		1750			96	490	

TABLE 1							
Development Standard	Subdistrict						
	Lifestyle		Traditional			Estate	Mixed Use
							Attached SF Detached SF
(per Concept Plan 1)*							
Minimum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	N/A	50%	N/A	40%	10%	N/A	N/A
Maximum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	50%	N/A	50%	N/A	N/A	N/A	N/A
Maximum # of Units per Subdistrict (per Concept Plan 2)*	1175		1500			96	325
Minimum % of Units per Product Type within each Subdistrict (per Concept Plan 2)*	N/A	50%	N/A	35%	5%	N/A	N/A
Maximum % of Units Per Product Type within Each Subdistrict (per Concept Plan 2)*	50%	N/A	60%	N/A	N/A	N/A	N/A

*Measured at full buildout

Notes to Table 1:

1. Lot coverage is measured as the area covered by the roof of the residence and garage.
2. All wood must be stained or painted.
3. Swimming pools may be located in the required rear yard setback
4. Porch flooring is required to be masonry, concrete, or wood.
5. Porch columns are required to be masonry, wood, or fiberglass.
6. Porch roof trim is required to be wood, fiberglass, or masonry.
7. Roofing materials are required to be asphalt shingles, metal, slate, simulated slate, or tile.
8. Home businesses may be located above or within a garage and must be operated by the home owner.
9. The maximum lot coverage requirements substitute for the maximum impervious cover requirements in the UDC.
10. The front yard setback shall be measured from the street right-of-way to the front face of the building. Covered terraces, eaves, and roof extensions may project into the required front yard.
11. On corner lots, the front yard setback shall be required only along the street on which the home fronts.
12. Every part of a required side yard shall be open and unobstructed except for accessory buildings, fences, landscaping, and the

- ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve inches into the required side yard, and roof eaves projecting not to exceed 24 inches into the required side yard.
13. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed 24 inches into the required rear yard.
 14. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 15. Alleys are permitted, but not required. Front entry, rear entry, j-swing, and side entry garages are permitted.
 16. A minimum of two enclosed parking spaces per dwelling unit shall be required.
 17. In the Estate Subdistrict, a minimum lot size of 20,000 square feet may be substituted for the minimum lot width and lot depth in Table 1.
 18. The following residential architectural standards shall apply to the 40' single family lots in the Lifestyle Subdistrict: All residences shall include at least four of the following design features to provide visual relief along the front of the residence:
 - Bay window
 - Brick chimney on exterior wall visible from front of the home
 - Cast stone accents
 - A covered front porch
 - Dormers
 - Gables
 - Variable roof pitch
 - Shutters
 19. All single family attached residences shall have a rear entry garage. A minimum of one enclosed parking space per dwelling unit shall be required.

3. Table 2 and the notes to Table 2 in Ordinance No. 17-0413D shall be deleted.
4. Section V.3 of Ordinance No. 17-0413D shall be replaced in its entirety with the following language:

The following uses are permitted within open space: passive and active recreational uses, meeting space and offices, community gardens, other agricultural uses, one or more amenity centers, food truck or other food and entertainment vending operations, fireworks on national holidays, and similar uses.

5. Section VII.2 of Ordinance No. 17-0413D shall be replaced in its entirety with the following language:

DESIGN STANDARDS

The sole design standards applicable to residential development shall be the masonry requirements of Table 1 above and the following:

- a. *Garages.*
 - i. *Garage doors must be recessed a minimum of nine inches from the garage face. This requirement does not apply to rear entry garages.*
 - ii. *Garage doors shall contain at least three of the following enhancements: shed roofs; faux cedar/wood clad doors; double doors; windows; decorative hardware and lights; and reveals/texture. This requirement does not apply to rear entry garages.*
 - iii. *At least every fifth home in a row along a blockface shall have a minimum three foot offset between the garage doors and either the main front building facade or nearest portion of a front porch. A blockface is one side of a block.*
 - iv. *Detached garages are permitted.*
 - v. *The minimum garage dimensions for a two-car garage shall be 20 feet by 20 feet.*
- b. *Driveways. All driveways must accommodate the off-street parking of two vehicles without blocking the sidewalk. Driveways shall transition to 12 feet at the street to reduce impervious cover. Driveways shall be constructed without altering drainage swales. Concrete driveways within the right-of-way shall be a minimum of 3,000 PSI concrete with #4 rebar on a 12-inch grid pattern.*

6. Section XI of Ordinance No. 17-0413D shall be amended by adding a new Section 23 containing the following language:

MISCELLANEOUS

Every platted lot shall have access to the public street system through connections to at least (a) one existing street; and (b) one existing or future street. A connection to a future street may be achieved by constructing a street to the boundary of the platted area with a temporary turnaround, which allows the street to be extended when the adjacent area is platted and developed.

ORDINANCE NO. 17-1030D

AN ORDINANCE AMENDING ORDINANCE NO. 17-0413E TO AMEND THE DEVELOPMENT REGULATIONS AND CONCEPT PLAN FOR THAT CERTAIN 160.374-ACRE TRACT OF LAND SITUATED IN THE A. MCDONALD SURVEY, ABSTRACT NUMBER 785, IN THE TOWN OF NORTHLAKE ZONED "MPD" MIXED-USE PLANNED DEVELOPMENT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 17-0413E establishing "MPD" Mixed-Use Planned Development zoning on a 160.374-acre tract of land located in the A. McDonald Survey, Abstract Number 785, in the Town of Northlake, Denton County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, the Town of Northlake has received a request from the owners of the Property to amend the development regulations and concept plan established by the adoption of Ordinance No. 17-0413E; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 12, 2016, The Pathway to 2040 Northlake Comprehensive Plan Update, and the requested amendments to Ordinance No. 17-0413E comply with recommendations of the plan; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on October 30, 2017 with respect to the amendments described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the requested amendments to Ordinance No. 17-0413E reflected on the exhibits attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1

The "Option 2" Concept Plan attached to Ordinance No. 17-0413E as Exhibit B shall be replaced with the new "Option 2" Concept Plan attached hereto and incorporated herein Ordinance No. 17-1030D - 160.374-Acre Tract Mixed Use Planned Development (Thompson Tract)

for all purposes as Exhibit B. The "Option 1" Concept Plan attached to Ordinance No. 17-0413E as Exhibit B shall remain in effect. The development standards attached to Ordinance No. 17-0413E as Exhibit C shall be amended as shown on Exhibit C attached hereto and incorporated herein for all purposes.

SECTION 2

The use of the Property described in Exhibit "A" shall be subject to all applicable regulations contained in Ordinance No. 17-0413E, as amended by this ordinance, the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 3

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 6

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED on this the 30th day of October 2017.

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit A
Metes and Bounds Description of the Property

BEING a tract of land situated in the A. McDonald Survey, Abstract Number 785, Denton County, Texas, and being a portion of that tract of land conveyed to Thompson Grain & Cattle, Inc., according to the document filed of record in Document Number 2003-128214, Deed Records of Denton County, Texas, said tract being described as follows:

BEGINNING at a point in the south line of F.M. Highway 407 for the northwest corner of said Thompson tract and same being the **POINT OF BEGINNING** of the tract of land described herein;

THENCE with said south line the following five (5) courses and distances:

South 89°03'05" East, a distance of 410.80 feet to a point for a corner of this tract at the beginning of a tangent curve to the right having a central angle of 35°51'30", a radius of 279.62 feet, a chord bearing and distance of South 71°07'20" East, 172.16 feet;

With said curve to the right, an arc distance of 175.00 feet to a point for corner of this tract;

South 53°03'05" East, a distance of 4.80 feet to a point for a corner of this tract at the beginning of a non-tangent curve to the left having a central angle of 37°02'44", a radius of 749.75 feet, a chord bearing and distance of South 71°23'45" East, 476.36 feet;

With said curve to the left, an arc distance of 484.76 feet to a point for corner;

South 89°46'05" East, a distance of 192.70 feet to a point for corner of this tract;

THENCE South 0°23'05" East, a distance of 5432.30 feet to a point for corner of this tract;

THENCE South 82°35'23" West, a distance of 180.18 feet to a point for corner of this tract;

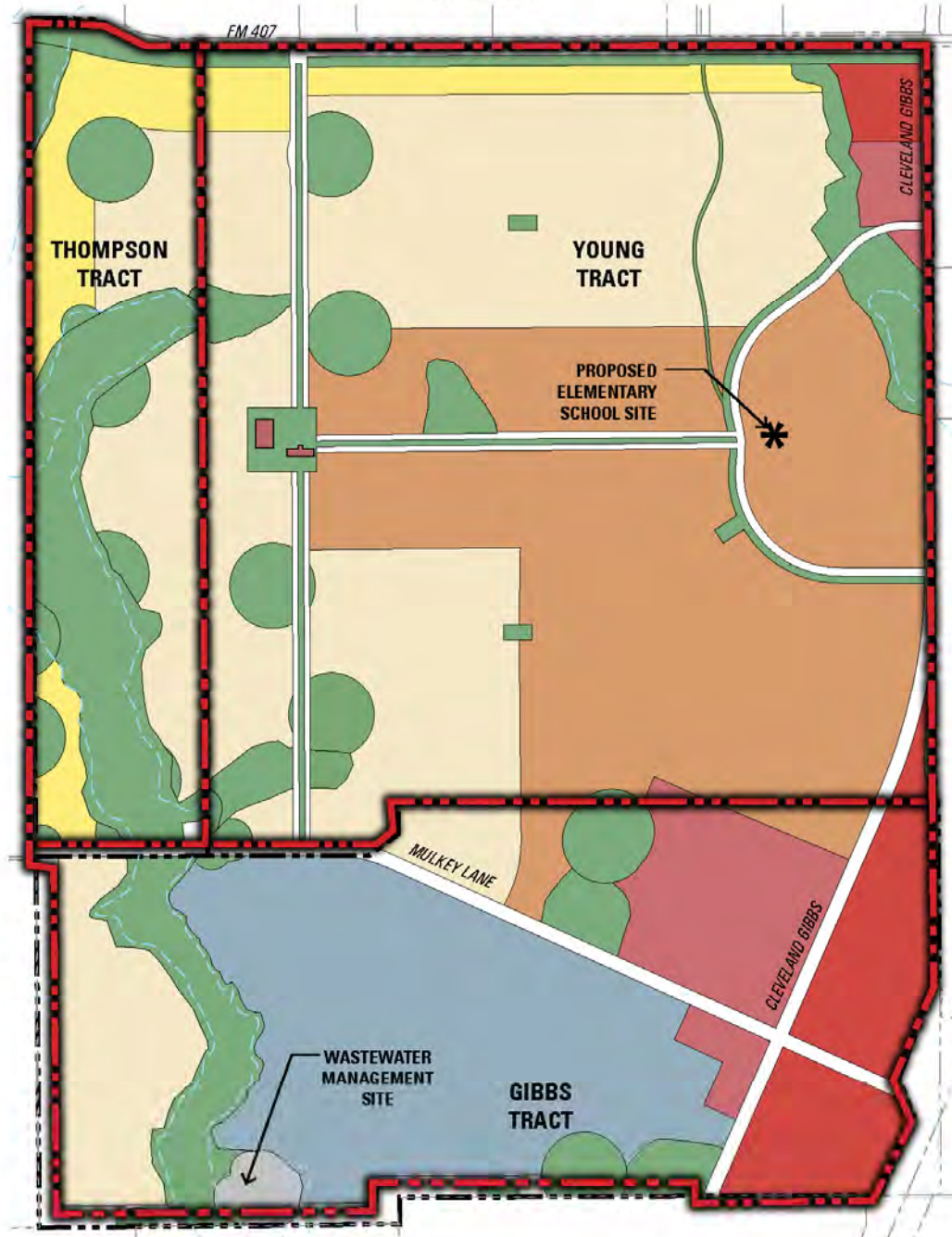
THENCE South 7°46'14" East, a distance of 199.92 feet to a point for corner of this tract;

THENCE South 89°27'58" West, a distance of 1058.48 feet to a point for corner of this tract;

THENCE North 0°28'05" West, a distance of 5881.70 feet to the **POINT OF BEGINNING** and containing 160.374 acres or 6,985,913 square feet of land, more or less.

Exhibit B
Concept Plan

CONCEPT PLAN
OPTION 2



LEGEND	
SYMBOL	DESCRIPTION
[Red Box]	Commercial
[Pink Box]	Mixed Use
[Orange Box]	Lifestyle

[Yellow Box]	Traditional
[Light Green Box]	Estate
[Dark Green Box]	Open Space
[Light Blue Box]	Waste Water Management Plant
[Blue Box]	School Site

[Dashed Red Line]	Boundary Line Between Young, Gibbs and Thompson
Notes	
- All locations of boundaries, land uses and roads are approximate	

Exhibit C
Development Regulations

1. Section II.1 of Ordinance No. 17-0413E shall be replaced in its entirety with the following language:

EFFECTIVE DATE: APPLICABLE REGULATIONS

Effective Date. Ordinance No. 17-0413E and this PD Ordinance shall become effective upon publication as required by law and upon HP Gibbs, LP or its designee acquiring ownership of the Property. If HP Gibbs, LP or its designee has not acquired ownership of the Property by December 31, 2018, Ordinance No. 17-0413E and this PD Ordinance shall become void and shall be of no further force or effect, and the preexisting zoning of the Property shall be automatically reinstated on the Property.

2. Section VI.3 of Ordinance No. 17-0413E shall be replaced in its entirety with the following language:

DEVELOPMENT STANDARDS

Mixed Use. The Mixed Use Subdistrict shall be developed in accordance with Section VI(2) above for non-residential development. In addition, the mixed use development standards in Section 5.9(D) of the UDC shall apply to non-residential development in the Mixed Use Subdistrict. Development of single family detached and attached uses in the Mixed Use Subdistrict shall comply with Table 1 below. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Mixed Use Subdistrict.

3. Table 1 and the notes to Table 1 in Ordinance No. 17-0413E shall be replaced in their entirety with the following Table 1 and notes:

[TABLE 1 AND NOTES ON FOLLOWING PAGES]

TABLE 1								
Development Standard	Subdistrict							
	Lifestyle		Traditional			Estate	Mixed Use	
							Attached SF	Detached SF
Minimum Lot Width	40' (Rear Entry)	50'	50'	60'	70'	100'	22'	40' (Rear Entry)
Minimum Lot Depth	90'	110'	115'	115	125'	200'	80'	90'
Minimum Front Yard Setback	10'	20'	20'	20'	20'	25'	None	10'
Minimum Side Yard Setback	10' spacing between homes on separate lots	5'	5'	5'	5'	10'	None	10' spacing between homes on separate lots
Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	20'	None	7.5'
Porch Minimum Front Yard Setback	5'	12'	12'	12'	12'	12'	None	5'
Front Porch Minimum Depth	4'	4'	4'	4'	4'	4'	4'	4'
Front Porch Maximum depth	5'	12'	12'	12'	12'	12'	12'	5'
Garage Minimum Front Yard Setback	N/A	20'	20'	20'	20'	25'	N/A	N/A
Garage Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	10'	3.5'	7.5'
Garage Minimum Side Yard Setback	10' spacing between garages on separate lots	5'	5'	5'	5'	10'	None	10' spacing between garages on separate lots
Maximum Building/Structure Height	40'	40'	40'	40'	40'	40'	50'	40'
Maximum Number of Stories	2	2	2	2	2	2	2.5	2
Maximum Lot Coverage	65%	55%	55%	55%	55%	55%	100%	65%
Minimum Roof Pitch	8:12	6:12	6:12	6:12	6:12	6:12	6:12	8:12
Minimum Dwelling Size	1,300 SF	1,600 SF	1,700 SF	2,000 SF	2,200 SF	2,400 SF	1,200 SF	1,300 SF
Minimum Masonry % on Exterior of Residence (excluding porch floor, columns, and roof trim)	100%	100%	100%	100%	100%	100%	100%	100%
Maximum Size of Accessory Buildings (cumulative)	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	N/A	600 SF
Maximum Building Area Occupied for Home Business/Home Occupation	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Maximum # of Units per Subdistrict	1175		1750			96	490	

TABLE 1								
Development Standard	Subdistrict							
	Lifestyle		Traditional			Estate	Mixed Use	
							Attached SF	Detached SF
(per Concept Plan 1)*								
Minimum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	N/A	50%	N/A	40%	10%	N/A	N/A	
Maximum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	50%	N/A	50%	N/A	N/A	N/A	N/A	
Maximum # of Units per Subdistrict (per Concept Plan 2)*	1175		1500			96	325	
Minimum % of Units per Product Type within each Subdistrict (per Concept Plan 2)*	N/A	50%	N/A	35%	5%	N/A	N/A	
Maximum % of Units Per Product Type within Each Subdistrict (per Concept Plan 2)*	50%	N/A	60%	N/A	N/A	N/A	N/A	

*Measured at full buildout

Notes to Table 1:

1. Lot coverage is measured as the area covered by the roof of the residence and garage.
2. All wood must be stained or painted.
3. Swimming pools may be located in the required rear yard setback
4. Porch flooring is required to be masonry, concrete, or wood.
5. Porch columns are required to be masonry, wood, or fiberglass.
6. Porch roof trim is required to be wood, fiberglass, or masonry.
7. Roofing materials are required to be asphalt shingles, metal, slate, simulated slate, or tile.
8. Home businesses may be located above or within a garage and must be operated by the home owner.
9. The maximum lot coverage requirements substitute for the maximum impervious cover requirements in the UDC.
10. The front yard setback shall be measured from the street right-of-way to the front face of the building. Covered terraces, eaves, and roof extensions may project into the required front yard.
11. On corner lots, the front yard setback shall be required only along the street on which the home fronts.
12. Every part of a required side yard shall be open and unobstructed except for accessory buildings, fences, landscaping, and the

- ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve inches into the required side yard, and roof eaves projecting not to exceed 24 inches into the required side yard.
13. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed 24 inches into the required rear yard.
 14. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 15. Alleys are permitted, but not required. Front entry, rear entry, j-swing, and side entry garages are permitted.
 16. A minimum of two enclosed parking spaces per dwelling unit shall be required.
 17. In the Estate Subdistrict, a minimum lot size of 20,000 square feet may be substituted for the minimum lot width and lot depth in Table 1.
 18. The following residential architectural standards shall apply to the 40' single family lots in the Lifestyle Subdistrict: All residences shall include at least four of the following design features to provide visual relief along the front of the residence:
 - Bay window
 - Brick chimney on exterior wall visible from front of the home
 - Cast stone accents
 - A covered front porch
 - Dormers
 - Gables
 - Variable roof pitch
 - Shutters
 19. All single family attached residences shall have a rear entry garage. A minimum of one enclosed parking space per dwelling unit shall be required.

4. Table 2 and the notes to Table 2 in Ordinance No. 17-0413E shall be deleted.
5. Section V.3 of Ordinance No. 17-0413E shall be replaced in its entirety with the following language:

The following uses are permitted within open space: passive and active recreational uses, meeting space and offices, community gardens, other agricultural uses, one or more amenity centers, food truck or other food and entertainment vending operations, fireworks on national holidays, and similar uses.

6. Section VII.2 of Ordinance No. 17-0413E shall be replaced in its entirety with the following language:

DESIGN STANDARDS

The sole design standards applicable to residential development shall be the masonry requirements of Table 1 above and the following:

- a. *Garages.*
 - i. *Garage doors must be recessed a minimum of nine inches from the garage face. This requirement does not apply to rear entry garages.*
 - ii. *Garage doors shall contain at least three of the following enhancements: shed roofs; faux cedar/wood clad doors; double doors; windows; decorative hardware and lights; and reveals/texture. This requirement does not apply to rear entry garages.*
 - iii. *At least every fifth home in a row along a blockface shall have a minimum three foot offset between the garage doors and either the main front building facade or nearest portion of a front porch. A blockface is one side of a block.*
 - iv. *Detached garages are permitted.*
 - v. *The minimum garage dimensions for a two-car garage shall be 20 feet by 20 feet.*
- b. *Driveways. All driveways must accommodate the off-street parking of two vehicles without blocking the sidewalk. Driveways shall transition to 12 feet at the street to reduce impervious cover. Driveways shall be constructed without altering drainage swales. Concrete driveways within the right-of-way shall be a minimum of 3,000 PSI concrete with #4 rebar on a 12-inch grid pattern.*

7. Section XI of Ordinance No. 17-0413E shall be amended by adding a new Section 23 containing the following language:

MISCELLANEOUS

Every platted lot shall have access to the public street system through connections to at least (a) one existing street; and (b) one existing or future street. A connection to a future street may be achieved by constructing a street to the boundary of the platted area with a temporary turnaround, which allows the street to be extended when the adjacent area is platted and developed.



Executive Session

Agenda Item 7

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)
 - (c) Appellate Docket No. 06-17-00054-CV
 - City of Justin vs. Town of Northlake