



**Special Council Meeting Minutes  
Monday, October 30, 2017  
1400 FM 407 - Chamber Room  
Northlake, Texas**

1. Mayor Peter Dewing called the special meeting to order at 5:30 pm and stated a quorum was present

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

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police; Matthew Koeper, Police Officer; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

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

Mayor Dewing led the council in the Pledge of Allegiance and a moment of silence

2. Recognition

- A. Mayor Dewing recognized Matthew Koeper, Northlake Officer for his 5 Years of Service
- B. Mayor Dewing read Proclamation No. 17-5 designating October Domestic Violence Awareness Month

3. Briefing

- C. FY 17 Quarterly Budget Review

4. Public Input

- Rena Hardeman, resident of Northlake, raise a question about the when the agenda and council packet are sent out to residents; requested residents receive the packet and agenda at the same time the council does by electronic mail; questioned the validity of the meeting

Mayor Dewing stated that all legal and statutory requirements had been met when calling the meeting and posting the agenda and all notification forms had been mailed out to the property owners within 200 ft. of the requested zoning amendments on all three properties thirty (30) days prior to the meeting

5. Consent Items

Councilmember Young made the motion to approve the consent items. 2<sup>nd</sup> by Councilmember Sessions

Vote: motion passed unanimous  
For: Young, Sessions, Young, McBride, Ganz  
Opposed: None

- D. Resolution No. 17-30 approving and authorizing the Town Administrator to enter into an agreement for the purchase of one vehicle for development services
- E. Resolution No. 17-31 approving and authorizing the Town Administrator to enter into an agreement for the purchase of two police vehicles

6. Regular Items

- F. Councilmember Sessions made the motion to approve Ordinance No. 17-1030A 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. 2<sup>nd</sup> by Councilmember Ganz

Vote: Motion passed unanimous  
For: Sessions, Ganz, Young, McBride, Simpson  
Opposed: None

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

Councilmember Simpson moved to approve Items G-H-I with one motion. 2<sup>nd</sup> by Councilmember Ganz

Vote: Motion passed unanimous  
For: Simpson, Ganz, McBride, Sessions  
Opposed: None  
Recused: Young

Ordinance No. 17-1030B 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. Mayor Dewing opened the public hearing at 5:47 pm to hear comments for or against the proposed amendment to the MPD
- Brian Carlock, Hillwood Communities, stated he was for the proposed zoning amendments on all three properties listed within the Pecan Square development
  - Laura McGregor, resident of Northlake, stated she and her husband were not against the proposed zoning amendments of Pecan Square properties; has concerns with the financing of the new schools
  - Clifford Travis, resident of Northlake, stated he was for the development and zoning amendments on the three properties but had concerns about the density and infrastructure costs to the town
  - Rena Hardeman, resident of Northlake, representing her family, was opposed to the zoning amendments on the property, against mega density and thought NISD paid too much for the school land

Mayor Dewing closed the public hearing at 5:54 pm

H. Ordinance No. 17-1030C 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. Mayor Dewing opened the public hearing at 5:55 pm to hear comments for or against the proposed amendment to the MPD Public Hearing

- Clifford Travis, resident of Northlake, made a comment regarding notification process
- Rena Hardeman, resident of Northlake, representing her family, stated she was an adjacent property owner, opposed to the mega high density in the town, opposed the sewage treatment plant to be located on this property

Mayor Dewing closed the public hearing at 5:59 pm

I. 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. Mayor Dewing opened the public hearing at 6:00 pm to hear comments for or against the proposed

- Rena Hardeman, resident of Northlake, representing her family, was opposed to the zoning amendment, stated the original zoning had been opposed by many residents

Mayor Dewing closed the public hearing at 6:03 pm

Tim McClure, NISD Asst. Superintendent of Facilities, was asked to comment on purchase of the land - stated that the funds for purchasing this property was included in the 2017 Bond Election which was approved by the voters of the school district in May. The Board of Trustees approved the district's recommendation to purchase the land for a future high school, middle school and stadium complex at their last meeting

7. Did not convene into closed session during this meeting

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

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

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

- (a) Pending or contemplated litigation; or
- (b) A settlement offer; or

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

(c) Appellate Docket No. 06-17-00054-CV

City of Justin vs. Town of Northlake

8. Mayor Dewing adjourned the meeting at 6:15 pm

Passed and approved on this the 9<sup>th</sup> day of November, 2017



Town of Northlake, Texas

  
Peter Dewing, Mayor

Attest:

  
Shirley Rogers, Town Secretary