

1. Agenda

Documents:

[12-14-2017 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[12-14-2017 COUNCIL PACKET REDACTED.PDF](#)



**Town Council Meeting Agenda
Thursday, December 14, 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 work session and regular meeting on Thursday, December 14, 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 Regular Work Session to Order

2. Briefing Items

A. Baker Properties Development West of FM 156

3. Call Regular Meeting to Order

Pledge of Allegiance-Moment of Silence

4. Public Input

This item is available for citizens to address the Town Council on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda

5. Consent Items

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

B. Consider for approval the Town Council meeting minutes of 11-9-17

C. Consider for approval a resolution declaring certain personal property owned by the Town to be surplus inventory and authorizing the Town Administrator to dispose of such property (Res. No. 17-36)

6. Board of Adjustment Public Hearing and Meeting

See separate agenda for Board of Adjustment meeting

7. Regular Items

D. Consider for approval a Preliminary Plat of the Alliance Northport Addition, a proposed development consisting of 7 industrial lots, 1 commercial lot, and 1 private open space lot on a 181.226-acre tract of land out of the B.B.B. & C.R.R. Company Survey, Abstract No. 189, and the H.W. Cooke Survey, Abstract No. 310, generally located east of IH 35W, north of Sam Lee Lane and west of the future extension of Dale Earnhardt Way, and zoned Industrial (I) and Commercial (C). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # PP-17-007

E. Consider for approval a Final Plat of Lots 6R1 and 6R2, Block 6, Northlake Ridge Estates, being a replat of Lot 6, Block 6, North Ridge Estates, a 4.60-acre lot located at 8030 Stone Ridge Drive and zoned Rural Estate (RE). Keven and Rebecca McCown are the owners/applicants. Kaz Surveying, Inc. is the surveyor. Case # FP-17-013

i. Public Hearing



- F. Consider for approval a zoning change from Commercial (C) to Mixed-Use Planned Development (MPD) for an approximately 1.53-acre tract of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the City of Fort Worth on the south. Sahil Properties is the owner/applicant. Case # PD-17-009
 - i. Public Hearing
 - ii. Ordinance 17-1214A
- G. Consider for approval a resolution of the Town of Northlake, Texas authorizing certain territory within the extraterritorial jurisdiction of the Town of Northlake, Texas to be included within West Denton County Fresh Water Supply District No. 1 (Res. No. 17-37)
- H. Consider for approval an ordinance to amend the Northlake Economic Development Corporation and Community Development Corporation budgets for the fiscal year 2017-2018 (Ord. No. 17-1214B)
- 8. 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
 - (d) On a matter in which the duty of the attorney to the Town under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act, Tex. Gov't Code, Chapter 551
 - Item 7.G., Resolution No. 17-37
 - b. Section 551.072 Deliberation on Real Property authorizes a governmental body to deliberate the purchase, exchange, lease, or value of real property
 - (a) Value of real property contemplated for Right-of-Way
 - 9. Open Session
 - I. Consider for approval a resolution of the Town of Northlake, Texas authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining fee simple title to approximately .7469 acres of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, as right-of-way necessary for the construction and maintenance of roadway and utility improvements, and for other public purposes permitted by law (Res. No. 17-38)
 - 10. 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 Friday, December 8, 2017 by 4 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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Regular Work Session

Agenda Item 1



Briefing Items

Agenda Item 2

- A. Baker Properties Development west of FM 156

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Shirley Rogers, Town Secretary
Nathan Reddin, Development Director
Date: December 14, 2017
Re: Proposed Concept Plan for Baker Tracts

Double B Land, LP will present a proposed concept plan for the development of tracts of land to the west of FM 156 and south of Justin in Northlake extra-territorial jurisdiction. The developer has requested the Town consent to the creation of a Fresh Water Supply District (FWSD) to assist in the financing of the public infrastructure. The FWSD request will be discussed in more detail by Town staff later during the council meeting. For Council consideration later on the agenda is the consent resolution to create the FWSD.

Based on input from council, staff will work with the developer to revise the concept plan accordingly and draft a developer agreement that addresses the council's vision for the property.

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



Regular Session

Agenda Item 3



Public Input

Agenda Item 4



Consent Items

Agenda Item 5

- B. Consider for approval the Town Council meeting minutes of 11-9-17
- C. Consider for approval a resolution declaring certain personal property owned by the Town to be surplus inventory and authorizing the Town Administrator to dispose of such property (Res. No. 17-36)



**Town of Northlake
Council Meeting Agenda
Thursday, November 9, 2017
1400 FM 407 - Chamber Room
Northlake, Texas**

1. Mayor Peter Dewing called the regular 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, Police Chief; Eric Tamayo, Public Works Director; Leann Oliver, Court Administrator; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

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

2. Proclamation

- A. Mayor Dewing read Proclamation supporting Texas Municipal Court Week November 6th-10th, 2017
Leann Oliver, Northlake Court Administrator was on hand to receive a copy of the Proclamation

3. Briefing Items

- B. Dr. Ryder Warren, Superintendent, Northwest ISD State of the District update - spoke about the district's vision, priority goals, student enrollment, ten-year enrollment forecast, active and future subdivisions in Northlake, future school sites (elementary, middle, high schools, stadium in Northlake), managing growth; upcoming projects including the elementary school #19 to be located in Harvest Meadows (Northlake), renovations to existing schools, and legislative changes impacting education. He ended by stating some of the 86th legislative priorities in 2019 that will need to be addressed
- C. Drew Corn briefed the council on the formation of a Regional Convention and Visitors' Bureau partnership of three municipalities (Northlake, Roanoke, Trophy Club), could be funded by percentage of Hotel/Motel Occupancy Tax, would be to market and solicit on behalf of the 3 cities, become a division of the Northwest Metroport Chamber
- D. Karen Bolyard briefed the council on the need for credit card payments for utility bills, improved payment methods on credit/debit card processing fees, monthly fees & annual costs, who pay the fees, and made a recommendation of a provider

Addendum item-

Nathan Reddin briefed the council on a proposed development on east side of IH 35W for a 4-story hotel
Representatives of Sahil Properties presented the proposal and is asking for a zoning change

4. Mayor Dewing called the regular meeting to order at 6:46 pm, quorum present
Mayor Dewing led the council in the Pledge of Allegiance and a moment of silence
5. Public Input
Clifford Travis, resident of Northlake, asked the council and staff to look at getting the street lights repaired at the entrance of FM 407 and The Highlands
6. Consent Items
Councilmember Ganz moved to approve the consent items. 2nd by Councilmember Sessions
Vote: motion passed unanimous
For: Ganz, Sessions, Simpson, McBride, Young
Opposed: None

E. October 12, 2017 Town Council meeting minutes
F. October 30, 2017 Town Council meeting minutes
G. Resolution No. 17-32 repair roofs on all town owned buildings
7. Regular Items
H. Ordinance affecting participation of Town Employees in the Texas Municipal Retirement System granting the additional rights authorized by Section 854.202(g) of Title 8 Texas Government Code, as amended, and prescribing the effective date for the ordinance
i. Mayor Dewing opened the public hearing at 6:55 pm to hear comments for or against the proposed amendment to the retirement system

No one came forward for or against the proposed change

Mayor Dewing closed the public hearing at 6:56 pm

ii. Mayor Pro Tem McBride moved to approve Ordinance No. 17-1109A. 2nd by Councilmember Ganz

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

I. Councilmember Ganz moved to approve Ordinance No. 17-1109B, authorizing the sale of beer and wine for off-premise consumption pursuant to the authority of Texas Alcoholic Beverage Code, Section 251.725 in the newly annexed territory located in the Patrick Rock Survey. 2nd by Councilmember Sessions

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

J. Councilmember Simpson moved to approve Resolution No. 17-33 casting Northlake's 4 votes for David Terre to the Denton Central Appraisal District Board of Directors. 2nd by Councilmember Sessions

Vote: motion passed unanimous

For: Simpson, Sessions, Ganz, McBride, Young
Opposed: None

- K. Councilmember Sessions moved to approve Resolution No. 17-34 requesting consideration by the Upper Trinity Regional Water District Board of Directors for restoration of Northlake's membership in the District. 2nd by Councilmember Young

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

- L. Councilmember Ganz moved to approve Resolution No. 17-35 approving and authorizing the Town Administrator to enter into a contract with Civic Plus for website design and hosting services. 2nd by Councilmember Sessions

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

8. Mayor Dewing convene the council into closed session at 7:03 pm to discuss the item listed below:
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:
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'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

Mayor Dewing reconvene the meeting into open session at 7:22 pm and stated no action was taken as a result of the closed session

9. Mayor Dewing adjourned the meeting at 7:23 pm

Passed and approved on this the 14th day of December, 2017

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary



RESOLUTION NO. 17-36

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, DECLARING CERTAIN PERSONAL PROPERTY OWNED BY THE TOWN TO BE SURPLUS PROPERTY AND AUTHORIZING THE TOWN ADMINISTRATOR TO DISPOSE OF SUCH PROPERTY

WHEREAS, The Town Council of the Town of Northlake, Texas, has determined that certain personal property owned by the Town in the form of certain equipment is no longer needed; has been replaced by other equipment; and is no longer necessary for the Town's current or foreseeable needs; and

WHEREAS, such surplus property, while no longer being of value or benefit to the Town, may be of benefit or value to some other person or entity; and

WHEREAS, the Texas Government Code authorizes the Town to dispose of surplus proper.

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

SECTION 1. The Town Council hereby finds and determines that the property identified on the attached Exhibit "A", which is hereby incorporated and made part of this Resolution as if set forth fully at length is no longer necessary for the operations of the Town of Northlake and is hereby declared to be surplus property in accordance with the Texas Government Code.

SECTION 2. The Town Administrator is hereby directed to take all reasonable steps to dispose of such items of surplus property and the proceeds there from shall be deposited to the General Fund or appropriate fund.

PASSED AND APPROVED THIS THE 14th DAY OF DECEMBER, 2017

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit 'A'
Town of Northlake
Surplus Inventory

Year	Make	Serial No.
2010	Flatbed Shop Trailer	TR220827
2010	Big Tex Utility Trailer	TR220828
1998	Shop Utility Trailer	TR220826
1994	GMC Truck (red)	1GTEC14Z2RZ523153



Item 6

Board of Adjustment

Case 17-001



**TOWN OF NORTHLAKE, TEXAS
BOARD OF ADJUSTMENT MEETING
THURSDAY, DECEMBER 14, 2017 AT 5:30 PM
1400 FM 407-CHAMBER ROOM
NORTHLAKE, TEXAS**

1. Call to Order

Call meeting to order and announce a quorum is present by Chairman

- 2. Public Hearing** – To receive comments for or against a request for a variance to the minimum front yard setback established by the recorded plat for Lots 1-10, Block B, Prairie View Farms, which are zoned Rural Estate (RE). Venado Ridge Investments LLC, First Texas Homes Inc., and Bloomfield Homes LP are the owners. Gallery Custom Homes is the applicant. Case # VR-17-001

3. Agenda Item

Discuss, Consider and Act on Variance Request 17-001 to reduce the minimum front yard setback of 50 feet established by the recorded plat to 25 feet for Lots 1-10, Block B, Prairie View Farms, which are zoned Rural Estate (RE).

4. Adjournment

CERTIFICATE

I hereby certify that the above agenda was posted at the Town Hall of Town of Northlake, Texas, on Friday, December 8, 2017, by 4:00 pm pursuant to the Texas Government Code Chapter 551.


Shirley Rogers, Town Secretary

Memo

To: Honorable Mayor and Town Council acting as the Board of Adjustment

From: Nathan Reddin, Development Director

CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary

Date: December 14, 2017

Re: variance request for Lots 1-10, Block B, Prairie View Farms, front yard setback

Purpose: To hold a public hearing and consider a variance request to reduce the minimum front yard setback of 50 feet established by the recorded plat to 25 feet for Lots 1-10, Block B, Prairie View Farms, which are zoned Rural Estate (RE).

Public Hearing Information: A public hearing and official notice is required for all applications to the Board of Adjustment (BOA) for a variance. Notice of the public hearing and agenda item was published in the Denton Record Chronicle fifteen days prior to the public hearing, and a notice was mailed 10 days prior to the public hearing, to all Northlake property owners within 200 feet of the subject property. Staff has received no responses from 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.

Owners: Venado Ridge Investments LLC, First Texas Homes Inc., and Bloomfield Homes LP

Applicant/Developer: Gallery Custom Homes

Background: The developer, Venado Ridge Investments, and homebuilders, First Texas Homes (aka Gallery Custom Homes) and Bloomfield Homes, within Prairie View Farms have requested a variance to the minimum front yard setback of 50 feet established by a building line on the recorded plat for Lots 1-10, Block B, Prairie View Farms. The request is to allow a minimum setback of 25 feet which is the minimum required in the RE zoning district. Although the request is to match the minimum setback required in the zoning district, the Unified Development Code (UDC) requires that "where the building setback line has been established by a recorded plat and is in conflict with the requirements of this UDC, the plat shall control." The attached variance request from the applicant explains the reasoning for the request.

Analysis: The UDC authorizes the Town Council to serve as the Board of Adjustment (BOA). Among the powers of the BOA is the authority to grant variances from specific regulations set forth in the UDC, including minimum setbacks, as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification. In exercising its power to grant a variance in accordance with UDC, the BOA shall make findings and show in its minutes:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property, and

Due to easements running along the rear of Lots 1-10, Block B, these lots have a significantly reduced developable area, particularly for things such as swimming pools and accessory buildings which are built behind the house.

2. That the situation causing the hardship or difficulty is unique to the affected property and is not self-imposed, and

The large easements at the rear of Lots 1-10, Block B, are unique to these lots within Prairie View Farms.

3. That the relief sought will not injure the permitted use of adjacent conforming property, and

The impact of a variance on adjacent properties is minimal as all directly adjacent properties are within the ETJ in the future Harvest development and will only back up to these lots. The lots fronting Prairie View Court are across from undeveloped property, and the lots fronting on Flanagan Farm Drive are across the street from three residential lots in the subdivision.

4. That the granting of the variance will be in harmony with the spirit and purposes of this UDC.

The variance request matches the minimum front setback requirement for the zoning district.

Staff finds this variance request acceptable for consideration.

Attachments:

- Letter of request with exhibits
- Public Hearing Information – Notice (includes photos of encroachment) & Contact List



Gallery Custom **HOMES**

To Whom it May Concern,

Gallery Homes is requesting a variance to change the front build line from the current plat designated distance of 50' to 25', for Lots 1 – 10 of Block B in the Subdivision of Prairie View Farms, Northlake, TX. The request is based on a larger portion of the lots are made unusable by an Approximate Width Gas Pipeline Utility Easement and Variable Width Drainage Easement.

In Exhibit A, you will see that a 20' Gas Utility Easement is denoted clearly on the back of Lots 1 – 5 of the Prairie View Farms Plat. Also, there is a note on the plat that states the pipeline easement is "50' wide during construction and maintenance". We have plotted the 50' wide easement location with red dashes to illustrate where that easement is located on Lots 1 – 6 of Block B, see exhibit A. With the depth of the lots being approximately 224', front build line at 50', home depth of 100' and a 50' easement on the rear of the lot, leaves approximately 24' of usable space on an acre lot, see Exhibit B

Lots 7 – 10 of Block B, have a similar situation as the above-mentioned lots, but have a 75' Variable Width Drainage easement vs a Gas Pipeline Easement. Again, making most of the rear yard non-usable for future property owners. The 75' easement boundary has been marked with a red dash line for visual purposes, see Exhibit A.

Lot 6 of Block B has both the Gas Pipeline and the Variable Width Drainage Easements taking up the rear and side yard of this lot, see Exhibit C.

The variance should be granted since The Town of Northlake Rural Estate Zoning District currently allows for a minimum 25' Front Yard Setback, see Exhibit D. The additional 25' of yard would allow the future buyers a 50' rear yard. The addition footage would give them more flexibility in making an outdoor living/recreation space for their family, which is the driving force for the buyers that are purchasing an acre+ size lot.

Respectfully,

William Durham
Area Manager
Gallery Custom Homes
bdurham@firsttexashomes.com
cell: (469)263-8126



POB
PK SET
N 00°00'00" E 122.51'

FAUGHT ROAD
35' R.O.W. (PROPOSED 75' R.O.W.)

R.O.W. DEDICATION
10.57 ACRES
PER THIS PLAT

PK SET
N 00°00'00" E 122.51'

1" = 100'
GRAPHIC SCALE
0 50 100

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE K" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANELS 485 G AND 505 G OF SAID MAP.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
4. THE TOWN OF NORTHLAKE SHALL MAINTAIN ALL PAVING AND DRAINAGE FACILITIES LOCATED WITHIN THE R.O.W. OF ALL PUBLIC ROADWAYS. THE H.O.A. SHALL CONTINUE TO MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE THE R.O.W. INSIDE PUBLIC DRAINAGE EASEMENTS, INCLUDING THE DETENTION POND. THE TOWN OF NORTHLAKE SHALL MAINTAIN ALL WATER FACILITIES THROUGHOUT THE SUBDIVISION.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	150.00'	230.72'	89°07'46"	N 45°35'45" W
C2	250.00'	188.19'	43°07'46"	N 23°05'45" W
C3	150.00'	235.62'	90°00'00"	N 45°20'22" E

LOT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	35.00'	54.92'	89°54'33"	N 45°23'03" E

VARIABLE WIDTH D.E. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
CD1	303.00'	35.06'	8°37'44"	N 39°53'33" W

5. 56 LOTS FOR RESIDENTIAL USE. LOT 25X, BLOCK A AND LOT 19X, BLOCK C ARE FOR DETENTION POND USE. TOTAL LOT COUNT = 58.
6. ALL RESIDENTIAL LOTS SHALL UTILIZE SEPTIC SYSTEMS.
7. NO RESIDENTIAL DRIVEWAYS SHALL BE PERMITTED ON FAUGHT ROAD OR OLD JUSTIN ROAD EXCEPT FOR LOTS 1-4, BLOCK C, WHICH SHALL BE PERMITTED ONE RESIDENTIAL DRIVEWAY PER LOT TO FAUGHT ROAD.
8. NO STRUCTURES INTENDED FOR HUMAN HABITATION SHALL BE CONSTRUCTED WITHIN THE GAS WELL EASEMENT. THE GAS WELL EASEMENT SHALL AUTOMATICALLY BE ABANDONED UPON ABANDONMENT AND PLUGGING OF THE GAS WELL LOCATED WITHIN THE EASEMENT. THE GAS WELL SHALL BE OFFICIALLY ABANDONED UPON MEETING THE REQUIREMENTS OF THE TOWN OF NORTHLAKE REGARDING GAS WELL ABANDONMENT AND PLUGGING OF FORM W-3 WITH THE RAILROAD COMMISSION OF TEXAS.
9. LANDSCAPING AND FENCING WITHIN THE LANDSCAPE, SCREENING, AND TRAIL EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA. THE TRAIL WITHIN THE EASEMENT SHALL BE DEDICATED TO THE TOWN OF NORTHLAKE TO PROVIDE PUBLIC ACCESS FOR PEDESTRIANS AND BICYCLES.

STATE OF TEXAS
COUNTY OF DENTON

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

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 17 DAY OF June, 2016

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 4/26/2020

CERTIFICATE OF SURVEYOR



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, VENADO RIDGE INVESTMENTS, LLC is the owner of all that certain lot, tract or parcel of land situated in the Patrick Rock Survey, Abstract Number 1063 in Denton County, Texas and also being all of the tract of land described in a deed to VENADO RIDGE INVESTMENTS, LLC as recorded in County Clerk's File Number 2015-47435, Real Property Records, Denton County, Texas; this subject tract being more particularly described as follows:

BEGINNING at a P.K. nail found for the Northwest corner of said Venado Ridge Investments tract and being in the intersection of apparent public roads posted as Faught Road and Old Justin Road;

Thence South 89 degrees 15 minutes 38 seconds East in or near the center of said Old Justin Road and with the North line of said Venado Ridge Investments tract a distance of 2264.88 feet to a P.K. nail found in said Old Justin Road and being the Northeast corner of said Venado Ridge Investments tract and the Northwest corner of a tract of land described in a deed to Belmont 407, LLC, as recorded in County Clerk's File Number 2011-124875, Real Property Records, Denton County, Texas;

Thence South 00 degrees 11 minutes 32 seconds West with the West line thereof passing a 3/8" iron rod found at 26.79 feet and continuing along said course along or near a fence part of the way a total distance of 978.91 feet to a Boil D Arc fence corner post found for an all corner of said Venado Ridge Investments tract and the Southwest corner of said Belmont 407, LLC tract;

Thence South 89 degrees 20 minutes 25 seconds East with a Southerly line thereof along or near a fence a distance of 741.31 feet to a 1/4" iron rod found for the Northwest corner of a tract of land described in a deed to Paula Kay Thompson, Roger Leslie Thompson and Don Thompson as recorded in County Clerk's File Number 2009-147653, Real Property Records, Denton County, Texas;

Thence South 00 degrees 25 minutes 43 seconds West with the West line thereof along or near a fence a distance of 321.64 feet to a 1/2" iron rod found for the Southwest corner of said Venado Ridge Investments tract and the Northeast corner of a tract of land described in a deed to Jeannette Dutton as recorded in County Clerk's File Number 1994-89293, Real Property Records, Denton County, Texas;

Thence North 89 degrees 39 minutes 38 seconds West with the North line thereof, along or near a fence passing a 1/2" iron rod found at 2396.92 feet and continuing along said course a total distance of 3005.83 feet to a P.K. nail set for the Northwest corner of said Dutton tract and the Southwest corner of said Venado Ridge Investments tract and being in or near the center of said Faught Road;

Thence North 00 degrees 14 minutes 22 seconds East in or near the center of said Faught Road a distance of 1320.51 feet to the PLACE OF BEGINNING and enclosing 73.77 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT VENADO RIDGE INVESTMENTS, LLC DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PRAIRIE VIEW FARMS, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

VENADO RIDGE INVESTMENTS, LLC

BY: SCOTT SCHAMBACHER DATE 6-17-16

STATE OF TEXAS
COUNTY OF DENTON

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

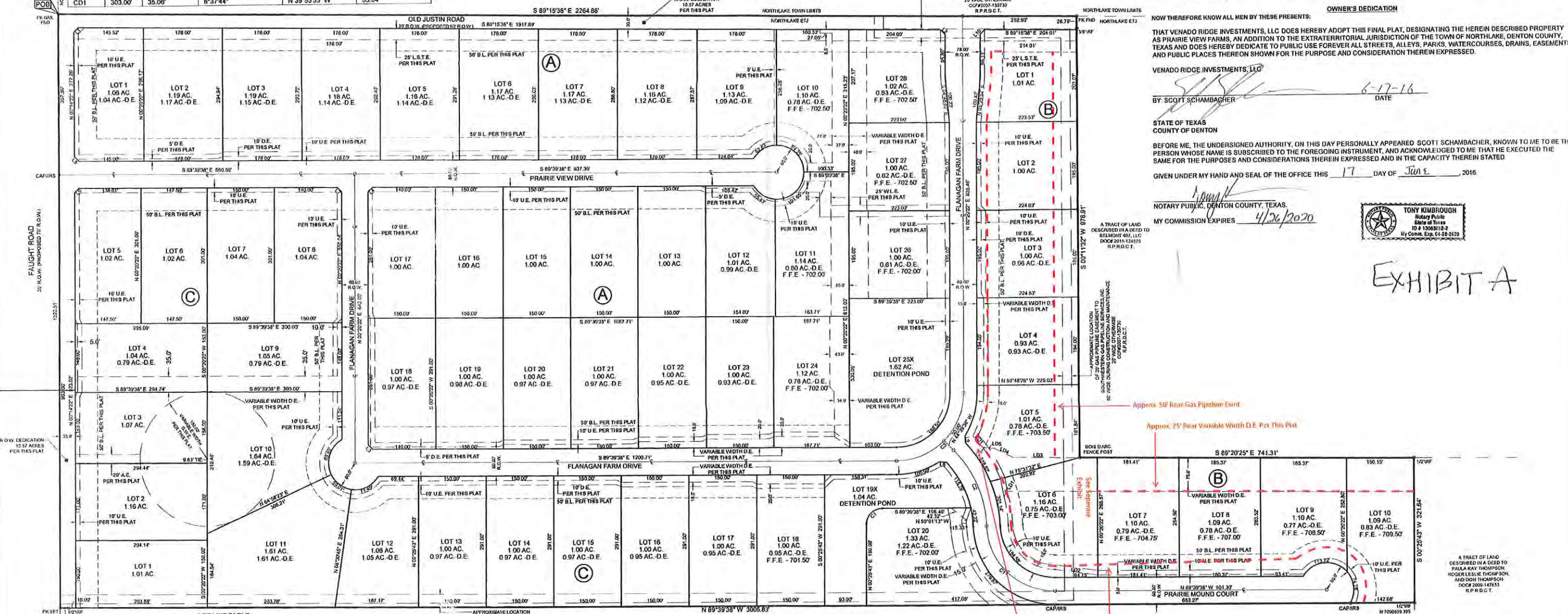
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 17 DAY OF June, 2016

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 4/26/2020



EXHIBIT A



LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°29'22" E	14.08'
L2	S 44°27'38" E	14.19'
L3	N 44°39'38" W	14.14'
L4	N 45°20'22" E	14.14'
L5	N 44°42'38" W	14.15'
L6	N 45°20'22" E	14.14'
L7	S 44°30'38" E	14.14'
L8	S 83°58'55" W	15.65'
L9	N 04°57'17" W	15.76'
L10	N 45°32'22" E	14.09'

VARIABLE WIDTH D.E. LINE TABLE		
LOT	BEARING	DISTANCE
LD1	N 34°40'01" E	13.08'
LD2	N 81°47'58" W	95.05'
LD3	N 89°20'25" W	145.84'
LD4	N 63°31'25" W	47.08'
LD5	N 85°57'29" W	24.84'

LEGEND

- POB = POINT OF BEGINNING
- CAPRIE = CAPPED IRON ROD FOUND
- CAPRI = CAPPED IRON ROD SET
- R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
- D.E.D.C.T. = DEED RECORD DENTON COUNTY TEXAS
- R.O.W. = RIGHT OF WAY
- H.O.A. = HOME OWNERS ASSOCIATION
- A.E. = ACCESS EASEMENT
- G.W.E. = GAS WELL EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- AC, D.E. = ACREAGE MINUS DRAINAGE EASEMENT AREA
- L.S.T.E. = LANDSCAPE, SCREENING AND TRAIL EASEMENT
- F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- R.O.W. CENTERLINE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TX,
ON THIS 17th DAY OF June, 2016

TOWN MAYOR
ATTEST:
TOWN SECRETARY



1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 130329-FP
DRAWN BY: TK
DATE: 6-17-2016
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
PRAIRIE VIEW FARMS

LOTS 1-24 AND LOTS 26-28, BLOCK A,

LOTS 1-10, BLOCK B,

LOTS 1-18 AND LOT 20, BLOCK C

HOA LOT 19X, BLOCK C, HOA LOT 25X, BLOCK A

BEING 56 RESIDENTIAL LOTS AND 2 H.O.A. LOTS,

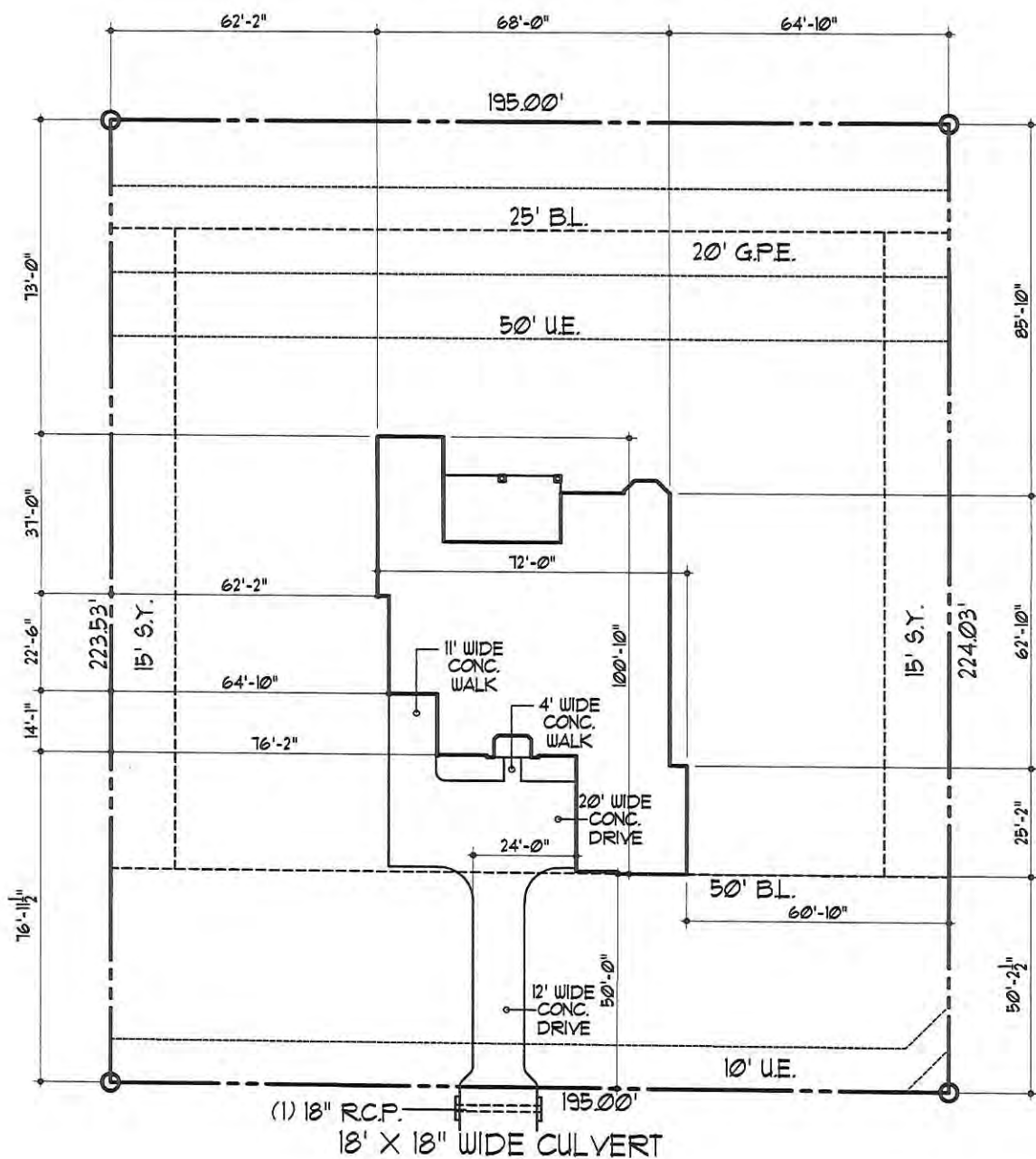
BEING 73.77 ACRES LOCATED IN THE PATRICK ROCK

SURVEY, ABSTRACT NUMBER 1063, IN THE

EXTRATERRITORIAL JURISDICTION OF THE TOWN OF

NORTHLAKE, DENTON COUNTY, TEXAS

EXHIBIT B



1525 FLANAGAN FARM DRIVE

TOTAL LOT AREA:	44,130 #
TOTAL SLAB AREA:	4,896 #
TOTAL %:	11 %

SUBDIVISION: PRAIRIE VIEW FARMS

JOB#: 1-179-020

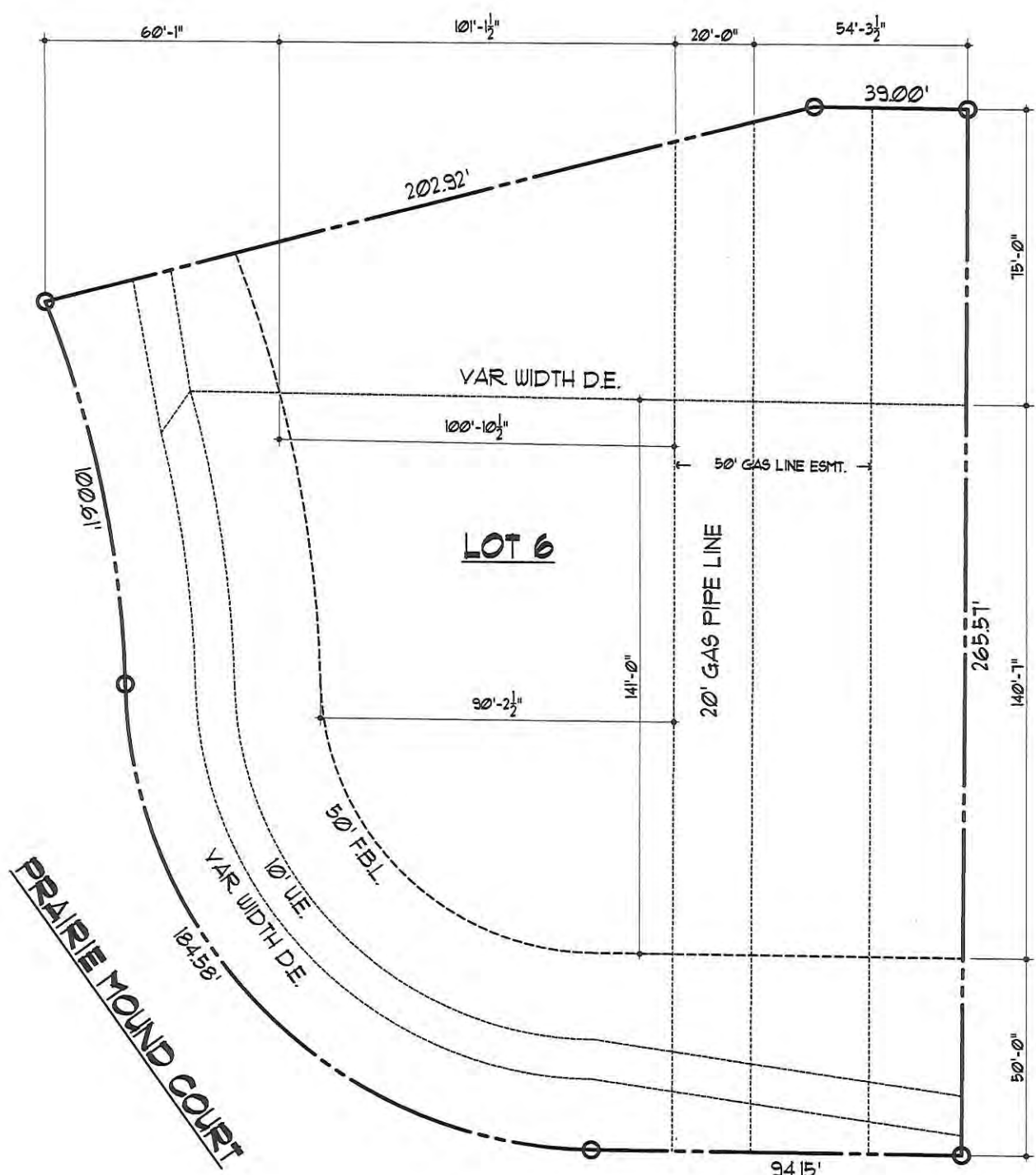
Gallery Custom

Homes

PLOT PLAN	
SCALE:	1" = 40'-0"
LOT/BLOCK:	LOT 2, BLOCK B
CITY/STATE:	NORTHLAKE, TEXAS
RES/SPEC/DATE:	BROWN RESIDENCE (8/29/2017)
PLAN NAME:	WESTCHESTER III "CUSTOM A" FR. SWING

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction GH17-909

EXHIBIT C



SUBDIVISION: PRAIRIE VIEW FARMS

JOB#: ---

Gallery Custom
Homes

PLOT PLAN

SCALE:	1" = 40'-0"
LOT/BLOCK:	LOT 6, BLOCK B
CITY/STATE:	NORTHLAKE, TEXAS
RES/SPEC/DATE:	LOT EXHIBIT (11/08/2017)
PLAN NAME:	LOT EXHIBIT

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction

GH17-

Search for:

rural estate zoning district



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Document Location

Document

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Search 1 - 5 hits

A. **General.** All projects or developments shall comply with all of the applicable dimensional and development standards of this Article. requirements may also apply as required in other sections of this UDC. All area requirements and lot sizes shall be calculated based on gross acres

Table 5.1 - Dimensional Requirements

		Zoning Districts						
		RR	CRO	RE	MH	MU	C	I
Requirements		Rural Residential	Conservation Residential Overlay	Rural Estates	Manufactured Homes	Mixed Use	Commercial	Industrial
Minimum Lot Size and Dimensions	Area	5 acres	2 acres	1 acre	7,500 sq. ft.	Per PD	None	None
	Width at BL	150 ft.	100 ft.	100 ft.	60 ft.	Per PD	None	None
	Depth	200 ft.	200 ft.	200 ft.	100 ft.	Per PD	None	None
Minimum Yard Setbacks	Front	50 ft.	25 ft.	25 ft.	25 ft.	Per PD	30 ft.	20 ft.
	Side	25 ft.	10 ft.	10 ft.	15 ft.	Per PD	10 ft.	10 ft.
	Side Adj. to Street	25 ft.	25 ft.	15 ft.	10 ft.	Per PD	10 ft.	10 ft.
	Rear	40 ft.	40 ft.	25 ft.	25 ft.	Per PD	10 ft.	10 ft.
Miscellaneous Lot Requirements	Minimum Dwelling Unit Area	1,500 sf	1,500 sf	1,500 sf	None	Per PD	None	None
	Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	Per PD	40 ft.	65 ft.
	Maximum Impervious Cover	25%	25%	35%	25%	Per PD	FAR 0.5	FAR 0.5
	Key	a, b, c	a, b, c, d, e	a, b, c	a	a, b,	a, f	a, f, g

Key:

a. Refer to [Article 9](#) for additional design requirements

EXHIBIT
D



OFFICIAL NOTIFICATION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Northlake Board of Adjustment (BOA) will hold a public hearing on Thursday, December 14, 2017, at a meeting to begin at 5:30 pm at Northlake Town Hall, 1400 FM 407, Northlake, Texas to receive comments for or against a request for a variance to the minimum front yard setback established by the recorded plat for Lots 1-10, Block B, Prairie View Farms, which are zoned Rural Estate (RE). Venado Ridge Investments LLC, First Texas Homes Inc., and Bloomfield Homes LP are the owners. Gallery Custom Homes is the applicant. Case # VR-17-001.

ABOUT THIS REQUEST

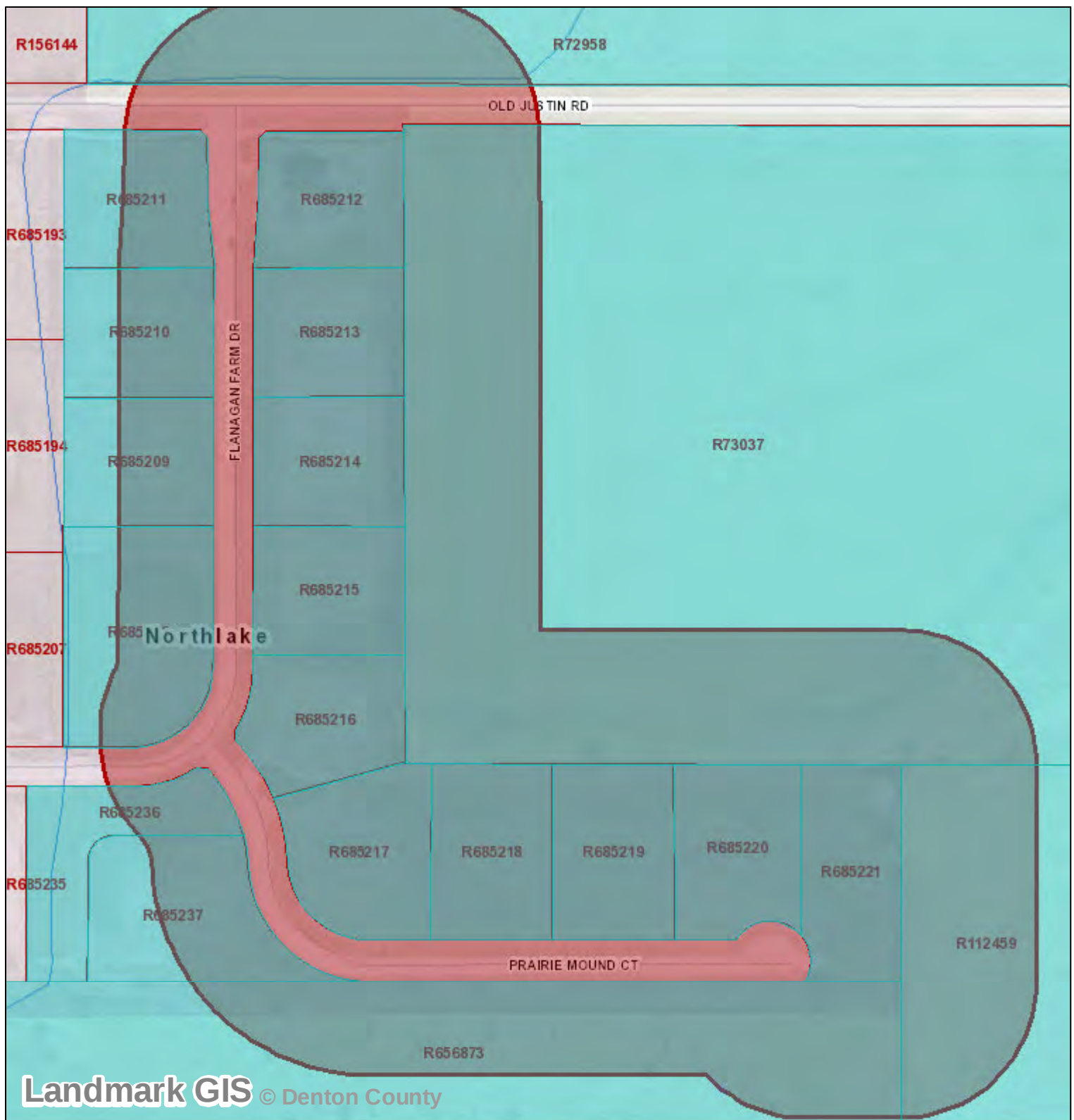
The developer, Venado Ridge Investments, and homebuilders, First Texas Homes (aka Gallery Custom Homes) and Bloomfield Homes, within Prairie View Farms have requested a variance to the minimum front yard setback of 50 feet established by a building line on the recorded plat for Lots 1-10, Block B, Prairie View Farms. The request is to allow a minimum setback of 25 feet which is the minimum required in the RE zoning district. Although the request is to match the minimum setback required in the zoning district, the Unified Development Code (UDC) requires that "where the building setback line has been established by a recorded plat and is in conflict with the requirements of this UDC, the plat shall control." The detailed request is provided on the following pages. If you would like more information or have any questions about this request, please contact Nathan Reddin, Development Director, at 940-242-5703 or nreddin@town.northlake.tx.us. You may also visit Northlake Town Hall between the hours of 8:00 am to 4:00 am, Monday – Friday.

PUBLIC HEARING PROCESS

The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Board of Adjustment, and the Town Council acts as the Board of Adjustment. During the public hearing, interested persons are asked to sign in and speak before the Board to provide comments for or against the request before the Board. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property are notified of the request by mailing of this notice ten (10) days prior to the date of the public hearing. Notifications are also printed in the Denton Record-Chronicle and posted on the town website.

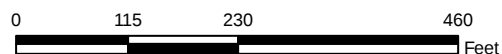
WRITTEN RESPONSE PROCESS

You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Board is informed of the responses in support and in opposition of the request.



Landmark GIS © Denton County

200 Foot Buffer Map



<http://www.dentoncounty.com>

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

200 Foot Notification List for Public Hearing

Case Name: Prairie View Farms Setback Variance Request
Case Type: BOA Variance
Case Number: VR-17-001
Public Hearing Date: December 14, 2017

PROPERTY ID	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION
APPLICANT	GALLERY CUSTOM HOMES C/O WILLIAM DURHAM	500 CRESCENT CT SUITE 350	DALLAS	TX	75201	N/A
MULTIPLE	FIRST TEXAS HOMES INC	500 CRESCENT CT STE 350	DALLAS	TX	75201	PRAIRIE VIEW FARMS BLK A LOT 26; BLK B LOTS 1, 7
MULTIPLE	VENADO RIDGE INVESTMENTS, LLC	7065 CONFEDERATE PARK RD STE 100	FORT WORTH	TX	76108	PRAIRIE VIEW FARMS BLK A LOT 25X; BLK B LOTS 2, 3, 5, 9, 10; BLK C LOTS 19X, 20
MULTIPLE	BLOOMFIELD HOMES LP	1050 E STATE HIGHWAY 114 STE 210	SOUTHLAKE	TX	76092	PRAIRIE VIEW FARMS BLK A LOTS 28, 27; BLK B LOTS 4, 6, 8



Regular Items

Agenda Item 7

- D. Consider for approval a Preliminary Plat of the Alliance Northport Addition, a proposed development consisting of 7 industrial lots, 1 commercial lot, and 1 private open space lot on a 181.226-acre tract of land out of the B.B.B. & C.R.R. Company Survey, Abstract No. 189, and the H.W. Cooke Survey, Abstract No. 310, generally located east of IH 35W, north of Sam Lee Lane and west of the future extension of Dale Earnhardt Way, and zoned Industrial (I) and Commercial (C). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # PP-17-007
- E. Consider for approval a Final Plat of Lots 6R1 and 6R2, Block 6, Northlake Ridge Estates, being a replat of Lot 6, Block 6, North Ridge Estates, a 4.60-acre lot located at 8030 Stone Ridge Drive and zoned Rural Estate (RE). Keven and Rebecca McCown are the owners/applicants. Kaz Surveying, Inc. is the surveyor. Case # FP-17-013
 - i. Public Hearing
- F. Consider for approval a zoning change from Commercial (C) to Mixed-Use Planned Development (MPD) for an approximately 1.53-acre tract of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the City of Fort Worth on the south. Sahil Properties is the owner/applicant. Case # PD-17-009
 - i. Public Hearing
 - ii. Ordinance 17-1214A
- G. Consider for approval a resolution of the Town of Northlake, Texas authorizing certain territory within the extraterritorial jurisdiction of the Town of Northlake, Texas to be included within West Denton County Fresh Water Supply District No. 1 (Res. No. 17-37)
- H. Consider for approval an ordinance to amend the Northlake Economic Development Corporation and Community Development Corporation budgets for the fiscal year 2017-2018 (Ord. No. 17-1214B)

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: December 14, 2017
Re: Preliminary Plat for Alliance Northport Addition (PP-17-007)

Purpose: To consider approval of a Preliminary Plat of the Alliance Northport Addition, a proposed development consisting of 7 industrial lots, 1 commercial lot, and 1 private open space lot on a 181.226-acre tract of land out of the B.B.B. & C.R.R. Company Survey, Abstract No. 189, and the H.W. Cooke Survey, Abstract No. 310, generally located east of IH 35W, north of Sam Lee Lane and west of the future extension of Dale Earnhardt Way, and zoned Industrial (I) and Commercial (C).

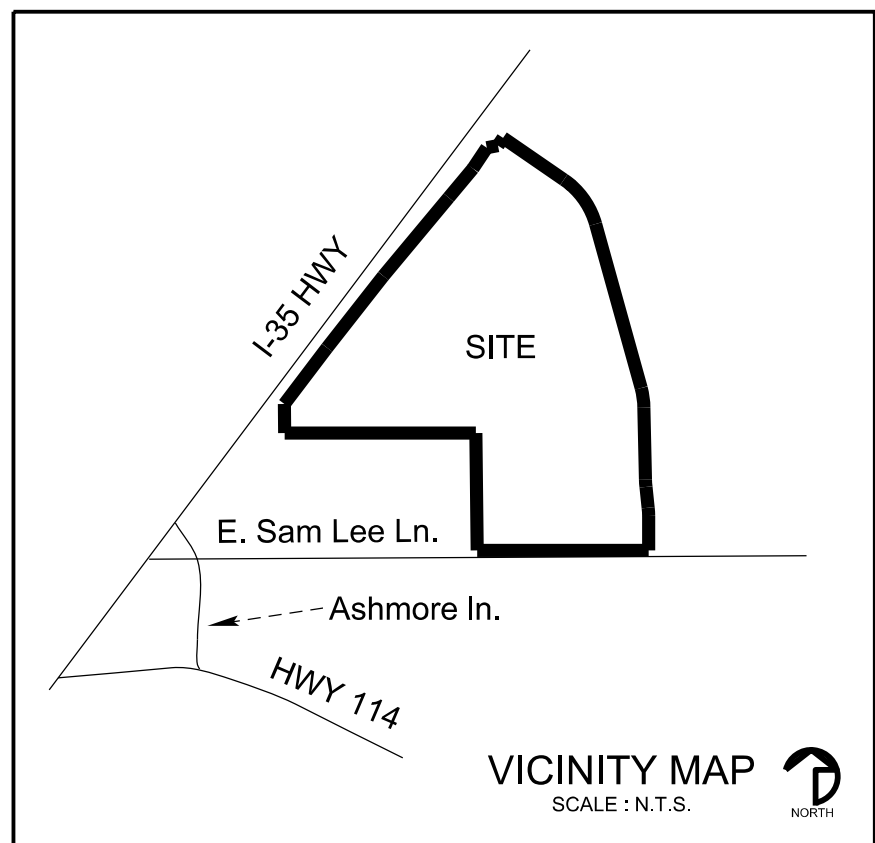
Owner/Applicant: AIL Investment LP

Engineer/Surveyor: Peloton Land Solutions, Inc.

Background: Alliance Northport is the proposed Hillwood development planned for approximately 255 acres on the east side of IH 35W extending from Sam Lee Lane on the south to the U.S. Army Corps of Engineers property north of Dale Earnhardt Way. AIL Investment LP is a Hillwood entity that purchased the property and plans to develop it with a mix of industrial, office and retail uses. This preliminary plat is for the portion of the proposed development that will be south and west of the proposed extension of Dale Earnhardt Way. A portion of the property included in the preliminary plat was zoned Industrial (I) prior to the purchase by AIL Investment LP, and the remaining property was rezoned to Industrial (I) except for a 6.74-acre tract at the southeast corner of IH 35W and Dale Earnhardt Way which was rezoned Commercial (C) on October 22, 2015.

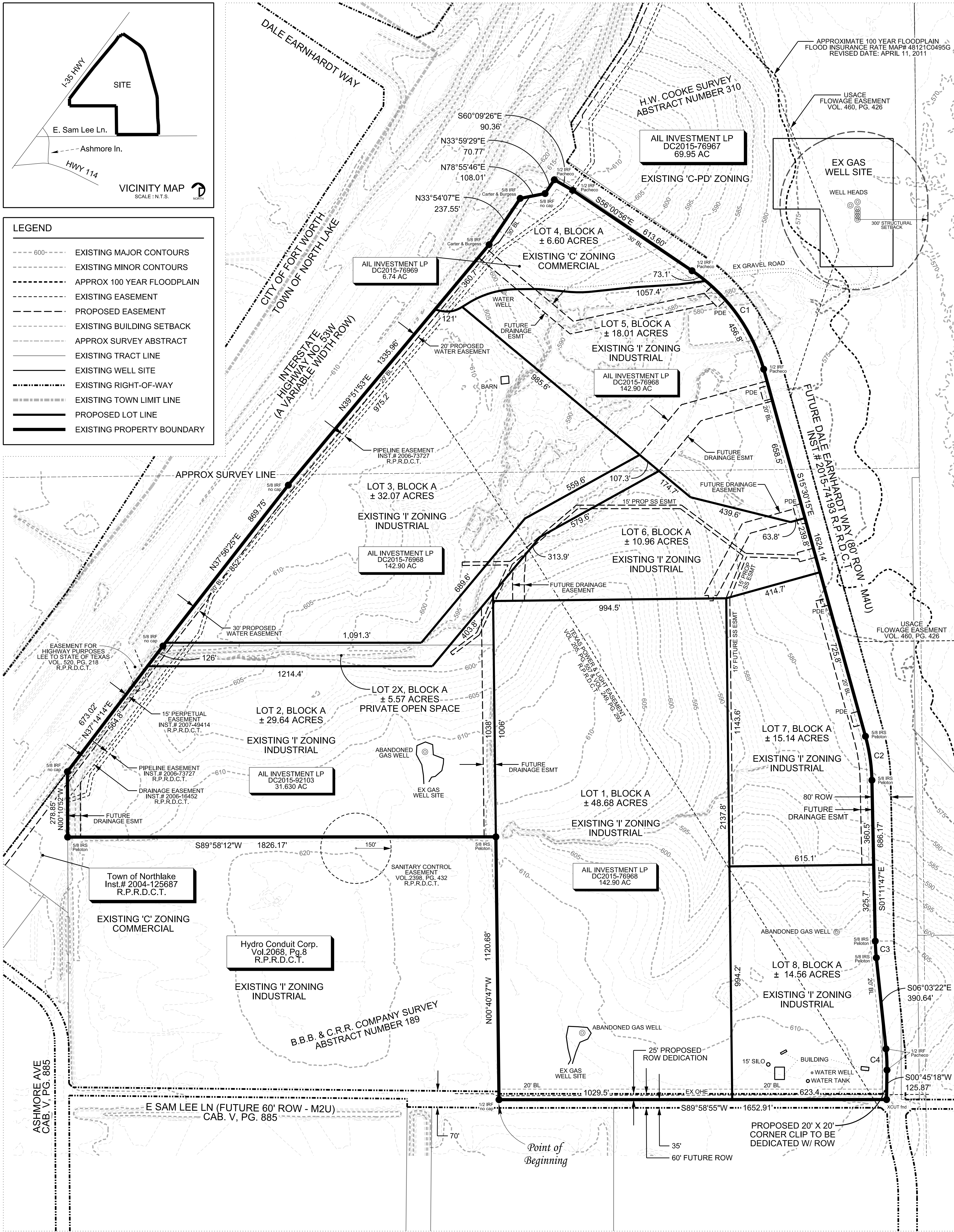
Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). Preliminary utility and drainage plans were submitted with the preliminary plat for review. Town Staff has reviewed the plat and plans and finds them acceptable for approval with more detailed plans required prior to final platting. Full construction plans for the Dale Earnhardt Way extension have already been submitted and are under review. The Dale Earnhardt extension will provide access to several lots within the preliminary plat. Two lots have frontage on Sam Lee Lane, most of which was improved with the adjacent Northport 35 Business Center development. The remainder of Sam Lee Lane is being improved by the Town. This preliminary plat provides for additional right-of-way dedication to accommodate these improvements as well as utilities.

Staff Findings: Staff finds the preliminary plat acceptable for approval as submitted.



LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- APPROX 100 YEAR FLOODPLAIN
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING BUILDING SETBACK
- APPROX SURVEY ABSTRACT
- EXISTING TRACT LINE
- EXISTING WELL SITE
- EXISTING RIGHT-OF-WAY
- EXISTING TOWN LIMIT LINE
- PROPOSED LOT LINE
- EXISTING PROPERTY BOUNDARY



NOTES:

- THE FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP, NUMBER 48121C0495G, REVISED APRIL 11, 2011.
- BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD83 83.
- THE PROPERTY IS CURRENTLY ZONED "I" INDUSTRIAL AND "C" COMMERCIAL ACCORDING TO THE TOWN OF NORTH LAKE ZONING MAP.
- THE INTENTION IS TO FINAL PLAT LOT 1 FIRST, AND FINAL PLAT THE REMAINING AREA AS NEEDED.
- DRAINAGE SHALL CONFORM TO CONSTRUCTION PLANS FOR DALE EARNHARDT WAY (I-35W TO SAM LEE LANE), PERPARED BY PACHECO KOCH AND ASSOCIATED STUDIES / DOWNSTREAM ASSESSMENT

(BOUNDARY) CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	39°57'01"	529.92'	760.00'	S36°02'25"E	519.25'
C2	14°18'23"	189.77'	760.00'	S08°20'59"E	189.27'
C3	04°51'34"	71.24'	840.00'	S03°37'34"E	71.22'
C4	06°48'39"	90.34'	760.00'	S02°39'02"E	90.29'

APPROVED BY THE TOWN COUNCIL ON:

Date

Mayor, Town of Northlake

Town Secretary, Town of Northlake

PROJECT NO. HWA17038

FILE PATH G:\JOB\HWA17038\ENT\PLAT

DRAWN BY JAK

REVIEWED BY KK

DATE DECEMBER 2017

DATE REVISIONS



GRAPHIC SCALE

SCALE: 1" = 200'-0"

OWNER

AIL INVESTMENT, LP.
9800 HILLWOOD PKWY.
SUITE 300
FORT WORTH, TX 76177
PH: (817) 224-6000
FAX: (817) 224-6060

DEVELOPER

AIL INVESTMENT, LP.
9800 HILLWOOD PKWY.
SUITE 300
FORT WORTH, TX 76177
PH: (817) 224-6000
FAX: (817) 224-6060

PLANNER / ENGINEER

PELTON LAND
SOLUTIONS, INC
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

A PRELIMINARY PLAT OF
ALLIANCE NORTHPORT ADDITION

LOTS 1-8 & 2X, BLOCK A
EXISTING 'C' & 'I' ZONING
BEING A TOTAL OF 181.226 ± GROSS ACRES OF LAND
SITUATED IN THE B.B.B. & C.R.R. COMPANY
SURVEY, ABSTRACT NO. 189 &
THE H.W. COOKE SURVEY, ABSTRACT NO. 310,
TOWN OF NORTH LAKE, DENTON COUNTY, TEXAS
LOTS 1-3 & 5-8 INDUSTRIAL, LOT 4 COMMERCIAL,
LOT 2X PRIVATE OPEN SPACE

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: December 14, 2017
Re: Lots 6R1 & 6R2, Block 6, North Ridge Estates (FP-17-013)

Purpose: Conduct a public hearing and consider approval of a Final Plat of Lots 6R1 and 6R2, Block 6, Northlake Ridge Estates, being a replat of Lot 6, Block 6, North Ridge Estates, a 4.60-acre lot located at 8030 Stone Ridge Drive and zoned Rural Estate (RE).

Owner/Applicant: Keven and Rebecca McCown

Applicant/Surveyor: Kaz Surveying, Inc.

Background: The property owner has requested a replat of the 4.60-acre Lot 6, Block 6 into two lots so that the existing home will be on a 1.13-acre lot (Lot 6R1) and the remaining 3.47 acres (Lot 6R2) will become a separate lot to be owned and maintained by the HOA. Lot 6R2 contains a detention pond constructed as part of the development, so all of the Lot 6R2 is encumbered by floodplain and/or a drainage easement. No residential development is possible on the lot.

Public Hearing Information: A public hearing and official notice is required for replats of property zoned for single family dwellings, and the RE zoning district restricts residential uses to single family dwellings. Notice of the public hearing was published in the Denton Record Chronicle fifteen days prior to the public hearing, and a notice was mailed 10 days prior to the public hearing, to all Northlake property owners within 200 feet of the subject property and within the original subdivision of the replat. Staff has received three responses in favor of the request as of the writing of this memo, and a copy of the responses is provided in the attached public hearing information. Any additional responses received prior to the public hearing will be presented at the Town Council meeting.

Staff Analysis: Sections 12.11 and 12.12 of the Unified Development Code (UDC) outline the requirements and procedures for approval of replats. Among the requirements of these sections is a public hearing and notification as described above. The replat appears to meet all requirements for approval including the RE minimum lot size requirement of one acre for each lot.

Staff finds the replat acceptable for approval as submitted.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, December 14, 2017, at a meeting to begin at 5:30 pm at Northlake Town Hall, 1400 FM 407, Northlake, Texas. The purpose of this hearing is to hear comments for or against a plat for Lots 6R1 and 6R2, Block 6, Northlake Ridge Estates, being a replat of Lot 6, Block 6, North Ridge Estates, a 4.60-acre lot located at 8030 Stone Ridge Drive and zoned Rural Estate (RE). Keven and Rebecca McCown are the owners/applicants. Kaz Surveying, Inc. is the surveyor. Case # FP-17-013.

ABOUT THIS REQUEST

The property owner has requested a replat of the 4.60-acre Lot 6, Block 6 into two lots so that the existing home will be on a 1.13-acre lot (Lot 6R1) and the remaining 3.47 acres (Lot 6R2) will become a separate lot to be owned and maintained by the HOA. A copy of the proposed replat is on the following page, and a full copy of the replat is available for download on the public hearing notice post on the Town of Northlake website at www.town.northlake.tx.us/news. If you would like more information or have any questions about this request, please contact Nathan Reddin, Development Director, at 940-242-5703 or nreddin@town.northlake.tx.us. You may also visit Northlake Town Hall between the hours of 8:00 am to 4:00 am, Monday – Friday.

PUBLIC HEARING PROCESS

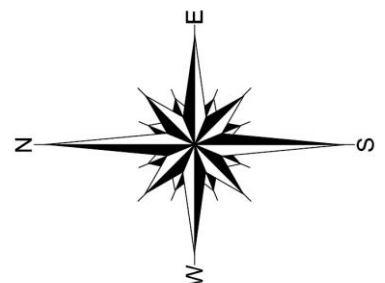
The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Town Council. During the public hearing, interested persons are asked to sign in and speak before the Town Council to provide comments for or against the request before the Town Council. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property and within the original subdivision of the replat are notified of the request by mailing of this notice fifteen (15) days prior to the date of the public hearing. Notification is also published in the Denton Record-Chronicle fifteen (15) days prior to the date of the public hearing.

WRITTEN RESPONSE PROCESS

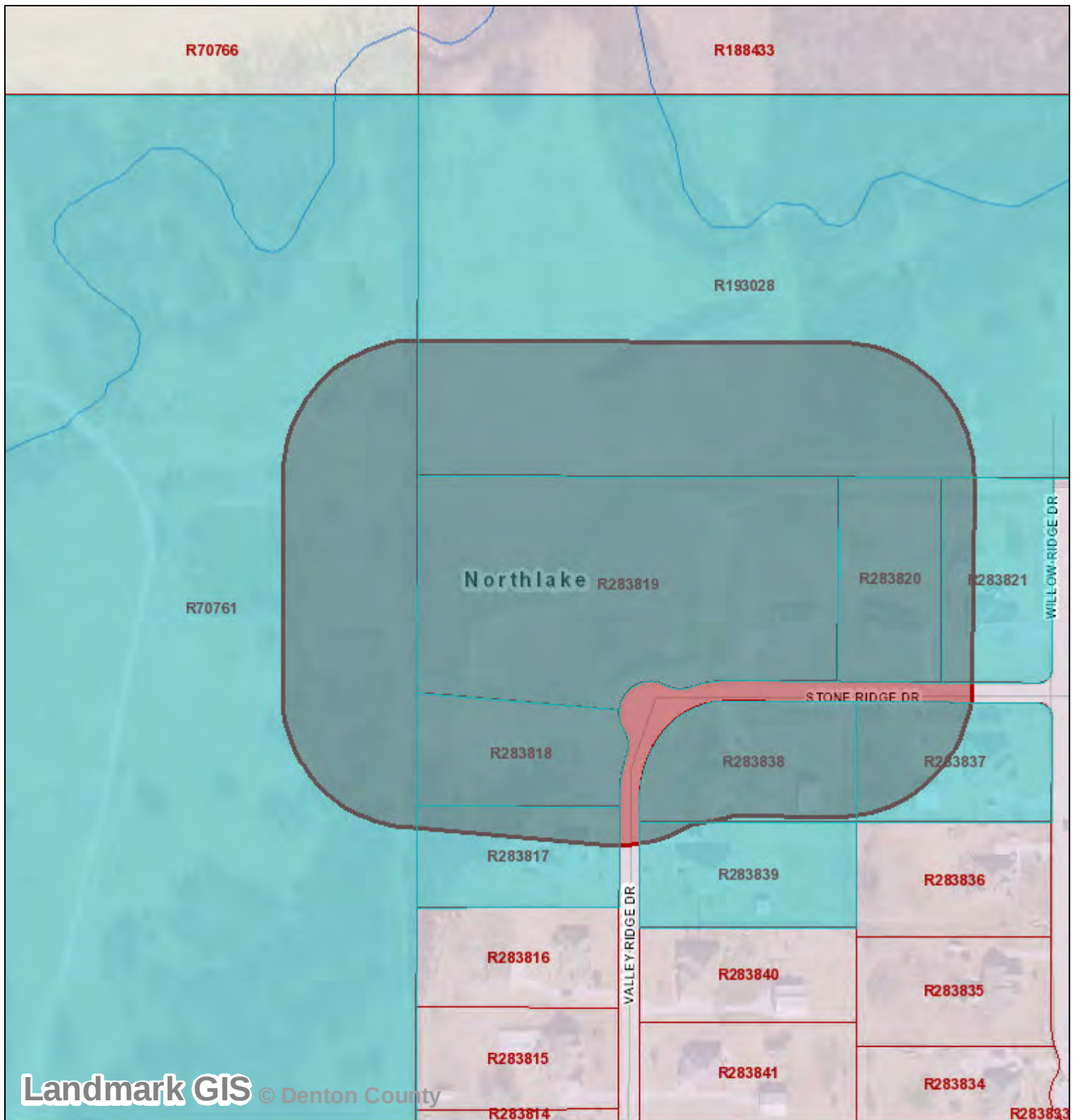
You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Council is informed of the percent of responses in support and in opposition of the request. ***These forms are used to calculate the percentage of landowner opposition described below.***

If the proposed Replat is protested in accordance with this subsection, the proposed Replat must receive, in order to be approved, the affirmative vote of at least three-fourths of all members of the Town Council. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the areas of the lots or land immediately adjoining the area covered by the proposed Replat and extending two hundred feet (200') from that area, but within the original subdivision, must be filed with the Town Council prior to the close of the public hearing. In computing the percentage of land area under this subsection, the area of streets and alleys shall be included.

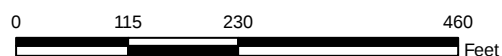
Page 2 of 2



REPLAT
NORTH RIDGE ESTATES ADDITION
LOTS 6R-1 & 6R-2, BLOCK 6
BEING 4.60 ACRES IN THE A. EMANUEL SURVEY, ABSTRACT 1621,
IN THE CITY OF NORTHLAKE, DENTON COUNTY, TEXAS



200-foot Buffer Map



<http://www.dentoncounty.com>

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

200 Foot Notification List for Public Hearing

Case Name: North Ridge Estates – Lots 6R1 & 6R2, Block 6
Case Type: Replat
Case Number: FP-17-013
Public Hearing Date: December 14, 2017

PROPERTY ID	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION
OWNER/APP	MCCOWN, KEVEN & REBECCA	8030 STONE RIDGE DR	NORTHLAKE	TX	72647	NORTH RIDGE ESTATES PH 1 & 2 BLK 6 LOT 6
283820	CLIFTON, THOMAS L JR	8010 STONE RIDGE DR	NORTHLAKE	TX	76247	NORTH RIDGE ESTATES PH 1 & 2 BLK 6 LOT 7
283821	DILLARD, JOHNNY & MEGAN	8000 STONE RIDGE DR	JUSTIN	TX	76247	NORTH RIDGE ESTATES PH 1 & 2 BLK 6 LOT 8
283837	STEPHENS, MICHAEL R & VICKI L	7600 WILLOW RIDGE DR	JUSTIN	TX	76247	NORTH RIDGE ESTATES PH 1 & 2 BLK 7 LOT 16
283838	WRIGHT, TAMMY & TIMOTHY	7701 VALLEY RIDGE DR	JUSTIN	TX	76247	NORTH RIDGE ESTATES PH 1 & 2 BLK 7 LOT 17
283839	PARSONS, THOMAS E & VICKI S TR PARSONS FAMILY REVOCABLE LIVING TRUST	7711 VALLEY RIDGE DR	JUSTIN	TX	76247	NORTH RIDGE ESTATES PH 1 & 2 BLK 7 LOT 18
283817	HICKSON, MARIE	7710 VALLEY RIDGE DR	JUSTIN	TX	76247	NORTH RIDGE ESTATES PH 1 & 2 BLK 6 LOT 4
283818	MEEKS, LESLIE N & BETTY E	PO BOX 48	ARGYLE	TX	76226	NORTH RIDGE ESTATES PH 1 & 2 BLK 6 LOT 5

All other properties within 200 feet are outside of the subdivision being replatted.



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: December 14, 2017, 5:30 pm
Case Type: Replat
Case Name: North Ridge Estates – Lots 6R1 & 6R2, Block 6
Case #: FP-17-013

WRITTEN RESPONSE

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

Comments (optional):

I am in favor of the replat of the property
at 8020 Stone Ridge Dr.

Signature: [Signature]
Printed Name: AMMY WELCH
Address: 7701 VALLEY RIDGE DR
Phone number: [REDACTED]

Date: 12/6/17
City/State/ZIP: NORTHLAKE TX 76247

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
DEC 07 2017
BY: [Signature]

Property within notification area: ☒ Yes ☐ No

Property ID: 283838

Property Size: Approx 1 ac in buffer



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: December 14, 2017, 5:30 pm
Case Type: Replat
Case Name: North Ridge Estates – Lots 6R1 & 6R2, Block 6
Case #: FP-17-013

WRITTEN RESPONSE

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

Comments (optional):

I fully support the re-plot of the property at 8020 Stone Ridge Dr. It was inherently wrong for the developer to bundle the detention pond with a residential property. This should have been separated on the original plot. The original purchaser did not know the detention pond was part of his property until closing. Since the detention pond provides a service to the neighborhood as a whole it is my right that the ownership & maintenance be the responsibility of the HOA.

Signature: _____

Date: DEC 6, 2017

Printed Name: TIMOTHY WRIGHT

Address: 1101 VALLEY RIDGE DR

City/State/ZIP: NORTH LAKE TX 76247

Phone number: _____

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
DEC 07 2017

BY: _____

Property within notification area: ☒ Yes ☐ No

Property ID: 283838

Property Size: Approx. 1ac in buffer



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: December 14, 2017, 5:30 pm
Case Type: Replat
Case Name: North Ridge Estates – Lots 6R1 & 6R2, Block 6
Case #: FP-17-013

WRITTEN RESPONSE

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

Comments (optional):

My wife & I ~~are~~ currently own the property with the community retention pond at 8030 Stone Ridge Drive. The piece of property came with our home when we purchased it in May, 2017. When we purchased the home, the owner at the time had a letter from the HOA agreeing to accept the property if we paid to have it replatted and signed over. This was instrumental in our decision to purchase the home. I have tried to maintain the property to the best of my ability.

Signature: Rebecca M. Cowen

Date: 12/6/2017

Printed Name: _____

Address: 8030 Stone Ridge Dr.

City/State/ZIP: Northlake, Tx.

Phone number: _____

76247

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
DEC 08 2017
BY: RR

Property within notification area: ☒ Yes ☐ No *owner*

Property ID: N/A

Property Size: N/A

but do not have the time, resources, or commercial grade equipment necessary to uphold the demands of the HOA requires of a community retention pond. With the property designed out of necessity for the neighborhood, it is only fair and proper that the HOA maintain the land to the standard it requires.

Attachments

HOA Letter

MOU



Northlake Estates HOA

CMG
P.O. Box 110
Argyle, TX 76226
Phone: (940) 464-1107
Fax: (940) 464-4502
carter.low@dentoncmg.com

April 12, 2017

RE: Memorandum of Understanding – Donation of Land to the HOA

The purpose of this memorandum is to provide a basis for an agreement whereby the owner of 8030 Stone Ridge Drive (NORTH RIDGE ESTATES PH 1 & 2 BLK 6 LOT 6) may donate a portion of their property to the Northlake Estates Homeowners Association, Inc (aka the HOA).

The HOA hereby agrees to accept the portion of the above property under the following conditions:

- 1) The owner of the Property agrees to pay for all expenses related to the donation of the property including but not limited to: Re-plating and Surveying costs, creation of the warranty deed and associated documents needed for the transfer of the property, all closing costs including filing fees, and \$250.00 toward the cost of document review by the HOA attorney.
- 2) The HOA will classify the donated property as HOA common area and will maintain the property in such a manner as deemed appropriate by the HOA Board of Directors.
- 3) The specific size and shape of the property to be donated must be agreed to by the HOA.

Attest:

Carter Low

Digitally signed by Carter Low
DN: cn=Carter Low, o=CMG, ou,
email=Carter.Low@DentonCMG.com,
c=US
Date: 2017.04.12 13:46:36 -05'00'

April 12, 2017

Northwood HOA Managing Agent

Date

November 13, 2008

MEMO OF UNDERSTANDING

Subject: Responsibilities for maintenance and upkeep of North Ridge Estates subdivision

Parties: Town of Northlake (Town)
Justin North Ridge Development LP (Developer)
Northlake Estates Homeowners Association (HOA)

Areas of Responsibility

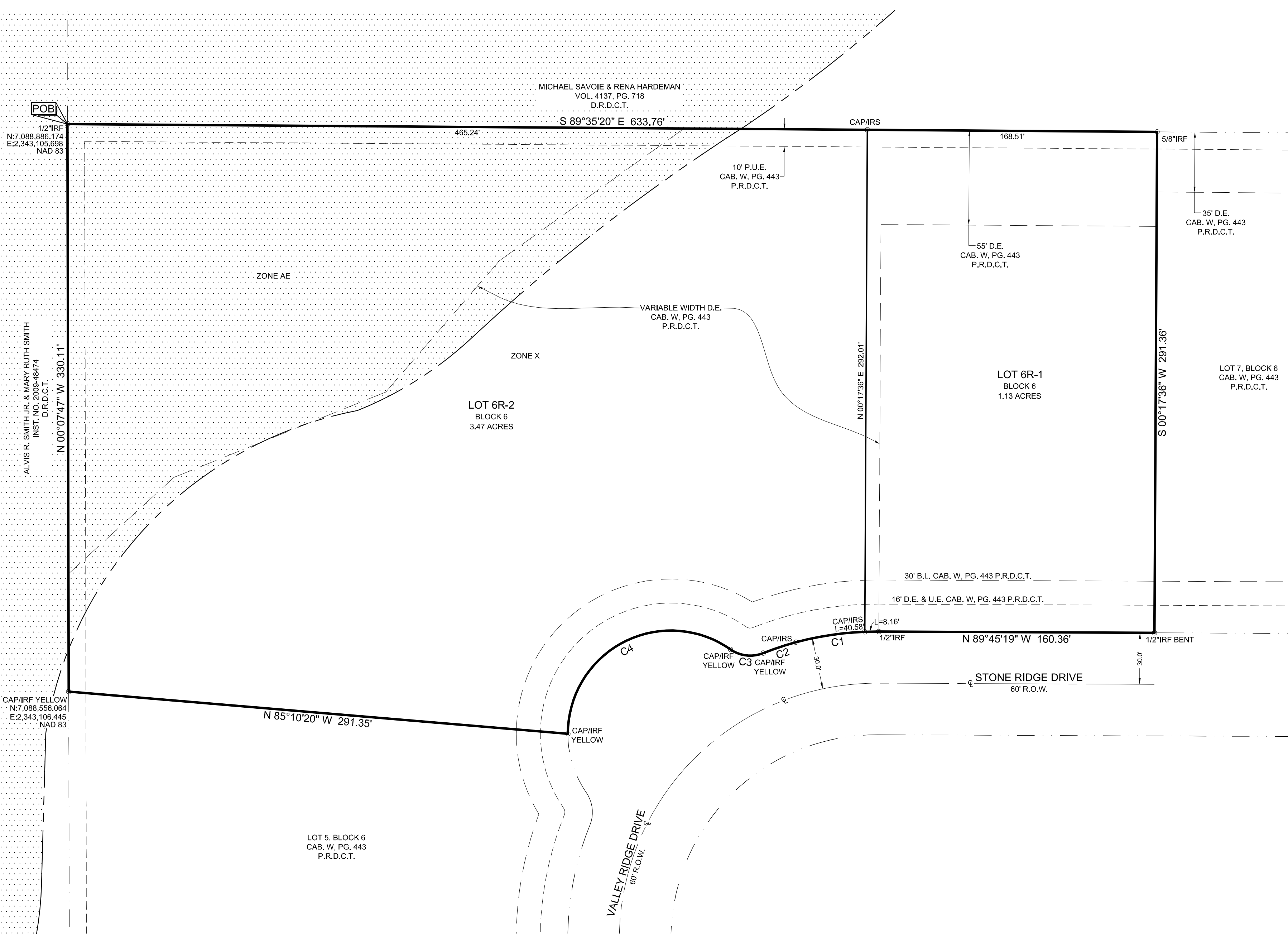
- 1) Streets
 - a. Town is solely responsible for maintenance of streets in subdivision but responsibility does not include residential driveways and approaches.
- 2) Water
 - a. Town is solely responsible for maintenance of water system (water wells, water storage tanks, pumps, pump house, grounds, and distribution lines) in subdivision but responsibility does not include residential lines past water meter.
 - b. Individual homeowner is responsible for all water line past the water meter to home.
- 3) Septic Systems
 - a. Individual homeowner is solely responsible for all septic systems located on private property for residential use.
- 4) Street Lights
 - a. Town is solely responsible for maintenance and operating costs for street lights located in Phase I of subdivision.
 - b. HOA is responsible for maintenance and operating costs for street lights in Phase II of subdivision for a period of two years after annexation into the Town or April 2009 at which time Town will be solely responsible.
- 5) Drainage Areas
 - a. Individual homeowner is responsible for maintenance of drainage ditch and culvert in the drainage easement on their private property to include properly maintained sod and unobstructed flow.
 - b. HOA is responsible for maintaining two detention areas at the northwest and southwest corners of subdivision to include properly maintained sod, unobstructed flow and proper drainage flows.
 - c. Lot 6, Block 6 and Lot 18, Block 2 include the detention areas but also include home sites the homeowner and/or Developer should separate the home site from detention area in each case through the Town platting process sixty days after execution of this agreement. Town agrees to waive replat fees.
- 6) Perimeter Fence
 - a. Individual homeowners along the northern, western and southern boundaries of the subdivision are responsible for maintenance of wooden perimeter fence with the exception of the fence at dead ends of Willow Ridge Rd. and Valley Ridge Rd. which when completed will be the responsibility of the Town.
 - b. Developer will construct the remaining perimeter fence across the dead ends as mentioned above sixty days after execution of this agreement.
 - c. Town will be granted sufficient access for proper maintenance and emergency access of area behind perimeter fence.



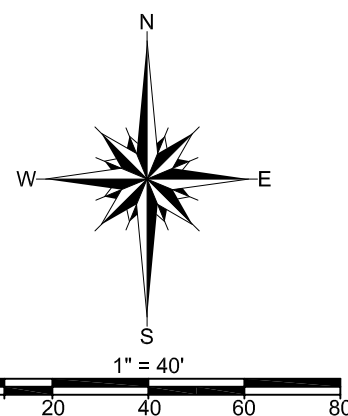
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL 485 G OF SAID MAP.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE TOWN OF NORTHLAKE.
- WATER SERVICE PROVIDED BY THE TOWN OF NORTHLAKE.
- DRAINAGE EASEMENTS TO BE MAINTAINED BY H.O.A.
- THE PURPOSE OF THIS REPLAT IS TO CREATE 1 RESIDENTIAL LOT AND 1 HOA LOT FROM A PREVIOUSLY PLATTED LOT.
- LOT 6R-2 TO BE OWNED AND MAINTAINED BY THE HOA.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	48.73'	48.58'	S 82°40'17" W	15°30'42"
C2	180.00'	20.04'	20.03'	S 71°43'33" W	6°22'45"
C3	20.00'	19.91'	19.10'	N 83°45'02" W	57°02'23"
C4	60.00'	131.19'	106.58'	S 62°37'14" W	125°16'41"



LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
P.U.E. = PUBLIC UTILITY EASEMENT
B.L. = BUILDING LINE
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
POB = POINT OF BEGINNING
D.E. & U.E. = DRAINAGE & UTILITY EASEMENT
1/2"IRF = 1/2" IRON ROD FOUND
CAPI/RF = CAPPED IRON ROD FOUND
CAPI/RS = CAPPED IRON ROD SET
R.O.W. = RIGHT OF WAY
= R.O.W. CENTERLINE

SURVEYOR:

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

OWNER:

KEVEN MCCOWN & REBECCA MCCOWN
8030 STONE RIDGE DRIVE
NORTHLAKE, TX 76247
PHONE: (214) 725-8600

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, KEVEN MCCOWN & REBECCA MCCOWN are the owners of all that certain tract of land situated in the A. Emanuel Survey, Abstract No. 1621, Denton County, TX Cab. W, Pg. 443, Plat Records, Denton County, TX.

All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being all of Lot 6, Block 6, North Ridge Estates, an addition to Denton County, Texas according to the plat recorded in Cabinet W, Page 443, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found at the Northwest corner of said Lot 6, Block 6;
THENCE South 89 degrees 35 minutes 20 seconds East, 633.76 feet to a 5/8 inch iron rod found at the Northeast corner of said Lot 6 and also being the Northwest corner of Lot 7 of said Block 6;
THENCE along the common line of said Lots 6 and 7, South 00 degrees 17 minutes 36 seconds West, 291.36 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 6 and the Southwest corner of said Lot 7 and being in the North line of Stone Ridge Drive;
THENCE along said North line, North 89 degrees 45 minutes 19 seconds West, 160.36 feet to a 1/2 inch iron rod found;
THENCE continuing along said North line and along a curve to the left whose long chord bears, South 82 degrees 40 minutes 17 seconds West, 48.58 feet and whose radius is 180.00 feet and an arc length of 48.73 feet to a capped iron rod found at the P.R.C. of a curve to the right;
THENCE continuing along said North line and along said curve to long chord bears, North 83 degrees 45 minutes 02 seconds West, 19.10 feet and whose radius is 20.00 feet and an arc length of 19.91 feet to a capped iron rod found at the P.R.C. of a curve to the left;
THENCE continuing along said North line and along said curve whose long chord bears, South 62 degrees 37 minutes 14 seconds West, 106.58 feet and whose radius is 60.00 feet and an arc length of 131.19 feet to a capped iron rod found at the most Southerly Southeast corner of said Lot 6 and also being the Northeast corner of Lot 5;
THENCE along the common line of said Lots 5 and 6, North 85 degrees 10 minutes 20 seconds West, 291.35 feet to a capped iron rod found at the most Westerly Southwest corner of said Lot 6 and the Northwest corner of said Lot 5;
THENCE North 00 degrees 07 minutes 47 seconds West, 330.11 feet to the PLACE OF BEGINNING and containing 4.60 acres of land more or less;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KEVEN MCCOWN & REBECCA MCCOWN, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 6R-1 AND 6R-2, BLOCK 6, NORTH RIDGE ESTATES ADDITION AN ADDITION TO THE TOWN OF NORTHLAKE, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KEVEN MCCOWN _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, KEVEN MCCOWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ COUNTY

MY COMMISSION EXPIRES ON _____

REBECCA MCCOWN _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, REBECCA MCCOWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

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

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

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED BY THE TOWN OF NORTHLAKE, TEXAS,
ON THIS _____ DAY OF _____, 2017.

MAYOR _____

ATTEST: _____

TOWN SECRETARY _____



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 170623-FR
DRAWN BY: TK
DATE: 12-8-2017
R.P.L.S.
KENNY A. ZOLLINGER

REPLAT
NORTH RIDGE ESTATES ADDITION
LOTS 6R-1 & 6R-2, BLOCK 6
BEING 4.60 ACRES IN THE A. EMANUEL SURVEY, ABSTRACT 1621,
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: December 14, 2017
Re: Mixed-Use Planned Development Zoning Change for 1.53-acre Tract

Purpose: To hold a public hearing and consider a zoning change from Commercial (C) to Mixed-Use Planned Development (MPD) for an approximately 1.53-acre tract of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the City of Fort Worth on the south.

Public Hearing Information: Northlake's Unified Development Code (UDC) requires that a zoning change must be approved by ordinance following public notice and a public hearing. The public hearing is scheduled to be held at this meeting. Notice of the public hearing was published in the Denton Record Chronicle and mailed to all Northlake property owners within 200 feet of the subject property as required. Staff has received no responses from 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/Applicant: Sahil Properties

Background: Sahil Properties recently purchased the subject property at the southern tip of Northlake. The property was previously owned by the Independent Holiness Church, but it had not been used for many years and only contains a single 4,000 square foot metal building and a billboard located in the southwestern corner of the property. The new owner plans to build a hotel on the site. Conceptual plans for the hotel were presented at the November 9th Town Council meeting and are attached for your review. In order to develop the site as proposed, a zoning change is necessary. The site is currently zoned Commercial (C) which limits height to 40 feet. The 4-story hotel as proposed is a little over 50 feet tall. The site is adjacent to the Mixed-Use Planned Development (MPD) district which contains the Dry Creek Ranch Apartments and pad sites between IH 35W and Raceway Drive which allows a maximum height of 5 stories. The owner has submitted this request to rezone the property to match the adjacent Mixed-Use Planned Development (MPD) district.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan shows this site within the Workforce Residential (WR) Character Area and the Highway Corridors (HC) Special Area. WR provides for the mixture of uses permitted in this MPD, including retail, commercial, and professional offices. HC provides for heavier commercial uses in context with nearby uses and may also include high-density residential such as apartments.

Analysis: Staff has reviewed this application in accordance with the Unified Development Code and all other applicable requirements. The submittal meets the minimum requirements to be considered by the Town Council. A proposed ordinance is attached for Council consideration. The proposed MPD is based on the adjacent "Speedway Business Park MPD" which includes the Dry Creek Ranch apartments as well as the undeveloped pad sites on the IH 35W frontage road. The primary changes from the adjacent MPD development regulations are a limitation of uses (i.e. no apartments, self-storage, etc.) and the removal of requirements that pertain to those uses. The only other changes were added references to requirements in the UDC which was adopted after the adjacent MPD was approved.

Recommendation: Staff finds the proposed zoning change acceptable for consideration based on its adherence to the Comprehensive Plan and compatibility with adjacent zoning requirements.

Attachments:

- Proposed Ordinance No. 17-1214A
- Public Hearing Information – Notice, Buffer Map & Contact List
- Conceptual plans for proposed development of the site. Site Plan approval still be required.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, December 14, 2017, at a meeting to begin at 5:30 pm at Northlake Town Hall, 1400 FM 407, Northlake, Texas, to hear comments for or against a zoning change from Commercial (C) to Mixed-Use Planned Development (MPD) for an approximately 1.53-acre tract of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the City of Fort Worth on the south. Sahil Properties is the owner/applicant. Case # PD-17-009.

ABOUT THIS REQUEST

The applicant has requested a zoning change to match the zoning of the adjacent property including the Dry Creek Ranch Apartments and undeveloped pad sites on the IH 35W frontage road which are zoned Mixed-Use Planned Development (MPD). If you would like more information or have any questions about this request, please contact Nathan Reddin, Development Director, at 940-242-5703 or nreddin@town.northlake.tx.us. You may also visit Northlake Town Hall between the hours of 8:00 am to 4:00 pm, Monday – Friday.

PUBLIC HEARING PROCESS

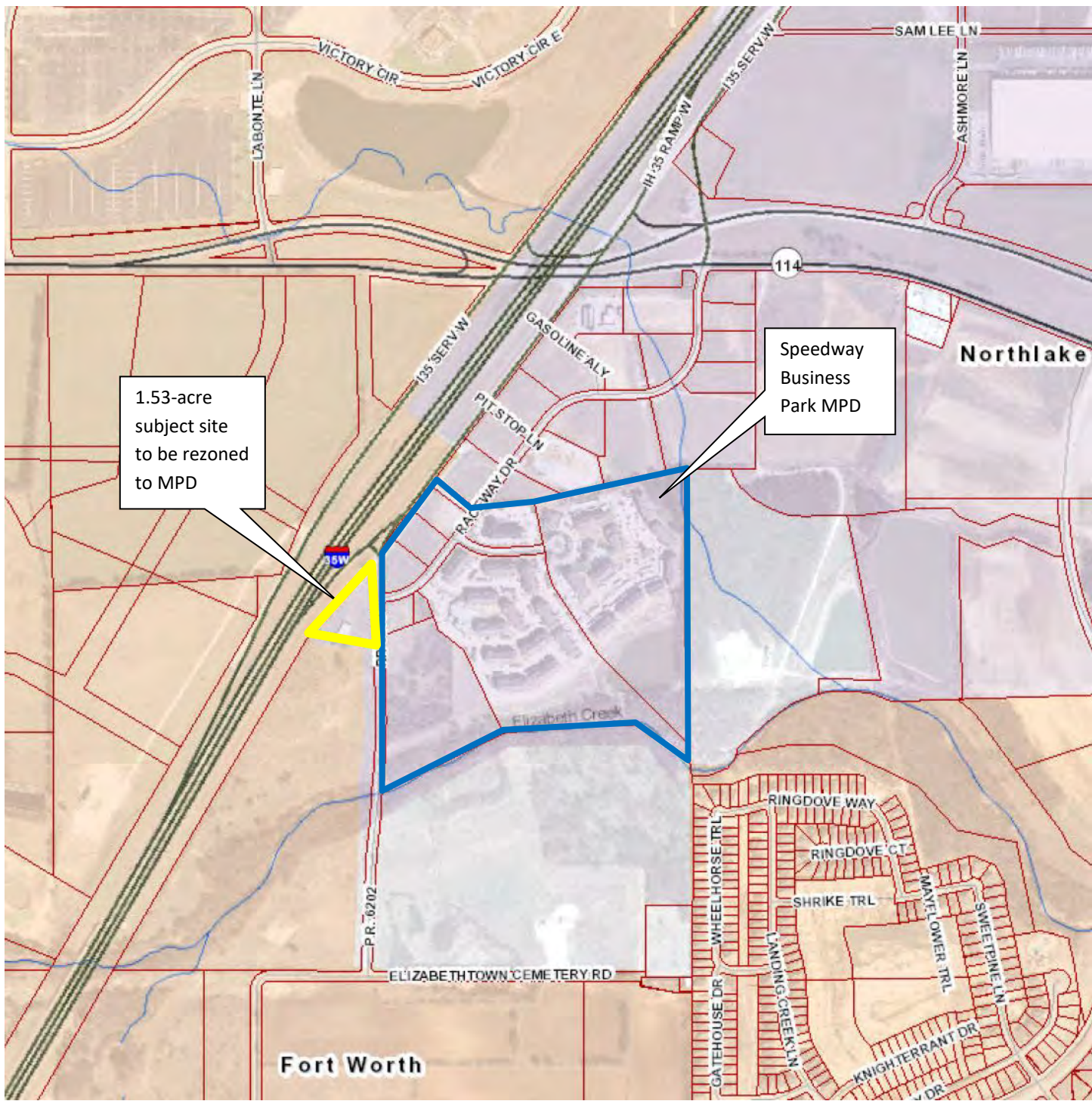
The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Town Council. During the public hearing, interested persons are asked to sign in and speak before the Town Council to provide comments for or against the request before the Town Council. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property are notified of the request by mailing of this notice thirty (30) days prior to the date of the public hearing. Notifications are also published in the Denton Record-Chronicle fifteen (15) days prior to the date of the public hearing.

WRITTEN RESPONSE PROCESS

You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Council is informed of the percentage of responses in support and in opposition of the request. If the owners of more than twenty (20) percent of the Northlake land area within two hundred (200) feet of the site submit written opposition, then four (4) out of five (5) votes of the Town Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

OFFICIAL NOTIFICATION

LOCATION MAP



200 Foot Notification List for Public Hearing

Case Name: 1.53-acre Mixed-Use Planned Development (MPD)
Case Type: Planned Development (PD) Amendment
Case Number: PD-17-009
Public Hearing Date: December 14, 2017

PROPERTY ID	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION
APPLICANT	SAHIL PROPERTIES LLC	820 S INTERSTATE 35 E UNIT 102	DENTON	TX	76205	A1191A G.W. SHAMBLIN, TR 5A
636455	DRY CREEK APARTMENTS LTD	613 NW LOOP 410 STE 510	SAN ANTONIO	TX	78216	CREEKSIDE AT NORTHLAKE PH II BLK 1 LOT 2R1
223160	CLEAR CREEK RETAIL LLC	PO BOX 170	GAINESVILLE	TX	76241	SPEEDWAY BUSINESS PARK PH 1 BLK 1 LOT 1

All other properties within 200 feet are located outside the Town of Northlake.

ORDINANCE NO. 17-1214A

AN ORDINANCE AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF A 1.53 ACRE TRACT OF LAND SITUATED IN THE G.W. SHAMBLIN SURVEY, ABSTRACT NO. 1191, IN THE TOWN OF NORTHLAKE FROM “C” COMMERCIAL TO “MPD” MIXED-USE PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; 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 “C” Commercial for a 1.53-acre tract of land located in the G.W. Shamblin Survey, Abstract No. 1191, 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 by establishing a “MPD” Mixed-Use Planned Development District; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 8, 2017, 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 December 14, 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 1.53-acre Property more fully described in Exhibit “A” shall be zoned “MPD” Mixed-Use Planned Development with the development standards as provided in Exhibit “B” 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 “B”, 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 14th day of December 2017.

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

Being G.W. Shamblin Survey, Abstract No. 1191, Denton County, Texas, being that same tract of land conveyed to Independence Holiness Church by Warranty Deed recorded in Volume 2751, Page 26, Deed Records, Denton County, Texas, less that tract of land conveyed to the State of Texas by Case No. PR-2016-00575 recorded in Instrument No. 2017-66147, Official Public Records, Denton County, Texas, and the remainder being more particularly described by metes and bounds as follows:

BEGINNING at a Aluminium monument stamped "TXDOT" found at the intersection of the Southeast right-of-way line of Interstate Highway 35W (variable width right-of-way) and the West right-of-way line of Elizabeth Town Cemetery Road (public right-of-way);

THENCE South 00 degrees 28 minutes 00 seconds West, along said West right-of-way line of Elizabeth Town Cemetery Road, a distance of 419.00 feet to a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Puskoor M. Kumar, Trustee of the Puskoor M. Kumar Irrevocable Trust by Deed recorded in Instrument No. 2014-37967, Official Public Records, Denton County, Texas;

THENCE North 84 degrees 33 minutes 12 seconds West, along the North line of said Kumar tract, a distance of 292.51 feet to a 5/8 inch iron rod found on the aforementioned Southeast right-of-way line of Interstate Highway 35W;

THENCE leaving said North line of Kumar tract and traversing along said Southeast right-of-way line of Interstate Highway 35W as follows:

North 30 degrees 21 minutes 45 seconds East, a distance of 11.24 feet to a point for corner at the beginning of a curve to the right with a radius of 6,463.33 feet, a delta of 02 degrees 28 minutes 56 seconds and a chord bearing and distance of North 32 degrees 10 minutes 31 seconds East, a distance of 280.00 feet;

Northeasterly along said curve to the right, passing at an arc length of 254.48 feet, a 3 inch aluminium monument stamped "TXDOT" found for reference on line, and having a total distance of 280.02 feet to a 5/8 inch iron rod found for corner;

North 42 degrees 37 minutes 13 seconds East, a distance of 196.41 feet to the POINT OF BEGINNING and containing 66,507 square feet or 1.53 acres of land.

EXHIBIT “B”

DEVELOPMENT STANDARDS

1. Purpose

To provide for development requirements and limited uses unique to a planned development with similar standards and uses compatible with the adjacent Mixed-Use Planned Development zoning district.

2. Limit of Planned Development

The limits of this planned development are defined by the legal description provided in Exhibit “A”.

3. Exterior Appearance and Maintenance

- A. Mechanical equipment mounted on the roof of any building or structure shall be screened, or, if possible, hidden entirely by a parapet wall so as not to be seen from ground level public spaces.
- B. Free standing building blocks visible from parking lots or public streets on any side shall be architecturally finished on such side.
- C. Exterior finishes shall be masonry or other material subject to the prior approval of the Town Council. No metal roofs shall be permitted; provided, however, standing seam metal roofs are permitted if shown and approved on the site plan.
- D. A maximum building height of five (5) stories exclusive of the building fascias, arcades, awnings, or canopies.
- E. No building shall be erected within twenty-five (25) feet from the front property line along IH 35W, or within ten (10) feet from the side or rear property line, including along Old Elizabethtown Road.

4. Utility and Service Areas

- A. All utility services to a Lot shall be installed underground and no overhead wires shall be permitted on the Lots. Service courts, transformers, and loading docks shall be screened from view or enclosed within the buildings and service facilities, including trash enclosures, shall not be visible from any motor parking lot or public street.
- B. The materials used for screening of service courts and loading docks on a Lot must incorporate the same exterior building materials as used in the building on such Lot and the height of the screening shall be a minimum of six (6) feet.

- C. No wood fences, open metal railings, hadite brick or cyclone fences are permitted as screening devices; except, however, wood gates for screened areas are permitted.

5. Property Access

- A. No curb cut or driveway approach shall be permitted within thirty (30) feet of any intersection of public streets.
- B. Cross access easements shall be provided to permit free access on adjoining Lots and minimize driveways. Cross access easements shall remain clear and accessible to adjoining Lots save and except for reasonable periods of time as may be necessary for maintenance, repair, or rebuilding purposes.

6. Landscape Standards

- A. Land not used for buildings, parking, service areas, and driveways shall be devoted to landscaped open space, but such space may contain walkways for pedestrian circulation and some signage elements as provided herein but no utilitarian service elements such as transformers, trash, storage, etc.
- B. All landscaped areas shall have automatic irrigation systems.
- C. Landscaping within mandatory setback zones along public street frontages shall be bermed with the height of berms not to exceed twenty-four (24) inches above natural grade.
- D. All landscaped areas not planted in ground cover or shrub beds shall be hydro seeded or sodded with either common bermuda grass (*Cynodod Datcylon*) or Tifnay 419 (Hybrid bermuda). Annual rye grass may be substituted during the winter months, but must be over seeded with Bermuda the following spring.
- E. Rows of trees shall be planted at thirty-five (35) foot centers along all public street frontages, with each street tree having a minimum caliper of three (3) inches when measured three (3) feet above ground level after planting.
- F. Landscape materials of at least the specified size, if any is so specified, shall be selected from the list attached hereto as Attachment A and incorporated herein for all purposes.

7. Sign Restrictions

- A. Lot Signage: A Lot containing a building with two (2) stories or less may have either one (1) pole/pylon sign or one (1) monument sign subject to the following restrictions. A Lot containing a building with more than two (2) stories may have one (1) monument sign only subject to the following restrictions:

1. Pole/Pylon signs shall meet the standards for such signs outlined in Article 11 of the Northlake Unified Development Code as amended.
2. Monument signs shall meet the standards for such signs outlined in Article 11 of the Northlake Unified Development Code as amended.

B. Building Signage:

1. All building signage shall be mounted on the building fascias, sign bands, arcades, awnings, or canopies.
2. No signage of any type shall be mounted above the top of the fascia line of any building with the exception of special signage towers or walls that are part of the overall architectural design of the project in which same are incorporated.

- C. Signs Prohibited:** No sign of a flashing or moving character shall be installed or placed on any Lot. No portable signs or signs on motor vehicles are permitted to be placed on any Lot at any time.

8. Lighting Standards

- A. Attractive and efficient lighting fixtures (metal halide) shall be installed on each Lot which adequately light the Lot and do not, to the extent reasonably possible, cause light to spillover onto adjacent properties or Lots.
- B. Parking Lots: The light standards in parking lots are limited to thirty (30) feet in height and may not be wooden poles.

9. Parking and Driveways

- A. All parking areas shall be graded, curbed, guttered, and paved with concrete.
- B. Each Lot shall contain, at a minimum, an amount of parking spaces equivalent to the greater of:
 1. The number of spaces required by the Town of Northlake; or
 2. The number of spaces on the approved site plan.
- C. No on-street parking shall be permitted on any public street.
- D. Driveway width shall be no less than twenty-four (24) feet and no more than thirty-five (35) feet.
- E. Parking is permitted within the front yard setback as long as sufficient area is preserved to provide for all required landscaping along a street frontage.

10. Use Restrictions

A. Permitted Uses. The following uses are permitted on any Lot:

Hotel, motel lodging;

Restaurants including carry out, drive through service, and dine in;

Retail; and

Office

B. Prohibited Uses. Any use not listed as a permitted use shall be prohibited.

Attachment A, Landscape Materials

TREES

Live Oak
Shumard Red Oak
Bur Oak
Cedar Elm
Green Ash (Seedless Variety)
Eldarica Pine – minimum 5 feet (5') in height
Japanese Black Pine – minimum 5 feet (5') in height
Tree Crepe myrtle – minimum six feet (6') in height
Aristocrat Pear
Yaupon Holly – minimum six feet (6') in height
Fosters Holly
Savannah Holly

SHRUBS

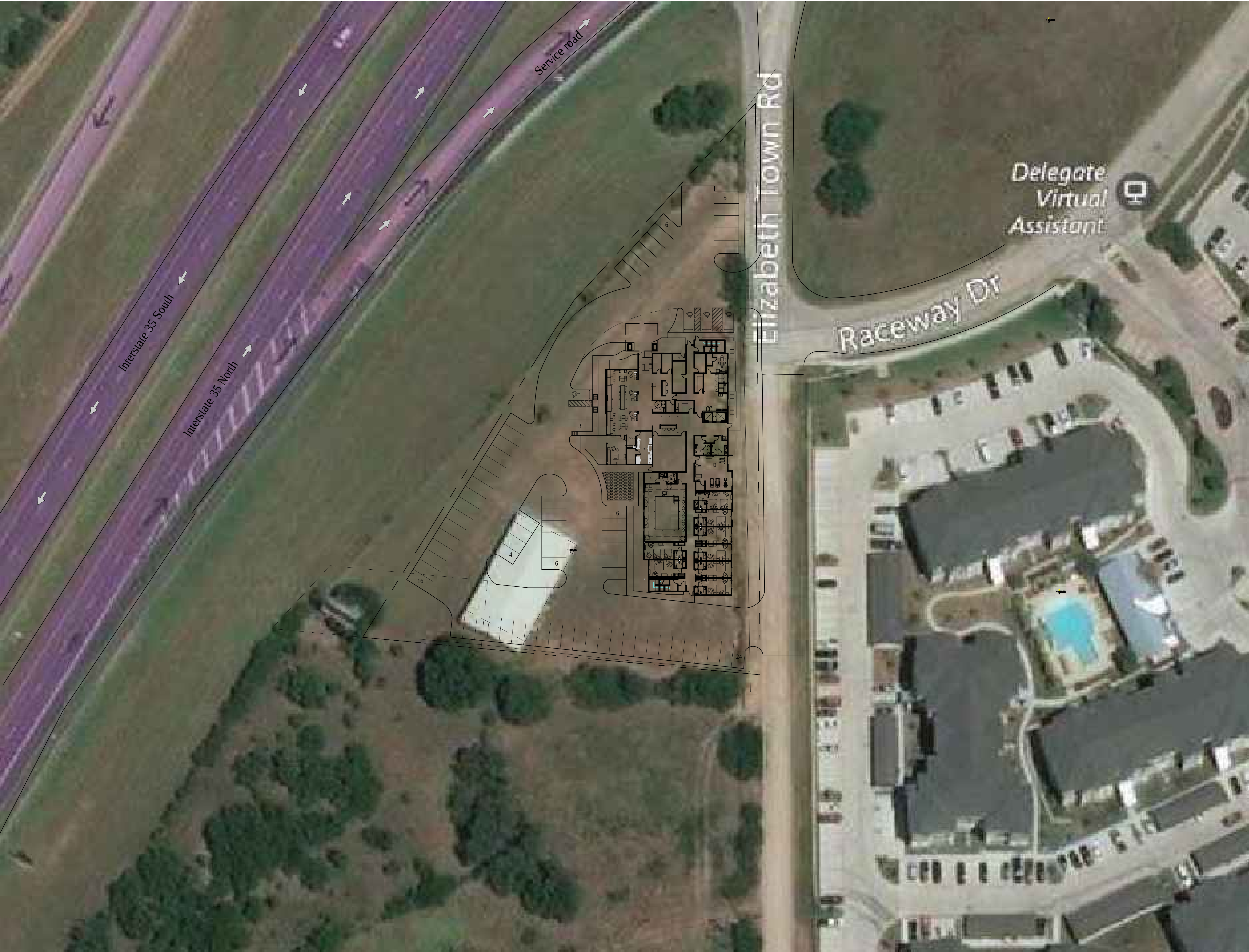
Dwarf Burford Holly – 1 gal. minimum
Burford Holly – 5 gal. minimum
Carissa Holly – 1 gal. minimum
Dwarf Yaupon Holly – 1 gal. minimum
Photinia – 5 gal. minimum
Indian Hawthorn – 1 gal. Minimum
Nandina Domestica "Compacta"
Nandina "Harbor Dwarf"
Nandina "Gulf Stream"
Abelia "Edward Goucher"
Eleagnus
Nellie R. Stevens Holly
Tam Juniper
Texas Sage

GROUND COVER

Asian Jasmine
Liriope
Mondo Grass
Purple Wintercreeper
Juniper "Bar Harbor"

GRASS

Bermuda Grass
St. Augustine Grass
Annual Rye Grass (Temporary cover during winter season)



1
A1.01

PROPOSED SITE PLAN -ARIEL VIEW

SCALE: 1/32" = 1'-0"

Best western PLUS
Executive Residency

PROPERTY NO.
TX-xxx

Project Coordinator
RK PATEL DESIGN
&
Project Architect
Ralph Martinez, AIA

Best Western Plus
Executive Residency for
Sahil Properties
820 S Interstate 35 E
Northlake, Texas-76262

Revisions:

Drawn By: CP
Checked By: RM
Issue Date:
Project No:

Sheet Information:
SITE PLAN
Sheet No:
A1.01

PROPERTY NO.
TX-xxx

Sheet Information:

SITE PLAN

Sheet No:

A1.02

Legal Description:
REEKSIDE AT NORTHLAKE PH II
BLK 1 LOT 2R1

Proposed Best western Plus Executive Residency

- 50% rooms- Overnight stay
- 50% rooms-Extended stay with Kitchen
- Indoor pool, 500 sq ft meeting room
- Lobby area single story
- Four story

Legal Description:
A1191A G.W. SHAMBLIN, TR 5
LOT 5 -38.102 ACRE

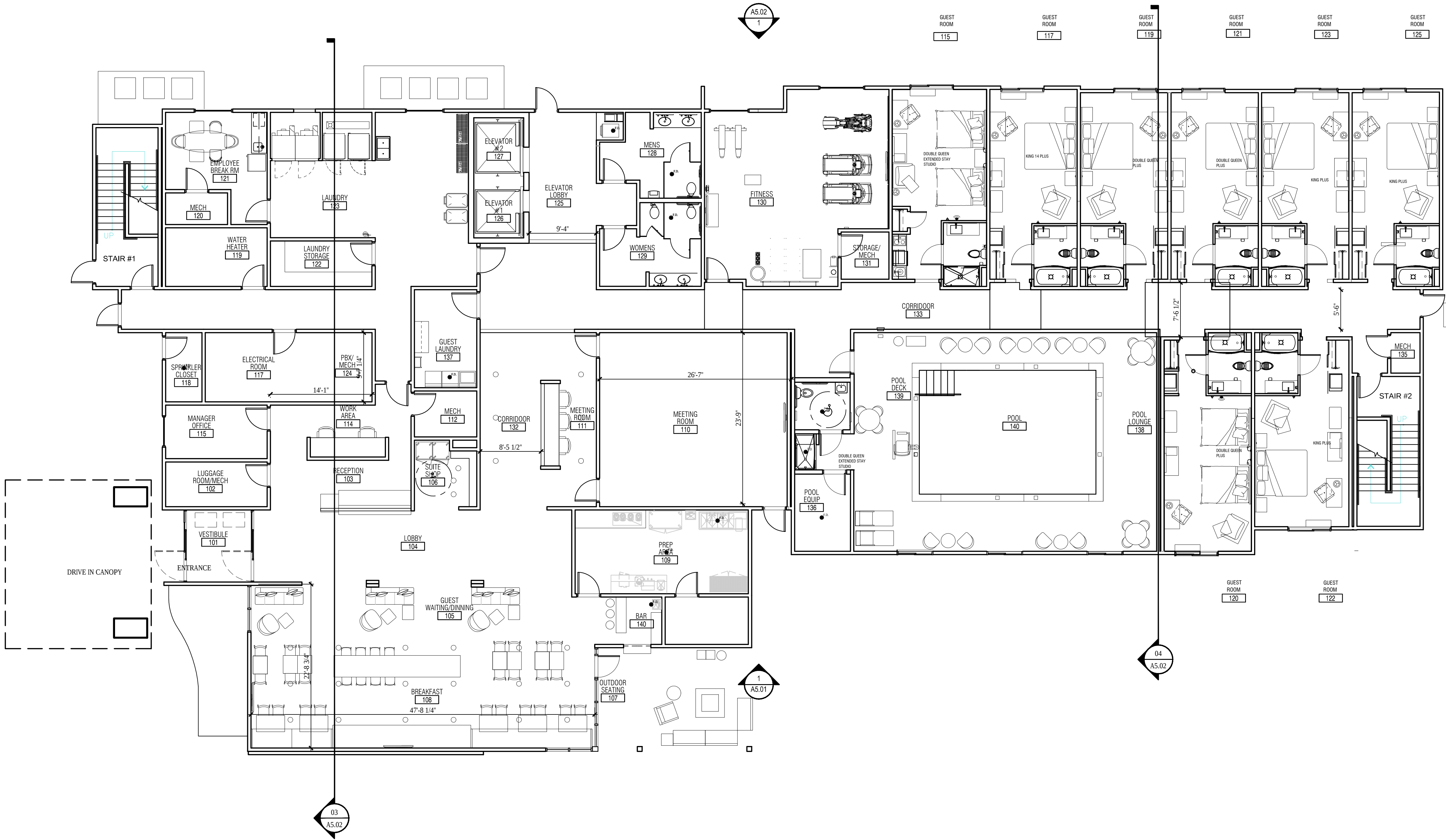
1
A1.02

SITE PLAN
Sheet No:
A1.02



Sheet Information:
LANDSCAPE DESIGN
INTENT PLAN
Sheet No:
L 1.01

Sheet Information:
LANDSCAPE DESIGN
INTENT PLAN
Sheet No:
L 1.01



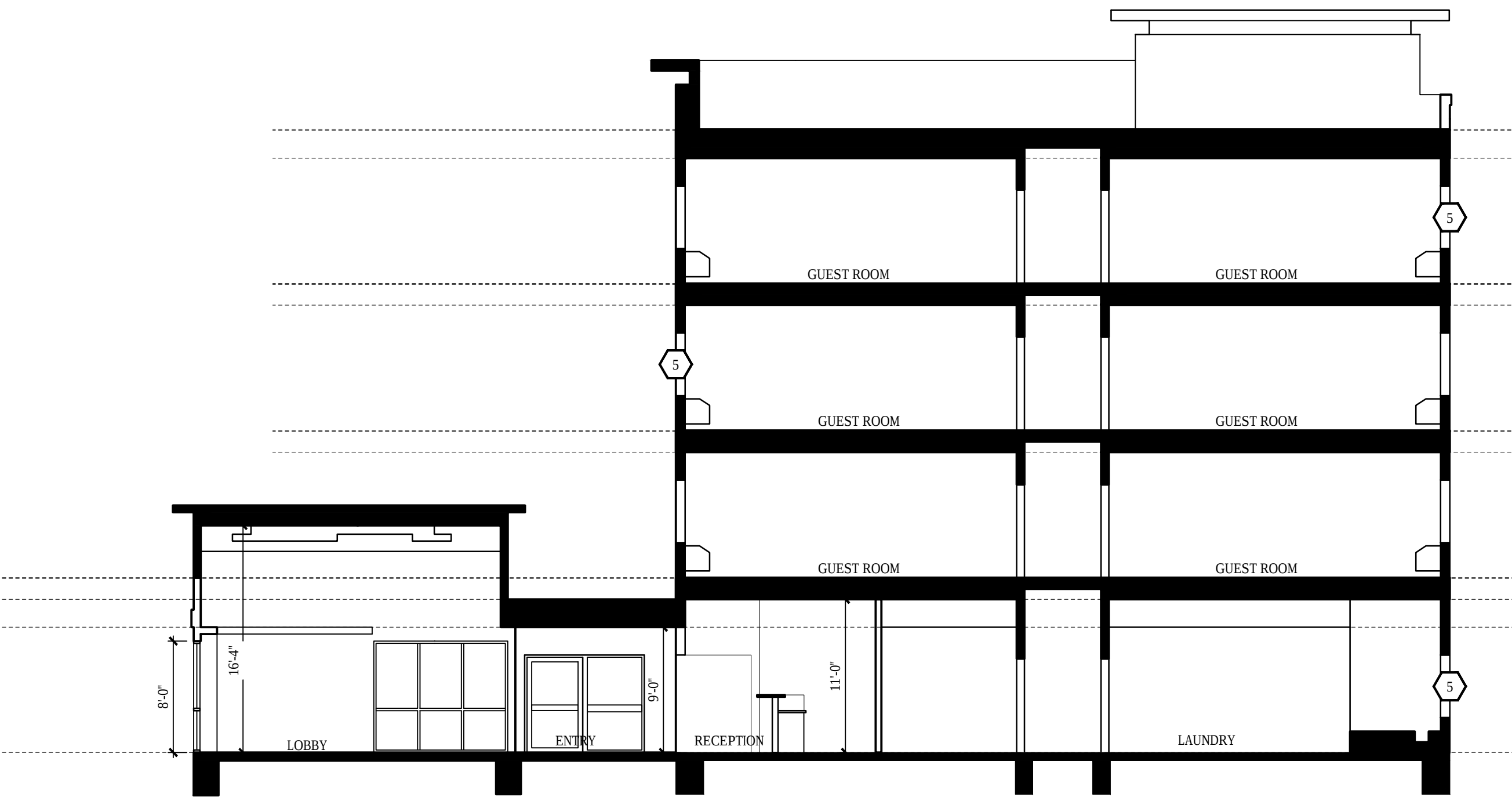
1 FIRST FLOOR PLAN
A2.01 SCALE: 1/8" = 1'-0"



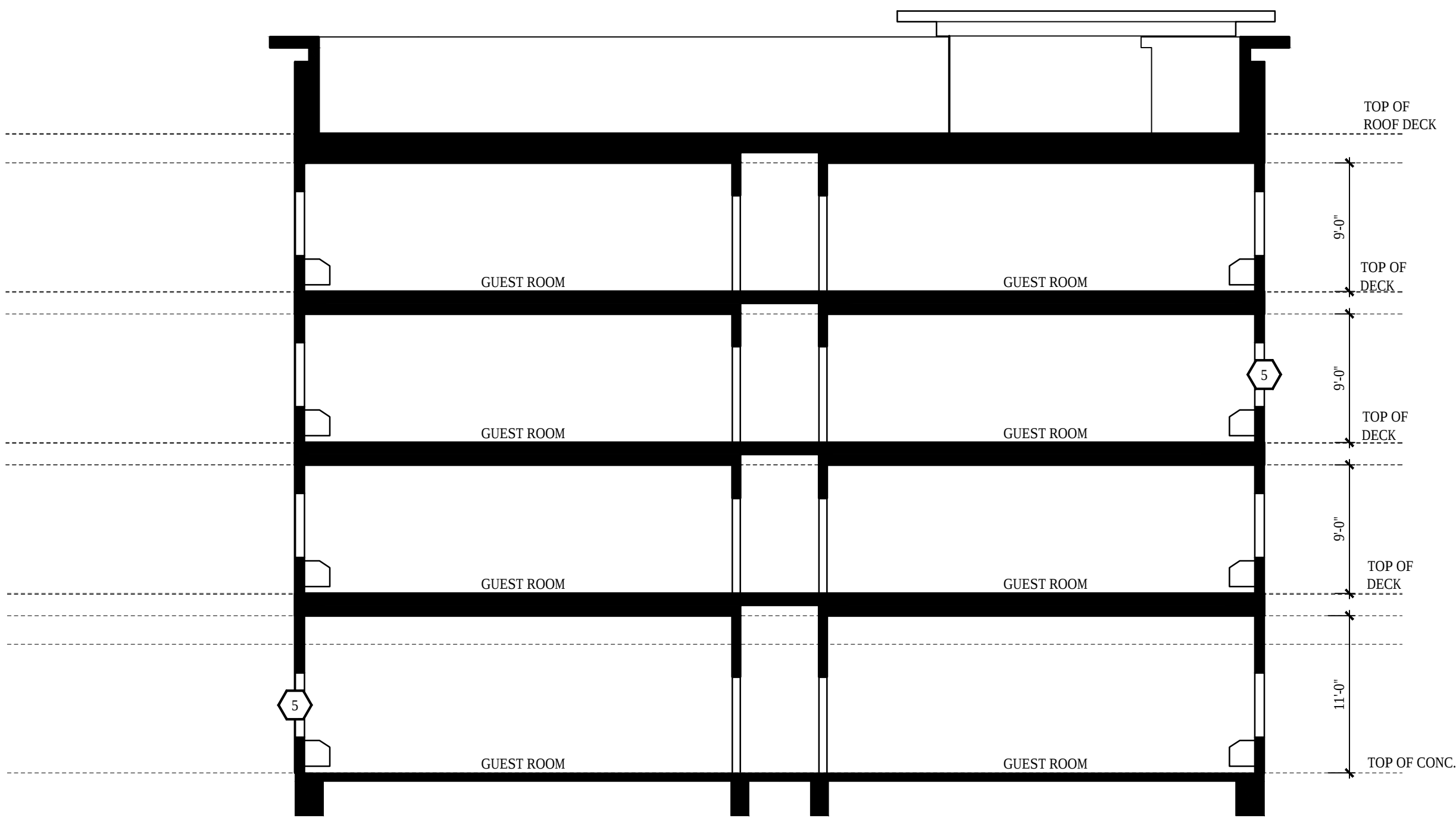
- A5.01



01 EAST ELEVATION
A5.01 SCALE: 1/8" = 1'-0"



03 SECTION THROUGH LOBBY AND HOTEL
A5.02 SCALE: 1/8" = 1'-0"



04 SECTION THROUGH HOTEL
A5.02 SCALE: 1/8" = 1'-0"

KEY NOTES:

- 1 APPROXIMATE LINE OF GRADE
- 2 ABOVE GRADE EXPOSED FOUNDATION WALL
- 3 MASONRY OR TILE -
- 4 CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL FROST DEPTHS
- 5 VINYL FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS
- 6 ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
- 7 EXHAUST, REFER TO MECHANICAL DRAWINGS
- 8 ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
- 9 PAINTED TUBE STEEL CANOPY
- 10 FINISH CONTROL JOINT
- 11 TAMPER RESISTANT, RECESSED HOSE BIB - MOUNT TOP AT +12" A.F.F.
- 12 SIGNAGE --REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
- 13 KYNAR FINISH ALUMINUM COPING SYSTEM --COLOR TO MATCH ADJACENT MATERIAL
- 14 EXHAUST VENT -- COLOR TO MATCH ADJACENT MATERIAL
- 15 EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
- 16 ALUMINUM LOUVER -- COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
- 17 BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHT DIMENSIONS ARE CRITICAL TO MAINTAIN AS MINIMUMS.
- 18 CONCRETE PAD --REFER TO AREA DEVELOPMENT PLAN
- 19 ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
- 20 MATCH THE DOOR COLOR TO ADJACENT WALL
- 21 EXTERIOR INSULATED FINISH SYSTEM (EIFS)
- 22 CULTURE STONE
- 23 NOT USED

BUILDING SIGNAGE:

ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.

MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.

ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT

RACEWAYS/ WIREWAYS ARE NOT ALLOWED.

PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.

GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

Best western PLUS
Executive Residency

PROPERTY NO.
TX-xxx

Project Coordinator
RK PATEL DESIGN
&
Project Architect
Ralph Martinez, AIA

Best Western Plus
Executive Residency for
Sahil Properties
820 S Interstate 35 E
Northlake, Texas-76262

Revisions:

Drawn By: CP
Checked By: RM
Issue Date:
Project No:

Sheet Information:
EXTERIOR
ELEVATIONS

Sheet No:

A5.02

Memo

To: Honorable Mayor and Town Council

From: Drew Corn, Town Administrator

CC: Shirley Rogers, Town Secretary
Nathan Reddin, Development Director

Date: December 14, 2017

Re: Consent to Creation of West Denton Fresh Water Supply District for Proposed Double B Land, LP ("Baker") Development

The Town of Northlake has had numerous successful partnerships with special districts. Harvest development had activated a Fresh Water Supply District (FWSD) in Northlake's extra-territorial jurisdiction and Canyon Falls development activated a Water Control and Improvement District (WCID) within the Town limits. These districts have been used to secure and/or guarantee financing for infrastructure. Last December, Council consented to the creation of a Municipal Management District for the development of the Gibbs, Young and Thompson tracts by Hillwood Communities which was activated this month.

As you see, the Town has had experience cooperating with and managing several types of districts. Town staff has learned lessons along the way on the pros and cons of each type of district. Recent Town Council policy precedent has been to allow developers to use these districts to finance a much higher level of public infrastructure while keeping the area within the Town property tax base without increasing the tax rate on existing taxpayers within Town that do not live within the district.

The proposed district for the Baker Properties is a Fresh Water Supply District but a difference with more recent districts is that the district lies within Northlake ETJ to the west of FM 156 and south of Justin. Unlike the Belmont FWSD (now known as Harvest), the Baker development was not ever in the Town Limits and then subsequently released. A FWSD is created by Denton County and the proposed district will have water, sewer and road powers.

Baker would like to begin the creation process. The consent resolution for your consideration has several conditions and contemplates that the developer and the Town would enter into a development agreement once the district has been created. Pursuant to a development agreement, the Town would be able to annex these properties with voluntary consent when the Town is able. The developers will provide an overview of the development during the briefing portion of the Council Agenda.

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

RESOLUTION NO. 17-37

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING CERTAIN TERRITORY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, TEXAS, TO BE INCLUDED WITHIN WEST DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1

WHEREAS, pursuant to Section 42.042 of the Texas Local Government Code a political subdivision whose purpose is in part to supply fresh water for domestic or commercial use or to furnish sanitary sewer services, roadways, or drainage, may not be created in the extraterritorial jurisdiction of a municipality unless the governing body of the municipality gives its written consent; and

WHEREAS, by petition dated _____, DOUBLE B LAND, LP, a Texas limited partnership, did request the Town of Northlake (the "Town") to consent to the creation of fresh water supply district located within the extraterritorial jurisdiction of the Town, such district to be known as "West Denton County Fresh Water Supply District No. 1" (the "District"), said District to encompass the land described in Exhibit "A"; and

WHEREAS, the Town desires to consent to the creation of the District.

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

Section 1. All of the matters and facts set out in the preamble hereof are true and correct.

Section 2. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the Town Council was posted at a place convenient to the public at the Town Hall of the Town for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. Town Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 3. The Town does hereby consent to the creation of the District, subject to the following conditions and restrictions authorized by Section 42.042 of the Texas Local Government Code:

- A. The District shall construct all facilities to serve the land in the District in accordance with plans and specifications which have been approved by the Town;
- B. The Town shall have the right to inspect all facilities being constructed by the District;
- C. If the land in the District is subdivided into lots less than one (1) acre, the District must meet the fire flow requirements that are applicable to the Town;
- D. The District may not issue bonds or notes with a term greater than 20 years;
- E. The District may not issue bonds or notes later than five (5) years after the creation of the District without prior approval from the Town;
- F. The District may not issue bonds, notes, or other debt such that the tax rate necessary to pay the District's obligations exceeds \$1.00 for every \$100 of property value in the District.

- G. The District may only issues bonds for the following purposes:
- (i) to provide a water supply for municipal uses, domestic uses and commercial purposes;
 - (ii) to collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
 - (iii) to gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operation expenses during construction and interest during construction; and
 - (iv) to construct, maintain, and operate macadamized, graveled, and paved roads as provided by law.

Section 4. From time to time, the District may be divided into two (2) new districts if it has no outstanding bonded debt and is not levying ad valorem taxes, as set forth in the manner as prescribed by Sections 53.030 to 53.041 of Chapter 53, Texas Water Code. The two (2) new districts shall give the Town notice of such division promptly after it occurs. All of the conditions of this consent shall apply to all districts created from division of the District.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED the ____ day of _____, 2017.

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned (herein the “Petitioner”), acting pursuant to the provisions of Section 42.042 of the Texas Local Government Code, respectfully petitions this Honorable Council for its consent to the creation of a fresh water supply district and would show the following:

1

3) to construct, maintain, and operate macadamized, graveled, and paved roads as provided by law; and

4) such other construction, installation, maintenance, purchase and operation of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized, and otherwise authorized by law, from time to time.

The aforementioned purposes are to be accomplished by any and all mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the end that public health and welfare may be conserved and promoted and the purity and sanitary condition of the State's waters protected, affected, and restored.

VI.

The general nature of the work to be done by the District at the present time is (i) the construction, maintenance and operation of a waterworks system for residential and commercial purposes, (ii) the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; (iii) the construction, maintenance, and operation of macadamized, graveled and paved roads as provided by law; and (iv) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized, and otherwise authorized by law, from time to time.

VII.

There is a necessity for the improvements described above because the District is located within an area which will experience a substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water and sanitary sewer services or roads. The health and welfare of the future inhabitants of the District and the inhabitants of the area adjacent thereto require the acquisition and installation of an adequate waterworks system, sanitary sewer collection and disposal system and roads.

VIII.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such a nature that a waterworks and sanitary sewer system and roads can be constructed at a reasonable cost, and said territory will be developed for residential and commercial purposes.

IX.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioner, utilizing its best actual knowledge based upon such information as it has at this time, that such cost will be approximately Twelve Million Three Hundred Eighty Thousand Dollars (\$12,380,000).

X.

Pursuant to the provisions of Texas Water Code, Section 53.029, from time to time, the District may be divided into two (2) districts if it has no outstanding bonded debt and is not levying ad valorem taxes.

XI.

WHEREFORE, Petitioner prays that this Petition be heard and that the Town Council duly pass and adopt an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

RESPECTFULLY SUBMITTED this _____ day of _____, 2017.

“Petitioner”

DOUBLE B LAND, LP,
a Texas limited partnership

By: _____
Name: _____
Title: _____

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2017, by _____, as _____ of Double B Land, LP, a Texas limited partnership, on behalf of said limited partnership.

(SEAL)

Notary Public in and for the
State of T E X A S

Printed Name of Notary Public
My Commission Expires: _____

THE STATE OF TEXAS

§

§

COUNTY OF DENTON

§

I, the Secretary of the Town of Northlake, Texas, do hereby certify that a signed copy of the Petition for Creation of West Denton County Fresh Water Supply District No. 1 has been filed in my office.

WITNESS MY HAND AND THE SEAL OF THE TOWN, this ____ day of _____, 2017.

Town Secretary
Town of Northlake, Texas

(SEAL)

EXHIBIT “A”

Legal Description

Memo

To: Honorable Mayor and Town Council

From: Drew Corn, Town Administrator

CC: Shirley Rogers, Town Secretary
Nathan Reddin, Development Director

Date: December 14, 2017

Re: Amendment of 2017-2018 Adopted Northlake Economic Development Corporation
and Northlake Community Development Corporation Budgets

On January 11, 2005, the Northlake Economic Development Corporations both Type A and Type B contracted with Buxton Company to provide retail recruitment services. These efforts were not successful for a plethora of reasons: minimal residential development in Northlake, no professional staff to follow up with retailers, and major disagreements on which retailers to target between what was feasible and what was desired. Although a Cracker Barrel was targeted other extraneous issues led to the developer to choose another location.

On May 20, 2010 and on August 15, 2013, the boards of the Northlake Economic Development Corporation and the Northlake Community Development Corporation contracted with Catalyst Commercial and The Retail Coach for retail recruitment, respectively. In the former case, the retail market was still depressed in 2010 and many felt the trade area may have been too ambitious. In the latter case, others felt the trade area was too limited in response to the previous study and there was minimal follow up by the consultant. In either case, no specific retailers located in Northlake based on the studies and subsequent efforts.

Recently, at various conferences and trade shows, Buxton Company requested an opportunity to work again with Northlake. Buxton has a new delivery model with dedicated staff to assist the Town with implementation of the study, contacts with retailers and brokers, and follow up on these contacts. Development staff has been searching for alternative to the two previous studies and believe our economic development efforts could be benefitted from the data, contacts and expertise that Buxton has in retail recruitment. Buxton now adds staff support to their industry data.

At their November 30, 2017, the EDC and CDC boards convened in a joint meeting to hear from representatives from Buxton. The boards unanimously agreed to engage with Buxton in a three-year contract for retail recruitment and retention. The budget for this service was in the last year's budget, FY 2016-2017 but staff could not find the right fit and therefore did not expend these funds. The 2017-2018 did not budget for this service since staff did not feel comfortable recommended any consultant at that time. Therefore, it was necessary for the boards to amend their budgets each in the amount of \$20,000 for a total of \$40,000 the cost of the first year of the three-year contract. The following two years of the contract were \$50,000 annually with the ability to cancel.

December 14, 2017

Amendment of 2017-2018 Adopted NEDC and NCDC Budgets

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The EDC and CDC boards have recommended to Northlake Town Council to amend the 2017-2018 Adopted Annual Budget are as follows:

<u>Fund Title</u>	<u>FY 2018 Adopted</u>	<u>FY 2018 Amended</u>
Economic Development Corporation	\$228,525	\$248,525
Community Development Corporation	\$228,525	\$248,525

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



ORDINANCE NO. 17-1214

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING THE NORTHLAKE ECONOMIC DEVELOPMENT CORPORATION AND COMMUNITY DEVELOPMENT CORPORATION BUDGETS FOR THE FISCAL YEAR OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID AMENDED BUDGETS.

WHEREAS, the Northlake Economic Development Corporation has recommended their budget for the fiscal year 2017 – 2018 to the Northlake Town Council on August 17, 2017; and

WHEREAS, the Northlake Community Development Corporation has recommended their budget for the fiscal year 2017 – 2018 to the Northlake Town Council on August 17, 2017; and

WHEREAS, the Town Council of the Town of Northlake, Texas has held work sessions and a public hearing on the budget for the Town of Northlake, Texas for the fiscal year 2017 - 2018; and

WHEREAS, the Town Council concluded its public hearing on said budget on August 24, 2017; and

WHEREAS, the Town Council adopted the budget on September 7, 2017 fulfilling State statutes;

WHEREAS, the Town Council amends the budget for the fiscal year 2017-2018 utilizing existing fund reserves for eligible purposes;

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

Section 1. That appropriations as designated for the payment of expenses for the operation of the town government, hereinafter itemized by a true and correct copy of the amended Northlake Economic and Community Development Corporation budget documents hereto attached as Exhibit A, are hereby approved.

Section 2. That expenditures during the fiscal year shall be made in accordance with budget approved by this ordinance, unless otherwise authorized by a duly enacted ordinance of the Town, said Budget document being on file for public inspection in the office of the Town Secretary.

Section 3. That the necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, require that this Ordinance shall take effect immediately from and after its passage, as the law in such case provides.

DULY PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas this **14th day of December 2017**.

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary



ECONOMIC DEVELOPMENT CORPORATION

Fund: 130	FY 2015 Actual	FY 2016 Actual	FY 2017 Revised Budget	FY 2018 Adopted Budget	FY 2018 Proposed Amendment	FY 2018 Proposed Amended Budget
BEGINNING FUND BALANCE:	455,140	592,373	595,579	501,305	535,430	501,305
REVENUES:						
Taxes / Fees & Fines	212,948	339,824	300,000	240,000	-	240,000
Permits and Registrations	-	-	-	-	-	-
Franchise Fees	-	-	-	-	-	-
Building Permits	-	-	-	-	-	-
Development	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Other Revenue:	998	15,908	16,650	22,650	-	22,650
TOTAL REVENUE:	213,946	355,732	316,650	262,650	-	262,650
EXPENDITURES:						
Payroll & Benefits	23,122	29,540	32,735	33,025	-	33,025
Supplies	1,313	2,934	1,700	1,700	-	1,700
Maintenance	-	2,100	2,250	2,250	-	2,250
Utilities	447	78	150	-	-	-
Services	26,816	41,183	51,100	39,250	20,000	59,250
Incentives	14	250,000	296,250	125,500	-	125,500
Capital Outlay	-	-	-	-	-	-
Transfers	25,000	26,690	26,739	26,800	-	26,800
Lease Purchase Debt Service	-	-	-	-	-	-
TOTAL EXPENDITURES:	76,713	352,526	410,924	228,525	20,000	248,525
REV OVER/(UNDER) EXP	137,233	3,206	(94,274)	34,125	(20,000)	14,125
Changes to Fund Balance	-	-	-	-	-	-
ENDING FUND BALANCE	592,373	595,579	501,305	535,430	515,430	515,430



COMMUNITY DEVELOPMENT CORPORATION

Fund: 131	FY 2015 Actual	FY 2016 Actual	FY 2017 Revised Budget	FY 2018 Adopted Budget	FY 2018 Proposed Amendment	FY 2018 Proposed Amended Budget
BEGINNING FUND BALANCE:	433,937	571,429	575,332	481,057	515,182	481,057
REVENUES:						
Taxes / Fees & Fines	212,947	339,824	300,000	240,000	-	240,000
Permits and Registrations	-	-	-	-	-	-
Franchise Fees	-	-	-	-	-	-
Building Permits	-	-	-	-	-	-
Development	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Other Revenue:	952	15,859	16,650	22,650	-	22,650
TOTAL REVENUE:	213,899	355,683	316,650	262,650	-	262,650
EXPENDITURES:						
Payroll & Benefits	22,973	29,390	32,736	33,025	-	33,025
Supplies	1,190	2,934	1,700	1,700	-	1,700
Maintenance	-	2,100	2,250	2,250	-	2,250
Utilities	447	64	150	-	-	-
Services	26,783	40,600	51,100	39,250	20,000	59,250
Incentives	14	250,000	296,250	125,500	-	125,500
Capital Outlay	-	-	-	-	-	-
Transfers	25,000	26,691	26,739	26,800	-	26,800
Lease Purchase Debt Service	-	-	-	-	-	-
TOTAL EXPENDITURES:	76,407	351,780	410,925	228,525	20,000	248,525
REV OVER/(UNDER) EXP	137,492	3,903	(94,275)	34,125	(20,000)	14,125
Changes to Fund Balance	-	-	-	-	-	-
ENDING FUND BALANCE	571,429	575,332	481,057	515,182	495,182	495,182



Executive Session

Agenda Item 8

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
 - (d) On a matter in which the duty of the attorney to the Town under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act, Tex. Gov't Code, Chapter 551
 - Item 7.G., Resolution No. 17-37
- b. Section 551.072 Deliberation on Real Property authorizes a governmental body to deliberate the purchase, exchange, lease, or value of real property
 - (a) Value of real property contemplated for Right-of-Way



Open Session

Agenda Item 9

I. Consider for approval a resolution of the Town of Northlake, Texas authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining fee simple title to approximately .7469 acres of a certain 3.530 acres tract of land located in the Patrick Rock Survey Abstract No. 1063 in Northlake, Denton County, Texas, as right-of-way necessary for the construction and maintenance of roadway and utility improvements, and for other public purposes permitted by law (Res. No. 17-38)