



**Town Council Meeting Minutes
Thursday, December 14, 2017
1400 FM 407 - Chamber Room
Northlake, Texas**

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

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

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police; Eric Tamayo, PW Director; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker, Legal Counsel; Ben McGahey, PE, Town Engineer

2. Briefing Items

A. Baker Properties Development West of FM 156 - representative from Double B Land LP spoke on behalf of the developer, 137 acres for residential, home prices ranging from \$350,000, with up to a 7 year build out and a need to create a Fresh Water Supply District to assist with the financing of public infrastructure

3. Mayor Dewing called the regular meeting to order at 5:38 pm, all present
Pledge of Allegiance and a Moment of Silence was observed

4. Public Input

Dale Toon, resident of Northlake, thanked the council for road construction being done on Florance Road

5. Consent Items

Councilmember Sessions made the motion to approve the consent items. 2nd by Councilmember Simpson
Vote: motion passed unanimous

B. Town Council meeting minutes of 11-9-17

C. Resolution No. 17-36 declaring certain personal property owned by the Town to be surplus inventory and authorizing the Town Administrator to dispose of such

6. Board of Adjustment Public Hearing and Meeting

See separate agenda for Board of Adjustment meeting

7. Regular Items

D. Mayor Pro Tem McBride made the motion to approve the 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. 2nd Councilmember Sessions

Vote: motion passed unanimous

- E. Councilmember Ganz made the motion to approve 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. 2nd by Councilmember Simpson

Vote: motion passed unanimous

- i. Mayor Dewing open the public hearing at 5:55 to hear comments for or against the Final Plan

No one came forward for or against the approval of the Final Plat

Mayor Dewing closed the public hearing at 5:56 pm

- F. 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. Mayor Dewing opened the public hearing at 6:00 pm to hear comments for or against the proposed change in zoning

No one came forward for or against the proposed zoning change

Mayor Dewing closed the public hearing at 6:01 pm

- ii. Councilmember Simpson made the motion to approve Ordinance 17-1214A. 2nd by Councilmember Sessions

Vote: motion passed unanimous

- G. Councilmember Ganz moved to approve Resolution No. 17-37 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. 2nd by Councilmember Young with the minor changes relating name and under Section 3 E- change from 5 to 7 years. 2nd by Councilmember Young

Vote: motion passed unanimous



H. Mayor Pro Tem McBride made the motion to approve Ordinance No. 17-1214B to amend the Northlake Economic Development Corporation and Community Development Corporation budgets for the fiscal year 2017-2018. 2nd by Councilmember Ganz

Vote: motion passed unanimous

8. By general consent, the board convened into Executive Session at 6:05 pm

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

Mayor Dewing stated no action was taken during the closed session

9. Open Session at 6:20 pm

I. Councilmember Young move that the Town of Northlake authorize the use of the power of eminent domain to acquire .7469 acres of land as right-of-way, out of that certain 3.530 acre tract of property described in the Special Warranty Deed to Mary Schluter recorded in Volume 2901, Page 260 in the Deed Records of Denton County, Texas, said right-of-way being more particularly described in Exhibit A to Resolution No. 17-38, for the construction and maintenance of roadway and public utilities for the Harvest Way Road and Utility Project, and that Resolution No. 17-38 be approved as presented. 2nd by Councilmember Simpson

Vote: motion passed unanimous

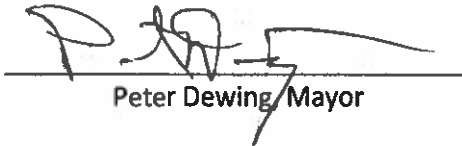
10. Mayor Dewing adjourned the meeting at 6:22 pm by general consent

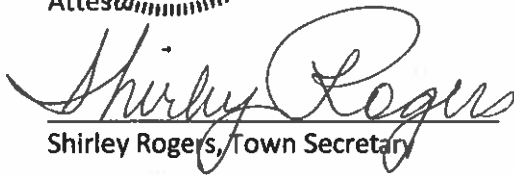


Passed and approved on this the 11th of January, 2018

Town of Northlake, Texas




Peter Dewing, Mayor


Shirley Rogers, Town Secretary