



Peter Dewing, Mayor
Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Mayor Pro Tem
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Council Meeting Minutes
Thursday, December 13, 2018
1500 Commons Circle Suite 300 – Chamber Room
Northlake, Texas 76226**

1. Mayor Peter Dewing called the workshop to order at 7:00 pm, quorum present

Council present: Peter Dewing, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson

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

Consultants present: Ashley Dierker, Town Attorney; Ben McGahey, P.E. Town Engineer

2. Briefing Items

A. Drew Corn briefed the council on the assumptions for Pecan Square acreage calculations received from Hillwood Communities

3. Mayor Dewing called the Regular Meeting to order at 7:16 pm, quorum present
Mayor Dewing led the audience in the Pledge of Allegiance and a Moment of Silence

4. Public Input

Councilmember Hardeman made a motion to extend public input time to 5 minutes per speaker. 2nd by Councilmember Lambert. Motion passed unanimous

- Glen Hyde, property owner at Northwest Regional Airport commented about the proposed project to move Cleveland Gibbs Rd west around the airport
- Joseph Prem, property owner at Northwest Regional Airport applauded the council on the project to move Cleveland Gibbs Road to west side of airport
- Mark Peel, Northlake resident, commented he moved here for the rural community, opposes the townhouses in the Pecan Square development losing his views from his neighborhood and has talked with his neighbors about their issues with the development
- Karen Peel, Northlake resident, stated she is against the townhouses proposed in Pecan Square development, supported Brian Montini in his bid for election, but was disappointed he voted to allow the town houses to be moved around the square

- Clifford Travis, Northlake resident, not opposed to the Pecan Square overall planned development, believe infrastructure is the big focus and need
- Teresa English, Northlake resident, moved here from Trophy Club, likes the rural community, wants council to be responsive to residents and step up to protect them, infrastructure is very important, wants the town's subdivisions to come together as a community
- John Young, property owner at Northwest Regional Airport supported the council's decision to move Cleveland Gibbs Road to west side of airport
- Mitch Whatley, property owner at Northwest Regional Airport and President of the POA was fully in support moving Cleveland Gibbs Road west of the airport
- John Paxton, property owner at Northwest Regional Airport, in support of the road being moved west of airport
- Larry Martin, property owner at Northwest Regional Airport, a member of the Board of Directors of the POA fully support Cleveland Gibbs Road to move west of airport
- Carla Hardeman, resident of Northlake, stated her family had been here in the area for 5 generations as ranchers and farmers; believe the Mayor is targeting their family with all the restrictive ordinances approved during his term; commented about a water leak along Mulkey Ln
- Cody Locknane- resident of Northlake sent a letter in thru resident Mark Peel, stating his opposition to the townhomes in Pecan Square, ask council to reconsider not allowing this; believes the half acre lots are being taken out of the plan

5. Consent Items

By general consent, the council approved the consent item

B. Town Council meeting minutes of 11-8-18

6. Regular Items

C. Ordinance amending Article 5, "Zoning Districts," of the Unified Development Code of the Town of Northlake by establishing a Neighborhood Commercial "NC" Zoning District; by revising the Commercial "C" Zoning District; by revising Section 5.6, "Dimensional and Development Standards Summary," and by revising Section 5.7, "Permitted Use Table," to provide for and amend certain development standards and other regulations applicable to certain zoning districts within the Town

- i. Mayor Dewing opened the public hearing at 7:55 pm to hear comments for or against the proposed amendments

No one came forward for or against

Mayor Dewing closed the public hearing at 7:56 pm

Vote 1: Commissioner Lambert made the motion to approve Ordinance No. 18-1213A. 2nd by Councilmember Simpson

Vote: motion failed

For: Lambert, Simpson

Against: Sessions, Montini, Hardeman

Vote 2: Mayor Pro Tem Montini made the motion to approve the Ordinance to exclude Hotel/Motels from Neighborhood Commercial Zoning District. 2nd by Councilmember Sessions

Vote: motion passed
For: Montini, Sessions, Lambert, Simpson
Against: Hardeman

- D. Councilmember Sessions made the motion to approve Ordinance No. 18-1213B establishing construction hours. 2nd by Councilmember Simpson

Vote: motion passed
For: Sessions, Simpson, Lambert
Against: Hardeman, Montini

- E. Mayor Pro Tem Montini made the motion to approve the Final Plat for Lots 6R1-1R and 6R1-2R, Block 2, Texas Speedway Centre, being a replat of Lot 6R1, Block 2, Texas Speedway Centre, a 3.189-acre lot located on the southeast side of Raceway Drive approximately 900 feet south of SH 114, and zoned Mixed-Use Planned Development (MPD). Superhost Northlake Hotel Partners LLC is the owner/applicant. Triangle Engineering LLC is the engineer. A&W Surveyors, Inc is the surveyor. Case # FP-18-022. 2nd by Councilmember Sessions

- i. Mayor Dewing opened the public hearing at 8:18 pm to hear comment for or against the final plat
No one came forward for or against
Mayor Dewing closed the public hearing at 8:19 pm

Vote: motion passed unanimous
For: Montini, Sessions, Simpson, Lambert, Hardeman
Against: None

- F. Councilmember Simpson made the motion to approve the Site Plan for Tru by Hilton, a proposed 43,740 square-foot, 98-room hotel on 2.394 acres, to be platted as Lot 6R1-2R, Block 2, Texas Speedway Centre, generally located on the southeast side of Raceway Drive approximately 900 feet south of SH 114 at 13451 Raceway Drive, and zoned Mixed-Use Planned Development (MPD). Superhost Northlake Hotel Partners LLC is the owner/applicant. Triangle Engineering LLC is the engineer. Case # SP-18-007. 2nd by Councilmember Lambert

Vote: motion passed unanimous
For: Simpson, Lambert, Sessions, Montini, Hardeman
Against: none

- G. Mayor Pro Tem Montini made the motion to approve the Final Plat of Lot 6, Town Commons, a 2.320-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Cleveland-Gibbs Road approximately 600 feet north of FM 407 in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. G Two Northlake LLC is the owner/applicant. Triangle Engineering LLC is the engineer. A&W Surveyors Inc is the surveyor. Case # FP-18-027. 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Lambert, Hardeman
Against: None

- H. Mayor Pro Tem Montini made the motion to approve the Site Plan for Goddard School, a proposed 10,931 square-foot daycare on 2.320 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 6, Town Commons, generally located on the east side of Cleveland-Gibbs Road approximately 600 feet north of FM 407 at 7851 Cleveland-Gibbs Road in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. G Two Northlake LLC is the owner/applicant. Triangle Engineering LLC is the engineer. Case # SP-18-006. 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Lambert, Hardeman
Against: None

- I. Mayor Pro Tem Montini made the motion to approve the Final Plat of Lot 7, Block A, Alliance Northport Addition, a one-lot phase of the Alliance Northport development, being a 16.372-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, generally located on the west side of Dale Earnhardt Way (extension under construction) approximately 400 feet north of Sam Lee Lane and zoned Industrial (I). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # FP-18-024. 2nd by Councilmember Sessions

Vote: motion passed unanimous
For: Montini, Sessions, Simpson, Lambert, Hardeman
Against: none

- J. Mayor Pro Tem Montini made the motion to approve the Site Plan for Alliance Northport Building 4, a proposed 225,472 square-foot industrial building on 16.372 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, to be platted as Lot 7, Block A, Alliance Northport Addition, generally located on the west side of Dale Earnhardt Way (extension under construction) approximately 400 feet north of Same Lee Lane and zoned Industrial (I). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer. RGA Architects is the architect. Case # SP-18-004. 2nd by Councilmember Sessions

Vote: motion passed unanimous
For: Montini, Sessions, Simpson, Lambert, Hardeman
Against: none

- K. Mayor Pro Tem Montini made the motion to approve the Final Plat of Lot 8, Block A, Alliance Northport Addition, a one-lot phase of the Alliance Northport development, being a 15.042-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, generally located on the northwest corner of Dale Earnhardt Way (extension under construction) and Sam Lee Lane and zoned Industrial (I). AIL Investment LP is the

owner/applicant. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # FP-18-025. 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Lambert, Hardeman
Against: none

- L. Mayor Pro Tem Montini made the motion to approve the Site Plan for Alliance Northport Building 5, a proposed 225,930 square-foot industrial building on 15.042 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, to be platted as Lot 8, Block A, Alliance Northport Addition, generally located on the northwest corner of Dale Earnhardt Way (extension under construction) and Sam Lee Lane and zoned Industrial (I). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer. RGA Architects is the architect. Case # SP-18-005. 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Lambert, Hardeman
Against: none

- M. Councilmember Hardeman made the motion to approve Resolution No. 18-30 authorizing the Town Administrator to contract for professional engineering services with Halff Associates not to exceed \$396,710 for roadway design of realignment and widening of Cleveland Gibbs Road from FM 1171 to 4,500 feet south. 2nd by Councilmember Lambert

Vote: motion passed unanimous
For: Hardeman, Lambert, Montini, Sessions, Simpson
Against: none

- N. Councilmember Lambert made the motion to approve Resolution No. 18-31 authorizing the Town Administrator to contract for services with Aims Companies not to exceed \$244,100 for Southside Sewer Collection System Evaluation and limited repair. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Lambert, Montini, Hardeman, Sessions, Simpson
Against: none

- O. Councilmember Lambert made the motion to accept and approve the conveyance documents conveying certain public facilities to the Town to be used by the public for trails, parks, open spaces, recreational facilities, dog park, and splash pad in Canyon Falls. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Lambert, Montini, Hardeman, Sessions, Simpson

Against: none

- P. Councilmember Sessions made the motion to approve the Maintenance Agreement between the Town of Northlake and Canyon Falls Master Community, Inc. for the maintenance of public facilities located within the Tax Increment Reinvestment Zone Number One for Canyon Falls. 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Sessions, Simpson, Montini, Lambert, Hardeman
Against: none

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

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

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

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

- (a) Pending or contemplated litigation; or

Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651

- (b) Section 551.071 consultation with the Town's attorney to seek advice on eminent domain actions to obtain right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law

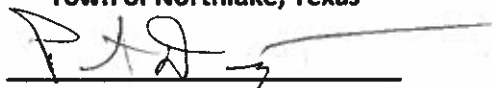
- (c) Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law

8. Mayor Dewing adjourned the meeting at 8:57 pm

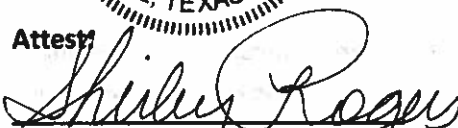
Passed and approved on this the 24th day of January 2019



Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary