

1. Agenda

Documents:

[TOWN COUNCIL AGENDA 1-14-21.PDF](#)

2. Council Packet

Documents:

[COUNCIL PACKET 1-14-21.PDF](#)

3. January 14, 2021 - MEETING SLIDE DECK

[JANUARY 14, 2021 - MEETING SLIDE DECK](#)



DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
THURSDAY, JANUARY 14, 2021 AT 5:30 PM
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

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 regular meeting on Thursday, January 14, 2021 at 5:30 pm at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action.

1. Call to Order
Invocation
Pledge of Allegiance
2. Public Input
This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.
3. Announcements, Proclamations and Presentations
 - A. Recognitions:
Dwight Thornton, Sergeant, Police Department – 10 Year Work Anniversary
Leann Oliver, Municipal Court Administrator – Certified Court Manager (CCM) Program Completion
 - B. Presentation:
FY 21 Quarterly Investment and Financial Reports
 - C. Briefing:
Police Vehicle Graphics
4. Consent Items
Any Council member may request an item on the Consent Agenda to be taken up for individual consideration
 - D. Town Council Meeting Minutes of 12-10-20

5. Action Items

- E. An Ordinance amending Article 5, "Zoning Districts," of the Unified Development Code of the Town of Northlake, Texas, by amending the minimum lot width requirement for the Rural Residential Zoning District
 - i. Public Hearing
 - ii. Ordinance No. 21-0114A

- F. An Ordinance amending the Code of Ordinances, Town of Northlake, Texas, by amending Section 8.5, "Outdoor Lighting Regulations," of the Unified Development Code in Chapter 9 "Planning and Miscellaneous Development Regulations," providing for modified regulations related to Outdoor Lighting applicable in the Town limits and in the Town's extra-territorial jurisdiction where permitted
 - i. Public Hearing
 - ii. Ordinance No. 21-0114B

- G. An Ordinance providing for the annexation of a territory more specially described herein, but generally comprising approx. 249.299 acres located in a portion of the Holland Anderson Survey, Abst. No. 25, the H.W. Cocke Survey, Abst. No. 310, the W.P. Henderson Survey and Ben Waters Survey, Abst. 642, the William Murray Survey, Abst. No. 890 the Simeon E. Park Survey, Abst. No. 1005, situated in the extra-territorial jurisdiction of the Town of Northlake, Denton County, Texas; extending the boundary limits of said Town of Northlake, Texas, for all municipal purposes
 - i. Public Hearing
 - ii. Ordinance No. 21-0114C

- H. An Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended by establishing the zoning classification of a certain 249.299 acre tract of land in a portion of the Holland Anderson Survey, Abst. No. 25, the H.W. Cocke Survey, Abst. No. 310, the W.P. Henderson and Ben Waters Survey, Abst. No. 641, the William Murray Survey, Abst. No. 890, the Simeon E. Park Survey, Abst. No. 1005, Town of Northlake Texas, to "I" Industrial and revising the official zoning map in accordance therewith
 - i. Public Hearing
 - ii. Ordinance No. 21-0114D

- I. An Ordinance providing for the annexation of a territory more specially described herein, but generally comprising approx. 124.06 acres located in a portion of the Holland Anderson Survey, Abst. No. 25, the A. Gwaltney Survey, Abst. No. 500, situated in the extra-territorial jurisdiction of the Town of Northlake, Texas, for all municipal purposes
 - i. Public Hearing
 - ii. Ordinance No. 21-0114E

- J. An Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended, by establishing the zoning classification of a certain 124.06 acres located in a portion of Zoning Holland Anderson Survey, Abst. No. 25, the A. Gwaltney Survey, Abst. No. 500, situated in the extra-territorial jurisdiction of the Town of Northlake, Texas for all municipal purposes
 - i. Public Hearing
 - ii. Ordinance No. 21-0114F

- K. Preliminary Plat of Hawthorne Estates, a proposed residential subdivision consisting of 29 single-family residential lots on 34.084 acres out of the Patrick Rock Survey, Abst. No. 1063, generally located on the east side of Faught Road approx. 1,500- feet south of Prairie View Drive in the extra-territorial jurisdiction of the Town of Northlake. Avondale Development Group is the owner/applicant. TxCivil, Inc. is the engineer. Texas Geospatial is the surveyor. Case # PP-20-005
- L. A Resolution to authorize the Town Administrator to enter into an Agreement to Dually Certify Retail Water Utility Service Area Pursuant to Texas Water Code Section 13.246 between the Town of Northlake, Texas and CSWR-Texas Utility Operating Company, LLC
 - i. Resolution No. 21-1
- M. A Resolution for support TxDOT in expedited construction of FM 407 between IH-35W and Florance Road
 - i. Resolution No. 21-2
- N. A Resolution authorizing the Town Administrator to contract with Red River Construction Co. for a 1.0 MG Ground Storage Tank and Pump Station
 - i. Resolution No. 21-3
- O. An Ordinance amending the Code of Ordinances, pursuant to Texas Transportation Code, Section 545.356 and Town Ordinances, Chapter 11 Traffic and Vehicles, Article 11.03, Operation of Vehicles Section 11.03.043, Speed Limits on Specific Streets; providing for maximum prima facie speed limit for FM 407 within the corporate limits of the Town; providing a penalty not to exceed \$200 for violations
 - i. Ordinance 21-0114G
- P. Approval of modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

6. 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 (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:
 - i. Legal advice on any matter related to any posted agenda item;
 - ii. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 102.3 of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and

- iii. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407; and
- iv. Legal advice related to development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extra-territorial jurisdiction of the Town; and
- v. Pending or contemplated litigation;
- vi. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ; and
- vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

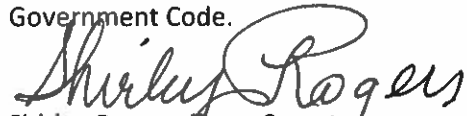
7. Reconvene into Open Session

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session

8. Adjourn

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall 1500 Commons Circle, Suite 300, Northlake, Texas 76266, on the 8th day of January 2021 by 5:30 pm in accordance with Chapter 551, Texas Government Code.


Shirley Rogers, Town Secretary

NOTE: The Town Council reserves the right to adjourn into executive session at any time 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); 551.076 (Deliberations about Security Devices); 551.087 (Economic Development Negotiations).

TOWN OF NORTHLAKE COUNCIL ITEM NO. 1

DATE: JANUARY 14, 2021

ITEM: CALL TO ORDER



TOWN OF NORTHLAKE COUNCIL ITEM NO. 2

DATE: JANUARY 14, 2021

ITEM: PUBLIC INPUT



TOWN OF NORTHLAKE COUNCIL ITEM NO. 3

DATE: JANUARY 14, 2021

ITEM: ANNOUNCEMENTS-PROCLAMATIONS-PRESENTATIONS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14,2021

REF #: 10 YEAR SERVICE RECOGNITION

SUBJECT: SGT. DWIGHT THORNTON – 10 YEAR ANNIVERSARY



Dwight Thornton began his career with Northlake in January 2011 as a Police Officer. Prior to his career at Northlake, he served in other police agencies as a Patrol Officer, Sergeant and Lieutenant, as well as serving in the US Army for 4 years. Thornton was promoted to the rank of Sergeant in April 2013.

Sgt. Thornton holds a Master Peace Officer License, is a certified accident investigator, Police Instructor, Field Training Officer, has attended and completed the ILEA Police School of Supervision and the FBI Command College.

Sgt. Thornton has also been awarded Officer of the Year and/or Supervisor of the Year in 2015, 2017, and 2019; and most importantly won the 2019 Chili Cook Off between town staff. Sgt. Thornton is hard working, dedicated, and has even donated time and money to the department to attend or start new programs Bicycle safety, NNO, Halloween, (Bicycle Program - \$3000).

Sgt. Thornton is currently attending Texas A&M – Commerce to complete his bachelor's degree and has completed over 3000 hours of training in his career. I am proud to have him as part of the Northlake Police Department team and congratulate him on his 10 years of service to the Town.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF. DOC.: COMPLETION OF CERTIFIED COURT MANAGER (CCM) PROGRAM

SUBJECT: LEANN OLIVER –MUNICIPAL COURT ADMINISTRATOR



Leann Oliver began her career with the Town of Northlake in April 2008. Prior to Northlake, she served in the Municipal Court for the City of Garland for twenty-five years. She has a total of thirty-eight years of experience in Court Administration.

In January 2017, Leann has obtained Level III Certification through the Texas Municipal Court Program.

Leann has completed the Certified Court Manager (CCM) Program through the Texas Municipal Courts Education Center in cooperation with the National Center for State Courts Institute for Court Management in December 2020. Courses included:

- Accountability & Court Performance
- Budget & Fiscal Management
- Caseflow & Workflow Management
- Project Management for Courts
- Purposes & Responsibilities of Court
- Workforce Management

Texas Municipal Courts Education Center

in cooperation with the

National Center for State Courts Institute for Court Management

Be it known that

JANIE LEANN OLIVER

Satisfactorily completed the Court Management Program and achieved the status of

CERTIFIED COURT MANAGER (CCM)

AWARDED ON:

The 9th Day of December 2020



PRESENTED BY:

Ryan Kellus Turner
Executive Director, TMCEC

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF. DOC.: NORTHLAKE INVESTMENT POLICY UPDATED 2020

SUBJECT: FISCAL YEAR 2021 FIRST QUARTER INVESTMENT REPORT (OCT-DEC 2020)



GOALS/OBJECTIVES:

- Operate Efficiently and Effectively (Council Goal)
- Sustain Balance Budget and low municipal tax rate (Mayor Goal)

BACKGROUND INFORMATION:

- Fiscal Year 2021, first quarter total cash and investment book value - \$34,130,505
- Fourth quarter total interest earnings - \$20,972
- Up 27% or \$4,468 from last quarter due to:
 - Depositing 2020 Tax Note proceeds of \$7,000,000
 - Shifting \$5,000,000 from Logic to the Lamar Bank for higher interest rate (0.26% to 0.40%)



Town of Northlake
Quarterly Investment Report
For the Quarter Ended December 31, 2020

13 Weeks Treasury Bill Yield: 0.09%

APR: 0.16%
Avg WAM* in Days : N/A

Wells Fargo Bank

Investment Description	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance
Wells Fargo - Investment Account	\$ 3,645,677.32			\$ 1,470.55	\$ 3,647,147.87
Wells Fargo - General Account	\$ 2,361,351.49	\$ 6,876,148.74	\$ (4,463,219.73)		\$ 4,774,280.50
Wells Fargo - Payroll Account	\$ -	\$ 1,934,127.33	\$ (1,934,127.33)		\$ -
First Financial Totals	\$ 6,007,028.81	\$ 8,810,276.07	\$ (6,397,347.06)	\$ 1,470.55	\$ 8,421,428.37

LOGIC

Investment Description	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance
LOGIC - 2016 Comb Tax Ltd. Surplus	\$ 1,338,065.52			\$ 560.70	\$ 1,338,626.22
LOGIC - General Fund	\$ 4,645,990.45			\$ 1,946.90	\$ 4,647,937.35
LOGIC - CO'S Series 2018	\$ 330,204.03			\$ 138.41	\$ 330,342.44
LOGIC Totals	\$ 6,314,260.00	\$ -	\$ -	\$ 2,646.01	\$ 6,316,906.01

APR: 0.2565%
Avg WAM* in Days : 51

LAMAR

Investment Description	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance
Lamar - ICS Accounts	\$12,375,619.89	\$ 7,000,000.00	\$ (305.00)	\$ 16,855.96	\$ 19,392,170.85
LOGIC Totals	\$ 12,375,619.89	\$ 7,000,000.00	\$ (305.00)	\$ 16,855.96	\$ 19,392,170.85
Total Cash & Investments	\$ 24,696,908.70	\$ 15,810,276.07	\$ (6,397,652.06)	\$ 20,972.52	\$ 34,130,505.23

APR: 0.40%
Avg WAM* in Days : 57

*WAM (Weighted Average Maturity) is the mean average of the periods of time remaining until the securities held are (1) scheduled to be repaid or (2) would be repaid upon demand or (3) are scheduled to have their interest rate readjusted to reflect current market rates.

The undersigned serves as the Investment Officer* for the Town of Northlake. I certify that all instruments held in the Town's investment portfolios for the period October 1, 2020 through December 31, 2020 (a) met the investment guidelines and complied with the investment strategies as authorized by the Town's Investment Policies, and (b) did not violate any applicable provisions of section 2256 of the Government Code of Texas.

SIGNED: _____

INVESTMENT OFFICER _____

DATE

1/7/2020

TOWN OF NORTHLAKE

FY 2021 QUARTERLY INVESTMENT REPORT



AUGUST 13, 2020



FOURTH QUARTER INVESTMENT REPORT

- Total Cash and Investment Book Value - \$34,130,505
- Total Interest Earnings - \$20,972
- Up 27% or \$4,468 from last quarter
 - Receipt of \$7,000,000 Tax Notes
 - Higher interest rate at Lamar compared to Logic (0.26% to 0.40%)

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF. DOC.: FISCAL YEAR 2020-2021 ADOPTED BUDGET

SUBJECT: FISCAL YEAR 2021 FIRST QUARTER FINANCIAL REPORT (OCT-DEC 2020)



GOALS/OBJECTIVES:

- Operate Efficiently and Effectively (Council Goal)
- Sustain Balance Budget and low municipal tax rate (Mayor Goal)

BACKGROUND INFORMATION:

- The Town of Northlake has traditionally used paper based financial reporting
- Moving forward Town will utilize OpenGov Reporting and Transparency
- The new tool offers many advantages:
 - Mobile Friendly
 - Customizable
 - Updates Daily
 - Interactive
- Second round of online financials includes several new reports:
 - Budget to actual comparison for 1st Quarter Fiscal Year 2020-2021
 - Six Year Historical Overview of the Budget
 - Personnel Chart
 - Ending Fund Balance
 - Debt Schedule
- More information and reports can be added to the page based on Town Council feedback
- New tool located on the Town of Northlake's website under the Finance Departments Page
- URL: <https://northlaketx.opengov.com>

TOWN OF NORTHLAKE

FY 2021 QUARTERLY BUDGET REPORT



AUGUST 13, 2020



FOURTH QUARTER BUDGET REPORT

- Financial Highlights
 - Revenue -50% received
 - \$7,000,000 Tax notes received
 - 39% of budgeted property tax revenue received
 - Sales Tax receipts up 44% or \$102,853 compared to last year
 - Expenditures – 20% utilized
 - \$7,000,000 Tax notes dispersed out to Capital Project Funds
 - Wholesale utility costs and capital projects are largest expenditures to date
- Full report located on the Town's website under the Finance Department's page at <https://northlaketx.opengov.com>

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF. DOC. : TOWN OF NORTHLAKE BRAND STYLE GUIDE

SUBJECT: POLICE VEHICLE GRAPHICS



STRATEGIC GOALS/OBJECTIVES:

- Define and Strengthen our Identity; Develop an identifiable Northlake brand

BACKGROUND INFORMATION:

- April 23, 2020 – Town Council was briefed on the Northlake Brand Style Guide, including graphics for all Town vehicles
- The Council expressed an interest in modernizing the police vehicle graphics, and aligning them more closely with the Northlake Brand Style Guide
- Town staff redesigned the graphics:
 - Larger font for “POLICE” for immediate public safety identification
 - Distinctive compass to differentiate from other agencies’ vehicles, incorporating Northlake logo
 - Modern look using Northlake colors to strengthen Northlake brand
- Budgetary implications of graphics changes:
 - Two vehicles to be purchased this year include budget for graphics
 - Replacing graphics on existing vehicles will cost approximately \$1,000 per vehicle for seven vehicles

COUNCIL DIRECTION:

- Approve proposed changes to vehicle graphics
- Amend the Town of Northlake Brand Style Guide to include approved vehicle graphics



TOWN OF NORTHLAKE COUNCIL ITEM NO. 4

DATE: JANUARY 14, 2021

ITEM: CONSENT ITEMS





DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

**NORTHLAKE TOWN COUNCIL
MEETING MINUTES
THURSDAY, DECEMBER 10, 2020
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 6:30 pm, quorum present
Invocation given by Travis Hartjen, Senior Pastor, The Grove Church
Pledge of Allegiance led by Mayor David Rettig

Roll Call: David Rettig, Rena Hardeman, Michael Ganz, Brian Montini, Roger Sessions, Danny Simpson

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Police Chief; John Zagurski, Finance Director; Eric Tamayo, Public Works Director; Tara Barton, Communications and Marketing Coordinator; John Thomson, Management Analyst; and Shirley Rogers, Town Secretary

2. Public Input
 - Craig Wilkinson, President of Dev. Solutions with Office Equity Solutions spoke in favor of Item 3D Local Option Election to serve alcohol in the areas not included in the previous election. Will circulate the petition to start the process on getting on the May 2021 ballot. Stated more restaurants would consider this area in Northlake if they are allowed to serve alcohol
 - Al Bershira, owner of Bella Italia restaurant opening in the Northlake Town Commons spoke in favor of Item 3D Local Option Election to serve alcohol
 - Sonya Wooley, Northlake resident stated her opposition on Item P, Preliminary Plat of Creek Meadows West with the following: Apple Creek Lane entrance/exit in the proposed subdivision is directly in front of her property and is concerned about the vehicle lights shining directly into her home, concerned vehicle traffic would end up in her ditch in front of her home due to the exit, and worried about additional traffic on the road stating currently it is hard for trucks making deliveries, etc. to turn around on Faught Road without ending up in the ditch
3. Announcements, Proclamations and Presentations
 - A. Mayor Rettig recognized Northlake's 60th Incorporation Anniversary by Proclamation No. 20-8
Official Incorporation date is December 13, 1960

- B. Home Rule Charter Commission Update given by Mayor Pro Tem Montini-
First two meetings topics discussed: form of government, council size, town councilor term length, mayoral term length, council qualifications, method of town representation, councilor compensation and pay for actual official expenses, council term overlap. Next meeting scheduled for December 19th
- C. Drew Corn presented the Preferred Options for Waste Removal and Recycling Services-
Current service w/ Waste Connections of Texas, weekly solid waste and optional recycling collection, monthly bulk waste/bundles collection. Would seek options for once a week and twice per week in solid waste and options for recycling with glass and w/o glass, options for bulky waste/bundles pick-up per week and monthly; household hazardous waste options for monthly residential pick-up and or drop off site with monthly collection
- D. Drew Corn briefed the council on the Legal Requirements for Local Option Election for Alcohol Sales-
Last Town local option liquor election in May 2003, to allow for legal sale of mixed beverages in restaurant and legal sale of beer and wine for off-premise consumption. Any land/property annexed into the town since 2003 not covered under the 'wet' area. To add property into the 'wet' area would require a local option election and Mr. Corn went over the steps to get this on the ballot
- E. Drew Corn briefed the council on Options to Regulate Lighting Standards – reviewed current lighting standards for residential and commercial, discussed regulations in the ETJ, conditioned in plat variance, lighting nuisance, sign lighting regulation. Mayor Pro Tem Montini asked to review options for the Town to revise lighting standards to regulate potential lighting issues and nuisances
- F. Drew Corn gave an overview of Rural Residential Lot Dimensions and Setbacks – current requirements est. 1997 with only 1 revision. Mayor Pro Tem Montini asked to review options to revise development standards to regulate the dimensions to increase lot width to avoid deep lots, ensure existing properties are not damaged by potential change to UDC

4. Consent Items

Mayor Rettig pulled Items H & I as requested by Council Member Hardeman for discussion

Council Member Sessions made the motion to approve Consent Items G & J. 2nd by Council Member Simpson

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

- G. Approval of Resolution No. 20-40 suspending the January 23, 2021 effective date of CoServ Gas, LTD.'s requested increase to permit the town time to study the request and to establish reasonable rates; approving cooperation with other cities/towns in the CoServ Gas service area and hiring legal and consulting services to negotiate with the Company and direct any direct and necessary litigation and appeals
- J. Approval of the Town Council Meeting Minutes of November 12, 2020

- H. Council Member Simpson made the motion to approve Final Road Alignment of Dale Earnhardt Way items listed below. 2nd by Council Member Ganz

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

- i. Resolution No. 20-41 to accept dedication of Rights-of-Way from AIL Investment LP for Dale Earnhardt Way totaling 14,144 square feet
- ii. Ordinance No. 20-1210A to vacate a 6,803 square-foot portion of Right-of-Way for Dale Earnhardt Way
- iii. Ordinance No. 20-1210B to vacate a 4,494 square-foot portion of Right-of-Way for Dale Earnhardt Way

- I. Council Member Ganz made the motion to approve the Fire Protection Project Expenditures items listed below. 2nd by Council Member Hardeman

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

- i. Resolution No. 20-42 approving and authorizing the Town Administrator to enter into an agreement for the rental of equipment with United Rentals not to exceed \$30,000
- ii. Resolution No. 20-43 approving and authorizing the Town Administrator to enter into an agreement for construction material at a fixed price with Denton Sand & Gravel Materials not to exceed \$100,000
- iii. Resolution No. 20-44 approving and authorizing the Town Administrator to enter into an agreement for purchase of Construction Material with Atlas Utility Piping Materials not to exceed \$135,000
- iv. Resolution No. 20-45 approving and authorizing participation in various cooperative purchasing programs in accordance with the Town's procurement policy

5. Action Items

- K. Council Member Hardeman made the motion to approve Ordinance No. 12-1210C of the Town Council of Town of Northlake, Texas declaring results of a General Election held on November 3, 2020, for the purpose of electing three Council Members to Places 1, 2, & 3 for a two-year term. 2nd by Mayor Pro Tem Montini

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

Mayor Rettig presented the newly elected/two re-elected Members of the Council with a Certificate of Election

- L. Council Member Simpson made the motion to appoint Brian Montini as Mayor Pro Tem until May 2021. 2nd by Council Member Sessions

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

- M. Council Member Ganz made the motion to approve Ordinance No. 12-1210D amending Section 1.02.001 of the Code of Ordinances by amending the start time of Town Council Meetings at 5:30 p.m. with effective date of January 2021. 2nd by Council Member Sessions

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

- N. Council Member Ganz made the motion to approve Ordinance No. 12-1210E amending the comprehensive plan to change the land use designation from MU-Mixed Use to BP-Business Park and to change the zoning from RR-rural residential to I-Industrial on a certain 251.044 acres of land located within the Town (6 McFarm LLC). 2nd by Mayor Pro Tem Montini

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

- i. Mayor Rettig opened the public hearing at 8:00 pm
No one came forward for or against the proposed zoning change
Mayor Rettig closed the public hearing at 8:00 pm

Representative Thomas C. Hillsman, Managing Member of the Westgate Capital Group LLC addressed the Town Council

- O. Council Member Sessions made the motion to approve Ordinance No. 12-1210F for annexation and "C" Commercial zoning of Northlake Office Park, 2.0 acres at the northwest corner of Thompson Road & FM 407. 2nd by Mayor pro Tem Montini

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

- i. Mayor Rettig called the public hearing to order at 8:03 pm
No one came forward for or against the annexation or zoning request
Mayor Rettig closed the public hearing at 8:03 pm

- P. Mayor Pro Tem Montini made the motion to approve the Preliminary Plat of Creek Meadows West, a proposed residential development consisting of 74 single-family residential lots and 2 HOA lots on 101.07 acres out of the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road between Faith Lane and Evelyn Lane. Peggy DeAnne Hatfield, Lynda Faye Green and Billie Louise Brasher are the owners. Westcreek 407, LLC is the applicant/developer. Greg Edwards Engineering Services is the engineer/surveyor. Case#PP-20-006.

Vote: Motion failed for a lack of a second

This preliminary plat was filed with the Town of Northlake on December 2, 2020. The Town Council did not disapprove the preliminary plat within 30 days of filing. Per Texas Local Government Code Section 212.009(a), this preliminary plat is approved by the Town on January 1, 2021.

Representative Eric Broadway, Westcreek 407 LLC was present to address the council

- Q. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-46 approving and authorizing the Town Administrator to contract with Halff and Associates for professional services to conduct the Catherine Branch Sewer Alignment Study not to exceed \$55,000. 2nd by Council Member Simpson

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

- R. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-47 approving and authorizing the Town Administrator to contract with Felix Construction to install a water pump at the Old Town Hall Pump Station not to exceed \$110,000. 2nd by Council Member Hardeman

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

- S. Council Member Simpson made the motion to approve Resolution No. 20-48 consenting to the issuance of tax bonds and utility bonds by Northlake Municipal Management District No. 1, a conservation and reclamation District located within the corporate boundaries of the Town. 2nd by Council Member Sessions

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

- T. Approval of Resolution No. 20-36 consenting to the creation of Oliver Creek Ranch Municipal Utility District to contain certain territory within the extraterritorial jurisdiction of the Town of Northlake, Texas

1st Vote: Mayor Pro Tem Montini moved to table this item. Died for lack of second motion

2nd Vote: Council Member Hardeman moved to disapprove the item, died for a lack of second motion

3rd Vote: Council Member Sessions moved to approve Resolution No. 20-36. 2nd by Council Member Simpson

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

Mindy Koehne, Attorney, Coats Rose Law Firm representing the MUD was present to address the council

- U. Council Member Ganz made the motion to approve Resolution No. 20-49 revising the Northlake Employee Handbook to Define Holiday Leave as Hours-Worked in Overtime Calculation. 2nd by Council Member Sessions

Vote: motion passed
Vote: Ganz, Sessions, Simpson, Montini
Against: Hardeman

- V. No action taken to modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

6. Mayor Rettig convened the Council into Executive Session at 9:11 pm to discuss the items 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: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:
- i. Legal advice on any matter related to any posted agenda item;
 - ii. Legal advice related to development and annexation of the Chadwick Tracts, 6-acre and 3-acre tracts of land generally located at the corner of Cleveland Gibbs Road and Chadwick Parkway; and
 - iii. Legal advice related to development and annexation of the Henderson Tracts, seven tracts totaling 146 acres of land generally located at the southwest corner of FM 156 and Harmonson Road; and the development of the 6McFarm tracts totaling approximately 234.4 acres of land generally located north and east of Harmonson Road approx. 2,358 feet north of Victory Circle; and
 - iv. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 102.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road
 - v. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407; and
 - vi. Legal advice related to the development and annexation of the Withee Tract totaling approximately 74.3 acres of land located at 1700 FM 407

- vii. Pending or contemplated litigation;
- viii. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ; and
- ix. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- x. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

- 7. Mayor Rettig reconvened the Council into Open Session at 11:01 pm
 - W. No action taken on a Memorandum of Understanding with City of Justin and City of Fort Worth in regards to Denton County District Court Cause No. 15-08170-367
- 8. Mayor Rettig adjourned the meeting at 11:01 pm.

PASSED AND APPROVED BY THE TOWN COUNCIL on this the 14th day of January 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM NO. 5

DATE: JANUARY 14, 2021

ITEM: ACTION ITEMS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC): SECTION 5.6 DIMENSIONAL AND DEVELOPMENTAL STANDARDS SUMMARY

SUBJECT: UDC AMENDMENT - RURAL RESIDENTIAL LOT WIDTH



GOALS/OBJECTIVES:

- Define and Strengthen Our Identity (Council Goal)
- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

- Mayor Pro Tem Montini requested a briefing to review options for the Town to revise development standards to regulate lot dimensions
- Presentation at December 10, 2020 meeting reviewed current lot dimensional standards for Rural Residential (RR) district
 - Minimum lot size and dimensions (width at building line)
 - Minimum yard setbacks
- Council recommended changing the minimum lot width in the RR zoning district from 150 feet to 300 feet while ensuring existing non-conforming properties are impacted by change
 - Avoids extremely deep lots
 - Creates more useable lots

UDC AMENDMENT FOR COUNCIL CONSIDERATION

- Changes the minimum lot width measured at the building line to 300 feet
 - Current minimum lot width is 150 feet
 - Does not affect lots that conformed with the zoning regulations at the time of platting
 - Any newly platted lots must conform to the amendment requiring a lot width of 300 feet
- No other changes proposed with amendment
- Text amendments to UDC require 15-day notice and public hearing
 - Public hearing notice published in Denton Record Chronicle and on Town website on December 30, 2020

COUNCIL ACTION:

- Hold public hearing
- Approve UDC amendment ordinance as drafted, approve UDC amendment ordinance with conditions, or take no action



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 21-0114A

AN ORDINANCE AMENDING ARTICLE 5, “ZONING DISTRICTS,” OF THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF NORTHLAKE, TEXAS BY AMENDING THE MINIMUM LOT WIDTH REQUIREMENT FOR THE RURAL RESIDENTIAL ZONING DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Town previously adopted the Unified Development Code (“UDC”) on January 24, 2013 which includes regulations governing lot dimensions for the zoning districts located in the Town; and

WHEREAS, the UDC provides for text amendments in certain situations; and

WHEREAS, upon review, the Town Council determined that the minimum lot width requirement applicable in the rural residential zoning district should be amended; and

WHEREAS, the Town Council held a public hearing on January 14, 2021 after proper notification thereof with respect to the adoption of the proposed UDC text amendment in accordance with the UDC and the Texas Local Government Code; and

WHEREAS, the Town Council has determined that the amendment as outlined herein is in the best interest of the health, safety, and general welfare of the citizens of the Town of Northlake and the public.

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

SECTION 1. The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. Table 5.1 “Dimensional Requirements,” in Section 5.6, “Dimensional and Developmental Standards Summary,” of Article 5, “Zoning Districts,” of the Northlake Unified Development Code is hereby amended to modify the minimum width requirement for Rural Residential Zoning District to read as follows:



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

Table 5.1 – Dimensional Requirements

Requirements		Zoning Districts							
		RR	CRO	RE	MH	MU	NC	C	I
		Rural Residential	Conservation Residential Overlay	Rural Estates	Manufactured Homes	Mixed Use	Neighborhood Commercial	Commercial	Industrial
Minimum lot size & dimensions	Area	5 acres	2 acres	1 acre	7,500 sq. ft.	Per PD	None	None	None
	Width at BL	300 ft.	100 ft.	100 ft.	60 ft.	Per PD	None	None	None
	Depth	200 ft.	200 ft.	200 ft.	100 ft.	Per PD	None	None	None
Minimum yard setbacks	Front	50 ft.	25 ft.	2 ft.	25 ft.	Per PD	30 ft.	30 ft.	20 ft.
	Side	25 ft.	10 ft.	10 ft.	15 ft.	Per PD	10 ft.	10 ft.	10 ft.
	Side adj. to street	25 ft.	25 ft.	15 ft.	10 ft.	Per PD	10 ft.	10 ft.	10 ft.
	Rear	40 ft.	40 ft.	25 ft.	25 ft.	Per PD	10 ft.	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	None
	Maximum height	35 ft.	35 ft.	35 ft.	35 ft.	Per PD	40 ft.	65 ft.	65 ft.
	Maximum coverage	25%	25%	35%	25%	Per PD	FAR 0.5	FAR 1.0	FAR 0.5
	Key	a, b, c, h	a, b, c, d, e, h	a, b, c, h	a, h	a, b	a, i	a, f, i	a, f, g, i



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

Key:

- a. Refer to Article 9 for additional design requirements.
- b. All single-family residential dwelling units constructed within this district shall be constructed with an enclosed garage.
- c. 50 ft. maximum height for agricultural structures such as barns and silos. Height may be increased upon approval of a Specific Use Permit.
- d. Maximum density of 1 unit per 5 acres of gross development acreage.
- e. Minimum 40% of gross development acreage preserved as open space.
- f. Minimum 20 ft. side or rear yard plus 1 foot for each for each foot of building height above 40 ft. when adjacent to a single-family use or zoning district.
- g. All uses must be in compliance with performance standards as listed in section 8.8.
- h. Maximum coverage is the maximum portion of a lot which may be occupied by buildings or structures, including accessory buildings or structures which are thirty inches (30") above ground level.
- i. Maximum coverage is expressed as a Floor Area Ratio (FAR), the floor area of a building or buildings on a lot divided by the lot area."

SECTION 3. Any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue to exist, shall be deemed a separate offense.

SECTION 4. With the exception of those Ordinances expressly repealed herein, this Ordinance shall be cumulative of all provisions of Ordinances of the Town of Northlake, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior Ordinance of the Town, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the Ordinances of the Town, whether codified or un-codified, which are not in conflict with the provisions of the Ordinance, shall remain in full force and effect.

SECTION 5. It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraph section 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, and 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.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 6. All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of this Ordinance, or any other Ordinances affecting the matters addressed herein, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by the Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7. The Town Secretary of the Town of Northlake is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS THE 14TH DAY OF JANUARY 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC): SECTION 8.5 OUTDOOR LIGHTING REGULATIONS

SUBJECT: UDC AMENDMENT - OUTDOOR LIGHTING REGULATIONS



GOALS/OBJECTIVES:

- Define and Strengthen Our Identity (Council Goal)
- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

- Mayor Pro Tem Montini requested a briefing to review options for the Town to revise lighting standards to regulate potential lighting issues and nuisances in the extraterritorial jurisdiction.
- Presentation at December 10, 2020 meeting reviewed current lighting standards for Residential and Commercial districts
 - Reviewed three potential avenues to provide lighting standards applicable to ETJ development:
 - Conditioned as part of plat variance
 - Enforcement of light nuisances
 - Additional requirements for outdoor signs
 - Emphasized efficacy of development agreement for voluntary lighting requirements

UDC AMENDMENT FOR COUNCIL CONSIDERATION

- Amends Sec. 8.5 Outdoor Lighting Regulations as follows:
 - Adds “Purpose, Jurisdiction, and Scope” section
 - Make standards applicable to signs in the ETJ
 - Provides for applicability in ETJ through agreements and as a condition for a variance
 - Updates general lighting requirements:
 - Revises language for better nuisance enforcement
 - Adds provision for LED lighting
 - Adds color temperature regulation
 - Reduces minimum and maximum parking lot lighting illumination standards
 - Requires devices such as motion sensors to reduce parking lot lighting to minimal levels
- Text amendments to UDC require 15-day notice and public hearing
 - Public hearing notice published in Denton Record Chronicle and on Town website on December 30, 2020

COUNCIL ACTION:

- Hold public hearing
- Approve UDC amendment ordinance as drafted, approve UDC amendment ordinance with conditions, or take no action



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 21-0114B

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, TOWN OF NORTHLAKE, TEXAS BY AMENDING SECTION 8.5, "OUTDOOR LIGHTING REGULATIONS," OF THE UNIFIED DEVELOPMENT CODE IN CHAPTER 9, "PLANNING AND MISCELLANEOUS DEVELOPMENT REGULATIONS;" PROVIDING FOR MODIFIED REGULATIONS RELATED TO OUTDOOR LIGHTING APPLICABLE IN THE TOWN LIMITS AND IN THE TOWN'S EXTRATERRITORIAL JURISDICTION WHERE PERMITTED; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Northlake Town Council previously adopted the Unified Development Code ("UDC") on January 24, 2013 which includes regulations governing outdoor lighting; and

WHEREAS, the Town of Northlake seeks to amend those regulations to provide for the regulation of lighting within the town limits of and when possible, in the extraterritorial jurisdiction (ETJ) of the Town; and

WHEREAS, in doing so, the Town seeks to maintain the value of Northlake's scenic beauty and rural charm, which are the keystones of the Town's quality of life, through a comprehensive regulatory program that includes restrictions on signs and lighting, among other things; and

WHEREAS, the Town Council finds that unnecessary and improperly designed light fixtures cause glare, light pollution and wasted resources; and

WHEREAS, glare and light pollution can result in: hazardous circulation conditions for all modes of transportation; the diminishing ability to view the night sky; light trespass; and an unattractive townscape; and

WHEREAS, these lighting regulations will not sacrifice the safety of our citizens or visitors, or the security of property, but instead will result in safer, efficient and more cost-effective lighting; and

WHEREAS, pursuant to Texas Local Government Code Chapter 217, the Town has specific authority to adopt an ordinance or police regulation declaring, prohibiting and abating public nuisances; and

WHEREAS, pursuant to Texas Local Government Code Section 216.902, the Town has specific authority to regulate signs in the Town's ETJ; and



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

WHEREAS, lighting technology and standards have changed since the time the Town originally adopted the Outdoor Lighting regulations currently outlined in the UDC and therefore the Town desires to amend the outdoor lighting regulations to reflect new industry standards; and

WHEREAS, the amendments have been recommended by Town staff; and

WHEREAS, the Town Council has held a public hearing on January 14, 2021 after proper notification thereof with respect to the amendment of the Unified Development Code in accordance with the Unified Development Code and the Texas Local Government Code; and

WHEREAS, the Town Council finds that the amendments as set out herein will protect the health, safety and welfare of the general public, and will protect the night sky that adds to the quality of life and economic well-being of the Town.

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

Section 1. Chapter 9, "Planning and Miscellaneous Development Regulations," Exhibit A, "Unified Development Code," Article 8, "Special Uses and General Regulations," Section 8.5, "Outdoor Lighting Regulations," portions of Subsection A. and Subsection C. are hereby amended to read as follows:

"Section 8.5 Outdoor Lighting Regulations

A. Purpose, Jurisdiction, and Scope

1. The purpose of these rules and regulations are to provide outdoor lighting standards and regulations to assure public safety, promote efficient and more cost-effective lighting, enhance the ability to view the night sky and promote a positive Town image reflecting order, harmony and pride.
2. All outdoor illuminating devices shall be installed in conformance with the provisions of this section, the Building Code, NEMA, and the Electrical Code of the Town as applicable and under appropriate permit and inspection. These lighting standards shall apply to outdoor lighting on all properties within the Town limits and to all signs within the extraterritorial jurisdiction (ETJ) of the Town. The Town may apply this section to properties in the ETJ through agreements with property owners, or as a term affixed to a developmental/regulatory approval (such as a variance), and in such event the provisions of this section will be enforced against such properties and owners thereof as set forth herein. All properties and property



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OFFICIAL ORDINANCE

owners not required to adhere to these requirements are strongly encouraged to do so. Unless otherwise stated, this section does not regulate lighting in public road rights-of-way.

C. Non-Residential and Multi-Family Residential Requirements

2. General Lighting Requirements

- c. No use or operation in any district or in the ETJ of the Town shall be located or conducted so as to produce glare, or either direct or indirect illumination across the bounding property line from a source of illumination into a residentially zoned property located within the Town limits, nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. For the purposes of this section, a nuisance shall be defined as more than [than] twenty-five hundredths (0.25) of one footcandle of light measured at the residential property line and two and twenty-five hundredths (2.25) footcandles of light at any adjoining nonresidential property line.
- d. Shielding shall be required in all outdoor lighting installations as specified below:

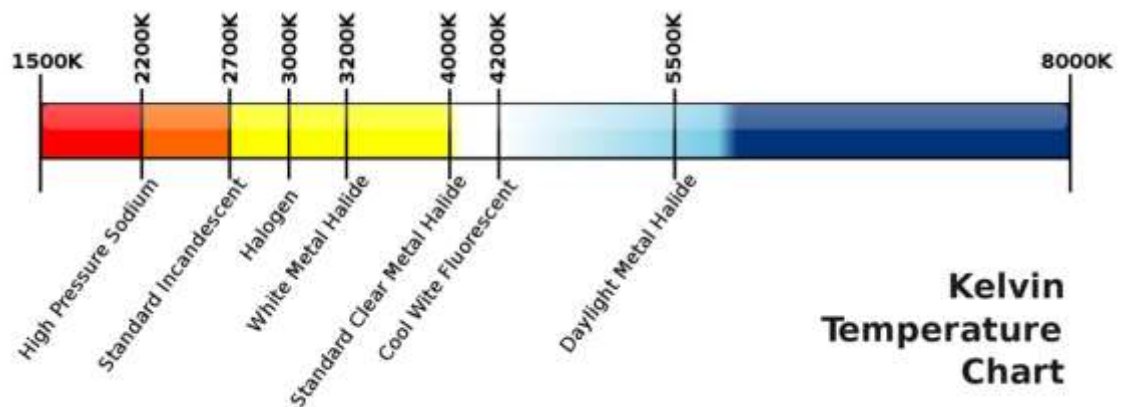
Table 8.3 Shielding Requirements on Lighting Fixtures	
Lamp Type	Shielding Required
Low Pressure Sodium (LPS)	Fully Shielded, with 80 ° cut-off
High Pressure Sodium (HPS)	Fully Shielded, with 80 ° cut-off
Metal Halide	Fully Shielded, with 80 ° cut-off
Mercury Vapor	Fully Shielded, with 80 ° cut-off
Incandescent	Fully Shielded, with 80 ° cut-off
Light Emitting Diode (LED)	Fully Shielded, with 80 ° cut-off



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

Low Intensity neon, Krypton or Argon Discharge Tubes	Unshielded Permitted
Halogen	Prohibited

- e. Lighting temperature. All outdoor lighting must be less than 4,000 Kelvins (K) per correlated color temperature as found in the figure below:



4. Lighting Parameters

c. Parking lots and vehicle movement area lighting

- (1) All lighting shall be placed, masked, or arranged to reflect illumination away from adjacent properties and to avoid creating a hazard to motorists on any street, ally, or other public private right-of-way.
- (2) Parking lots and vehicle movement areas shall not exceed a maximum illumination value of five (5) foot candles nor a minimum illumination value of one-half (0.5) foot candles. Lamps in decorative lantern type fixtures shall not exceed a maximum of one hundred (100) watts. Total pole and fixture height shall not exceed a maximum of thirty-two (32) feet, measured from



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

grade at the base. Taller poles may be considered in some situations upon approval of a Special Exception by the BOA.

- (3) Parking lot and vehicle movement areas shall follow illumination limitations for maximum allowable foot-candles at neighboring property lines as established in table 8.4.
- (4) Parking lots shall utilize adaptive control devices, such as motion sensors, occupancy sensors, and dimmers, in concert with outdoor light emitting diodes (LEDs) and equipment, to vary the intensity and duration of operation lighting based on motion. Motion sensing LED light fixtures within parking lots shall be properly adjusted, according to the manufacturer's instructions, to dim to the minimum allowable one-half (0.5) foot candle when no motion is detected and to brighten to a useful illumination that is no greater than the allowable maximum of five (5) foot candles when motion is detected."

Section 2. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with section 1.01.009 of the Code of Ordinances, Town of Northlake, Texas.

Section 3. All ordinances, orders or resolutions heretofore passed and adopted by the Town Council of the Town of Northlake, Texas, are hereby repealed to the extent that said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

Section 4. It is hereby declared to be the intention of the 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 any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and 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, and said remaining portions shall remain in full force and effect.

Section 5. The Town Secretary of the Town of Northlake is hereby directed to publish the caption in the official newspaper of the Town as required by Section 52.011 of the Texas Local Government Code.

Section 6. This Ordinance shall take effect and be in full force from and after the date of its passage and publication.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS THE 14TH DAY OF JANUARY 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF DOC.: NORTHLAKE 35 LOGISTICS PARK (BUCHANAN TRACT)
DEVELOPMENT AGREEMENT

SUBJECT: ANNEXATION & ZONING OF 249 ACRES KNOWN AS NORTHLAKE 35
LOGISTICS PARK (BUCHANAN TRACT)



GOALS/OBJECTIVES:

- Control our own destiny; Strategically manage ETJ annexations (Council Goal)
- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

ANNEXATION INFORMATION:

Owners: Northlake 35 LLC

Site: 249.299 acres out of the Holland Anderson Survey, Abstract No. 25, the H.W. Cocke Survey, Abstract No. 310, the W.P. Harmonson And Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, and the Simeon E. Park Survey, Abstract No. 1005, generally located at the northeast corner of Victory Circle and Harmonson Road and extending east to IH 35W in the extraterritorial jurisdiction (ETJ) of the Town of Northlake.

Current Land Use: Vacant/Agricultural

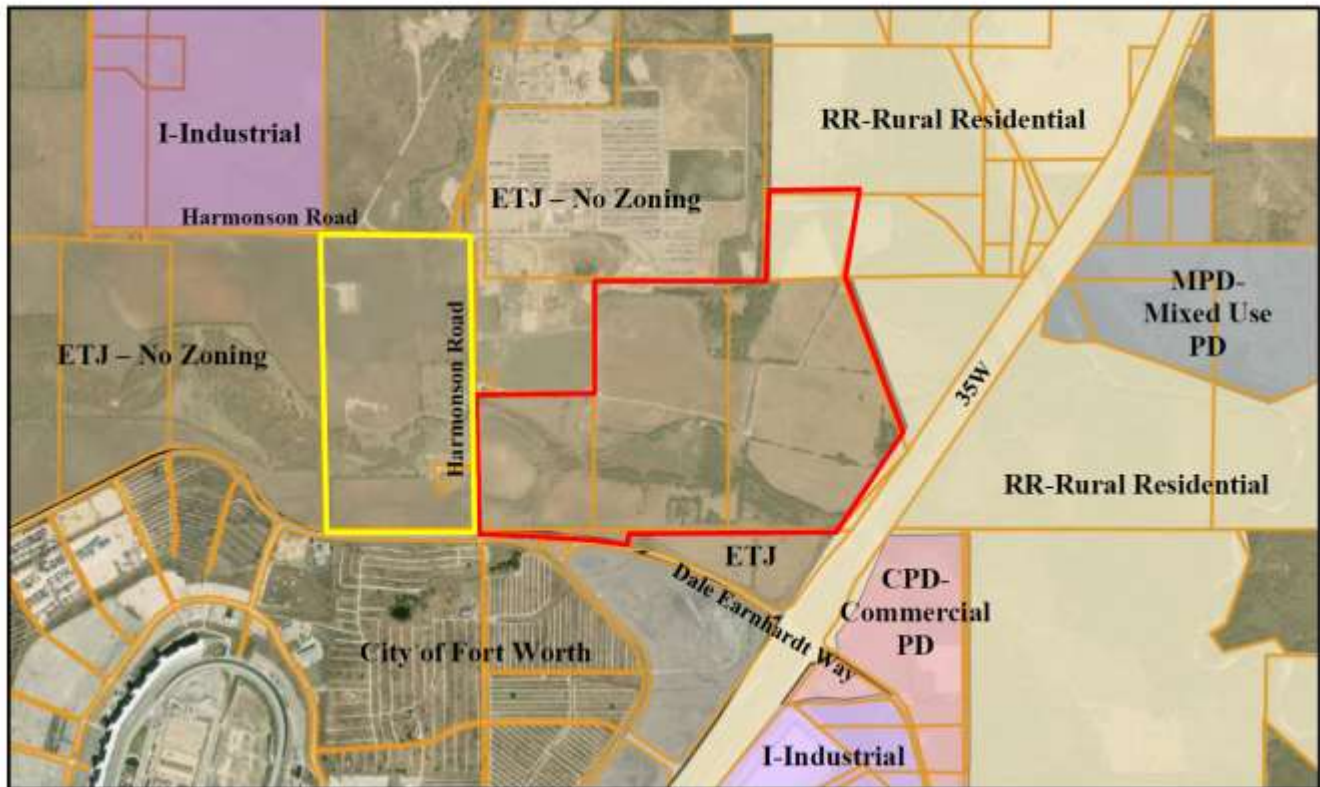
Proposed Zoning: Industrial (I) upon annexation per Development Agreement

Summary: The Town entered into a development agreement with the property owner which called for this property to be annexed and zoned for Industrial use. A public hearing and approval of the annexation ordinance is required prior to holding a public hearing and taking action on the zoning request. Public hearing notices were published in the Denton Record Chronicle and posted on the Town website as required by law.

COUNCIL ACTIONS:

- Hold a public hearing and approve ordinance to annex property
- Hold a public hearing and approve ordinance establishing Industrial zoning for the property

ZONING MAP:



Speedway East (Foster Tract)
Proposed Annexation & Industrial Zoning

Northlake 35 Logistics Park (Buchanan Tract)
Proposed Annexation & Industrial Zoning



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 21-0114C

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF A TERRITORY MORE SPECIFICALLY DESCRIBED HEREIN, BUT GENERALLY COMPRISING APPROXIMATELY 249.299 ACRES LOCATED IN A PORTION OF THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, THE H.W. COCKE SURVEY, ABSTRACT NO. 310, THE W.P. HARMONSON AND BEN WATERS SURVEY, ABSTRACT NO. 642, THE WILLIAM MURRAY SURVEY, ABSTRACT NO. 890, THE SIMEON E. PARK SURVEY, ABSTRACT NO. 1005, SITUATED IN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY LIMITS OF SAID TOWN OF NORTHLAKE, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area upon the request of the landowner(s); and

WHEREAS, on or about December 29, 2020, pursuant to an agreement between the Town and owners of certain property located within the extraterritorial jurisdiction of the Town, the petition for voluntary annexation of certain property pursuant to Chapter 43, Subchapter C-3 became effective; and

WHEREAS, pursuant to the requirements of subchapter C-3 of chapter 43 of the Local Government Code, a public hearing to hear arguments for and against the requested annexation was held before the Northlake Town Council on January 14, 2021; and

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

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

WHEREAS, all requirements of the law have been met for this annexation, including compliance with Section 43.00673 of the Texas Local Government Code and compliance with the terms as outlined in the development agreement entered into pursuant to Section 212.172 of the Texas Local Government Code.



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

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

**SECTION 1.
ANNEXATION**

All of the territory described herein is, for all purposes, annexed into the Town, and the Town limits are extended to include such territory, to wit: An approximate 249.299-acre tract of land located in a portion of the Holland Anderson Survey, Abstract No. 25, the H.W. Cocke Survey, Abstract No. 310, the W.P. Harmonson And Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, the Simeon E. Park Survey, Abstract No. 1005 more particularly described in Exhibit "A" attached hereto and incorporated herein, for all purposes.

**SECTION 2.
RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREAS**

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

**SECTION 3.
OFFICIAL MAP**

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

**SECTION 4.
FILING CERTIFIED COPY**

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



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

**SECTION 5.
CUMULATIVE CLAUSE**

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

**SECTION 6.
SEVERABILITY CLAUSE**

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

**SECTION 7.
EFFECTIVE DATE**

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

PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS THE 14TH DAY OF JANUARY 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

EXHIBIT 'A'

All that certain lot, tract, or parcel of land, situated in a portion of the Holland Anderson Survey, Abstract No. 25, the H. W. Cocke Survey, Abstract No. 310, the W. P. Harmonson and Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, the Simeon E. Park Survey, Abstract No. 1005, City of Northlake, Denton County, Texas, being all of the remainder of that certain called 255 acre tract described as First Tract, all of that certain called 90 acre tract described as Second Tract, all of the remainder of that certain called 35 ½ acre tract described as Third Tract, all of the remainder of that certain called 43.79 acre tract described as Fourth Tract in a deed to Billy H. Buchanan and Billie F. Buchanan, Trustees of the Buchanan Family Trust dated July 13, 1992 recorded in Volume 3425, Page 569 of the Deed Records of Denton County, Texas (DRDCT), all of that certain called 1.823 acre tract described in a deed to Billie F. Buchanan, as Trustee of the Buchanan Family Trust dated July 13, 1992 recorded in Volume 4759, Page 371 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found in the North line of said 43.79 acre tract, the Southwest corner of a called 1.000 acre tract described in a deed to PML Real Estate, LLC recorded in Document No. 2020-23283 (DRDCT), said point being 30.00 feet East from the centerline of Harmonson Road (apparent prescriptive variable width right-of-way);

THENCE North 89 deg. 14 min. 03 sec. East along the North line of said 43.79 acre tract, the South line of said 1.000 acre tract, and along a fence, at 21.83 feet pass a 1/2" iron rod found for reference, at 208.71 feet pass a 1/2" capped iron rod found stamped "CARTER W FORD" for the Southeast corner of said 1.000 acre tract and the most southerly Southwest corner of a called 204.358 acre tract described in a deed to Fast Track Development, LLC recorded in Document No. 2017-11634 (DRDCT), continue a total distance of 1,279.57 feet to a 5" metal fence post found for the Northeast corner of said 43.79 acre tract, the Southeast corner of said 204.358 acre tract, and being in the West line of said 90 acre tract;

THENCE North 00 deg. 23 min. 49 sec. East along the West line of said 90 acre tract, the East line of said 204.358 acre tract, and along a fence, a distance of 1,051.95 feet to a 6" metal fence post found for the Northwest corner of said 90 acre tract and an ell corner of said 204.358 acre tract;

THENCE in a northeasterly direction along the North line of said 90 acre tract, the West line of said 35 1/2 acre tract, the South and East lines of said 204.358 acre tract, and along a fence, being the called accepted common boundary line per said Document No. 2017-11634 (DRDCT) the following four (4) courses;

North 89 deg. 50 min. 21 sec. East, a distance of 530.05 feet to a 5" metal fence post found at H brace;

South 89 deg. 06 min. 24 sec. East, a distance of 790.55 feet to a 5" metal fence post found;

North 76 deg. 33 min. 38 sec. East, a distance of 553.03 feet to a 1/2" iron rod found from which another 1/2" iron rod found bears South 79 deg. 56 min. 25 sec. East - 0.60 feet;

North 00 deg. 02 min. 22 sec. East, a distance of 891.47 feet to a 5" metal fence post found for the Northwest corner of said 35 1/2 acre tract and the Southwest corner of a called 95.698 acre tract described as Tract 1 in a deed to Won Chang, Inc. recorded in Volume 5145, Page 406 (DRDCT);

THENCE North 88 deg. 45 min. 59 sec. East departing the East line of said 204.358 acre tract and continue along the North line of said 35 1/2 acre tract, the South line of said 95.698 acre tract, and along a fence, a distance of 1,045.96 feet to a Corps of Engineers concrete monument found stamped "P-501-5" for the Northwest corner of a tract of land described in a deed to Williams Quality Rental, LLC recorded in Document No. 2008-81438 (DRDCT);

THENCE South 09 deg. 22 min. 03 sec. West departing said North and South lines and continue along the West line of said Williams Quality Rental tract, and along a fence, a distance of 930.91 feet to a 1/2" iron rod found for ell corner of same;

THENCE South 21 deg. 16 min. 18 sec. East along said West line, a distance of 1,889.62 feet to a Corps of Engineers brass disk found stamped "RESET 080" for the most southerly corner of same and being in the Northwest right-of-way line Interstate Highway No. 35-W per deed to the State of Texas recorded in Volume 522, Page 168;

THENCE South 33 deg. 09 min. 34 sec. West along said Northwest right-of-way line and along a fence, a distance of 132.58 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most northerly corner of a called 1.226 acre tract described in a deed to FW Sports Authority, Inc. recorded in Volume 5058, Page 2176 (DRDCT), from which a 1/2" iron rod found bears South 85 deg. 30 min. 04 sec. West - 2.48 feet;

THENCE South 40 deg. 27 min. 03 sec. West departing said Northwest right-of-way line and continue along the Northwest line of said 1.226 acre tract and along a fence, a distance of 866.84 feet to a 1/2" iron rod found in the Northwest line of a called 349 acre tract described in a deed to the United States of America recorded in Volume 373, Page 452 (DRDCT), from which a 5/8"

capped iron rod found stamped "CARTER BURGESS" bears North 40 deg. 44 min. 12 sec. East - 15.33 feet;

THENCE South 66 deg. 59 min. 17 sec. West along the Northwest line of said 349 acre tract, a distance of 301.19 feet to a 1/2" iron rod found for an ell corner of same, being in the South line of said 255 acre tract, and the North line of a called 192.912 acre tract described as Tract II in a deed to Petrus Investments, L.P. recorded in Volume 4246, Page 546 (DRDCT);

THENCE South 89 deg. 45 min. 34 sec. West along the North line of said 192.912 acre tract, the South lines of said 255 acre and 90 acre tracts, a distance of 2,123.15 feet to a 1/2" iron rod found for the Northeast corner of said 1.823 acre tract;

THENCE South 00 deg. 05 min. 00 sec. West along the East line of said 1.823 acre tract, a distance of 139.15 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the Southeast corner of same and being in the North right-of-way line of Dale Earnhardt Way (120' right-of-way width) as described in a dedication deed to the City of Fort Worth recorded in Volume 4863, Page 1 (DRDCT), from which a 1/2" iron rod found (bent) bears South 58 deg. 10 min. 27 sec. East - 1.26 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 4,653.10 feet, a central angle of 12 deg. 18 min. 50 sec., and being subtended by a chord which bears North 83 deg. 44 min. 28 sec. West - 998.11 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 1.823 acre tract, and said North right-of-way line, a distance of 1,000.04 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL";

THENCE North 89 deg. 53 min. 53 sec. West tangent to said curve and continue along said South line and North right-of-way line, a distance of 600.12 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the Southwest corner of said 1.823 acre tract and being in an East line of Texas Motor Speedway recorded in Cabinet V, Page 493 of the Plat Records of Denton County, Texas (PRDCT), from which a 5/8" iron rod found in the South right-of-way line of said Dale Earnhardt Way bears and an ell corner of said Texas Motor Speedway bears South 00 deg. 52 min. 33 sec. East - 120.02 feet;

THENCE North 00 deg. 52 min. 33 sec. West along the West line of said 1.823 acre tract and the East line of said Texas Motor Speedway, at 22.92 feet pass a 1/2" iron rod found for the Northwest corner of said 1.823 acre tract, continue a total distance of 54.04 feet to the most northerly corner of said Texas Motor Speedway, from which a 1/2" iron rod found bears North 81 deg. 11 min. 51 sec. East - 0.95 feet;

THENCE South 81 deg. 11 min. 51 sec. West along the North line of said Texas Motor Speedway, a distance of 66.73 feet to a 1/2" iron rod found;

THENCE North 01 deg. 12 min. 48 sec. West departing said North line and being approximately 30.00 feet East of and parallel with the centerline of said Harmonson Road, a distance of 1,461.73 feet to the **POINT OF BEGINNING**, containing 10,859,459 square feet or 249.299 acres of land, more or less.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 21-0114D

AN ORDINANCE AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY ESTABLISHING THE ZONING CLASSIFICATION OF A CERTAIN 249.299 ACRE TRACT LOCATED IN A PORTION OF THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, THE H.W. COCKE SURVEY, ABSTRACT NO. 310, THE W.P. HARMONSON AND BEN WATERS SURVEY, ABSTRACT NO. 642, THE WILLIAM MURRAY SURVEY, ABSTRACT NO. 890, THE SIMEON E. PARK SURVEY, ABSTRACT NO. 1005, TOWN OF NORTHLAKE, TEXAS TO "I" INDUSTRIAL AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; 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 previously 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 "I" Industrial; and

WHEREAS, the Town of Northlake has received a request from the owner of a 249.299 acre tract located in a portion of the Holland Anderson Survey, Abstract No. 25, the H.W. Cocke Survey, Abstract No. 310, the W.P. Harmonson And Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, the Simeon E. Park Survey, Abstract No. 1005, in the Town of Northlake, Denton County, Texas (the "Property") to zone the Property by establishing an "I" Industrial zoning district on the Property; 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 January 14, 2021 with respect to the and zoning provisions as described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the best interest of the health, safety, and welfare of public to approve the zoning request of "I" Industrial on the Property.

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



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 1

The Property more fully described in Exhibit "A" shall be zoned "I" Industrial.

SECTION 2

The use of the Property described in Exhibit "A" shall be subject to all applicable regulations for the "I" Industrial zoning district contained in 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.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

PASSED AND APPROVED BY THE TOWN COUNCIL ON THE 14TH DAY OF JANUARY 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

EXHIBIT 'A'

All that certain lot, tract, or parcel of land, situated in a portion of the Holland Anderson Survey, Abstract No. 25, the H. W. Cocke Survey, Abstract No. 310, the W. P. Harmonson and Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, the Simeon E. Park Survey, Abstract No. 1005, City of Northlake, Denton County, Texas, being all of the remainder of that certain called 255 acre tract described as First Tract, all of that certain called 90 acre tract described as Second Tract, all of the remainder of that certain called 35 ½ acre tract described as Third Tract, all of the remainder of that certain called 43.79 acre tract described as Fourth Tract in a deed to Billy H. Buchanan and Billie F. Buchanan, Trustees of the Buchanan Family Trust dated July 13, 1992 recorded in Volume 3425, Page 569 of the Deed Records of Denton County, Texas (DRDCT), all of that certain called 1.823 acre tract described in a deed to Billie F. Buchanan, as Trustee of the Buchanan Family Trust dated July 13, 1992 recorded in Volume 4759, Page 371 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found in the North line of said 43.79 acre tract, the Southwest corner of a called 1.000 acre tract described in a deed to PML Real Estate, LLC recorded in Document No. 2020-23283 (DRDCT), said point being 30.00 feet East from the centerline of Harmonson Road (apparent prescriptive variable width right-of-way);

THENCE North 89 deg. 14 min. 03 sec. East along the North line of said 43.79 acre tract, the South line of said 1.000 acre tract, and along a fence, at 21.83 feet pass a 1/2" iron rod found for reference, at 208.71 feet pass a 1/2" capped iron rod found stamped "CARTER W FORD" for the Southeast corner of said 1.000 acre tract and the most southerly Southwest corner of a called 204.358 acre tract described in a deed to Fast Track Development, LLC recorded in Document No. 2017-11634 (DRDCT), continue a total distance of 1,279.57 feet to a 5" metal fence post found for the Northeast corner of said 43.79 acre tract, the Southeast corner of said 204.358 acre tract, and being in the West line of said 90 acre tract;

THENCE North 00 deg. 23 min. 49 sec. East along the West line of said 90 acre tract, the East line of said 204.358 acre tract, and along a fence, a distance of 1,051.95 feet to a 6" metal fence post found for the Northwest corner of said 90 acre tract and an ell corner of said 204.358 acre tract;

THENCE in a northeasterly direction along the North line of said 90 acre tract, the West line of said 35 1/2 acre tract, the South and East lines of said 204.358 acre tract, and along a fence, being the called accepted common boundary line per said Document No. 2017-11634 (DRDCT) the following four (4) courses;

North 89 deg. 50 min. 21 sec. East, a distance of 530.05 feet to a 5" metal fence post found at H brace;

South 89 deg. 06 min. 24 sec. East, a distance of 790.55 feet to a 5" metal fence post found;

North 76 deg. 33 min. 38 sec. East, a distance of 553.03 feet to a 1/2" iron rod found from which another 1/2" iron rod found bears South 79 deg. 56 min. 25 sec. East - 0.60 feet;

North 00 deg. 02 min. 22 sec. East, a distance of 891.47 feet to a 5" metal fence post found for the Northwest corner of said 35 1/2 acre tract and the Southwest corner of a called 95.698 acre tract described as Tract 1 in a deed to Won Chang, Inc. recorded in Volume 5145, Page 406 (DRDCT);

THENCE North 88 deg. 45 min. 59 sec. East departing the East line of said 204.358 acre tract and continue along the North line of said 35 1/2 acre tract, the South line of said 95.698 acre tract, and along a fence, a distance of 1,045.96 feet to a Corps of Engineers concrete monument found stamped "P-501-5" for the Northwest corner of a tract of land described in a deed to Williams Quality Rental, LLC recorded in Document No. 2008-81438 (DRDCT);

THENCE South 09 deg. 22 min. 03 sec. West departing said North and South lines and continue along the West line of said Williams Quality Rental tract, and along a fence, a distance of 930.91 feet to a 1/2" iron rod found for ell corner of same;

THENCE South 21 deg. 16 min. 18 sec. East along said West line, a distance of 1,889.62 feet to a Corps of Engineers brass disk found stamped "RESET 080" for the most southerly corner of same and being in the Northwest right-of-way line Interstate Highway No. 35-W per deed to the State of Texas recorded in Volume 522, Page 168;

THENCE South 33 deg. 09 min. 34 sec. West along said Northwest right-of-way line and along a fence, a distance of 132.58 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most northerly corner of a called 1.226 acre tract described in a deed to FW Sports Authority, Inc. recorded in Volume 5058, Page 2176 (DRDCT), from which a 1/2" iron rod found bears South 85 deg. 30 min. 04 sec. West - 2.48 feet;

THENCE South 40 deg. 27 min. 03 sec. West departing said Northwest right-of-way line and continue along the Northwest line of said 1.226 acre tract and along a fence, a distance of 866.84 feet to a 1/2" iron rod found in the Northwest line of a called 349 acre tract described in a deed to the United States of America recorded in Volume 373, Page 452 (DRDCT), from which a 5/8"

capped iron rod found stamped "CARTER BURGESS" bears North 40 deg. 44 min. 12 sec. East - 15.33 feet;

THENCE South 66 deg. 59 min. 17 sec. West along the Northwest line of said 349 acre tract, a distance of 301.19 feet to a 1/2" iron rod found for an ell corner of same, being in the South line of said 255 acre tract, and the North line of a called 192.912 acre tract described as Tract II in a deed to Petrus Investments, L.P. recorded in Volume 4246, Page 546 (DRDCT);

THENCE South 89 deg. 45 min. 34 sec. West along the North line of said 192.912 acre tract, the South lines of said 255 acre and 90 acre tracts, a distance of 2,123.15 feet to a 1/2" iron rod found for the Northeast corner of said 1.823 acre tract;

THENCE South 00 deg. 05 min. 00 sec. West along the East line of said 1.823 acre tract, a distance of 139.15 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the Southeast corner of same and being in the North right-of-way line of Dale Earnhardt Way (120' right-of-way width) as described in a dedication deed to the City of Fort Worth recorded in Volume 4863, Page 1 (DRDCT), from which a 1/2" iron rod found (bent) bears South 58 deg. 10 min. 27 sec. East - 1.26 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 4,653.10 feet, a central angle of 12 deg. 18 min. 50 sec., and being subtended by a chord which bears North 83 deg. 44 min. 28 sec. West - 998.11 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 1.823 acre tract, and said North right-of-way line, a distance of 1,000.04 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL";

THENCE North 89 deg. 53 min. 53 sec. West tangent to said curve and continue along said South line and North right-of-way line, a distance of 600.12 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the Southwest corner of said 1.823 acre tract and being in an East line of Texas Motor Speedway recorded in Cabinet V, Page 493 of the Plat Records of Denton County, Texas (PRDCT), from which a 5/8" iron rod found in the South right-of-way line of said Dale Earnhardt Way bears and an ell corner of said Texas Motor Speedway bears South 00 deg. 52 min. 33 sec. East - 120.02 feet;

THENCE North 00 deg. 52 min. 33 sec. West along the West line of said 1.823 acre tract and the East line of said Texas Motor Speedway, at 22.92 feet pass a 1/2" iron rod found for the Northwest corner of said 1.823 acre tract, continue a total distance of 54.04 feet to the most northerly corner of said Texas Motor Speedway, from which a 1/2" iron rod found bears North 81 deg. 11 min. 51 sec. East - 0.95 feet;

THENCE South 81 deg. 11 min. 51 sec. West along the North line of said Texas Motor Speedway, a distance of 66.73 feet to a 1/2" iron rod found;

THENCE North 01 deg. 12 min. 48 sec. West departing said North line and being approximately 30.00 feet East of and parallel with the centerline of said Harmonson Road, a distance of 1,461.73 feet to the **POINT OF BEGINNING**, containing 10,859,459 square feet or 249.299 acres of land, more or less.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF DOC.: SPEEDWAY EAST (FOSTER TRACT) DEVELOPMENT AGREEMENT

SUBJECT: ANNEXATION & ZONING OF 124 ACRES KNOWN AS SPEEDWAY EAST (FOSTER TRACT)



GOALS/OBJECTIVES:

- Control our own destiny; Strategically manage ETJ annexations (Council Goal)
- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

ANNEXATION INFORMATION:

Owners: Scannell Properties #444, LLC

Site: 124.06 acres out of the Holland Anderson Survey, Abstract No. 25, and the A. Gwaltney Survey, Abstract No. 500, generally located at the northwest corner of Victory Circle and Harmonson Road in the extraterritorial jurisdiction (ETJ) of the Town of Northlake.

Current Land Use: Single-family residence and agricultural use

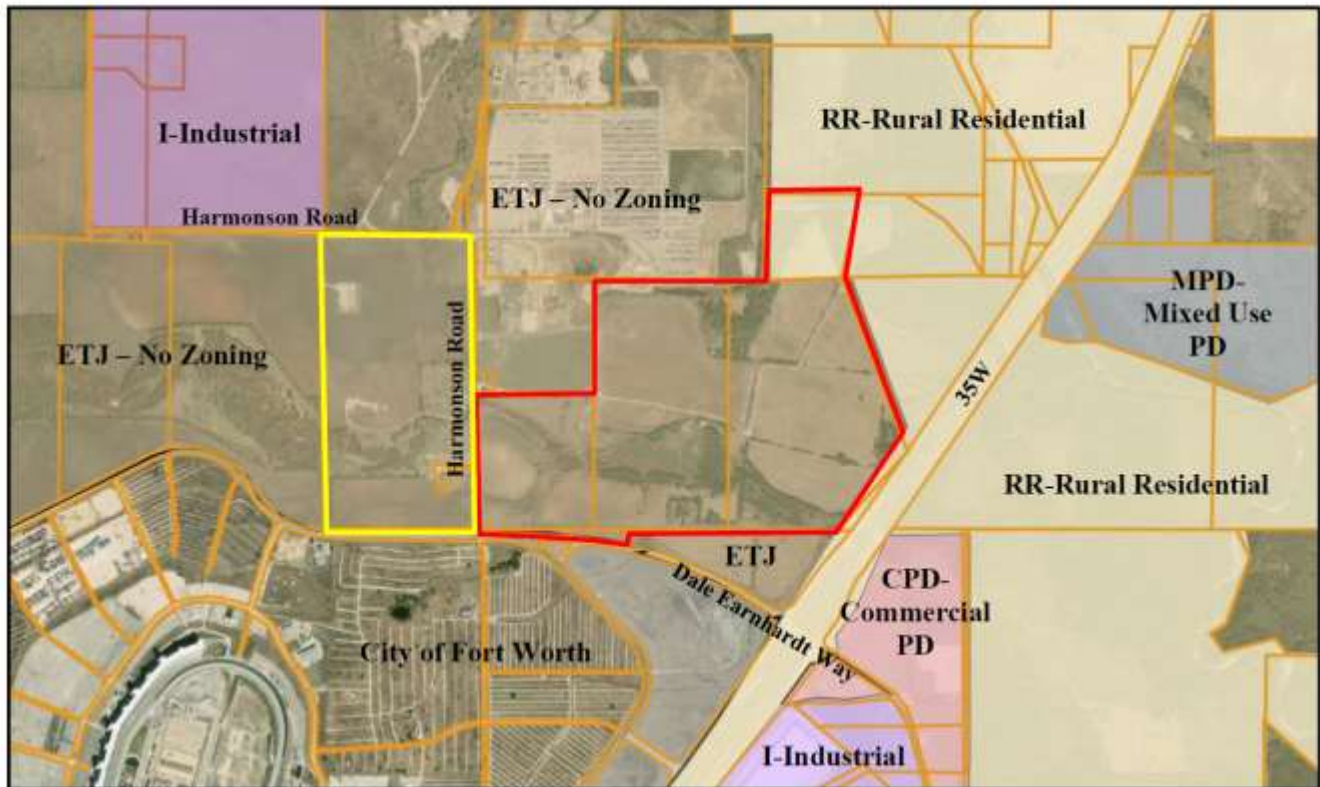
Proposed Zoning: Industrial (I) upon annexation per Development Agreement

Summary: The Town entered into a development agreement with the property owner which called for this property to be annexed and zoned for Industrial use. A public hearing and approval of the annexation ordinance is required prior to holding a public hearing and taking action on the zoning request. Public hearing notices were published in the Denton Record Chronicle and posted on the Town website as required by law.

COUNCIL ACTIONS:

- Hold a public hearing and approve ordinance to annex property
- Hold a public hearing and approve ordinance establishing Industrial zoning for the property

ZONING MAP:



Speedway East (Foster Tract)
Proposed Annexation & Industrial Zoning

Northlake 35 Logistics Park (Buchanan Tract)
Proposed Annexation & Industrial Zoning



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 21-0114E

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF A TERRITORY MORE SPECIFICALLY DESCRIBED HEREIN, BUT GENERALLY COMPRISING APPROXIMATELY 124.06 ACRES LOCATED IN A PORTION OF THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, THE A. GWALTNEY SURVEY, ABSTRACT NO. 500, SITUATED IN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY LIMITS OF SAID TOWN OF NORTHLAKE, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area upon the request of the landowner(s); and

WHEREAS, on or about December 11, 2020, pursuant to an agreement between the Town and owners of certain property located within the extraterritorial jurisdiction of the Town, the owners filed a request for voluntary annexation into the Town of certain property pursuant to Chapter 43, Subchapter C-3; and

WHEREAS, pursuant to the requirements of subchapter C-3 of chapter 43 of the Local Government Code, a public hearing to hear arguments for and against the requested annexation was held before the Northlake Town Council on January 14, 2021; and

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

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

WHEREAS, all requirements of the law have been met for this annexation, including compliance with Section 43.00673 of the Texas Local Government Code and compliance with the terms as outlined in the development agreement entered into pursuant to Section 212.172 of the Texas Local Government Code.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

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

**SECTION 1.
ANNEXATION**

All of the territory described herein is, for all purposes, annexed into the Town, and the Town limits are extended to include such territory, to wit: An approximate 124.06-acre tract of land located in a portion of the Holland Anderson Survey, Abstract No. 25, the A. Gwaltney Survey, Abstract No. 500 more particularly described in Exhibit "A" attached hereto and incorporated herein, for all purposes.

**SECTION 2.
RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREAS**

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

**SECTION 3.
OFFICIAL MAP**

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

**SECTION 4.
FILING CERTIFIED COPY**

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

**SECTION 5.
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of ordinances of the Town, except where the



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

provisions are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.
SEVERABILITY CLAUSE

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

SECTION 7.
EFFECTIVE DATE

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

PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS THE 14TH DAY OF JANUARY 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest;

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

EXHIBIT 'A'

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF DENTON:

BEING a tract of land situated in the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, Denton County, Texas, being all of that 122.872 acre tract of land as described in deed to Scannell Properties #444, LLC, recorded in 2020-193307, Official Records, Denton County, Texas (ORDCT) and all of that 1.188 acre tract of land as described in deed to Scannell Properties #444, LLC, recorded in 2020-193308, ORDCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped found at the most westerly southwest corner of said Scannell 122.872 acre tract and the southeast corner of the remainder portion of a tract of land as described in deed to Petrus Investment, L.P., recorded in Volume 4246, Page 546, Deed Records, Denton County, Texas, said point lying in the north line of Texas Motor Speedway, an addition to the City Fort Worth, Denton County, Texas as recorded in Cabinet V, Page 493, Plat Records, Denton County, Texas;

THENCE N 02°01'26" W, along the west line of said Scannell 122.872 acre tract and the east line of said Petrus tract, a distance of 3205.72 feet (deeds 3205.72 feet & 3206.95 feet) to a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to a 1/2" rebar capped set) in Harmonson Road, being the northwest corner of said Scannell 122.872 acre tract and the northeast corner of said Petrus tract;

THENCE N 89°41'14" E, along said Harmonson Road and the north line of said Scannell 122.872 acre tract, a distance of 1714.69 feet to a cut X set in concrete at the northeast corner of said Scannell 122.872 acre tract;

THENCE S 00°29'44" E, along said Harmonson Road and the east line of said Scannell 122.872 acre tract, at a distance of 2526.18 feet passing a 5/8" rebar capped RPLS 5587 found at the most easterly northeast corner of said Scannell 1.188 acre tract, at a distance of 2546.38 feet passing a PK nail found in said Harmonson Road at the most easterly southeast corner of said Scannell 1.188 acre tract, continuing a total distance of 3234.38 feet to a 5/8" rebar capped RPLS 5587 found at the southeast corner of said Scannell 122.872 acre tract, from which a 5/8" rebar found bears S 87°48' E, 14.41 feet;

THENCE S 89°41'21" W, departing said Harmonson Road, along the south line of said Scannell 122.872 acre tract, a distance of 1555.00 feet to a 1/2" rebar capped set at the most southerly southwest corner of said Scannell 122.872 acre

tract, from which a 5/8" rebar capped Clearfork RPLS 5649 found bears
S 27°14' E, 1.8 feet;

THENCE N 00°14'16" W, along a reentrant line of said Scannell 122.872 acre tract,
a distance of 30.05 feet to a 1/2" rebar capped set at a fence corner, being a
reentrant corner of said Scannell 122.872 acre tract;

THENCE S 89°39'52" W, along a reentrant line of said Scannell 122.872 acre tract,
a distance of 74.32 feet to the POINT OF BEGINNING and containing 5,404,087
square feet or 124.061 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central
Zone (4202), North American Datum of 1983 as derived from GPS observation.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 21-0114F

AN ORDINANCE AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY ESTABLISHING THE ZONING CLASSIFICATION OF A CERTAIN 124.06 ACRES LOCATED IN A PORTION OF THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, THE A. GWALTNEY SURVEY, ABSTRACT NO. 500, TOWN OF NORTHLAKE, TEXAS TO "I" INDUSTRIAL AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; 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 previously 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 "I" Industrial; and

WHEREAS, the Town of Northlake has received a request from the owner of a 124.06 acre tract located in a portion of the Holland Anderson Survey, Abstract No. 25, the A. Gwaltney Survey, Abstract No. 500, in the Town of Northlake, Denton County, Texas (the "Property") to zone the Property by establishing an "I" Industrial zoning district on the Property; 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 January 14, 2021 with respect to the and zoning provisions as described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the best interest of the health, safety, and welfare of public to approve the zoning request of "I" Industrial on the Property.

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



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 1

The Property more fully described in Exhibit "A" shall be zoned "I" Industrial.

SECTION 2

The use of the Property described in Exhibit "A" shall be subject to all applicable regulations for the "I" Industrial zoning district contained in 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.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

PASSED AND APPROVED BY TOWN COUNCIL ON THE 14TH DAY OF JANUARY 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

EXHIBIT 'A'

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF DENTON:

BEING a tract of land situated in the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, Denton County, Texas, being all of that 122.872 acre tract of land as described in deed to Scannell Properties #444, LLC, recorded in 2020-193307, Official Records, Denton County, Texas (ORDCT) and all of that 1.188 acre tract of land as described in deed to Scannell Properties #444, LLC, recorded in 2020-193308, ORDCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped found at the most westerly southwest corner of said Scannell 122.872 acre tract and the southeast corner of the remainder portion of a tract of land as described in deed to Petrus Investment, L.P., recorded in Volume 4246, Page 546, Deed Records, Denton County, Texas, said point lying in the north line of Texas Motor Speedway, an addition to the City Fort Worth, Denton County, Texas as recorded in Cabinet V, Page 493, Plat Records, Denton County, Texas;

THENCE N 02°01'26" W, along the west line of said Scannell 122.872 acre tract and the east line of said Petrus tract, a distance of 3205.72 feet (deeds 3205.72 feet & 3206.95 feet) to a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to a 1/2" rebar capped set) in Harmonson Road, being the northwest corner of said Scannell 122.872 acre tract and the northeast corner of said Petrus tract;

THENCE N 89°41'14" E, along said Harmonson Road and the north line of said Scannell 122.872 acre tract, a distance of 1714.69 feet to a cut X set in concrete at the northeast corner of said Scannell 122.872 acre tract;

THENCE S 00°29'44" E, along said Harmonson Road and the east line of said Scannell 122.872 acre tract, at a distance of 2526.18 feet passing a 5/8" rebar capped RPLS 5587 found at the most easterly northeast corner of said Scannell 1.188 acre tract, at a distance of 2546.38 feet passing a PK nail found in said Harmonson Road at the most easterly southeast corner of said Scannell 1.188 acre tract, continuing a total distance of 3234.38 feet to a 5/8" rebar capped RPLS 5587 found at the southeast corner of said Scannell 122.872 acre tract, from which a 5/8" rebar found bears S 87°48' E, 14.41 feet;

THENCE S 89°41'21" W, departing said Harmonson Road, along the south line of said Scannell 122.872 acre tract, a distance of 1555.00 feet to a 1/2" rebar capped set at the most southerly southwest corner of said Scannell 122.872 acre

tract, from which a 5/8" rebar capped Clearfork RPLS 5649 found bears
S 27°14' E, 1.8 feet;

THENCE N 00°14'16" W, along a reentrant line of said Scannell 122.872 acre tract,
a distance of 30.05 feet to a 1/2" rebar capped set at a fence corner, being a
reentrant corner of said Scannell 122.872 acre tract;

THENCE S 89°39'52" W, along a reentrant line of said Scannell 122.872 acre tract,
a distance of 74.32 feet to the POINT OF BEGINNING and containing 5,404,087
square feet or 124.061 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central
Zone (4202), North American Datum of 1983 as derived from GPS observation.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: HAWTHORNE ESTATES PRELIMINARY PLAT (PP-20-005)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Owner/Applicant: Avondale Development Group

Engineer: TxCivil, Inc.

Surveyor: Texas Geospatial

Zoning: No Zoning - Extraterritorial Jurisdiction (ETJ)

Site: 34.084 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faught Road approximately 1,500 feet south of Prairie View Drive in the extraterritorial jurisdiction of the Town of Northlake.

Summary: This application is for preliminary plat of a development to be known as Hawthorne Estates. It consists of 29 single-family residential lots. Each lot will be served with water from the Town of Northlake and a private on-site sewage facility (OSSF). Lots are to be developed to meet the Rural Estates (RE) zoning district standards with the exception of the minimum lot size of 0.9 acres per the development agreement.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC) with the exception of the requirement to provide a preliminary drainage study meeting the requirements of the Engineering Design Manual (EDM). A preliminary drainage study is under review with a few comments remaining to be addressed before it can be approved.

While the Preliminary Plat application is considered incomplete until the preliminary drainage study is approved, the applicant has requested the Preliminary Plat be considered at the January 14th meeting as they anticipate obtaining approval by then.

Preliminary plans for storm drainage, water, and paving were also submitted with the preliminary plat and are still under review as of the writing of this memo and subject to a final review to verify that all comments have been addressed. Staff will inform Council at the meeting whether the preliminary plat and plans meet all platting and engineering design requirements.

COUNCIL ACTIONS:

- Approve if determined to meet all requirements including approval of preliminary drainage study
- Disapprove or approve with conditions if preliminary drainage study has not been approved or other comments have not been addressed.

FIELD NOTES:

34.084 acres situated in the PATRICK ROCK SURVEY, Abst. No. 1063, Denton County, Texas, being the tract described in deed to Christina Dailey Hofstrom and Kevin C. Dailey by deed recorded in Document Number 2011-61331 and the tracts described as Tract One and Tract Two in deed to Christina Dailey Hofstrom and Kevin C. Dailey by deed recorded in Document Number 2011-61332, Deed Records, Denton County, Texas, and being more particularly described, as follows:

Commencing at a 5/8" iron rod capped Jones Carter, the southwest corner of Lot 1X and the northwest corner of Lot 44, Block AM, HARVEST MEADOWS, PHASE 4, an Addition to Denton County, Texas, according to the Plat thereof recorded in Document Number 2019-111, Plat Records, Denton County, Texas;

THENCE N 00°06'06" W, along the west line of said Lot 1X, 88.51 feet to a 1/2" iron rod capped MIZELL 6165 set, for the southeast corner of said Dailey (2011-61331) tract, the Point of Beginning of the herein described tract;

THENCE S 89°39'22" W, along the south line of said Dailey (2011-61331) tract, at 2980.67 feet passing a 5/8" iron rod found, continuing along the south line of said Dailey (2011-61331) tract, in all, a distance of 3000.67 feet to a mag nail set, for the southwest corner of said Daily (2011-61331) tract, in FAUGHT ROAD (a variable width Right-of-Way);

THENCE N 00°18'42" W, along the west line of said Dailey (2011-61331) tract, passing the northwest corner of said Dailey (2011-61331) tract and the southwest corner of said Dailey Tract One, continuing along the west line of said Dailey Tract One, in all, a distance of 613.16 feet to a mag nail set, for the northwest corner of said Dailey Tract One, for the most westerly southwest corner of the tract described in deed to Gladys Scholl by deed recorded in Volume 905, Page 908, Deed Records, Denton County, Texas;

THENCE N 89°36'52" E, along the north line of said Dailey Tract One, 469.51 feet to a 1/2" iron rod found, for the northeast corner of said Dailey Tract One, for an ell corner of said Scholl tract;

THENCE S 00°23'59" E, along the east line of said Dailey Tract One, 144.90 feet to a 1/2" iron rod found, for the northwest corner of said Dailey Tract Two, for the most southerly southwest corner of said Scholl tract;

THENCE N 89°28'24" E, along the north line of said Dailey Tract Two, 2532.70 feet to a 1/2" iron rod capped MIZELL set, for the northeast corner of said Dailey Tract Two, for the southeast corner of said Scholl tract, in the west line of the tract described in deed to Harvest Meadows Phase 5, LLC by deed recorded in Document Number 2019-145488, Deed Records, Denton County, Texas;

THENCE S 00°06'06" E, along the east line of said Dailey Tract Two, at 68.29 feet passing the northwest corner of said Lot 1X, continuing along the common line of said Dailey Tract Two and Lot 1X, passing the southeast corner of said Dailey Tract Two and the northeast corner of said Dailey (2011-61331) tract, continuing along the common line of said Dailey (2011-61331) tract and Lot 1X, in all, a distance of 476.68 feet to the POINT OF BEGINNING and containing 34.084 acres of land.

NOTES:

BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE, TEXAS, NORTH CENTRAL, ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

NO IMPROVEMENTS SHOWN PER CLIENT REQUEST.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, OR EXCAVATING.

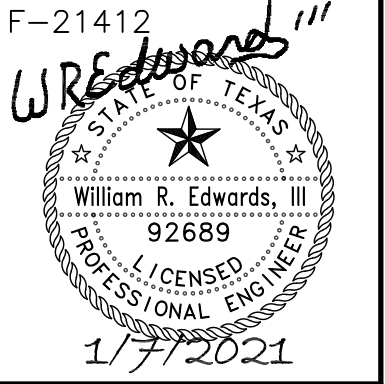
OWNER
AVONDALE DEVELOPMENT GROUP
5751 KROGER DRIVE, SUITE 293
KELLER, TEXAS 76244
817-821-1641

ENGINEERING BY:
TXCIVIL INC
6060 N. CENTRAL EXPWY, SUITE 500
DALLAS, TEXAS 75206
214-226-4877

SURVEYING BY:
TEXAS GEOSPATIAL
STEPHEN MIZELL
TEXAS REG. NO. 6165
FORT WORTH, TEXAS 76126
817-819-7987
TBPLS FIRM NO. 10083300

PRELIMINARY PLAT
29 RESIDENTIAL LOTS
LOTS 1-12, BLOCK A, LOTS 1-8, BLOCK B,
LOTS 1-9, BLOCK C,
HAWTHORNE ESTATES
34.084 ACRES

Patrick Rock Survey, Abstract No. 1063
Town of Northlake (ETJ), County of Denton, Texas
October 2020





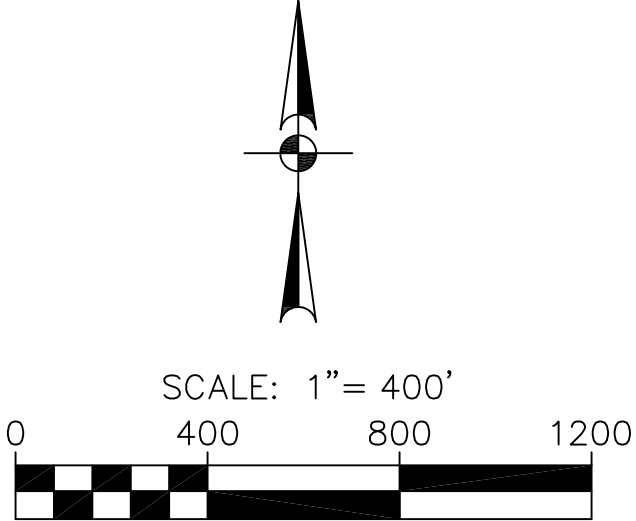
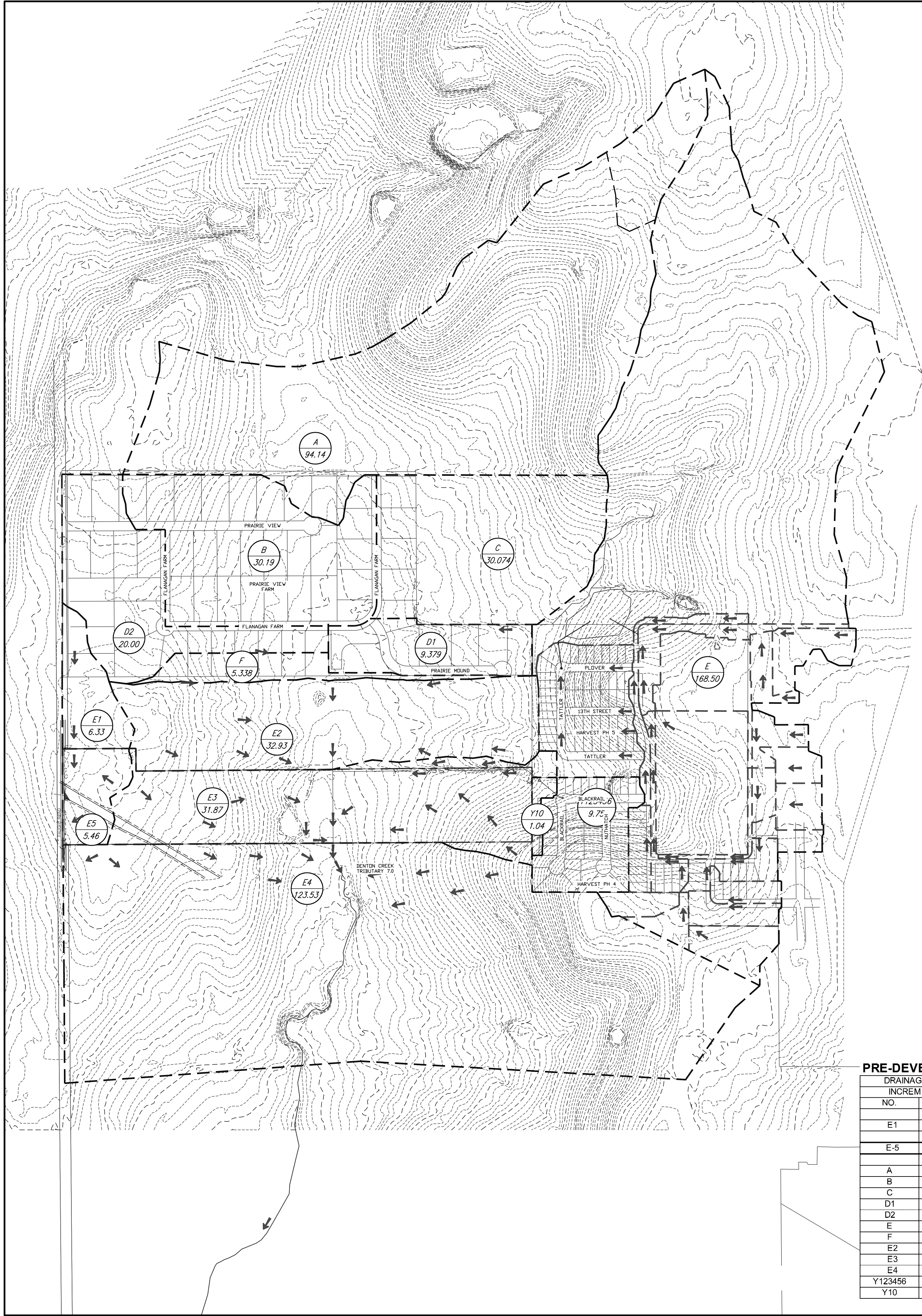
TXCIVIL INC
Civil Engineering Design & Land Planning

6060 N. Central Expwy, Suite 500 • Dallas, Texas 75206 • (214) 226-4877

REVISIONS				DATE
1				
2				
3				
4				
DESIGNED:	DRAWN:	CHECKED:	DATE:	
WRE	BCH/PWD	WRE	1-7-2021	

HAWTHORNE ESTATES TOWN OF NORTHLAKE (ETJ)	PRELIMINARY PLAT	DENTON COUNTY, TEXAS
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PROJECT NO: 2006903
SHEET NO:

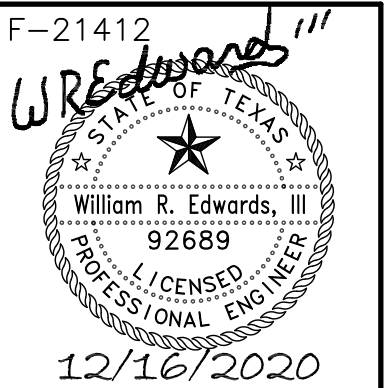


PRE-DEVELOPED DESIGN (SCS METHOD)

DRAINAGE AREA INCREM. AREA	NO.	ACRES	CURVE NUMBER	2-YR				10-YR				25-YR				FLOW TYPE	LAG TIME (Min.)
				Q	INTENS.	FACTORS	Q	Q	INTENS.	FACTORS	Q	Q	INTENS.	FACTORS	Q		
				(cfs)	In./Hr.	Cf	(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)		(cfs)		
A	94.140	80.795	65.10	161.10	210.20	290.20	CONCENTRATED	40.88									
B	30.190	83.101	29.70	67.70	86.90	117.50	CHANNELIZED	28.49									
C	30.074	80.899	27.00	66.80	85.40	116.90	CHANNELIZED	27.08									
D1	9.379	82.74	12.00	27.30	34.80	46.60	CHANNELIZED	17.31									
D2	20.000	81.569	16.30	39.10	50.50	69.10	CHANNELIZED	33.98									
E	168.500	79.963	120.50	303.70	397.90	551.00	CHANNELIZED	36.14									
F	5.338	83.394	6.80	15.30	19.40	26.00	CHANNELIZED	18.31									
E2	32.93	80.00	38.60	91.70	118.50	161.00	CONCENTRATED	9.97									
E3	31.87	80.00	37.30	88.60	114.50	155.60	CHANNELIZED	10.01									
E4	123.53	80.00	136.30	327.50	424.50	578.70	CHANNELIZED	10.87									
Y123456	9.75	80.00	15.00	33.60	42.70	56.80	CHANNELIZED	7.20									
Y10	1.04	92.00	2.30	4.40	5.30	6.80	CHANNELIZED	6.59									

PRE-DEVELOPED DESIGN (RATIONAL METHOD)

DRAINAGE AREA INCREM. AREA	NO.	ACRES	C	CA	TIME Min.	2-YR INTENS. In./Hr.	FREQ. FACTORS Cf	2-YR Q (cfs)	10-YR INTENS. In./Hr.	FREQ. FACTORS Cf	10-YR Q (cfs)	25-YR INTENS. In./Hr.	FREQ. FACTORS Cf	25-YR Q (cfs)	100-YR INTENS. In./Hr.	FREQ. FACTORS Cf	100-YR Q (cfs)	Description
E1	6.33	0.35	2.22	20	3.35	1.00	7.42	4.79	1.00	10.61	5.6	1.10	13.65	6.96	1.25	19.27		CULVERT HAWTHORNE
E-5	5.46	0.35	1.91	20	3.35	1.00	6.40	4.79	1.00	9.15	5.6	1.10	11.77	6.96	1.25	16.63		EXISTING FLOW FAUGHT RD.
A	94.140	0.35	32.95	15	3.9	1.00	128.50	5.5	1.00	181.22	6.41	1.10	232.32	7.91	1.25	325.78		PRAIRIE VIEW FARM
B	30.190	0.35	10.57	15	3.9	1.00	41.21	5.5	1.00	58.12	6.41	1.10	74.50	7.91	1.25	104.48		PVF DETENTION POND
C	30.074	0.35	10.53	15	3.9	1.00	41.05	5.5	1.00	57.89	6.41	1.10	74.22	7.91	1.25	104.07		PVF DETENTION POND
D1	9.379	0.35	3.28	15	3.9	1.00	12.80	5.5	1.00	18.05	6.41	1.10	23.15	7.91	1.25	32.46		PVF CHANNEL
D2	20.000	0.35	7.00	15	3.9	1.00	27.30	5.5	1.00	38.50	6.41	1.10	49.36	7.91	1.25	69.21		PVF CHANNEL
E	168.500	0.35	58.98	15	3.9	1.00	230.00	5.5	1.00	324.36	6.41	1.10	415.83	7.91	1.25	583.12		HARVEST DETENTION PONDS
F	5.338	0.35	1.87	15	3.9	1.00	7.29	5.5	1.00	10.28	6.41	1.10	13.17	7.91	1.25	18.47		PVF CHANNEL
E2	32.93	0.35	11.53	20	3.35	1.00	38.61	4.79	1.00	55.21	5.6	1.10	71.00	6.96	1.25	100.27		MAIN CHANNEL
E3	31.87	0.35	11.15	20	3.35	1.00	37.37	4.79	1.00	53.43	5.6	1.10	68.71	6.96	1.25	97.04		HAWTHORNE CHANNEL
E4	123.53	0.35	43.24	20	3.35	1.00	144.84	4.79	1.00	207.10	5.6	1.10	266.33	6.96	1.25	376.15		MAIN CHANNEL OUTFALL
Y123456	9.75	0.45	4.39	20	3.35	1.00	14.70	4.79	1.00	21.02	5.6	1.10	27.03	6.96	1.25	38.17		HARVEST 36" RCP
Y10	1.04	0.45	0.47	20	3.35	1.00	1.57	4.79	1.00	2.24	5.6	1.10	2.88	6.96	1.25	4.07		N.E. HAWTHORNE DRAINAGE EASE.





TXCIVIL INC

Civil Engineering Design & Land Planning

6060 N. Central Expwy, Suite 500 • Dallas, Texas 75206 • (214) 226-4877

REVISIONS	DATE	DESIGNED:	DRAWN:	CHECKED:	DATE:
1		WRE	BCH/PWD	WRE	12-16-2020
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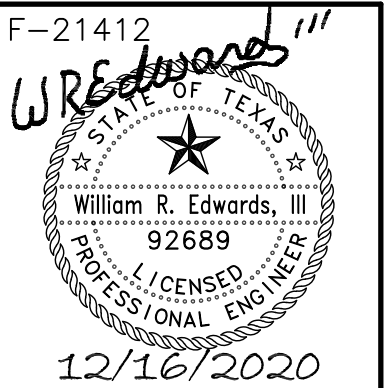
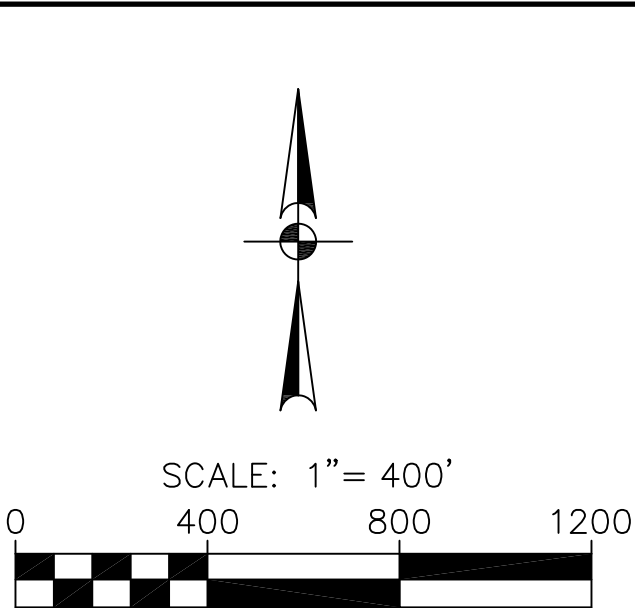
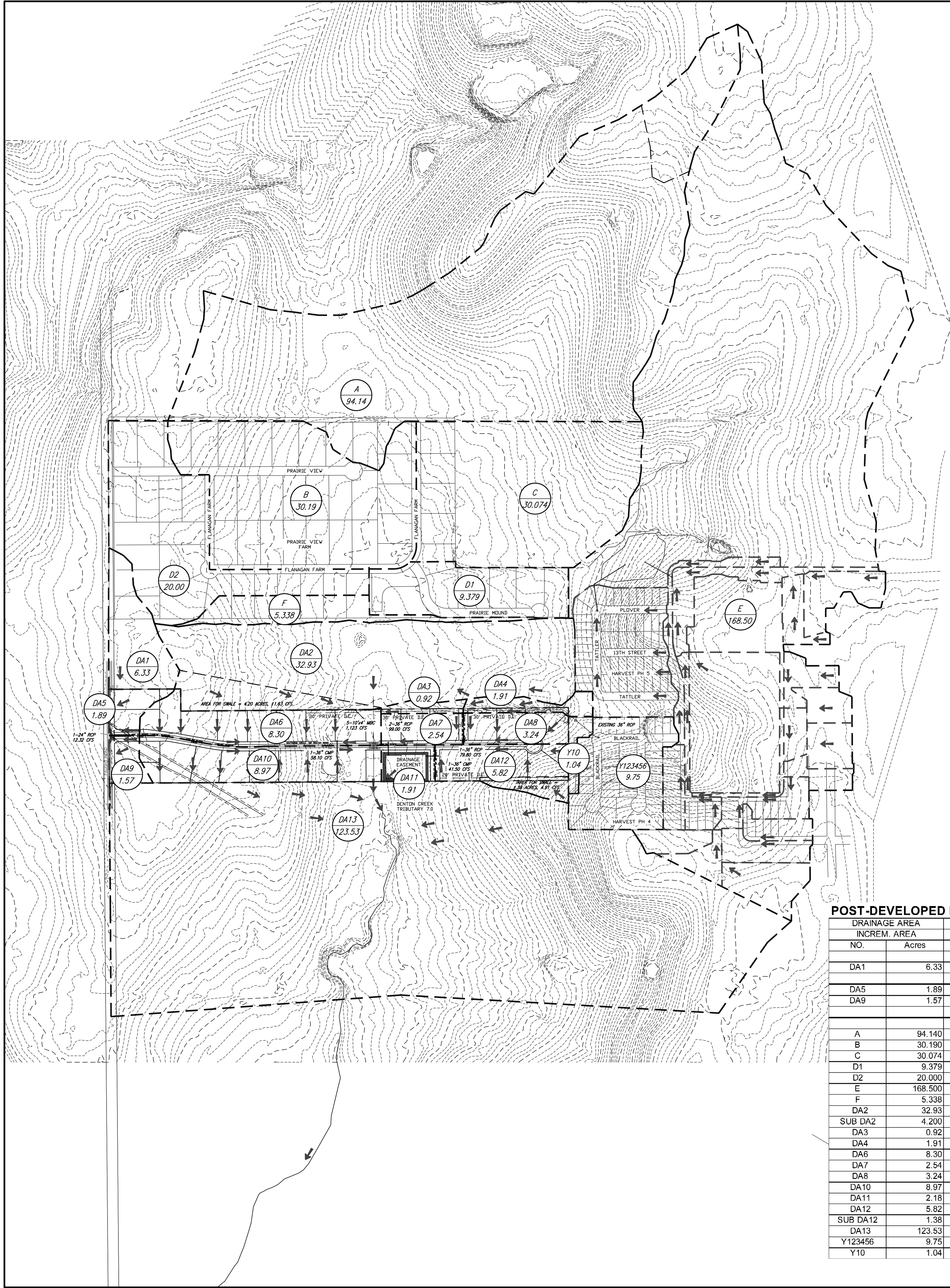
HAWTHORNE ESTATES
TOWN OF NORTHLAKE (ETJ)

EXIST. DRAINAGE PLAN

DENTON COUNTY, TEXAS

PROJECT NO:
2006903

SHEET NO:





TXCIVIL INC
Civil Engineering Design & Land Planning
6060 N. Central Expwy, Suite 500 • Dallas, Texas 75206 • (214) 226-4877

POST-DEVELOPED DESIGN (SCS METHOD)

DRAINAGE AREA INCREM. AREA NO.	Acres	CURVE NUMBER	2-YR	10-YR	25-YR	100-YR	FLOW TYPE	LAG TIME (Min.)
			Q (cfs)	Q (cfs)	Q (cfs)	Q (cfs)		
A	94.140	80.795	65.1	161.10	210.20	290.20	CONCENTRATED	40.88
B	30.190	83.101	29.7	67.70	86.90	117.50	CHANNELIZED	28.49
C	30.074	80.899	27	65.80	85.40	116.90	CHANNELIZED	27.08
D1	9.379	82.74	12	27.30	34.80	46.80	CHANNELIZED	17.31
D2	20.000	81.569	16.3	39.10	50.50	69.10	CHANNELIZED	33.14
E	168.500	79.963	120.5	303.70	397.90	551.00	CHANNELIZED	36.14
F	5.338	83.394	6.8	15.30	19.40	26.00	CHANNELIZED	18.31
DA2	32.93	80.00	48.60	111.90	143.40	192.30	CONCENTRATED	9.97
DA3	0.92	80.00	1.60	3.70	4.70	6.30	CONCENTRATED	6.70
DA4	1.91	80.00	3.30	7.50	9.60	12.80	CONCENTRATED	7.09
DA6	8.30	86.00	17.00	35.80	44.70	58.10	CHANNELIZED	7.85
DA7	2.54	86.00	5.80	11.50	14.30	18.50	CHANNELIZED	6.73
DA8	3.24	86.00	7.00	14.60	18.10	23.50	CHANNELIZED	6.91
DA10	8.97	86.00	18.80	38.20	47.70	62.20	CHANNELIZED	8.10
DA11	2.18	98.00	7.40	11.90	14.00	17.30	CHANNELIZED	6.44
DA12	5.82	86.00	12.30	25.70	32.00	41.50	CHANNELIZED	7.24
DA13	123.53	80.00	179.20	414.10	531.50	714.40	CHANNELIZED	10.87
Y123456	9.75	80.00	13.40	30.20	38.30	51.10	CHANNELIZED	7.20
Y10	1.04	92.00	2.00	3.80	4.60	5.90	CHANNELIZED	6.59

POST-DEVELOPED DESIGN (RATIONAL METHOD)

DRAINAGE AREA INCREM. AREA NO.	Acres	C	CA	TIME Min.	2-YR	FREQ.	2-YR	10-YR	FREQ.	10-YR	25-YR	FREQ.	25-YR	100-YR	FREQ.	100-YR	Description
					INTENS. In./Hr.	FACTORS Cf	Q (cfs)	INTENS. In./Hr.	FACTORS Cf	Q (cfs)	INTENS. In./Hr.	FACTORS Cf	Q (cfs)	INTENS. In./Hr.	FACTORS Cf	Q (cfs)	
DA1	6.33	0.35	2.22	15	3.9	1.00	8.64	5.5	1.00	12.19	6.41	1.10	15.62	7.91	1.25	21.91	HAWTHORNE FRONTAGE DITCH
DA5	1.89	0.45	0.85	15	3.9	1.00	3.32	5.5	1.00	4.68	6.41	1.10	6.00	7.91	1.25	8.41	24" ENTRANCE CULVERT DA9
DA9	1.57	0.45	0.71	15	3.9	1.00	2.76	5.5	1.00	3.89	6.41	1.10	4.98	7.91	1.25	6.99	HAWTHORNE DRAINAGE EASE.
																15.39	PROPOSED FLOW FAUGHT RD
A	94.140	0.35	32.95	15	3.9	1.00	128.50	5.5	1.00	181.22	6.41	1.10	232.32	7.91	1.25	325.78	PRAIRIE VIEW FARM
B	30.190	0.35	10.57	15	3.9	1.00	41.21	5.5	1.00	58.12	6.41	1.10	74.50	7.91	1.25	104.48	PVF DETENTION POND
C	30.074	0.35	10.53	15	3.9	1.00	41.05	5.5	1.00	57.89	6.41	1.10	74.22	7.91	1.25	104.07	PVF DETENTION POND
D1	9.379	0.35	3.28	15	3.9	1.00	12.80	5.5	1.00	18.05	6.41	1.10	23.15	7.91	1.25	32.46	PVF CHANNEL
D2	20.000	0.35	7.00	15	3.9	1.00	27.30	5.5	1.00	38.50	6.41	1.10	49.36	7.91	1.25	69.21	PVF CHANNEL
E	168.500	0.35	58.98	15	3.9	1.00	230.00	5.5	1.00	324.36	6.41	1.10	415.83	7.91	1.25	583.12	HARVEST DETENTION PONDS
F	5.338	0.35	1.87	15	3.9	1.00	7.29	5.5	1.00	10.28	6.41	1.10	13.17	7.91	1.25	18.47	PVF CHANNEL
DA2	32.93	0.35	11.53	15	3.9	1.00	44.95	5.5	1.00	63.39	6.41	1.10	81.27	7.91	1.25	113.96	MAIN CHANNEL
SUB DA2	4.200	0.35	1.47	15	3.9	1.00	5.73	5.5	1.00	8.09	6.41	1.10	10.36	7.91	1.25	14.53	MAIN CHANNEL
DA3	0.92	0.35	0.32	15	3.9	1.00	1.26	5.5	1.00	1.77	6.41	1.10	2.27	7.91	1.25	3.18	N.E. HAWTHORNE DRAINAGE EASE.
DA4	1.91	0.35	0.67	15	3.9	1.00	2.61	5.5	1.00	3.68	6.41	1.10	4.71	7.91	1.25	6.61	N.E. HAWTHORNE DRAINAGE EASE.
DA6	8.30	0.45	3.74	15	3.9	1.00	14.57	5.5	1.00	20.54	6.41	1.10	26.34	7.91	1.25	36.93	HAWTHORNE CIRCLE DITCH
DA7	2.54	0.45	1.14	15	3.9	1.00	4.46	5.5	1.00	6.29	6.41	1.10	8.06	7.91	1.25	11.30	HAWTHORNE DETENTION POND
DA8	3.24	0.45	1.46	15	3.9	1.00	5.69	5.5	1.00	8.02	6.41	1.10	10.28	7.91	1.25	14.42	HAWTHORNE CIRCLE DITCH
DA10	8.97	0.45	4.04	15	3.9	1.00	15.74	5.5	1.00	22.20	6.41	1.10	28.46	7.91	1.25	39.91	HAWTHORNE CIRCLE DITCH
DA11	2.18	0.90	1.96	15	3.9	1.00	7.65	5.5	1.00	10.79	6.41	1.10	13.83	7.91	1.25	19.40	HAWTHORNE DETENTION POND
DA12	5.82	0.45	2.62	15	3.9	1.00	10.21	5.5	1.00	14.40	6.41	1.10	18.47	7.91	1.25	25.90	HAWTHORNE DETENTION POND
SUB DA12	1.38	0.45	0.62	15	3.9	1.00	2.42	5.5	1.00	3.42	6.41	1.10	4.38	7.91	1.25	6.14	HAWTHORNE DETENTION POND
DA13	123.53	0.45	55.59	15	3.9	1.00	216.80	5.5	1.00	305.74	6.41	1.10	391.95	7.91	1.25	549.63	MAIN CHANNEL OUTFALL
Y123456	9.75	0.45	4.39	15	3.9	1.00	17.11	5.5	1.00	24.13	6.41	1.10	30.94	7.91	1.25	43.38	HARVEST 36" RCP
Y10	1.04	0.45	0.47	15	3.9	1.00	1.83	5.5	1.00	2.57	6.41	1.10	3.30	7.91	1.25	4.63	N.E. HAWTHORNE DRAINAGE EASE.

DATE		REVISIONS	
1			
2			
3			
4			
DESIGNED:	WRE	DRAWN:	BCH/PWD
CHECKED:	WRE		
DATE:	12-16-2020		

HAWTHORNE ESTATES
TOWN OF NORTHLAKE (ETJ)

PROP. DRAINAGE PLAN

DENTON COUNTY, TEXAS

PROJECT NO:
2006903

SHEET NO:

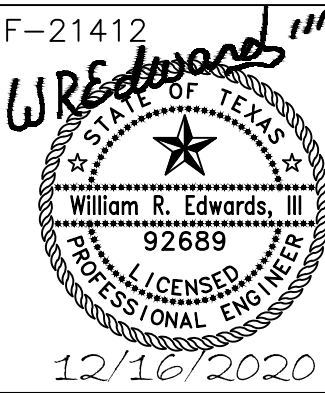
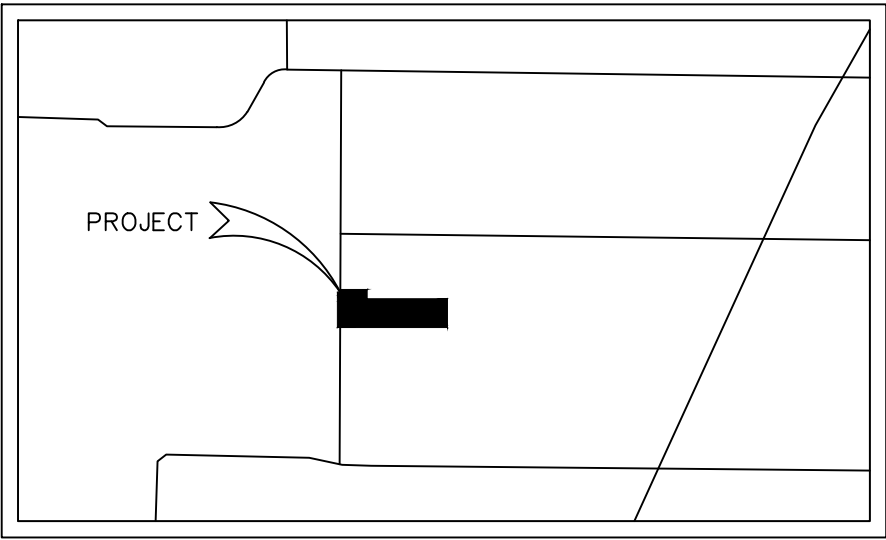
DESIGN POINTS

DESIGN POINT	SECTION	EXIST	PROP	EXIST	PROP	EXIST	PROP	EXIST	PROP	EXIST	PROP	DESCRIPTION
		2-YR	2-YR	10-YR	10-YR	25-YR	25-YR	100-YR	100-YR			
		Q	Q	Q	Q	Q	Q	Q	Q			
		(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)			
J6	2040	223.60	223.60	593.90	593.90	777.80	777.80	1077.90	1,077.90	SCS METHOD		
J7	1500	236.70	232.00	632.00	618.30	828.70	810.80	1151.40	1,123.00	SCS METHOD		
J10B	1010	254.00	251.60	683.90	674.50	902.50	885.80	1258.70	1,215.80	SCS METHOD		
J17	N/A	6.40	6.07	9.15	8.56	11.77	10.98	16.63	15.39	ROADSIDE DITCH - RATIONAL METHOD		
DETENTION POND >> DA 3.4,7.8, 11.12,Y10,Y123456 >> 27.4 ACRES												

HEC-RAS SUMMARY TABLE

STA	DESIGN STORM	PRE Q	POST Q	PRE WSEL	POST WSEL	DELTA	PRE VELOCITY	POST
		(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft/s)	
1900	2yr	223.6	223.6	698.05	698.05	0.00	1.22	1.22
	10yr	593.9	593.9	698.41	698.41	0.00	1.69	1.68
	25yr	777.8	777.8	698.54	698.54	0.00	1.85	1.85
	100yr	1077.9	1077.9	698.72	698.72	0.00	2.09	2.09
1800	2yr	223.6	223.6	697.37	697.38	0.01	1.57	1.56
	10yr	593.9	593.9	697.84	697.84	0.00	1.8	1.8
	25yr	777.8	777.8	698.01	698.01	0.00	1.87	1.87
	100yr	1077.9	1077.9	698.22	698.21	-0.01	2.03	2.04
1700	2yr	223.6	223.6	696.88	696.87	-0.01	1.25	1.27
	10yr	593.9	593.9	697.36	697.34	-0.02	1.72	1.76
	25yr	777.8	777.8	697.52	697.52	0.00	1.9	1.9
	100yr	1077.9	1077.9	697.76	697.75	-0.01	2.11	2.13
1600	2yr	223.6	223.6	696.27	696.32	0.05	1.85	1.69
	10yr	593.9	593.9	696.58	696.71	0.13	2.81	2.33
	25yr	777.8	777.8	696.7	696.74	0.04	3.1	2.93
	100yr	1077.9	1077.9	696.88	696.94	0.06	3.42	3.18
1500	2yr	236.7	232.0	694.43	694.42	-0.01	2.84	3.65
	10yr	632.0	618.3	694.91	693.61	-0.04	3.30	4.72
	25yr	828.7	810.8	695.10	695.39	0.29	3.48	3.89
	100yr	1151.4	1123.0	695.36	696.14	0.78	3.72	3.50
1400	2yr	236.7	232.0	693.82	693.14	-0.68	1.25	1.89
	10yr	632.0	618.3	694.40	694.48	0.08	1.70	2.79
	25yr	828.7	810.8	694.62	695.03	0.41	1.84	3.07
	100yr	1151.4	1123.0	694.92	695.83	0.91	2.03	3.41
1300	2yr	236.7	232.0	693.56	692.96	-0.60	1.14	1.82
	10yr	632.0	618.3	694.13	694.27	0.14	1.56	2.77
	25yr	828.7	810.8	694.35	694.81	0.46	1.68	3.06
	100yr	1151.4	1123.0	694.65	695.61	0.96	1.84	3.40
1200	2yr	236.7	232.0	692.98	692.78	-0.20	1.24	1.50
	10yr	632.0	618.3	693.64	693.84	0.20	1.48	2.60
	25yr	828.7	810.8	693.88	694.22	0.34	1.57	3.01
	100yr	1151.4	1123.0	694.21	694.75	0.54	1.71	3.56
1100	2yr	236.7	232.0	692.62	692.68	0.06	1.42	1.56
	10yr	632.0	618.3	693.41	693.61	0.20	1.54	2.77
	25yr	828.7	810.8	693.66	693.95	0.29	1.62	3.22
	100yr	1151.4	1123.0	694.00	694.41	0.41	1.73	3.85
1010	2yr	254.0	251.6	692.53	692.53	0.00	0.78	1.83
	10yr	683.9	674.5	693.30	693.25	-0.05	1.15	3.49
	25yr	902.5	885.8	693.54	693.47	-0.07	1.31	4.19
	100yr	1258.7	1215.8	693.86	693.74	-0.12	1.52	5.21
970	2yr	254.0	251.6	692.45	692.44	-0.01	1.63	1.74
	10yr	683.9	674.5	693.19	693.15	-0.04	1.95	2.54
	25yr	902.5	885.8	693.42	693.36	-0.06	2.13	2.92
	100yr	1258.7	1215.8	693.73	693.64	-0.09	2.37	3.47
930	2yr	254.0	251.6	692.16	692.15	-0.01	2.43	2.42
	10yr	683.9	674.5	692.91	692.9	-0.01	2.73	2.73
	25yr	902.5	885.8	693.15	693.13	-0.02	2.86	2.85
	100yr	1258.7	1215.8	693.46	693.42	-0.04	3.05	3.03
800	2yr	254	251.6	691.71	691.71	0.00	1.24	1.23
	10yr	683.9	674.5	692.35	692.34	-0.01	1.76	1.75
	25yr	902.5	885.8	692.58	692.57	-0.01	1.93	1.92
	100yr	1258.7	1215.8	692.87	692.84	-0.03	2.18	2.15
620	2yr	254	251.6	691.19	691.19	0.00	1.38	1.38
	10yr	683.9	674.5	691.75	691.74	-0.01	1.86	1.85
	25yr	902.5	885.8	691.95	691.94	-0.01	2.01	2
	100yr	1258.7	1215.8	692.22	692.19	-0.03	2.25	2.23

HEC-RAS Plan g/HW/EBST River P/Parms Reach S Channel (Continued)													
Channel	Row Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chf	Flow Area	Top Width	Froude # Chf	
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)		
E Channel	2539	100 YR	471.80	669.00	669.20	669.20	0.000002	0.36	0.000000	1466.40	0.01	0.0	
E Channel	2346	002 YR	180.70	667.00	668.14	668.14	0.000000	0.20	0.000000	78.67	0.01	0.0	
E Channel	2346	010 YR	180.70	667.00	668.70	668.70	0.000000	2.46	0.000000	83.80	0.01	0.0	
E Channel	2346	025 YR	180.70	667.00	669.83	669.83	0.000000	0.88	0.000000	88.88	0.01	0.0	
E Channel	2346	100 YR	180.70	667.00	669.20	669.20	0.000000	0.76	0.000000	88.16	0.01	0.0	
E Channel	2219	002 YR	173.80	667.00	668.14	668.14	0.000000	0.20	0.000000	74.75	0.01	0.0	
E Channel	2219	010 YR	173.80	667.00	669.20	669.20	0.000000	2.46	0.000000	78.69	0.01	0.0	
E Channel	2219	025 YR	173.80	667.00	669.83	669.83	0.000000	0.88	0.000000	78.70	0.01	0.0	
E Channel	2219	100 YR	173.80	667.00	668.14	668.14	0.000000	1.81	0.000000	81.84	0.01	0.0	
E Channel	2153	002 YR	173.80	667.00	668.14	668.14	0.000000	0.20	0.000000	74.75	0.01	0.0	
E Channel	2153	010 YR	173.80	667.00	669.20	669.20	0.000000	2.46	0.000000	78.69	0.01	0.0	
E Channel	2153	025 YR	173.80	667.00	669.83	669.83	0.000000	0.88	0.000000	78.69	0.01	0.0	
E Channel	2153	100 YR	173.80	667.00	668.14	668.14	0.000000	1.81	0.000000	81.79	0.01	0.0	
E Channel	2131	002 YR	173.80	669.00	668.10	668.10	0.000000	0.81	0.000000	76.71	0.01	0.0	
E Channel	2131	010 YR	173.80	669.00	669.80	669.80	0.000000	1.86	0.000000	77.82	0.01	0.0	
E Channel	2131	025 YR	173.80	669.00	669.80	669.80	0.000000	2.90	0.000000	78.17	0.01	0.0	
E Channel	2131	100 YR	173.80	669.00	668.10	668.10	0.000000	2.40	0.000000	78.17	0.01	0.0	
E Channel	2108	002 YR	173.80	668.00	668.10	668.10	0.000000	1.26	0.000000	76.80	0.01	0.0	
E Channel	2108	010 YR	173.80	668.00	669.80	669.80	0.000000	2.86	0.000000	77.81	0.01	0.0	
E Channel	2108	025 YR	173.80	668.00	669.80	669.80	0.000000	3.30	0.000000	78.12	0.01	0.0	
E Channel	2108	100 YR	173.80	668.00	668.10	668.10	0.000000	2.46	0.000000	78.67	0.01	0.0	
E Channel	2080	002 YR	173.80	668.00	668.10	668.10	0.000000	0.41	0.000000	404.40	0.01	0.0	
E Channel	2080	010 YR	173.80	668.00	669.80	669.80	0.000000	2.86	0.000000	404.40	0.01	0.0	
E Channel	2080	025 YR	173.80	668.00	669.80	669.80	0.000000	3.30	0.000000	404.40	0.01	0.0	
E Channel	2080	100 YR	173.80	668.00	668.10	668.10	0.000000	2.46	0.000000	404.40	0.01	0.0	
E Channel	2040	002 YR	223.80	668.00	668.10	668.10	0.000000	0.20	0.000000	81.30	0.01	0.0	
E Channel	2040	010 YR	223.80	668.00	669.80	669.80	0.000000	2.46	0.000000	81.30	0.01	0.0	
E Channel	2040	025 YR	223.80	668.00	669.80	669.80	0.000000	0.88	0.000000	81.30	0.01	0.0	
E Channel	2040	100 YR	223.80	668.00	668.10	668.10	0.000000	1.81	0.000000	81.30	0.01	0.0	
E Channel	2000	002 YR	223.80	668.00	668.10	668.10	0.000000	0.41	0.000000	387.00	0.01	0.0	
E Channel	2000	010 YR	223.80	668.00	669.80	669.80	0.000000	2.86	0.000000	387.00	0.01	0.0	
E Channel	2000	025 YR	223.80	668.00	669.80	669.80	0.000000	3.30	0.000000	387.00	0.01	0.0	
E Channel	2000	100 YR	223.80	668.00	668.10	668.10	0.000000	2.46	0.000000	387.00	0.01	0.0	
E Channel	1900	002 YR	223.80	667.20	668.20	668.20	0.000000	1.20	0.000000	442.10	0.01	0.0	
E Channel	1900	010 YR	223.80	667.20	669.80	669.80	0.000000	2.86	0.000000	442.10	0.01	0.0	
E Channel	1900	025 YR	223.80	667.20	669.80	669.80	0.000000	3.30	0.000000	442.10	0.01	0.0	
E Channel	1900	100 YR	223.80	667.20	668.20	668.20	0.000000	2.46	0.000000	442.10	0.01	0.0	
E Channel	1800	002 YR	223.80	666.80	667.20	667.20	0.000000	1.87	0.000000	387.00	0.01	0.0	
E Channel	1800	010 YR	223.80	666.80	669.80	669.80	0.000000	2.86	0.000000	387.00	0.01	0.0	
E Channel	1800	025 YR	223.80	666.80	669.80	669.80	0.000000	3.30	0.000000	387.00	0.01	0.0	
E Channel	1800	100 YR	223.80	666.80	667.20	667.20	0.000000	2.46	0.000000	387.00	0.01	0.0	
E Channel	1700	002 YR	223.80	666.70	667.20	667.20	0.000000	1.86	0.000000	387.00	0.01	0.0	
E Channel	1700	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	387.00	0.01	0.0	
E Channel	1700	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	387.00	0.01	0.0	
E Channel	1700	100 YR	223.80	666.70	667.20	667.20	0.000000	2.46	0.000000	387.00	0.01	0.0	
E Channel	1600	002 YR	223.80	666.70	668.70	668.70	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	1600	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	1600	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	1600	100 YR	223.80	666.70	668.70	668.70	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	1500	002 YR	223.80	666.70	668.40	668.40	0.000000	0.84	0.000000	504.30	0.01	0.0	
E Channel	1500	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	504.30	0.01	0.0	
E Channel	1500	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	504.30	0.01	0.0	
E Channel	1500	100 YR	223.80	666.70	668.40	668.40	0.000000	2.46	0.000000	504.30	0.01	0.0	
E Channel	1400	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	1400	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	1400	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	1400	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	1300	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	1300	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	1300	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	1300	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	1200	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	1200	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	1200	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	1200	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	1100	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	1100	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	1100	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	1100	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	1000	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	1000	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	1000	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	1000	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	900	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	900	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	900	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	900	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	800	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	800	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	800	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	800	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	700	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.000000	481.35	0.01	0.0	
E Channel	700	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	700	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
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E Channel	600	010 YR	223.80	666.70	669.80	669.80	0.000000	2.86	0.000000	481.35	0.01	0.0	
E Channel	600	025 YR	223.80	666.70	669.80	669.80	0.000000	3.30	0.000000	481.35	0.01	0.0	
E Channel	600	100 YR	223.80	666.70	668.06	668.06	0.000000	2.46	0.000000	481.35	0.01	0.0	
E Channel	500	002 YR	223.80	666.70	668.06	668.06	0.000000	0.93	0.0000				

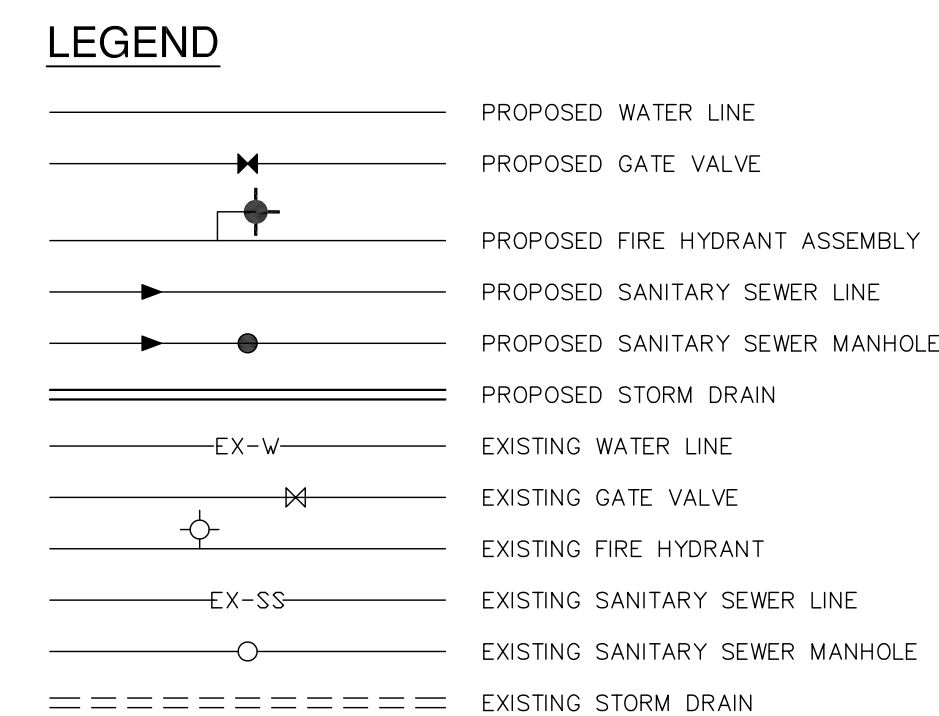
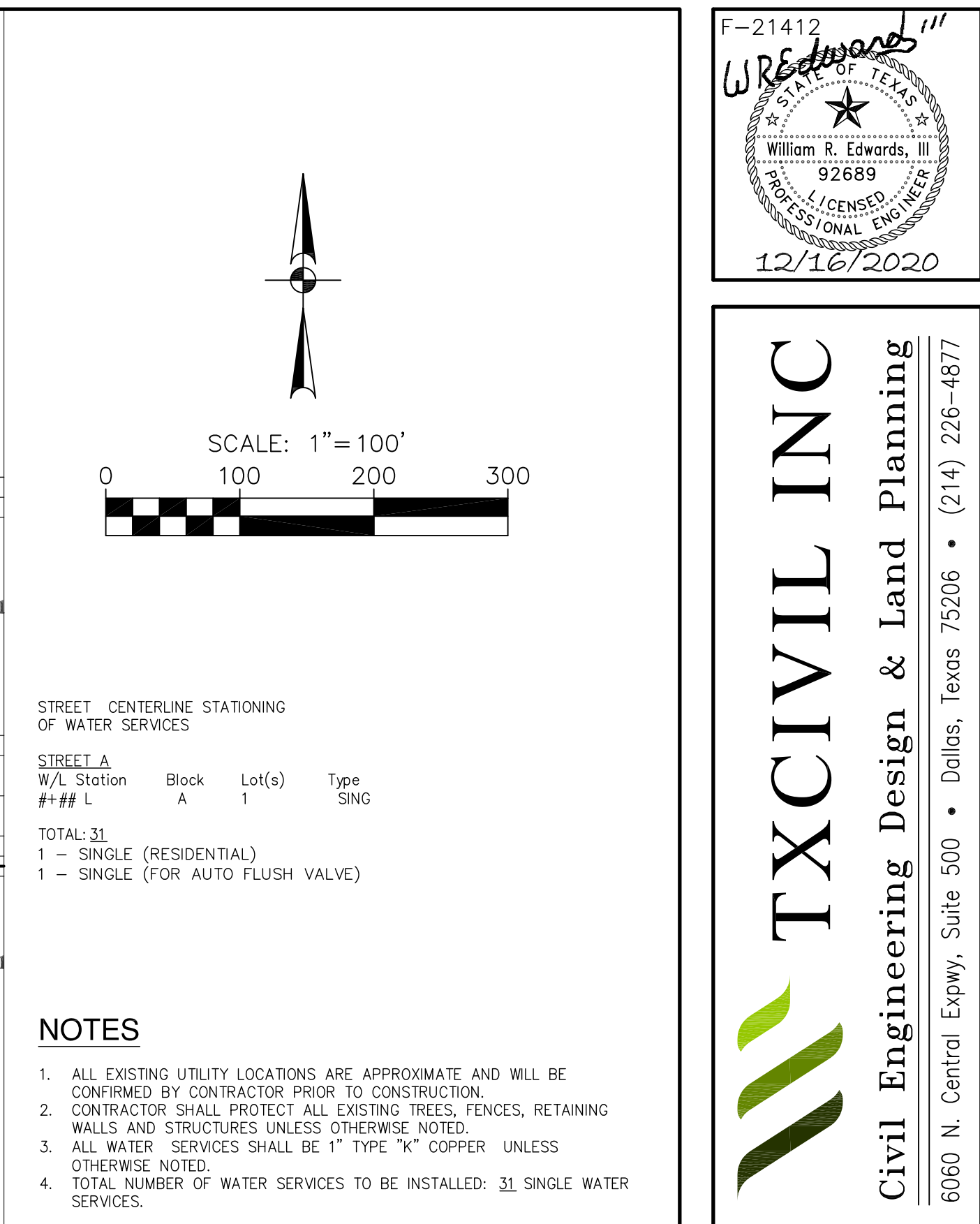




TXCIVIL INC
Civil Engineering Design & Land Planning
6060 N. Central Expwy, Suite 500 • Dallas, Texas 75206 • (214) 226-4877

REVISIONS		DATE
1		
2		
3		
4		
DESIGNED: WRE	DRAWN: BCH/PWD	CHECKED: WRE
		DATE: 12-16-2020

HAWTHORNE ESTATES TOWN OF NORTHLAKE (ETJ)	
SOIL MAP	
DENTON COUNTY, TEXAS	
PROJECT NO: 2006903	
SHEET NO:	



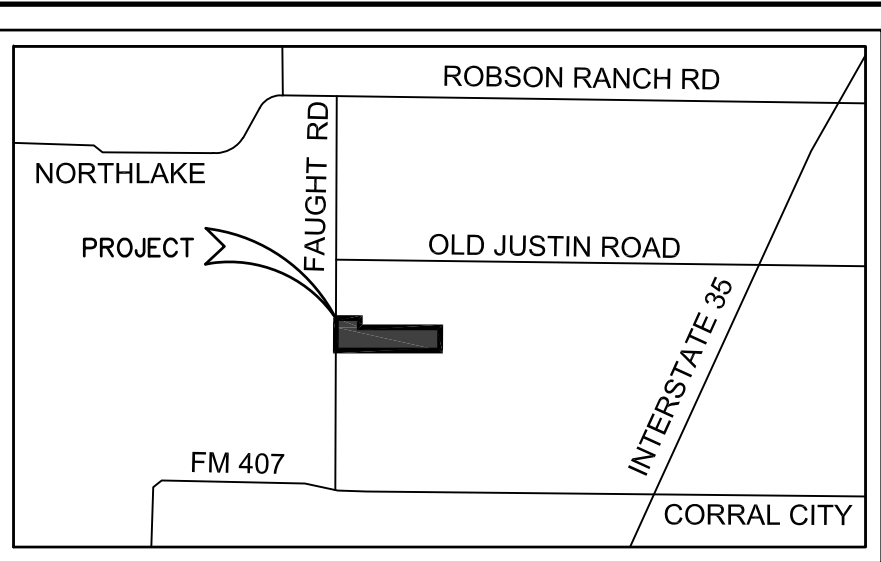
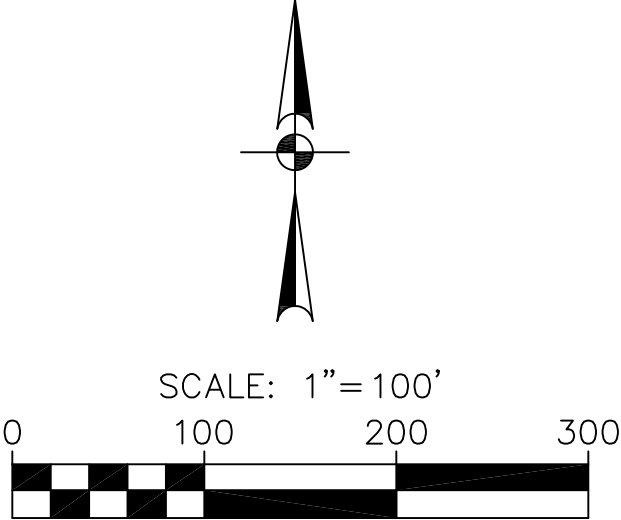
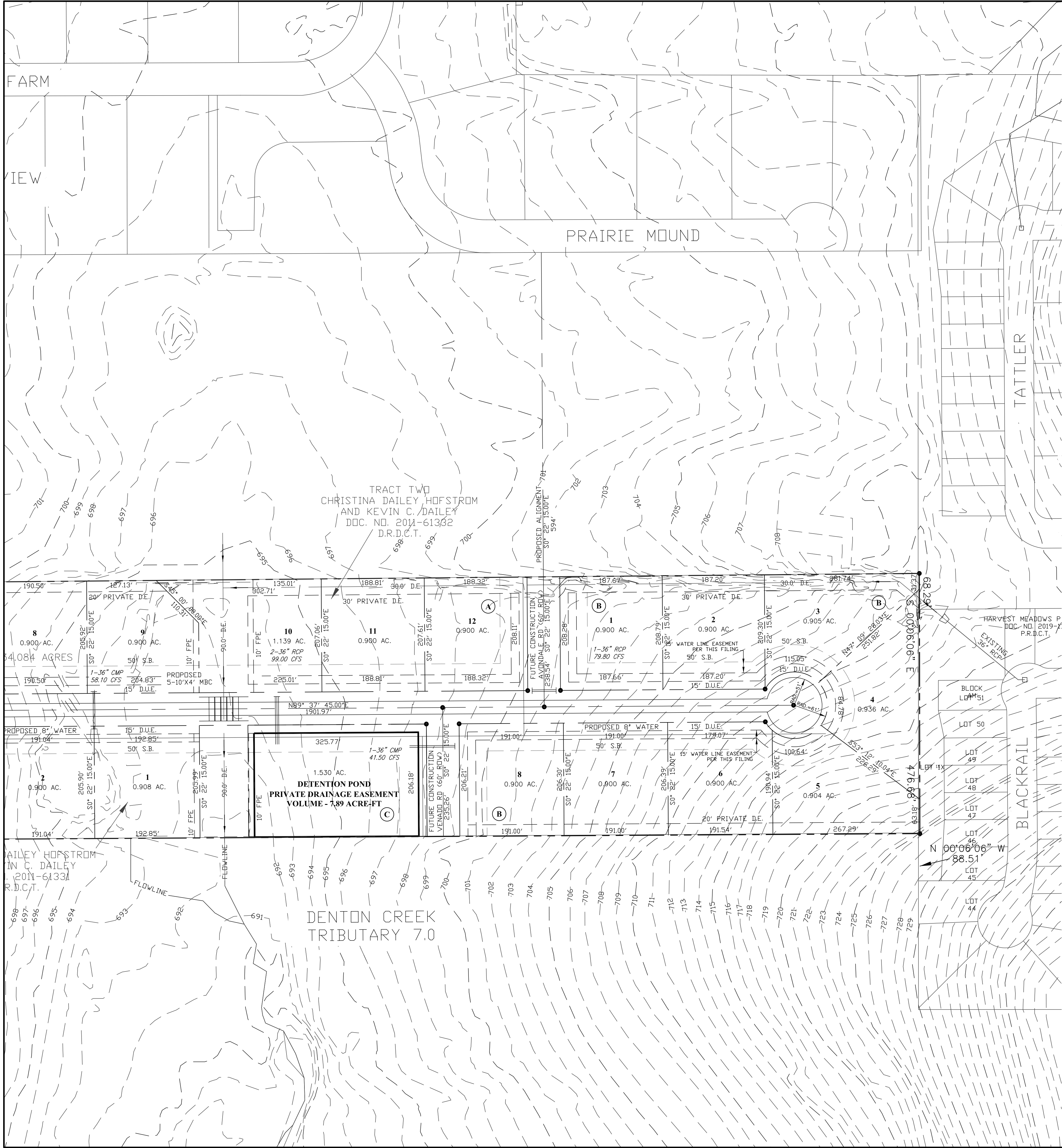
F-21412
WREddwards III
STATE OF TEXAS
★ ★ ★ ★ ★
William R. Edwards, III
92689
LICENSED
PROFESSIONAL ENGINEER
12/16/2020

 **TXCIVIL INC**
Civil Engineering Design & Land Planning
5060 N. Central Expwy, Suite 500 • Dallas, Texas 75206 • (214) 226-4877

REVISIONS			DATE
1			
2			
3			
4			
	DESIGNED:	DRAWN:	CHECKED:
	WRE	BCH/PWD	WRE
			DATE:
			12-16-2020

HAWTHORNE ESTATES TOWN OF NORTHLAKE (ETJ)
WATER PLAN
DENTON COUNTY, TEXAS

PROJECT NO:	2006903
SHEET NO:	



F-21412

12/16/2020



TXCIVIL INC

Civil Engineering Design & Land Planning

6060 N. Central Expwy, Suite 500 • Dallas, Texas 75206 • (214) 226-4877

REVISIONS		DATE
1		
2		
3		
4		

DESIGNED:	DRAWN:	CHECKED:	DATE:
WRE	BCH/PWD	WRE	12-16-2020

HAWTHORNE ESTATES
TOWN OF NORTHLAKE (ETJ)

AVONDALE RD ALIGNMENT

DENTON COUNTY, TEXAS

PROJECT NO:
2006903

SHEET NO:

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF. DOC. : 2010 AGREEMENT TO TEMPORARILY TRANSFER RETAIL WATER UTILITY SERVICE AREA PURSUANT TO TEXAS WATER CODE

SUBJECT: AGREEMENT TO DUALY CERTIFY AREAS EAST OF NORTHWEST REGIONAL AIRPORT RUNWAY WITH CSWR-TEXAS



STRATEGIC GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; Maintain a safe, reliable water system (Council Goal)
- Control Our Own Destiny; Strategically manage ETJ annexations (Council Goal)

BACKGROUND INFORMATION:

- June 10, 2010 – Council approved agreement to allow Aero Valley Water System to serve areas outside its water Certificate of Convenience and Necessity (CCN) and in Northlake's CCN.
- In 2016, operator of Aero Valley abandoned the water system after multiple Texas Commission on Environmental Quality (TCEQ) violations.
- Town obtained emergency management to operate the system but TCEQ kept citing preexisting violations and never gave the Town an opportunity to improve the system.
- Town relinquished emergency management of Aero Valley Water System in 2016.
- Aero Valley Water System is currently without a water CCN.

CURRENT PROPOSAL:

- CSWR-Texas Utility Operating Company, LLC is attempting to take over operation of the Aero Valley Water System including areas served under the 2010 agreement.
- CSWR-Texas has requested to dually certify all area east of the Northwest Regional Airport (NWRA) runway with the Town.
- Town has requested ability to purchase water system and CCN from CSWR, if and when, the Town has the infrastructure, ability and willingness to serve this area.
- Purchase will follow TCEQ provisions which base costs on fair market value of assets minus depreciation.
- Agreement will allow ETJ residents to receive water service while preserving Town's ability to serve this area in the future.

COUNCIL ACTION:

- Authorize Town Administrator to enter into an agreement with CSWR-Texas to dually certify area east of NWRA runway.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 21-1

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH CSWR-TEXAS TO DUALY CERTIFY RETAIL WATER UTILITY SERVICE AREA IN NORTHLAKE EXTRATERRITORIAL JURISDICTION.

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to enter into an agreement with CSWR-Texas to dually certify retail water utility service areas in Northlake extraterritorial jurisdiction (ETJ); and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into an agreement allow areas the Town is currently unable to serve to be served in the interim by CSWR-Texas; and

WHEREAS, the Town Council has determined that it is advisable and in the best interest of the Town to maintain certification of these areas in order to serve at some point in the future when the Town has interest and resources; and

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

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

SECTION 2. That the Town Council hereby finds and determines that a public purpose and necessity exists for the Town to enter into an agreement to pursue dual certification with CSWR-Texas.

SECTION 3. That the Town Administrator is hereby authorized, on behalf of the Town to execute an agreement, at no cost to the Town, with CSWR-Texas with legal advice from the Town Attorney.

PASSED AND APPROVED BY TOWN COUNCIL ON THIS THE 14TH DAY OF JANUARY 2021.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

**AGREEMENT TO DUALY CERTIFY RETAIL WATER UTILITY SERVICE AREA
PURSUANT TO TEXAS WATER CODE SECTION 13.248**

THIS AGREEMENT to Dually Certify Retail Water Utility Service Area is made and entered into as of the ___ day of January 2021 (the “Effective Date”), by and between the Town of Northlake, Texas, a Type-A General Law municipality of the State of Texas (hereinafter “Northlake” or the “Town”) and CSWR-Texas Utility Operating Company, LLC, an investor-owned retail water utility in the State of Texas (hereinafter “CSWR Texas”) (“Agreement”). The Town and CSWR Texas may be collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, Northlake is a Type-A General Law municipality in the State of Texas which holds water Certificate of Convenience and Necessity (“CCN”) No. 12915 and sewer CCN No. 20866 and provides retail water and sewer utility service to customers within its certificated service area;

WHEREAS, CSWR Texas is an investor-owned retail water utility providing service under Water CCN No. 13290 and is seeking to acquire the Aero Valley Water System (“Aero Valley”) located in Denton County, Texas, which currently provides uncertificated retail water utility service to customers;

WHEREAS, CSWR Texas has submitted an application to the Public Utility Commission of Texas for an amendment to its Water CCN No. 13290 in order to provide service to those customers currently served by Aero Valley;

WHEREAS, a portion of the area in which Aero Valley currently provides retail water service is surrounded on all sides by, and is adjacent and contiguous to the Town’s certificated service areas for both retail water and sewer utility service;

WHEREAS, the Parties anticipate and understand that, at some time in the future Northlake may, pursuant to the terms and conditions of this Agreement, undertake to acquire the Aero Valley water facilities that are currently providing service to customers within Northlake’s service area (“Subject Facilities”) and/or CSWR Texas may undertake to assign and transfer these facilities to Northlake;

WHEREAS, until such time as Northlake determines to acquire the Subject Facilities and/or obtain assignment and transfer of the Subject Facilities, CSWR Texas seeks permission and consent of Northlake to serve certain retail water service customers that are located within Northlake’s certificated service area for retail water service and to dually certify this area to both Northlake and CSWR Texas;

WHEREAS, Northlake is willing to permit CSWR Texas to provide retail water service to customers, as provided and identified in this Agreement, provided that such water service is provided in accordance with the terms and conditions of this Agreement;

WHEREAS, Exhibit "A" is a map of the area currently served by Aero Valley, which includes (1) service area that is currently served by Aero Valley that is located outside Northlake's service area (green area) and (2) service area that is currently served by Aero Valley that is located within Northlake's certificated service area (red area) and which Northlake and CSWR Texas agree to dually certify ("Subject Service Area");

WHEREAS, Northlake does not, as of the Effective Date, possess the facilities to provide retail water service to the Subject Service Area shown on Exhibit "A," and does not anticipate, for the reasonably foreseeable future, that it will possess the facilities necessary to provide retail water service to the Subject Service Area shown on Exhibit "A"; and

WHEREAS the Parties propose to enter into this Agreement pursuant to the authority of Texas Water Code Section 13.248.

NOW, THEREFORE, for and in consideration of and the foregoing mutual benefits covenants, and agreements herein expressed, the Parties agree as follows:

TERMS OF AGREEMENT

1. Terms of Consent to Permit CSWR Texas to Provide Retail Water Service in Northlake's Water CCN.
 - a. Consent and Permission to CSWR Texas. Northlake and CSWR Texas agree that, after the Effective Date, and during the Term of this Agreement, CSWR Texas will have the right to provide retail water service to those customers located within the Subject Service Area shown on Exhibit "A," attached hereto and incorporated herein by reference as if set forth fully at length, in accordance with the terms and conditions of this Agreement.
 - b. Consent and Permission Limited to the Subject Service Area Shown on Exhibit "A." CSWR Texas acknowledges and agrees that the consent and permission of Northlake, as granted by this Agreement, to provide retail water service to customers located within Northlake's certificated service area for retail water service is limited, exclusively, to the Subject Service Area shown on Exhibit "A" and shall not, for any purpose whatsoever, expand or be construed to permit the expansion of service to include other areas within Northlake's certificated service area for retail water service without the prior written consent of the Northlake Town Council.
 - (1) Term of Consent and Permission Granted by this Agreement to CSWR Texas. The consent and permission granted by this Agreement to CSWR Texas to provide retail water service to customers located within Northlake's certificated service area shall terminate on the date upon which the Public Utility Commission of Texas grants approval of an assignment and transfer of the Subject Facilities and Subject Service Area from CSWR Texas to Northlake and Northlake acquires the water

facilities, if any, of CSWR Texas in accordance with Section 1.d. of this Agreement; or

- (2) Notice to either of the Parties that this Agreement, or the consent and permission contemplated herein, is in violation of any statute, law, regulation or requirement of the Public Utility Commission of Texas, the State of Texas, or any federal authority, at which time, CSWR Texas shall immediately cease and desist from providing retail water service to any customer and/or service address located within Northlake's certificated service area for retail water service.
- c. Facilities. Any water facilities utilized to provide retail water service within Northlake's service area must meet all standards, specifications, and requirements of the Texas Commission on Environmental Quality for public water facilities.
- d. Proceeding to Dually Certify the Subject Service Area. CSWR Texas and Northlake will file appropriate documentation with the Public Utility Commission of Texas to dually certificate the Subject Service under CSWR Texas' Water CCN No. 13290 and Northlake's CCN No. 12915, and the Parties will support and cooperate with each other and the Public Utility Commission of Texas to accomplish this goal. All costs associated with preparing and filing the certification documents and the pursuit of regulatory approval shall be paid by CSWR Texas. CSWR Texas and Northlake shall cooperate in providing all necessary notices of the dual certification to customers located within the Subject Service Area.
- e. Facilities and Waterlines. There are currently no facilities or waterlines, easements, or equipment to be transferred by CSWR Texas to Northlake by this Agreement. If Northlake, in its sole and absolute discretion during the term of this Agreement, should determine it to be in the best interests of the Town to acquire the Subject Facilities, the Town shall give CSWR Texas reasonable notice of its intention to acquire the Subject Facilities and the Parties shall thereafter enter into a mutually agreeable written agreement for the transfer and assignment of such facilities; provided, however, subject to Subsection 1.h. of this Agreement, for any improvements made to Aero Valley by CSWR Texas, CSWR Texas shall be consummated for the original cost of the assets less depreciation, and for all other assets, CSWR Texas shall be compensated for the fair market value of the assets at the time of the transfer, subject to the Public Utility Commission of Texas's substantive rules and specifically the provisions of 16 Tex. Admin. Code § 24.259, as applicable. Such facilities shall be transferred and assigned by CSWR Texas to the Town by documentation in the form and substance acceptable to the Town Attorney and shall be transferred without any lien or other restriction, obligation, or indebtedness.
- f. Transfer of the Subject Facilities. At some point in the future, should Northlake determine it to be in the best interests of the citizens of Northlake to seek assignment and transfer of the Subject Facilities from CSWR Texas to Northlake

and to seek permission from the Public Utility Commission of Texas to singly certificate the Subject Service Area, Northlake shall give CSWR Texas One Hundred Eighty (180) days' written notice of its intention to acquire the facilities. Thereafter, Northlake and CSWR Texas will enter into a mutually agreeable written agreement for the assignment and transfer of the facilities, upon such terms and conditions as the parties shall reasonably agree. CSWR Texas will file appropriate documentation with the Public Utility Commission of Texas to transfer the Subject Facilities from CSWR Texas' Water CCN No. 13290 to Northlake's CCN No. 12915 and CSWR Texas shall cooperate with Northlake to obtain Public Utility Commission of Texas approval in an expeditious manner to transfer such facilities and to singly certificate the Subject Service Area. All costs associated with preparing and filing the transfer documents and the pursuit of regulatory approval shall be paid by Northlake. The consideration, if any, for assignment and transfer of the Subject Facilities shall be mutually agreeable between the Parties, and such agreement shall not be unreasonably withheld, conditioned or delayed. Upon transfer and assignment of the Subject Facilities, CSWR Texas and Northlake shall cooperate in providing notice of the transfer to the customers located within the Subject Service Area.

- g. Water Purchase Agreement. Upon its acquisition of the Aero Valley system, CSWR Texas shall endeavor to enter into a water purchase agreement with Northlake on mutually agreeable terms to serve customers of the Aero Valley.
- h. Right of First Refusal. CSWR Texas will not sell, transfer, or otherwise give to any other retail water provider the Subject Facilities without first allowing Northlake to acquire the facilities by matching any bona fide offer from another retail water provider. If Northlake is unable or unwilling to match such an offer, CSWR Texas may accept the bona fide offer and Northlake agrees it will not oppose any sale or transfer consistent with that offer.
- i. Filing of Agreement. After Execution of this Agreement by the Parties, a copy of the Agreement will be filed with the Public Utility Commission of Texas as part of the pending sale-transfer-merger proceeding, Docket No. 51126, or such other proceeding in which CSWR Texas seeks to acquire the Subject Facilities and serve the Subject Service Area.
- j. This Agreement shall be construed and interpreted in accordance with Section 13.248 of the Texas Water Code and Chapter 24 of the rules of the Public Utility Commission of Texas.

REPRESENTATIONS AND WARRANTIES OF CSWR TEXAS

- 2. CSWR Texas, as a material inducement to Northlake to enter into this Agreement, hereby represents and warrants to Northlake, as of the Effective Date, that:
 - a. CSWR Texas is an investor-owned retail public water authorized by the State of

Texas to provide retail water service within its certificated retail water service;

- b. CSWR Texas has submitted a sale-transfer-merger application to the Public Utility Commission of Texas in Docket No. 51126 to acquire Aero Valley and provide retail water service to all customers of Aero Valley under Water CCN No. 13290;
- c. CSWR Texas has satisfied all terms and conditions of the State of Texas and the Public Utility Commission of Texas to maintain said certificate in good standing;
- d. Any and all water facilities installed, or to be installed, by CSWR Texas to provide retail water service to the Subject Service Area shown on Exhibit "A" shall meet or exceed the standards, specifications, and requirements of the Town of Northlake for public water facilities;
- e. CSWR Texas will not now, and at no time in the future seek to serve customers located in the Northlake certificated service area for retail water service other than those for which permission and consent is expressly granted in this Agreement, without the express permission of Northlake; and
- f. The person signing this Agreement on behalf of CSWR Texas is authorized in all respects to sign this Agreement and to bind CSWR Texas to the terms and conditions hereof and neither the execution and the delivery of this Agreement, nor the consummation of the transactions contemplated hereby, shall (a) conflict with or result in a breach of any of the provisions of, (b) constitute a default under, (c) result in the violation of, (d) give any third party the right to terminate or to accelerate any obligation under, (e) result in the creation of any lien upon water facilities currently owned by CSWR Texas, or except as otherwise provided (f) require any authorization, consent, approval, execution or other action by or notice to any court or other government body, under the provisions of any contract to which CSWR Texas is bound or affected, or any statute, regulation, rule, judgment, order, decree or other restriction of any government, government agency or court to which CSWR Texas is subject.

MISCELLANEOUS

- 3. Applicable Texas Law. This Agreement shall be governed by and construed and enforced under the laws of the State of Texas.
- 4. No Waiver of Rights. Nothing contained herein shall constitute any waiver of any right the Town of Northlake might currently possess, might have possessed in the past, or may possess in the future, to object to or seek redress or remedy for any provision of water service by CSWR Texas, any predecessor or successor thereto, or any other party, known or unknown, in the Northlake certificated service area for retail water service and nothing contained herein shall constitute, nor be construed to constitute, consent by Northlake except as may be provided herein, for the provision of retail water service by any party in the Northlake certificated service area for retail water service. Nothing contained herein

shall be construed as a waiver of Northlake's immunity under any applicable law.

5. Performance. The obligations and undertakings of each of the parties to this Agreement shall be performed in Denton County, Texas. Except for matters within the jurisdiction of the Public Utility Commission of Texas or Texas Commission on Environmental Quality, the parties expressly agree that all judicial proceedings to enforce any of the provisions of this Agreement shall take place in Denton County, Texas.
6. Entire Agreement. This Agreement contains the entire agreement between CSWR Texas and Northlake with respect to the subject matter of the Agreement. No Agreement, statement, or promise made by any party or to any employee, agent, or officer of any penalty, that is not contained in this Agreement shall be valid, binding, or of any force or effect. Any amendments to this Agreement must be in writing and signed by the party or parties to be charged.
7. Successors and Assigns. This Agreement shall be binding upon the parties hereto and their respective successors, heirs, representatives, and assigns.
8. Agreement Drafted Equally. This Agreement shall be deemed drafted equally by the Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its familiar meaning, and any presumption or principle that the language herein is to be construed against either Party shall not apply.
9. Severability. Should any provision of this Agreement be declared void by a court of competent jurisdiction, the remaining provisions of this Agreement shall remain in full force and effect.
10. Attorney's Fees. In the event that the terms and conditions of this Agreement are breached by CSWR Texas or Northlake, and the parties participate in a proceeding before any state or federal tribunal because the terms and conditions of this Agreement are not being complied with by CSWR Texas or Northlake, the prevailing party in such proceeding shall recover its fees, damages, costs, attorney fees, and such other and future relief from the other party, general or special, at law or in equity, to which the prevailing party shows itself justly entitled.
11. Covenant of Authority. The respective signatories to this Agreement covenant that they are fully authorized to sign this Agreement on behalf of their respective party.

IN WITNESS WHEREOF, EXECUTED by the Town of Northlake, Texas and CSWR Texas under the authority of their respective governing bodies in Duplicate Originals on the dates indicated below.

CSWR TEXAS, an investor-owned retail water utility in the State of Texas,

By: _____
Josiah Cox

Title: _____

Date: _____

THE TOWN OF NORTHLAKE TEXAS, a Texas Type-A General Law Municipality,

By: _____
Drew Corn, Town Administrator

Title: _____

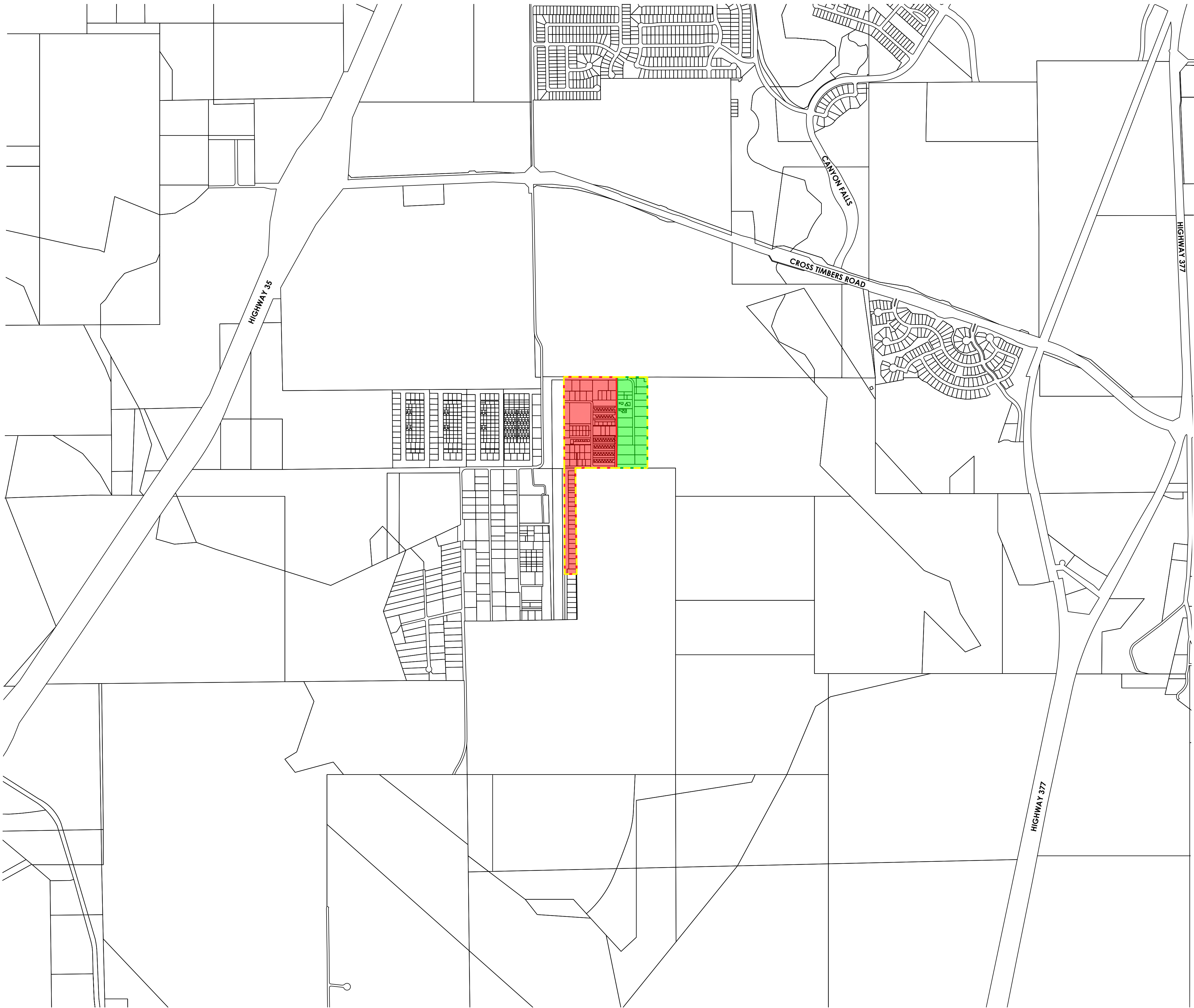
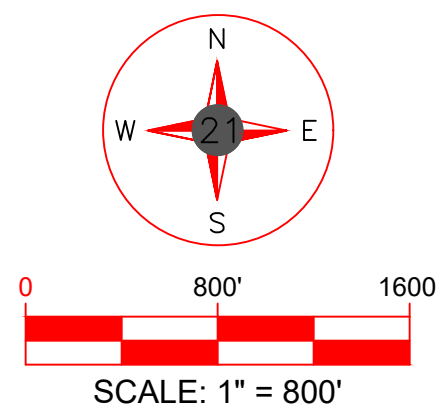
Date: _____

EXHIBIT “A”
MAP OF PORTION OF NORTHLAKE’S SERVICE AREA THAT CSWR TEXAS
WISHES TO DUALY CERTIFICATE IN ACCORDANCE WITH THIS AGREEMENT

DRAFT

CSWR To Transfer Facilities from Aero Valley Estates and Amend CCN. No 13290

OVERALL LOCATION – DENTON COUNTY



REQUESTED WATER SERVICE AREAS TO TRANSFER AND AMEND

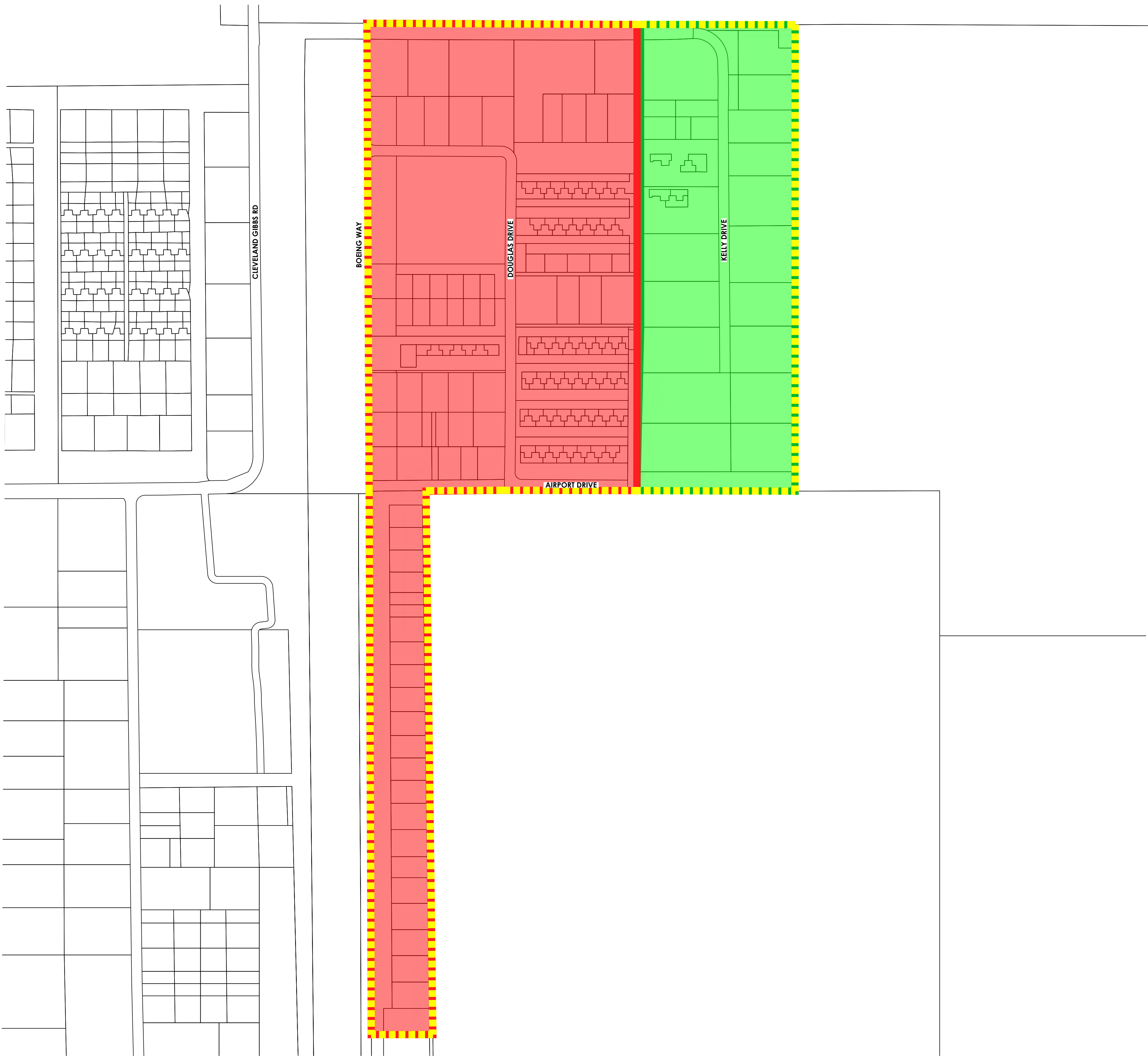
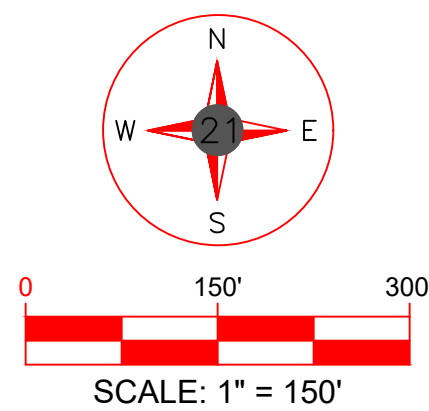
-  Requested Area
-  Uncertificated Area to Add to CSWR's CCN No. 13290
-  Dually Certify Portion from Town of Northlake's CCN No. 12915 and Amend to CSWR's CCN No. 13290

EXHIBIT 1	
DATE:	1/7/21
DRAWN BY:	K.A.R.
SCALE:	1" = 800'
SHEET NAME:	
OVERALL LOCATION MAP	
AERO VALLEY	

21
DESIGN
GROUP INC.

1351 Jefferson, Suite 301
Washington, MO 63090
mail@21designgroup.net
P: 636-432-5029

CSWR To Transfer Facilities from Aero Valley Estates and Amend CCN. No 13290



REQUESTED WATER SERVICE AREAS TO TRANSFER AND AMEND

-  Requested Area
-  Uncertificated Area to Add to CSWR's CCN No. 13290
-  Dually Certify Portion from Town of Northlake's CCN No. 12915 and Amend to CSWR's CCN No. 13290

EXHIBIT A	
DATE:	1/7/20
DRAWN BY:	K.A.R.
SCALE:	1" = 150'
SHEET NAME:	
DETAIL MAP	
AERO VALLEY	

21
DESIGN
GROUP INC.

1351 Jefferson, Suite 301
Washington, MO 63090
mail@21designgroup.net
P: 636-432-5029

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2020

REF DOC.: TXDOT FM 407 FEASIBILITY STUDY

SUBJECT: ENCOURAGE TXDOT TO EXPEDITE CONSTRUCTION OF FM 407 FROM
FLORANCE ROAD TO IH-35W



GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; Main and improve public roadways (Council Goal)
- Control Our Own Destiny (Council Goal)

BACKGROUND INFORMATION:

- Beginning July 30, 2020, Texas Department of Transportation (TXDOT) held a virtual public meeting to solicit public comments on the proposed FM 407 improvements
- Vehicular traffic has increased significantly along FM 407 from residential growth in Northlake and also from growth west of Northlake in Justin, New Fairview and Wise County
- TXDOT has expedited sections of projects depending on local needs (Regional examples include the current reconstruction of US 377 through downtown Roanoke and the planned reconstruction of US 377 through downtown Argyle)

COUNCIL DIRECTION:

- Encourage TXDOT, Federal and State legislative representatives, and county elected officials to expedite funding and construction of FM 407 from IH-35W West to Florance Road.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 21-2

**FARM-TO-MARKET 407 EXPANSION AND IMPROVEMENT PROJECT SUPPORT EXPEDITE SECTION
BETWEEN IH-35W AND FLORANCE ROAD**

WHEREAS, the Town of Northlake is a general law city lying and being situated within the County of Denton, State of Texas; and

WHEREAS, the Texas Department of Transportation (TXDOT) is a Texas state agency responsible for the construction, maintenance and improvement of the State's major thoroughfares including Farm-to-Market roads; and

WHEREAS, the Town of Northlake desire and support the improvement, expansion and construction of east-west transportation corridors through both municipalities, specifically Farm-to-Market Road 407; and

WHEREAS, FM 407 is a major thoroughfare that provides and will provide mobility and access to the southwest Denton County and southeast Wise County which is experiencing unprecedented growth, particularly along the FM 407 corridor; and

WHEREAS, the increased east-west volume of traffic is conflicting with the north-south traffic from residential developments along FM 407; and

WHEREAS, the Town of Northlake desires and supports that Farm-to-Market Road 407 be expanded from IH-35W and Florance Road to allow through traffic to reach IH-35W and accommodate north-south traffic entering FM 407; and

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

Section 1.

The Town of Northlake agrees and supports the immediate improvement of Farm-to-Market Roads 407 from Interstate 35W west to Florance Road.

Section 2.

The Town of Northlake encourages TXDOT and other state and local leaders to support the improvement and expansion of FM 407 as much needed relief for mobility and access in the region.

Section 3.

This Resolution shall become effective from and after its date of passage.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

DULY RESOLVED by the Town Council of the Town of Northlake, Texas, on this the **14th** day of **January 2021**.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF. DOC. : NORTHLAKE, CERTIFICATES OF OBLIGATION, SERIES 2018

SUBJECT: AWARD BID AND CONTRACT WITH RED RIVER CONSTRUCTION
FOR CONSTRUCTION OF A 1.0 MILLION GALLON (MG) GROUND
STORAGE TANK AND PUMP STATION FOR SOUTH PRESSURE PLAIN



STRATEGIC GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; Maintain a safe, reliable water system (Council Goal)
- Diversify the Tax Base; Attract high-quality, compatible commercial growth (Council Goal)

BACKGROUND INFORMATION:

- November 10, 2016 – Council awarded Neel-Shaffer contract to study the Water System South Pressure Plain.
- April 12, 2018 – Council awarded Neel-Shaffer contract to design water system improvements in the South Pressure Plain.
- September 13, 2018 – Council issued Series 2018 Certificates of Obligation for water system improvements with total proceeds at \$12,000,000.
- Component budget for 0.5 MG ground storage tank, pump station and supply lines was \$4,750,000.
- Requests for proposal were advertised and the Town received three sealed bids.
- Lowest responsible bidder was Red River Construction with a base bid of \$5,588,200.
- Alternate bids totaling \$5,664,600 were requested:
 - Increase ground storage from 0.5 MG to 1.0 MG for an increase of \$98,475.
 - Increased ground storage will reduce wholesale peaking costs.
 - Cost differential between 0.5 and 1.0 million-gallon GST highly advantageous to Town.
 - Decrease supply line from 20 inches to 16 inches for a decrease of \$174,875.
 - Decreased supply line will not affect flows and pressures for foreseeable future.
- Remaining funds from Series 2018 C.O.s is \$137,000.
- Harvest Cost Recovery Fund will contribute \$777,600 which will be reallocated for North Pressure Plain projects (North projects total \$3,600,000).

COUNCIL ACTION:

- Award bid and contract with Red River Construction for construction of 1,000,000-gallon ground storage tank, pump station, 16-inch supply line and other appurtenances



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 21-3

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN ADMINISTRATOR TO CONTRACT WITH RED RIVER CONSTRUCTION CO. FOR A 1.0 MG GROUND STORAGE TANK AND PUMP STATION

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide a safe and reliable water system to customers and the public; and

WHEREAS, the Town of Northlake possesses water certificate of convenience and necessity No. 12915 and is obligated to provide water to this area; a

WHEREAS, in 1997 as part of a larger agreement with the City of Fort Worth for exchange of extraterritorial jurisdiction, the Town entered into a customer contract with Fort Worth for the purchase of wholesale treated water; and

WHEREAS, in 1997, the Town of Northlake issued \$330,000 in Certificates of Obligation, its first debt, to fund construction of water lines at the corner of SH 114 and IH-35W; and

WHEREAS, per the wholesale customer contract with the City of Fort Worth, no water system pressure is guaranteed by Fort Worth; and

WHEREAS, the Town has received \$12,000,000 of proceeds from Certificates of Obligation (Series 2018) to fund this project and other water system improvements; and

WHEREAS, of the \$12,000,000, \$8,400,000 was budgeted for the southern plain improvements which include elevated storage tank, ground storage tank, pump station and transmission lines; and

WHEREAS, the south elevated storage tank contract award was \$3,234,000, site and easement acquisition was \$550,000, while north project savings was \$271,000 leaving \$4,887,000 in remaining funds; and

WHEREAS, the lowest base bid for the pump station, supply lines and 500,000 gallon ground storage tank of \$5,558,200 and an alternate bid for a 1,000,000 gallon storage tank of \$5,664,600 was submitted by Red River Construction; and

WHEREAS, the Harvest Cost Recovery Fund will contribute \$777,600 to northern plain improvements and this amount will be reallocated to southern plain improvements; and



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

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

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

SECTION 2. That the Town Council hereby finds and determines that a public purpose and necessity exists for the Town to enter into a construction contract for the 1,000,000-gallon ground storage tank, pump station, supply lines and appurtenances with consultation from Town staff and other Town consultants.

SECTION 3. The Town Administrator is hereby authorized, on behalf of the Town, to finalize and enter into a construction contract with Red River Construction Co. whereby the Town will receive water system improvements at a cost not to exceed \$5,664,600.00.

PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS THE 14TH DAY OF JANUARY 2021.

TOWN OF NORTHLAKE, TEXAS

David Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary

January 7, 2021

Mr. Eric Tamayo
Town of Northlake - Director of Public Works
1500 Commons Circle, Suite 300
Northlake, TX 76226

Subject: Southeast Water System Improvements; Water Transmission Line,
Southeast Pump Station; and Ground Storage Tank

Dear. Mr. Tamayo:

On Tuesday, December 22, 2020 at 2:00 PM, three sealed bids were received and opened for the above-mentioned Southeast Water System Water Transmission Line Improvements project. All bids were responsive. The table below summarizes the base bids.

<u>Bidder/Contractor</u>	<u>Total</u>
Red River Construction, Co.	\$5,588,200.00
Fort Worth Civil Constructors, LLC	\$6,168,033.25
Associated Construction Partners, Ltd.	\$6,858,397.50

Neel-Schaffer, Inc. carefully reviewed all bid proposals for correctness in their extensions and additions, and Red River Construction, Co.'s bid included an \$1,100.00 math error that has been adjusted. With the correction, they are still the low bidder for the project.

It is determined that Red River Construction, Co. is qualified to perform the work based on our review of the provided recent experience on other local similar projects for multiple municipalities and/or utility districts.

The project included bid alternatives to allow the Town to consider additional storage and supply line capacities. After reviewing the bid alternates and discussing with the Town, the recommended bid alternates include awarding the alternate for the 1.0 MG Ground Storage tank and the 16" diameter supply line. The contract award amount with these alternates is \$5,643,001.00.

Neel-Schaffer, Inc. recommends the Town of Northlake award the contract for the Southeast Water System Improvements project to Red River Construction, Co. based on the bid alternates as stated above. The bid tabulation is attached to this letter. If you have any questions, please do not hesitate to call.

Sincerely,

Neel-Schaffer, Inc.



Derek Cheatham, P.E.
Project Manager

NEEL-SCHAFFER - BID TABULATION

OWNER: TOWN OF NORTHLAKE				Red River Construction Co.		Fort Worth Civil Constructors, LLC		Associated Construction Partners, Ltd.	
JOB TITLE: Water Transmission Line Improvements; Southeast Pump Station; 0.5 MG Ground Storage Tank				2804 Capital St. Wylie, TX 75098		4860 Mark IV Parkway Fort Worth, TX 76106		215 W. Bandera Rd., Ste. 114-461 Boerne, TX 78006	
PROJ. MGR: Derek Cheatham, P.E.				PHONE: 972-578-0127		PHONE: 817-562-2292		PHONE: 210-698-8714	
BID DATE: Tuesday, December 22, 2020				BASE BID: \$5,588,200.00		BASE BID: \$6,168,033.25		BASE BID: \$6,858,397.50	
				Bid Bond: Y		Bid Bond: Y		Bid Bond: Y	
				Addendum 1: Y		Addendum 1: Y		Addendum 1: Y	
				Addendum 2: Y		Addendum 2: Y		Addendum 2: Y	
				Addendum 3: Y		Addendum 3: Y		Addendum 3: Y	
				Addendum 4: Y		Addendum 4: Y		Addendum 4: Y	
ITEM			PLAN	UNIT		UNIT		UNIT	
NO.	ITEM DESCRIPTION	UNIT	QTY.	PRICE	COST	PRICE	COST	PRICE	COST
BASE BID									
1	Project Traffic Control Plan & Devices	LS	1	\$9,000.00	\$9,000.00	\$25,500.00	\$25,500.00	\$25,000.00	\$25,000.00
2	Project Mobilization	LS	1	\$157,700.00	\$157,700.00	\$235,000.00	\$235,000.00	\$325,000.00	\$325,000.00
3	Site Preparation	LS	1	\$37,000.00	\$37,000.00	\$15,850.00	\$15,850.00	\$250,000.00	\$250,000.00
4	SWPPP for Erosion Control	LS	1	\$7,200.00	\$7,200.00	\$21,300.00	\$21,300.00	\$25,000.00	\$25,000.00
5	Trench Safety Plan	LF	4,701	\$5.00	\$23,505.00	\$2.00	\$9,402.00	\$4.00	\$18,804.00
6	Project Sign	EA	3	\$595.00	\$1,785.00	\$650.00	\$1,950.00	\$2,500.00	\$7,500.00
7	AWWA D110, Type III 0.5 MG Concrete Ground Storage Tank	LS	1	\$964,424.00	\$964,424.00	\$1,113,000.00	\$1,113,000.00	\$1,525,000.00	\$1,525,000.00
8	Pump Station Building & Equipment	LS	1	\$1,725,000.00	\$1,725,000.00	\$1,953,000.00	\$1,953,000.00	\$1,850,000.00	\$1,850,000.00
9	450 kW Backup Generator	LS	1	\$170,000.00	\$170,000.00	\$167,500.00	\$167,500.00	\$115,000.00	\$115,000.00
10	20" C-900 DR-18 PVC Pipe by Open Cut	LF	2,414	\$150.00	\$362,100.00	\$117.00	\$282,438.00	\$110.00	\$265,540.00
11	20" C-900 DR-18 PVC Pipe by Other Than Open Cut in 32" Steel Casing	LF	210	\$1,100.00	\$231,000.00	\$818.00	\$171,780.00	\$800.00	\$168,000.00
12	20" Ductile Iron Pipe by Open Cut	LF	719	\$205.00	\$147,395.00	\$142.00	\$102,098.00	\$125.00	\$89,875.00
13	16" Ductile Iron Pipe by Open Cut	LF	165	\$300.00	\$49,500.00	\$121.00	\$19,965.00	\$110.00	\$18,150.00
14	12" C-900 DR-18 PVC Pipe by Open Cut	LF	371	\$80.00	\$29,680.00	\$83.00	\$30,793.00	\$75.00	\$27,825.00
15	16" C-900 DR-18 PVC Pipe by Open Cut	LF	12	\$90.00	\$1,080.00	\$182.00	\$2,184.00	\$200.00	\$2,400.00
16	12" C-900 DR-18 PVC Pipe by Other Than Open Cut in 20" Steel Casing	LF	257	\$550.00	\$141,350.00	\$556.00	\$142,892.00	\$800.00	\$205,600.00
17	12" C-900 DR-18 PVC Pipe by Open Cut in 20" Steel Casing	LF	321	\$220.00	\$70,620.00	\$307.00	\$98,547.00	\$800.00	\$256,800.00
18	8" C-900 DR-25 PVC Pipe by Open Cut	LF	298	\$60.00	\$17,880.00	\$81.00	\$24,138.00	\$60.00	\$17,880.00
19	8" ASTM 3034 SDR-35 PVC Pipe by Open Cut	LF	316	\$85.00	\$26,860.00	\$67.00	\$21,172.00	\$60.00	\$18,960.00
20	12" Tapping Sleeve and Valve	EA	1	\$16,000.00	\$16,000.00	\$8,620.00	\$8,620.00	\$25,000.00	\$25,000.00
21	Ductile Iron Pipe Fittings	TN	16	\$6,500.00	\$104,000.00	\$9,250.00	\$148,000.00	\$15,000.00	\$240,000.00
22	3" Air Release Valve Assembly	EA	3	\$11,000.00	\$33,000.00	\$11,700.00	\$35,100.00	\$12,000.00	\$36,000.00
23	Blowoff Valve Assembly	EA	2	\$7,000.00	\$14,000.00	\$10,325.00	\$20,650.00	\$6,000.00	\$12,000.00
24	20" FLG x MJ Gate Valve	EA	16	\$16,500.00	\$264,000.00	\$17,200.00	\$275,200.00	\$12,000.00	\$192,000.00
25	16" FLG x MJ Gate Valve	EA	3	\$9,300.00	\$27,900.00	\$9,950.00	\$29,850.00	\$10,000.00	\$30,000.00
26	12" FLG x MJ Gate Valve	EA	4	\$4,400.00	\$17,600.00	\$4,530.00	\$18,120.00	\$4,000.00	\$16,000.00
27	Fire Hydrant Assembly and Appurtenances	EA	1	\$10,500.00	\$10,500.00	\$11,940.00	\$11,940.00	\$7,000.00	\$7,000.00
28	5' Dia. Sanitary Sewer Manhole	EA	3	\$7,000.00	\$21,000.00	\$14,775.00	\$44,325.00	\$7,000.00	\$21,000.00
29	4' Dia. Sanitary Sewer Manhole	EA	2	\$5,500.00	\$11,000.00	\$12,250.00	\$24,500.00	\$5,000.00	\$10,000.00
30	Connect to Existing Sanitary Sewer Manhole	EA	1	\$5,500.00	\$5,500.00	\$4,400.00	\$4,400.00	\$1,000.00	\$1,000.00
31	Reinforced Concrete Cap Over Sanitary Sewer Line	LF	66	\$150.00	\$9,900.00	\$49.00	\$3,234.00	\$100.00	\$6,600.00
32	30" Class III RCP Storm Drain	LF	55	\$240.00	\$13,200.00	\$134.00	\$7,370.00	\$200.00	\$11,000.00
33	24" Class III RCP Storm Drain	LF	30	\$220.00	\$6,600.00	\$126.00	\$3,780.00	\$175.00	\$5,250.00
34	6' x 6' Overflow Drain Vault	EA	1	\$7,200.00	\$7,200.00	\$12,900.00	\$12,900.00	\$20,000.00	\$20,000.00
35	6' x 6' Overflow Junction Box and 5 LF of 24" Class III RCP Stubout	EA	1	\$8,000.00	\$8,000.00	\$11,900.00	\$11,900.00	\$10,000.00	\$10,000.00
36	14' x 9' Pre-Cast End Sloping End Headwall	EA	1	\$2,500.00	\$2,500.00	\$8,010.00	\$8,010.00	\$10,000.00	\$10,000.00
37	Grouted Stone Riprap (Min. 12" Dia. Stone)	SY	9	\$150.00	\$1,350.00	\$353.00	\$3,177.00	\$500.00	\$4,500.00
38	6" Thick Reinforced Concrete Pavement with 6" Integral Curb	SY	1,010	\$100.00	\$101,000.00	\$73.00	\$73,730.00	\$125.00	\$126,250.00
39	4" Thick Reinforced Concrete Sidewalk	SY	50	\$85.00	\$4,250.00	\$132.00	\$6,600.00	\$75.00	\$3,750.00
40	8" Thick Flexbase, TXDOT Item 247, Grade 1	SY	1,100	\$10.00	\$11,000.00	\$24.00	\$26,400.00	\$30.00	\$33,000.00

NEEL-SCHAFFER - BID TABULATION

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				Bid Bond: Y		Bid Bond: Y		Bid Bond: Y	
				Addendum 1: Y		Addendum 1: Y		Addendum 1: Y	
				Addendum 2: Y		Addendum 2: Y		Addendum 2: Y	
				Addendum 3: Y		Addendum 3: Y		Addendum 3: Y	
				Addendum 4: Y		Addendum 4: Y		Addendum 4: Y	
ITEM			PLAN	UNIT		UNIT		UNIT	
NO.	ITEM DESCRIPTION	UNIT	QTY.	PRICE	COST	PRICE	COST	PRICE	COST
BASE BID									
41	Parking Space Delineation Striping, 4" Solid White	LF	250	\$12.00	\$3,000.00	\$3.00	\$750.00	\$15.00	\$3,750.00
42	Backup Generator Concrete Pad	LS	1	\$6,500.00	\$6,500.00	\$11,000.00	\$11,000.00	\$5,000.00	\$5,000.00
43	Electrical Transformer Concrete Pad	LS	1	\$2,000.00	\$2,000.00	\$5,700.00	\$5,700.00	\$3,500.00	\$3,500.00
44	Bollards	EA	7	\$600.00	\$4,200.00	\$512.00	\$3,584.00	\$1,500.00	\$10,500.00
45	28' Non-Motorized Vehicle Gate	EA	1	\$4,000.00	\$4,000.00	\$2,675.00	\$2,675.00	\$5,000.00	\$5,000.00
46	6' Chain Link Fence with Mow Strip and Privacy Slats	LF	1,130	\$50.00	\$56,500.00	\$85.00	\$96,050.00	\$50.00	\$56,500.00
47	Hydro-mulch Seeding	SY	19,340	\$1.00	\$19,340.00	\$2.05	\$39,647.00	\$0.50	\$9,670.00
48	Curlex II Erosion Control Blanket	SY	1,725	\$3.00	\$5,175.00	\$6.10	\$10,522.50	\$3.50	\$6,037.50
49	Bermuda Sod	SY	1,725	\$5.00	\$8,625.00	\$8.75	\$15,093.75	\$5.00	\$8,625.00
50	Unclassified Excavation	CY	2,200	\$22.00	\$48,400.00	\$21.00	\$46,200.00	\$20.00	\$44,000.00
51	Compacted Embankment	CY	6,270	\$15.00	\$94,050.00	\$17.00	\$106,590.00	\$20.00	\$125,400.00
52	Flow Meter Vault	LS	1	\$40,100.00	\$40,100.00	\$96,400.00	\$96,400.00	\$75,000.00	\$75,000.00
53	Control Valve Vault and Control Valve	LS	1	\$48,800.00	\$48,800.00	\$119,460.00	\$119,460.00	\$120,000.00	\$120,000.00
54	Water Sampling Stations	EA	3	\$9,000.00	\$27,000.00	\$4,300.00	\$12,900.00	\$3,500.00	\$10,500.00
55	Connect to Existing 16" Water Line at Raceway Drive	LS	1	\$10,000.00	\$10,000.00	\$4,600.00	\$4,600.00	\$3,500.00	\$3,500.00
56	Connect to Existing 12" Water Line at Chadwick Farms (Near Pump Station)	LS	1	\$7,700.00	\$7,700.00	\$24,115.00	\$24,115.00	\$3,500.00	\$3,500.00
57	Connect to Existing 12" Water Line North of SH 114	LS	1	\$6,000.00	\$6,000.00	\$4,200.00	\$4,200.00	\$3,500.00	\$3,500.00
58	Connect to Existing 12" Water Line at Chadwick Farms (South of SH 114)	LS	1	\$6,000.00	\$6,000.00	\$24,000.00	\$24,000.00	\$3,500.00	\$3,500.00
59	SCADA Modifications and Implementation	LS	1	\$278,231.00	\$278,231.00	\$278,231.00	\$278,231.00	\$278,231.00	\$278,231.00
60	Contingency	LS	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
TOTAL AMOUNT BASE BID					\$5,588,200.00		\$6,168,033.25		\$6,858,397.50
ALTERNATE GST BID ITEMS									
7-A	AWWA D100 0.5 MG Welded Steel Ground Storage Tank	LS	1	\$1,011,000.00	\$1,011,000.00	\$1,195,900.00	\$1,195,900.00	\$1,500,000.00	\$1,500,000.00
7-B	AWWA D110, Type III 1.0 MG Concrete Ground Storage Tank	LS	1	\$1,215,700.00	\$1,215,700.00	\$1,433,526.00	\$1,433,526.00	\$2,000,000.00	\$2,000,000.00
7-C	AWWA D100 1.0 MG Welded Steel Ground Storage Tank	LS	1	\$1,369,500.00	\$1,369,500.00	\$1,601,200.00	\$1,601,200.00	\$1,850,000.00	\$1,850,000.00
ALTERNATE TRANSMISSION LINE BID ITEMS									
10-A	16" C-900 DR-18 PVC Pipe by Open Cut	LF	2,414	\$130.00	\$313,820.00	\$99.00	\$238,986.00	\$90.00	\$217,260.00
11-A	16" C-900 DR-18 PVC Pipe by Other Than Open Cut in 32" Steel Casing	LF	210	\$960.00	\$201,600.00	\$721.00	\$151,410.00	\$750.00	\$157,500.00
12-A	16" Ductile Iron Pipe by Open Cut	LF	719	\$200.00	\$143,800.00	\$113.00	\$81,247.00	\$115.00	\$82,685.00

Note: The only error came from the total on Red River Construction Co.'s bid. They listed the total base bid as \$5,587,100.00, which is \$1,100.00 lower than the tabulated amount.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JANUARY 14, 2021

REF. DOC.: TXDOT SPEED STUDY, DENTON COUNTY, FM 407

SUBJECT: ORDINANCE ADOPTING TXDOT RECOMMENDED SPEED LIMIT FOR FM 407 (WITHIN TOWN LIMITS)



GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; Maintain and improve public roadways (Council Goal)

BACKGROUND INFORMATION:

Texas Department of Transportation (TXDOT) recently completed an engineering and traffic investigation of FM 407 between FM 156 and IH-35W. The current speed limit of FM 407 within Northlake Town limits is 55 mph. The Texas Transportation Code provides for a speed study to be conducted to increase or decrease speed limit every five years but due to construction the TXDOT area office requested this study. TXDOT conducted a speed study which supported a speed limit of 50 mph. TXDOT will purchase, replace, and maintain speed limit signs.

COUNCIL ACTION:

- Approve speed limit ordinance as requested by TXDOT
- Deny speed limit ordinance and begin arbitration with TXDOT with justification for denial



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 21-0114G

AN ORDINANCE AMENDING CODE OF ORDINANCES, TOWN OF NORTHLAKE, TEXAS; PURSUANT TO TEXAS TRANSPORTATION CODE, SECTION 545.356 AND TOWN ORDINANCES, CHAPTER 11, TRAFFIC AND VEHICLES, ARTICLE 11.03, OPERATION OF VEHICLES, SECTION 11.03.043, SPEED LIMITS ON SPECIFIC STREETS; PROVIDING THE MAXIMUM PRIMA FACIE SPEED LIMIT FOR FM 407 WITHIN THE CORPORATE LIMITS OF THE TOWN; PROVIDING A PENALTY NOT TO EXCEED \$200 FOR VIOLATIONS HEREOF; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 545.356 Texas Transportation Code, provides that whenever the governing body of the Town shall determine upon the basis of an engineering study that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the Town, taking into consideration the width and condition of the traffic thereon, said governing body may determine and declare a reasonable and safe speed limit there at or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

WHEREAS, Texas Department of Transportation has conducted an engineering and traffic investigation and study to determine a maximum speed limit which is reasonable and safe on FM 407 in the Town of Northlake, Texas; and

WHEREAS, the Town Council hereby finds and determines based upon said engineering and traffic investigation and study that FM 407, located within Town limits, is designed for vehicular traffic to travel at a lower speed than the existing speed limits on said roadway and thus the existing speed limits are unreasonable and unsafe and the Town Council hereby declares that the speed limits in those areas should be changed as set forth in this Ordinance; and

WHEREAS, the Town Council finds that an amendment to the speed limit on FM 407 is in the best interest of the Town of Northlake and will promote the health, safety, and general welfare of the citizens of the Town of Northlake and the general public.

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

Section 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Texas Transportation Code 545.356, the maximum prima facie speed limits indicated herein for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways or parts thereof, described as follows:



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

- a. That from and after the date of the passage of this ordinance, no motor vehicle shall be operated along and upon FM 407 within the corporate limits of the Town of Northlake in excess of the following limit: 50 MPH

Section 2. The speed limits set forth in Section 1, above, are effective when the Town Administrator, or his designee, erects signs giving notice of the new speed limits. The Town Administrator is directed to take such action necessary to ensure that such new speed limit signs are erected and installed.

Section 3. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed two hundred dollars (\$200.00).

Section 4. All ordinances, orders or resolutions heretofore passed and adopted by the Town Council of the Town of Northlake, Texas, are hereby repealed to the extent that said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

Section 5. It is hereby declared to be the intention of the 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 any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and 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, and said remaining portions shall remain in full force and effect.

Section 6. The Town Secretary of the Town of Northlake is hereby directed to publish the caption in the official newspaper of the Town as required by Section 52.011 of the Texas Local Government Code.

Section 7. This Ordinance shall take effect and be in full force from and after the date of its passage and publication.

PASSED AND APPROVED by the Town Council on the day of January 2021.

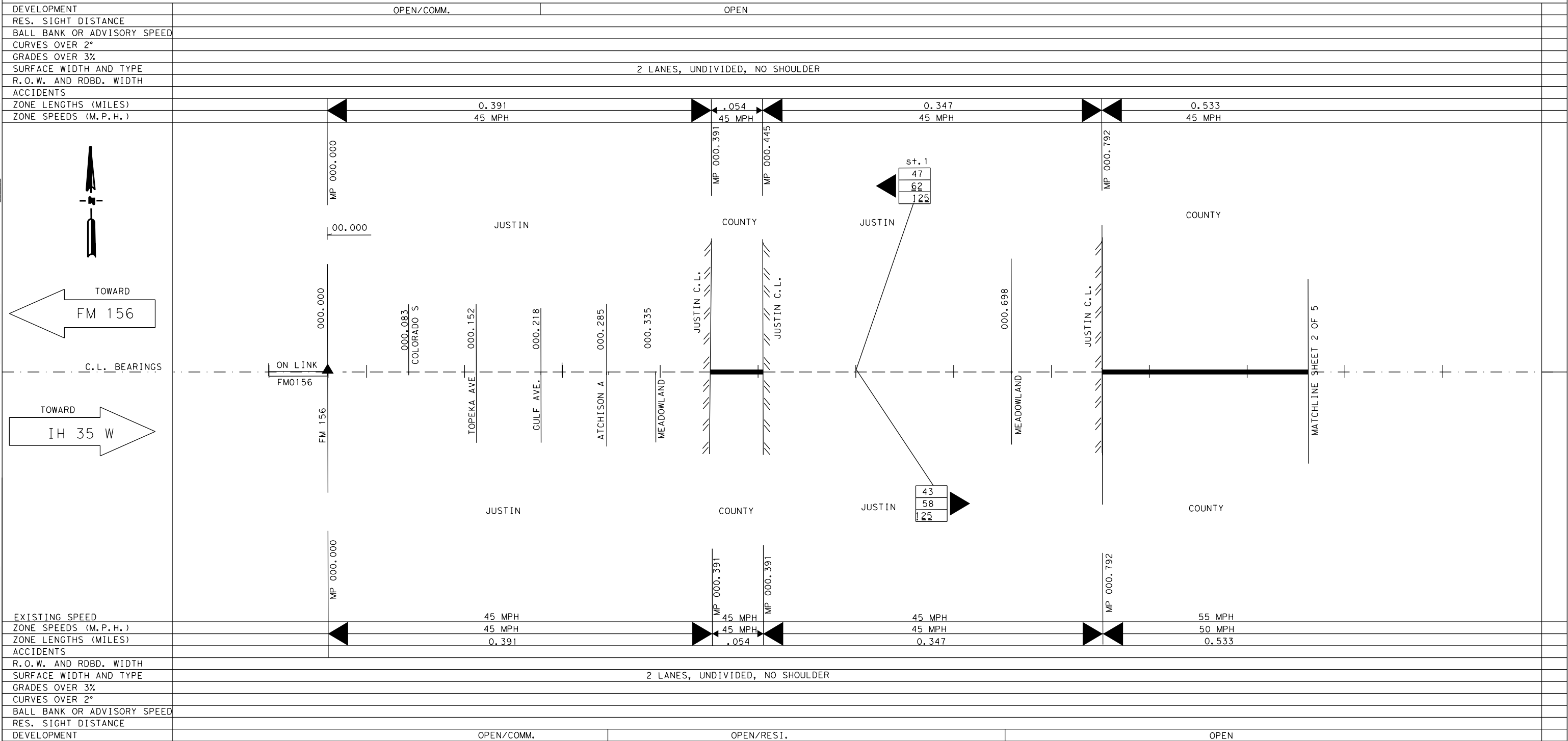
Town of Northlake

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

FM 407



DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. : _____	DATE __/__/__
HIGHWAY: FM 407	CITY: NORTH LAKE/JUSTIN	REPLACES : _____	DATE __/__/__
DATE OF STUDY 02-07-2020	SCALE 1" = 0.1 MILES	REPLACED BY : _____	DATE __/__/__
		CANCELLED BY : _____	DATE __/__/__

LIMITS OF ZONE						
SECTION ONE			LENGTH 0.054 MILES			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT. PROJECT
	0 + 00	-	()		+	- ()
	MP 0.391				MP 0.792	
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT. PROJECT
	0 + 00	-	()		+	- ()
	MP 0.445				MP 1.325	

42

62

125

85 PERCENTILE SPEED
TOP SPEED MEASURED
NUMBER OF CARS CHECKED

FATAL ACCIDENT

PERSONAL INJURY ACCIDENT

PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 1310 SEC. 01
LIMITS: FROM FM 156 TO W. OF IH 35W

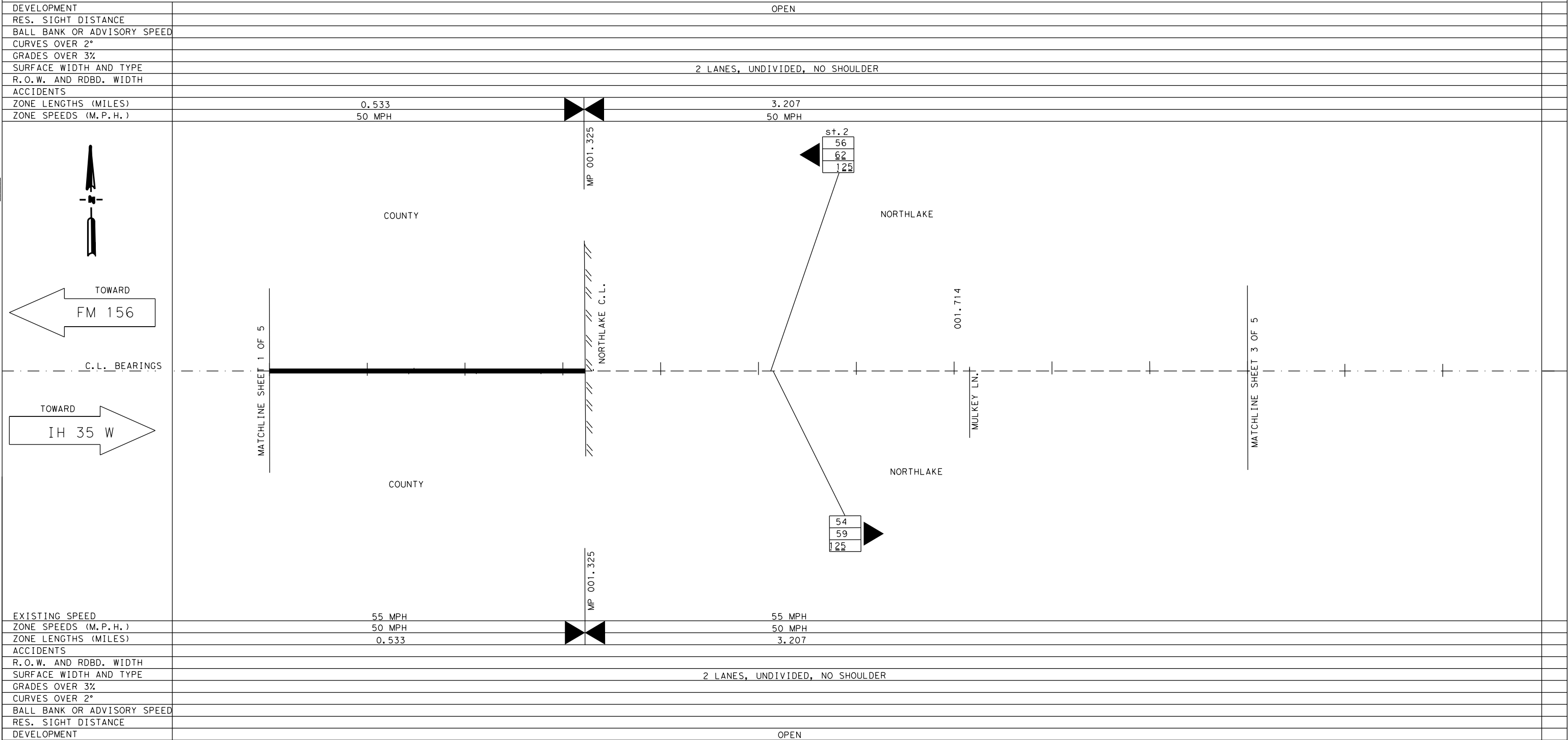
SHEET 1 OF 5

Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO. HIGHWAY NO.

FM 407



DISTRICT: DALLAS		COUNTY: DENTON		MINUTE NO. : _____	DATE __/__/__		
HIGHWAY: FM 407		CITY: NORTHLAKE/JUSTIN		REPLACES : _____	DATE __/__/__		
DATE OF STUDY 02-07-2020		SCALE 1" = 0.1 MILES		REPLACED BY : _____	DATE __/__/__		
				CANCELLED BY : _____	DATE __/__/__		
LIMITS OF ZONE							
SECTION ONE		LENGTH 0.225 MILES		SECTION TWO		LENGTH _____ MILES	
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	__0 + 00	_____ - __	_____ (__)		__ + ____	_____ - __	_____ (__)
	MP 4.532				MP _____		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	__0 + 00	_____ - __	_____ (__)		__ + ____	_____ - __	_____ (__)
	MP 4.757				MP _____		

- 42

85 PERCENTILE SPEED
- 62

TOP SPEED MEASURED
- 125

NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 1310 SEC. 01
LIMITS: FROM FM 156 TO W. OF IH 35W

Texas Department of Transportation

SPEED STUDY

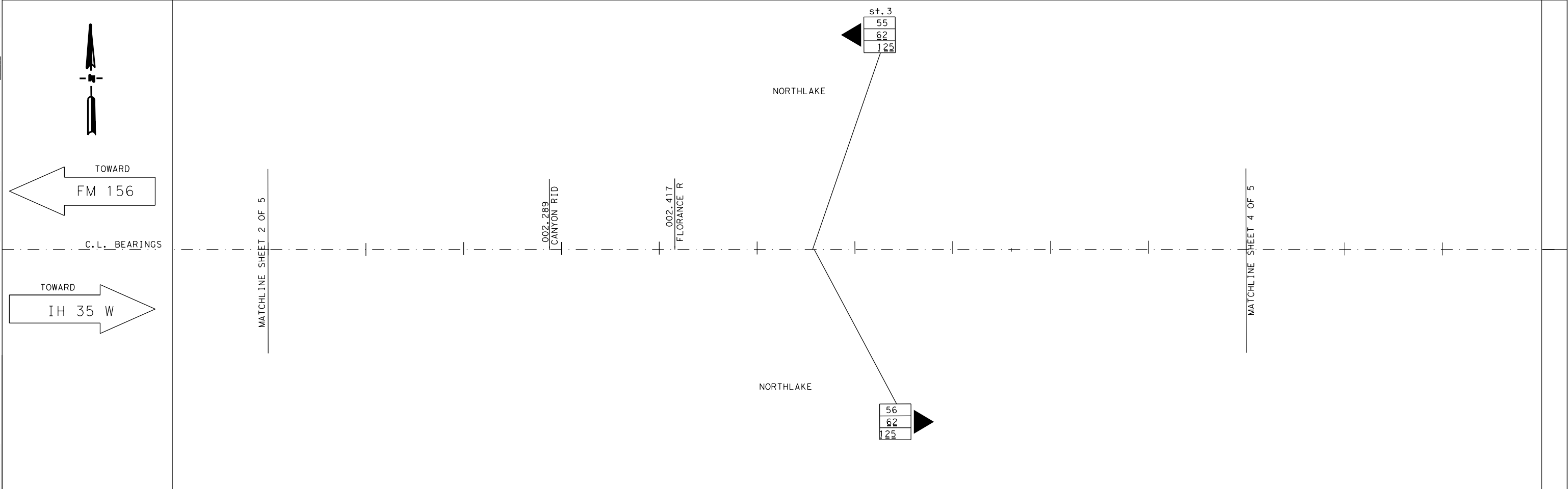
DENTON COUNTY

FM 407

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
	STATE	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

FM 407

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, UNDIVIDED, NO SHOULDER
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	3.207
ZONE SPEEDS (M.P.H.)	50 MPH



EXISTING SPEED	55 MPH
ZONE SPEEDS (M.P.H.)	50 MPH
ZONE LENGTHS (MILES)	3.207
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, UNDIVIDED, NO SHOULDER
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. : _____	DATE __/__/__
HIGHWAY: FM 407	CITY: NORTHLAKE/JUSTIN	REPLACES : _____	DATE __/__/__
DATE OF STUDY 02-07-2020	SCALE 1" = 0.1 MILES	REPLACED BY : _____	DATE __/__/__
		CANCELLED BY : _____	DATE __/__/__
LIMITS OF ZONE			
SECTION ONE		SECTION TWO	
STA. OR M.P.	LENGTH _____ MILES	STA. OR M.P.	LENGTH _____ MILES
BEGINS	____ 0 + 00 _____ - _____ (_____)	BEGINS	____ + _____ - _____ (_____)
ENDS	____ 0 + 00 _____ - _____ (_____)	ENDS	____ + _____ - _____ (_____)
MP _____		MP _____	

42

62

125

85 PERCENTILE SPEED
TOP SPEED MEASURED
NUMBER OF CARS CHECKED

FATAL ACCIDENT

PERSONAL INJURY ACCIDENT

PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 1310 SEC. 01
LIMITS: FROM FM 156 TO W. OF IH 35W

SHEET 3 OF 5

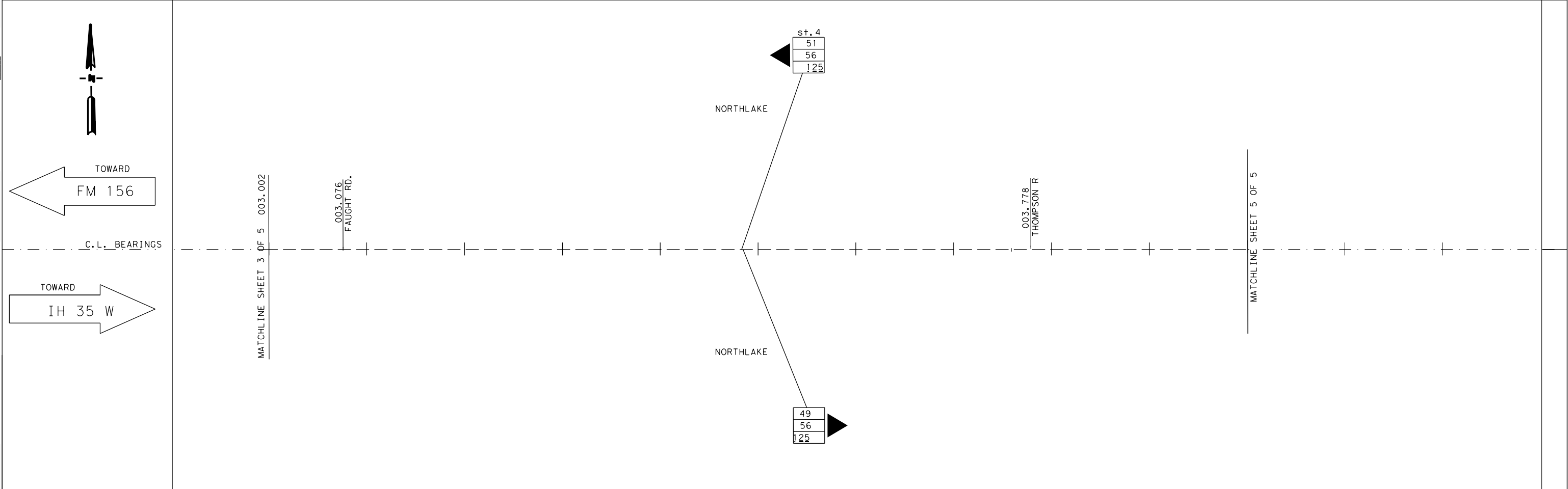
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

FM 407

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, UNDIVIDED, NO SHOULDER
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	3.207
ZONE SPEEDS (M.P.H.)	50 MPH



EXISTING SPEED	55 MPH
ZONE SPEEDS (M.P.H.)	50 MPH
ZONE LENGTHS (MILES)	3.207
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, UNDIVIDED, NO SHOULDER
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. : _____	DATE __/__/__
HIGHWAY: FM 407	CITY: NORTHLAKE/JUSTIN	REPLACES : _____	DATE __/__/__
DATE OF STUDY 02-07-2020	SCALE 1" = 0.1 MILES	REPLACED BY : _____	DATE __/__/__
		CANCELLED BY : _____	DATE __/__/__
LIMITS OF ZONE			
SECTION ONE		LENGTH _____ MILES	SECTION TWO
		LENGTH _____ MILES	
BEGINS	STA. OR M.P. _____	CONT. AND SECT. _____	PROJECT _____
	MP _____		
ENDS	STA. OR M.P. _____	CONT. AND SECT. _____	PROJECT _____
	MP _____		

42

62

125

85 PERCENTILE SPEED
TOP SPEED MEASURED
NUMBER OF CARS CHECKED

●

FATAL ACCIDENT

○

PERSONAL INJURY ACCIDENT

○

PROPERTY DAMAGE ACCIDENT

—

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲

SIGNALIZED INTERSECTION

○

TRIAL RUN

SPEED ZONE

CONT. 1310 SEC. 01
LIMITS: FROM FM 156 TO W. OF IH 35W

SHEET 4 OF 5

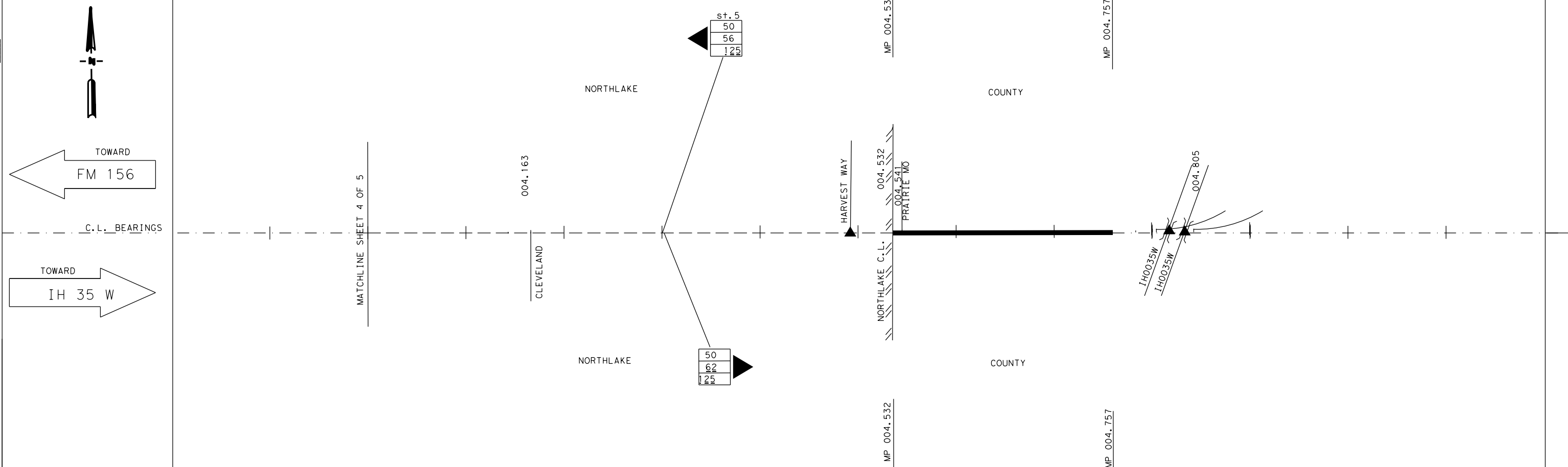
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

FM 407

DEVELOPMENT	OPEN		
RES. SIGHT DISTANCE			
BALL BANK OR ADVISORY SPEED			
CURVES OVER 2°			
GRADES OVER 3%			
SURFACE WIDTH AND TYPE	2 LANES, UNDIVIDED, NO SHOULDER		
R.O.W. AND RDBD. WIDTH			
ACCIDENTS			
ZONE LENGTHS (MILES)	3.207		0.225
ZONE SPEEDS (M.P.H.)	50 MPH		50 MPH



EXISTING SPEED	55 MPH		55 MPH	55 MPH
ZONE SPEEDS (M.P.H.)	50 MPH	◀▶	50 MPH	▶
ZONE LENGTHS (MILES)	3.207		0.225	
ACCIDENTS				
R.O.W. AND RDBD. WIDTH				
SURFACE WIDTH AND TYPE	2 LANES, UNDIVIDED, NO SHOULDER			
GRADES OVER 3%				
CURVES OVER 2°				
BALL BANK OR ADVISORY SPEED				
RES. SIGHT DISTANCE				
DEVELOPMENT	OPEN		OPEN/COMM.	

DISTRICT: DALLAS		COUNTY: DENTON		MINUTE NO. : _____		DATE __/__/__	
HIGHWAY: FM 407		CITY: NORTHLAKE/JUSTIN		REPLACES : _____		DATE __/__/__	
DATE OF STUDY 02-07-2020		SCALE 1" = 0.1 MILES		REPLACED BY : _____		DATE __/__/__	
				CANCELLED BY : _____		DATE __/__/__	
LIMITS OF ZONE							
SECTION ONE		LENGTH _____ MILES		SECTION TWO		LENGTH _____ MILES	
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	____ 0 + 00 ____	_____ - ____	_____ (____)		____ + ____	_____ - ____	_____ (____)
	MP				MP		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	____ 0 + 00 ____	_____ - ____	_____ (____)		____ + ____	_____ - ____	_____ (____)
	MP				MP		

42	85 PERCENTILE SPEED
62	TOP SPEED MEASURED
125	NUMBER OF CARS CHECKED

- ☐ FATAL ACCIDENT
☐ PERSONAL INJURY ACCIDENT
☐ PROPERTY DAMAGE ACCIDENT

— INDICATES SECTION ZONED
BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

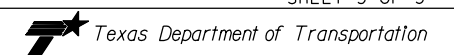


SPEED ZONE

CONT. 1310 SEC. 01

LIMITS:FROM FM 156 TO W. OF IH 35W

SHEET 5 OF 5



SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
	STATE	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

TOWN OF NORTHLAKE COUNCIL ITEM NO. 6

DATE: JANUARY 14, 2021

ITEM: EXECUTIVE SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 7

DATE: JANUARY 14, 2021

ITEM: OPEN SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 8

DATE: JANUARY 14, 2021

ITEM: ADJOURNMENT

