



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
NOVEMBER 28, 2023, AT 5:30 PM
TOWN HALL - COUNCILCHAMBER
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. CALL TO ORDER

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Comprehensive Plan Update

3. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. 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.

4. ACTION ITEMS

A. Consider approval of the minutes for October 17, 2023

B. Consider a recommendation on a request for a meritorious exception to the window sign requirements of Article 11 of the Unified Development Code (UDC) for It's a Paw Thang located at 1236 FM 407, Suite 500. Case # 23-VBOA00003

i. Public Hearing

ii. Consider Recommendation

C. Consider approval of Replat of Lot 41R, Block D, Stardust Ranch Phase 2, being a revision of Lot 41, Block D, Stardust Ranch Phase 2, and located at 3201 Windcrest Drive

D. Consider a recommendation of a zoning change from RR – Rural Residential to I – Industrial for approximately 0.85 acres of land located on the east side of Cleveland-Gibbs Road at 12219 Cleveland-Gibbs Road. Case # 23-ZCA00004

i. Public Hearing

ii. Consider Recommendation

E. Consider a recommendation of a zoning change from RR – Rural Residential to NC – Neighborhood Commercial for approximately 2.75 acres of land located on the north side of FM 1171 at 12170 FM 1171. Case # 23-ZCA00003

i. Public Hearing

ii. Consider Recommendation

- F. Consider a recommendation of a zoning change from RR – Rural Residential/CRO - Conservation Residential Overlay to RR-PD – Rural Residential Planned Development for an approximately 156.11-acre tract of land situated in the J. James Survey, Abstract No. 1501, generally located west of Faught Road between Evelyn Lane and Robson Ranch Road. Case # PD-23-006
 - i. Public Hearing
 - ii. Consider Recommendation
- G. Consider a recommendation of amendment to Ordinance No. 17-1214A, the Mixed-Use Planned Development (MPD) zoning district applicable to approximately 1.53 acres of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the extraterritorial jurisdiction of the Town of Northlake on the south. Case # PD-23-007
 - i. Public Hearing
 - ii. Consider Recommendation
- H. Consider a recommendation of an amendment to the Chadwick Farms Mixed-Use Planned Development (MPD) applicable to approximately 75.879 acres of land generally located along the frontage south of State Highway 114 and east of Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant/developer. Case # PD-23-005
 - i. Public Hearing
 - ii. Consider Recommendation
- I. Consider approval of a preliminary plat of Northlake Logistics Center, a proposed 5-lot industrial development on a 251.044-acre tract of land situated in the Holland Anderson Survey, Abstract No. 25, SA Venters Survey, Abstract No. 1313, and MEP & P RR Co Survey, Abstract No. 910, generally located located on the east side of Harmonson Road at 10677 Harmonson Road.
- J. Consider a recommendation of a Specific Use Permit (SUP) for gas drilling and production of three additional wells, Cole Frazier 3 (AW) 3H, 4 (AW) 4H, and 5 (AW) U5H, on an existing 3.29-acre pad site, being a portion of a 133.925-acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, and located approximately 2,600 feet east of Faught Road and 2,000 feet south of Robson Ranch Road. Case # SUP-23-001
 - i. Public Hearing
 - ii. Consider Recommendation
- K. Consider approval of a Final Plat of Northlake Crossing East, a proposed four-lot commercial development on a 4.141-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southeast corner of Robson Ranch Road and Cleveland-Gibbs Road
- L. Consider approval of a Site Plan of Northlake Crossing East, a proposed 32,235 square-foot commercial development in four buildings on a 4.141-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southeast corner of Robson Ranch Road and Cleveland-Gibbs Road
- M. Consider approval of a preliminary plat of Pecan at Northlake, a proposed 14-lot commercial development on a 12.408-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244,

generally located at the southwest corner of FM 407 and Cleveland-Gibbs Road.

5. ADJOURN

NOTE: The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on November 24, 2023, by 5:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING I MPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLI NG 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023
REF. DOC.: Council Strategic Plan; Chapter 213 of Texas Local Government Code (TLGC)
SUBJECT: Comprehensive Plan Update
GOALS/ Reinforce our Identity/Define who we are (and don't settle for less)
OBJECTIVES:

BACKGROUND INFORMATION:

- Visit www.NorthlakeNext.com for latest information on the update
- Schedule changes due to Steering Committee and Town Council desire to evaluate alternate Town Center location
- Upcoming meetings and engagement opportunities
 - November 13: Steering Committee Meeting
 - December 4: Engagement Booth at Christmas at the Commons event
 - Present Town Center concept options
 - December 19: Joint Town Council/P&Z Meeting to review final draft
 - January 16: P&Z to hold public hearing and consider recommendation
 - February 8: Town Council to hold public hearing and consider approval

P&Z ACTION:

Provide feedback as P&Z deems necessary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.:

SUBJECT: Consider approval of the minutes for October 17, 2023

GOALS/ Define Future Amenities/Prioritize Town-provided services

OBJECTIVES:

BACKGROUND INFORMATION:

Approval of Minutes:

- October 17, 2023

P&Z ACTION:

Approve Minutes as presented



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
October 17, 2023**

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on October 17, 2023, at 5:32 p.m., in the Town Hall - Council Chambers, 1500 Commons Circle, Suite 300, Northlake, Texas, where the following was discussed and/or considered:

1. CALL TO ORDER

Vice Chairperson Hall called the meeting to order at 5:30 p.m, roll call was noted as follows:

Linda King
Chris Amarante
John Kelley
Joshua Pezzuto

Bryan Davenport - Absent with Notice
Jana Hall - Absent with Notice
Danny Simpson - Absent with Notice

2. ANNOUNCEMENTS AND PRESENTATIONS

A. Briefing - Comprehensive Plan Update

The item was presented by Nathan Reddin, Development Director, and commentary followed.

There was no consensus as the item was for presentation purposes only.

B. Briefing - Town Council actions on Planning & Zoning Commission items

The item was presented by Nathan Reddin, Development Director, and commentary followed.

There was no consensus as the item was for information purposes only.

C. Briefing - Administrative Approval of Plats

The item was presented by Nathan Reddin, Development Director, and commentary followed.

The consensus was to establish a process pursuant to Option #2 and present it for future recommendations.

3. PUBLIC INPUT

A. The following spoke during public input:

- None

4. NEW BUSINESS

- A. Consider approval of the meeting minutes from September 19, 2023

APPROVED

The item was presented, and commentary followed.

Commissioner Kelley moved to approve the minutes as presented. Chairperson King seconded. Motion carried.

AYES (4): King, Amarante, Kelley, Pezzuto

NAYS (0): None

ABSENT (3) : Simpson, Davenport, Hall

- B. CANCELED AND TO BE RESCHEDULED: Hold a public hearing on an amendment to the Chadwick Farms Mixed-Use Planned Development (MPD) applicable to approximately 67.969 acres of land generally located along the frontage south of State Highway 114 and east of Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant/developer. Case # PD-23-005

CANCELLED

The item was not presented, and no discussion followed.

- C. Consider a recommendation on proposed text amendments to Section 3.4, Board of Adjustment, of Article 3, Boards and Commissions, of the Unified Development Code (UDC). Case # UDC-23-002.
a. Public Hearing
b. Consider recommendation

APPROVED

The item was presented, and commentary followed.

The public hearing was opened at 6:05 p.m., and with no speakers coming forward it was closed at 6:05 p.m.

Commissioner Kelley moved to approve the item as presented with a minor correction to organization reference (P&Z instead of BoA). Chairperson King seconded. Motion carried.

AYES (4): King, Amarante, Kelley, Pezzuto

NAYS (0): None

ABSENT (3) : Simpson, Davenport, Hall

- D. Consider a recommendation on proposed text amendments to revise Table 5.2 of Section 5.7, Permitted Use Table; Section 10.4, Schedule of Off-Street Parking Requirements; and Section 14.1, Definitions, of the Unified Development Code (UDC) to update provisions of Vacation/Short-Term Rentals. Case # UDC-23-003.

a. Public Hearing

b. Consider recommendation

APPROVED

The item was presented, and commentary followed.

The public hearing was opened at 6:22 p.m., and with no speakers coming forward it was closed at 6:22 p.m.

Commissioner Kelley moved to approve the item as presented. Chairperson Pezzuto seconded. Motion carried.

AYES (4): King, Amarante, Kelley, Pezzuto

NAYS (0): None

ABSENT (3) : Simpson, Davenport, Hall

5. ADJOURNMENT

With no further business, Chairperson King adjourned the meeting at 6:24 p.m.

Linda King
Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023
REF. DOC.: Unified Development Code (UDC)
SUBJECT: Consider a recommendation on a request for a meritorious exception to the window sign requirements of Article 11 of the Unified Development Code (UDC) for It's a Paw Thang located at 1236 FM 407, Suite 500. Case # 23-VBOA00003
i. Public Hearing
ii. Consider Recommendation

**GOALS/
OBJECTIVES:** Reinforce our Identity/Define who we are (and don't settle for less)

BACKGROUND INFORMATION:

Applicant: It's a Paw Thang
Owner: Plott Properties
Property Manager: Office Equity Solutions (OES)
Location: 1236 FM 407, Suite 500
Analysis:

- Sec. 11.18, 106.c. of the UDC states "The maximum area of a Window Sign shall not exceed twenty-five (25) percent of the window where the sign is displayed."
- The windows on the front of the applicant's business are fully covered with vinyl including advertising of the business and services provided
- The applicant has requested a meritorious exception to the window coverage requirement to allow for one hundred (100%) percent coverage
- Sec. 11.17 of the UDC allows for consideration of a meritorious exception to be considered by P&Z (recommendation) and Town Council (consider approval)
- In considering the request, the reviewing body shall consider the following factors
 1. The extent to which the application meets other specific standards of this section; and
 2. The extent to which the application meets the spirit and intent of this chapter through the use of materials, colors, and design to create a sign of exceptional quality and appearance; and
 3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with standards of this ordinance; and
 4. The extent to which the proposed project accomplishes Town goals as stated in the Comprehensive Plan or other approved document.
 5. A meritorious exception shall not be granted to serve as a convenience to the applicant, or for reasons related to economic hardship.

Public Hearing: A public hearing is required prior to acting on the meritorious exception request. Public hearing

notices were mailed to Northlake property owners within 200 feet, and notice was published in the Denton Record Chronicle and on the Town's website. As of November 21st no written comments have been received.

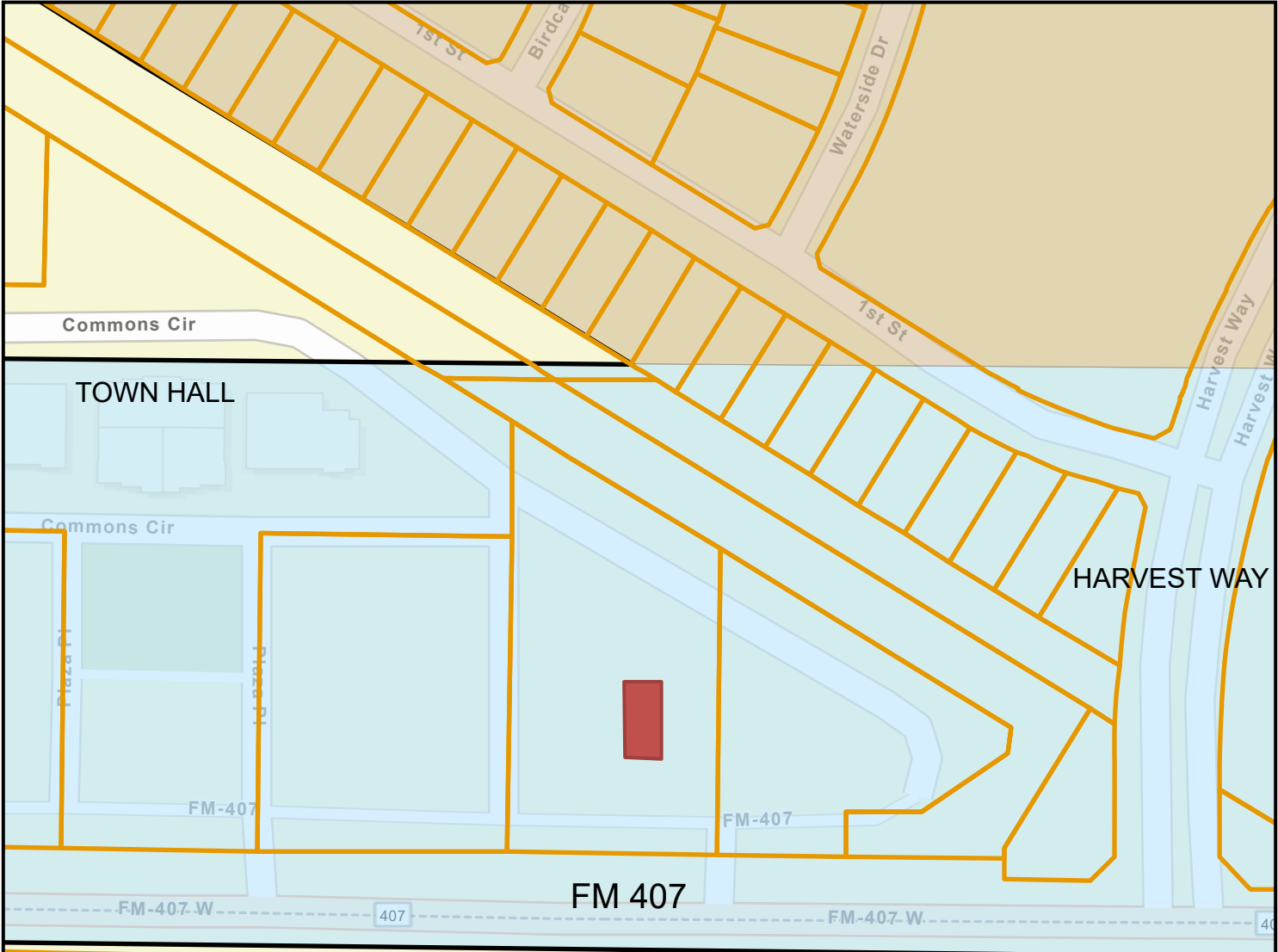
Next Steps: December 14th Town Council meeting

- Hold public hearing
- Consider approval of meritorious exception

P&Z ACTION:

- Hold a public hearing
- Recommend approval, approval with conditions, or disapproval of the meritorious exception request

It's a Paw Thang



Legend

- Parcels
- Northlake Boundary
- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation

Town of Northlake Incorporated Area and ETJ

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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA



Date: 11/6/2023

I am requesting a meritorious exception regarding the ordinance for Window Signs – Section 11.18. I was surprised to hear about this town ordinance and shocked that I was being requested to remove such a costly design.

Per my lease agreement (see below) I submitted the design to OES (Property Management) on 11/10/21 and received approval.

Insert from Lease

Curtains, shades, blinds, window tint, and/or screens may be attached to or hung, or used in connection with any window or door of the Premises, subject to the prior written approval of Landlord (which approval will not be unreasonably withheld, conditioned, or delayed) as to the quality, type, design, color and manner of attaching the same.

The company that designed my window front used a quality 3M micro perforated vinyl, which is still aesthetically pleasing serving multiple purposes. The appearance is exceptional, and it displays my store name, hours, phone number and logo.

Below are the reasons I selected this option and requesting an exception to keep.

- Without the window coverage:
 - Inability to see computer screen due to the sun 80% of the day.
 - Inability to look at customers directly while at computer and assisting them.
 - Blinds and/or curtains are not a viable option in a dog grooming business.
 - Dogs WILL pee on them.
 - Dog hair will accumulate.
 - Cord on blinds is a choking hazard.
 - Blinds/Curtains could scare dogs walking in and impact the grooming experience.
 - Both would be impossible to keep clean and presentable.

In addition, my current desk/work area is a built in and cannot be moved without a complete redesign of my lobby area.

Considering the above information and the reason for the signage I would like to request an exception and be allowed to keep my window front.

Thank you for your time and consideration.

Best Regards



Penny Ringner, Owner

It's a Paw Thang
1236 FM 407, Suite 500
Northlake, TX 76226







NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023
REF. DOC.: Unified Development Code (UDC); Engineering Design Manual (EDM)
SUBJECT: Consider approval of Replat of Lot 41R, Block D, Stardust Ranch Phase 2, being a revision of Lot 41, Block D, Stardust Ranch Phase 2, and located at 3201 Windcrest Drive
GOALS/ OBJECTIVES: Invest in Infrastructure/Provide an adequate/functional roadway system; including associated water; sewer and storm drainage facilities

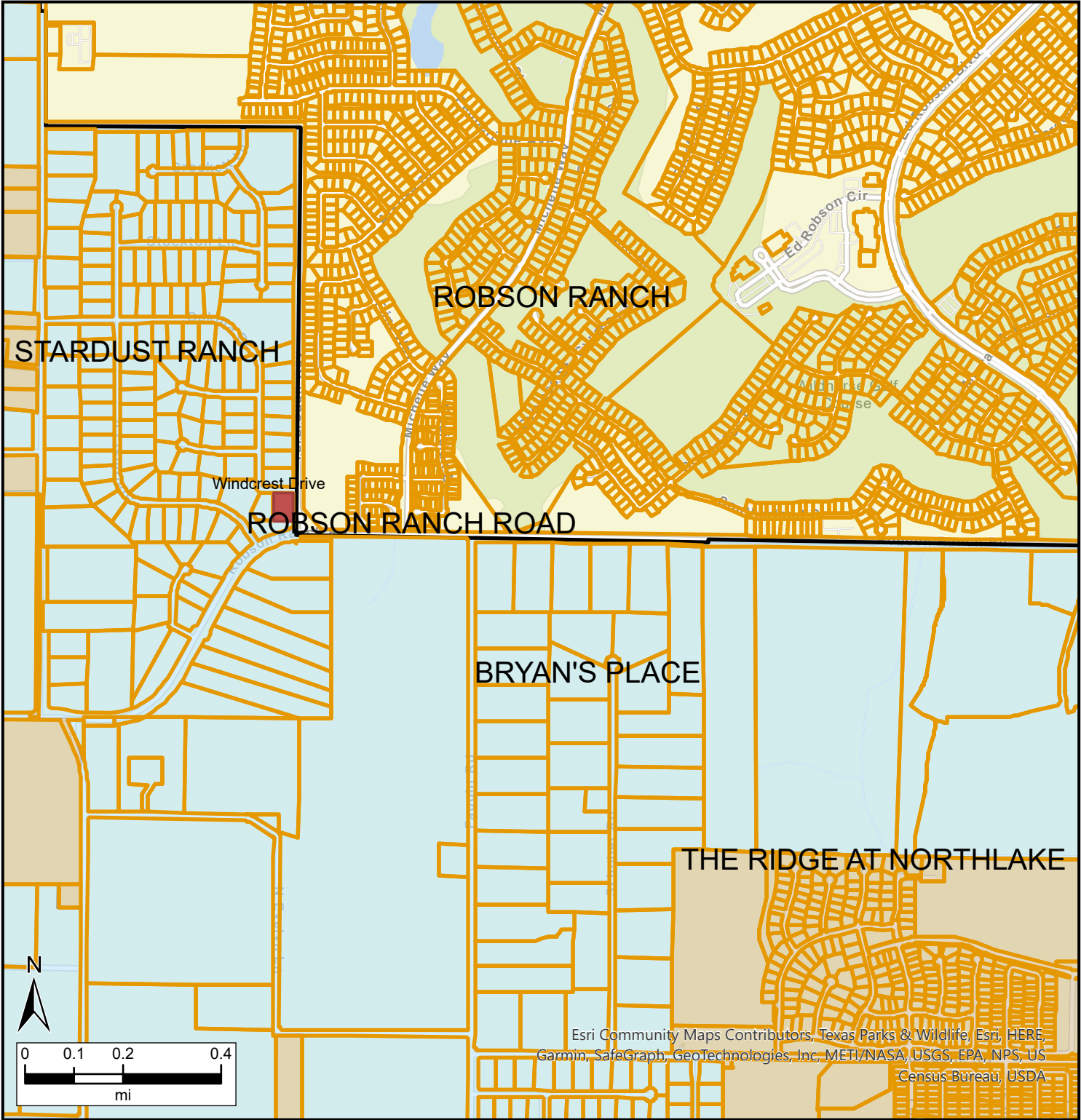
BACKGROUND INFORMATION:

Owners/Applicants: Omeed Safi & Fasiha Khan
Engineer/Surveyor: GM Civil
Current Zoning: Rural Estate Planned Development (RE-PD)
Site: Lot 41, Block D of Stardust Ranch, Phase 2, a subdivision situated in the Town of Northlake recorded in Document No. 2018-278 of the Plat Records of Denton County, Texas, and located at 3201 Windcrest Drive
Summary: This application is to replat Lot 41, Block D of Stardust Ranch Phase 2 to revise the finished floor elevation and location of the drainage easement on the lot for the purpose of removing a portion of the drainage easement which currently covers most of the back yard so that a pool can be constructed.
Staff Analysis: The applicant has provided an application for replat in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on October 31, 2023 and will be approved on November 30, 2023, if no action is taken. An updated drainage study was provided to establish the finished floor elevation and drainage easement location. The drainage study has been reviewed and found to meet all engineering design requirements.

P&Z ACTION:

Approve replat as submitted

3201 Windcrest Drive



Legend

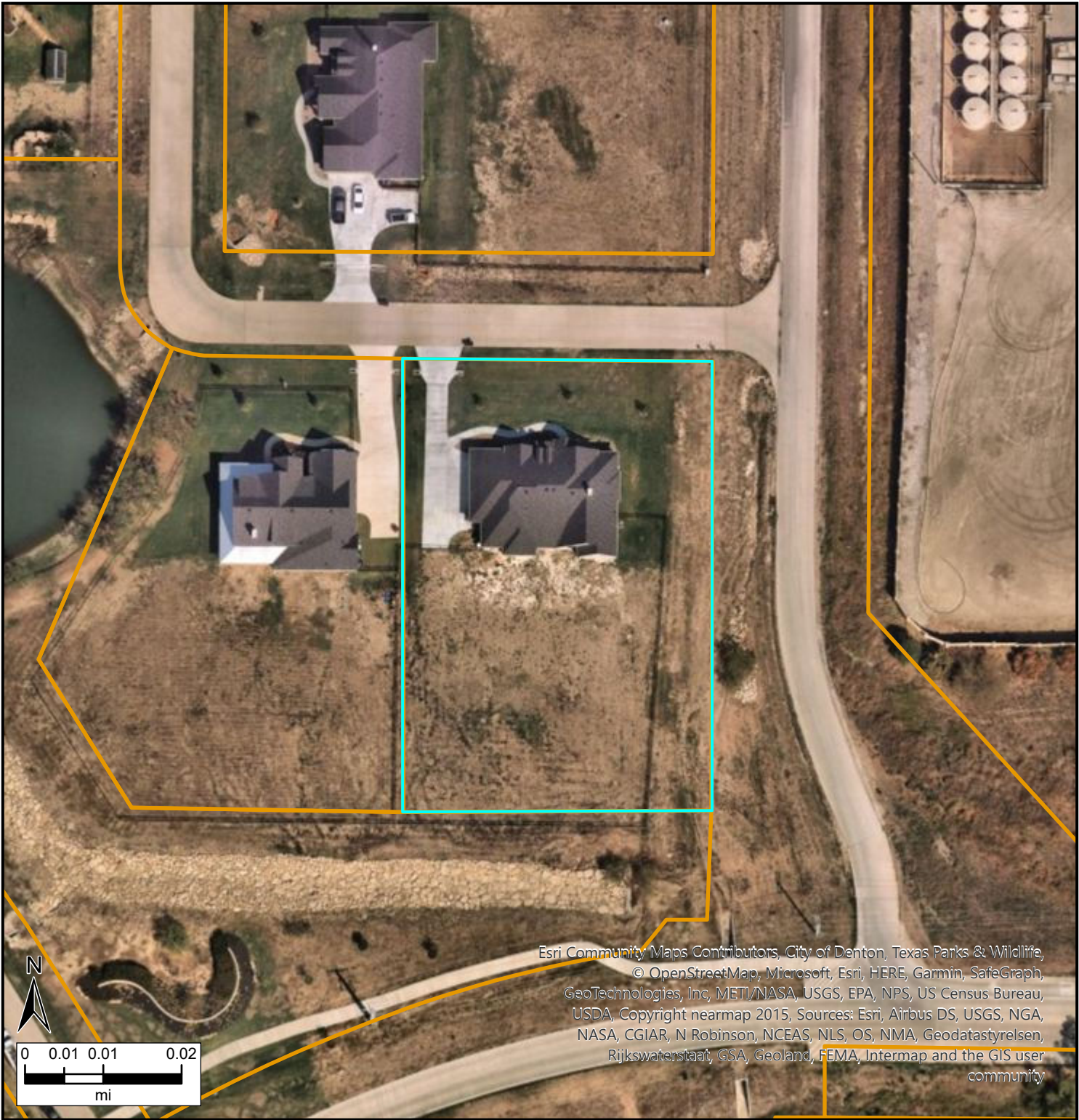
-  Parcels
-  Northlake Boundary
-  Incorporated Area
-  Extraterritorial Jurisdiction
-  Limited Purposes Annexation

Town of Northlake Incorporated Area and ETJ



Date: 11/6/2023

3201 Windcrest Drive



Legend

 Parcels

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update; Northlake Industrial Sector Plan

SUBJECT: Consider a recommendation of a zoning change from RR – Rural Residential to I – Industrial for approximately 0.85 acres of land located on the east side of Cleveland-Gibbs Road at 12219 Cleveland-Gibbs Road. Case # 23-ZCA00004

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Exercise Fiscal Responsibility/Build a robust commercial sales tax revenue base

BACKGROUND INFORMATION:

Site: Approximately 0.874 acres of land southeast of FM 1171 and IH 35W between Cleveland Gibbs Road and Cockleburrr Road.

Applicant/Owner: Cesar Venzor & Isabel Cano

Current Zoning: Rural Residential (RR) - Single-family residential and agricultural uses on minimum lot size of 5 acres

Proposed Zoning: Industrial (I) - Industrial uses with no minimum lot size

Future Land Use: Business Park Character Area – Described generally as an employment center which may include hotels, distribution centers, corporate office campuses, educational facilities, technology centers, research facilities, retail, and restaurants. Limited manufacturing and warehouse uses may be allowed to support the employment centers.

Sector Plan: Northern Industrial Sector: Auxiliary Industrial – Region-traditional and commercial uses; supporting storage functions maintained with screening and use controls.

Staff Analysis: This request generally conforms with the future land use designation of the Northlake Comprehensive Plan as well as the land use recommendations of the Industrial Sector Plan. The zoning change application is acceptable for consideration.

Public hearing: A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet, signs posted, and notice was published in the Denton Record Chronicle and on the Town's website. As of November 21st no written comments have been received.

Next Steps: December 14th Town Council Meeting

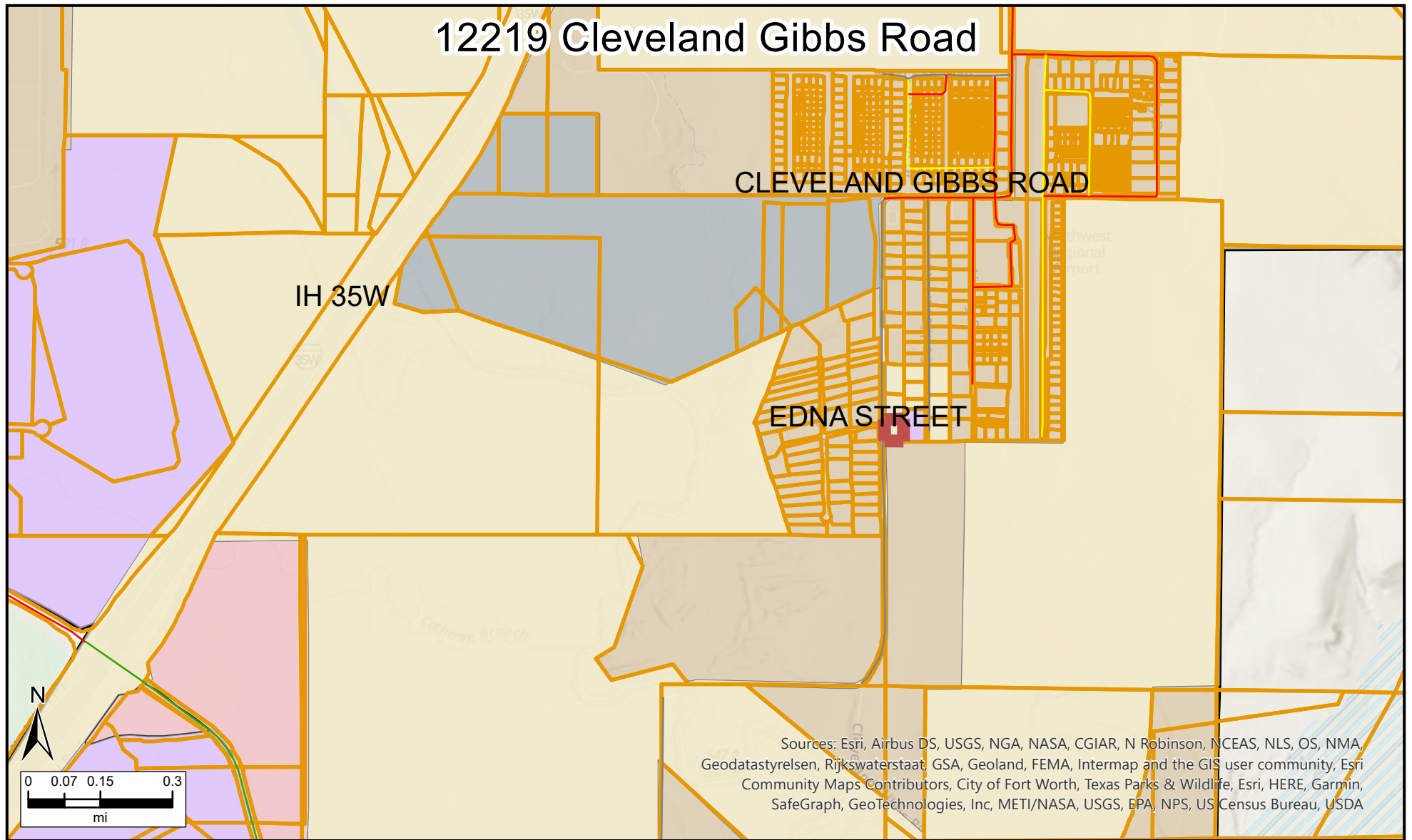
- Hold public hearing
- Consider approval of zoning change request

P&Z ACTION:

- Hold public hearing

- Recommend approval or disapproval of zoning change request

12219 Cleveland Gibbs Road



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Legend

Existing Roads Town of Northlake Zoning

EstimatedOCI

- 0.0 - 49.9
- 50.0 - 74.9
- 75.0 - 99.4
- out of range
- Parcels
- Commercial
- Commercial/Planned Development
- Neighborhood Commercial
- Industrial
- Industrial/Planned Development
- Mixed-Use/Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Estate min 1 ac
- Rural Estate/Planned Development min 1 ac
- Agricultural
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



Date: 11/6/2023

12219 Cleveland Gibbs Road

CLEVELAND GIBBS ROAD

EDNA STREET

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Legend

Existing Roads Town of Northlake Zoning

EstimatedOCI

- 0.0 - 49.9
- 50.0 - 74.9
- 75.0 - 99.4
- out of range

Parcels

- Commercial
- Commercial/Planned Development
- Neighborhood Commercial
- Industrial
- Industrial/Planned Development
- Mixed-Use/Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Estate min 1 ac
- Rural Estate/Planned Development min 1 ac
- Agricultural
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



Date: 11/6/2023

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update

SUBJECT: Consider a recommendation of a zoning change from RR – Rural Residential to NC – Neighborhood Commercial for approximately 2.75 acres of land located on the north side of FM 1171 at 12170 FM 1171. Case # 23-ZCA00003

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Exercise Fiscal Responsibility/Build a robust commercial sales tax revenue base

BACKGROUND INFORMATION:

Site: Approximately 2.75 acres located on the north side of FM 1171 at 12170 FM 1171

Owner: Keith H Gierisch

Applicant/Developer: YMC Assets LLC

Current Zoning: Rural Residential (RR) - Single-family residential and agricultural uses on minimum lot size of 5 acres

Proposed Zoning: Neighborhood Commercial (NC) - Limited retail and services intended for the use of nearby neighborhood areas

Future Land Use: Arterial Corridor - Transitional buffers between and within character areas. These corridors serve to connect residential with retail and commercial development.

Staff Analysis: The site currently contains a single-family residential home and accessory buildings. The applicant plans to redevelop the site with a daycare and mix of retail and service uses. This request generally conforms with the future land use designation of the Northlake Comprehensive Plan. The zoning change application is acceptable for consideration.

Public Hearing: A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet, signs posted, and notice was published in the Denton Record Chronicle and on the Town's website. As of November 21st no written comments have been received.

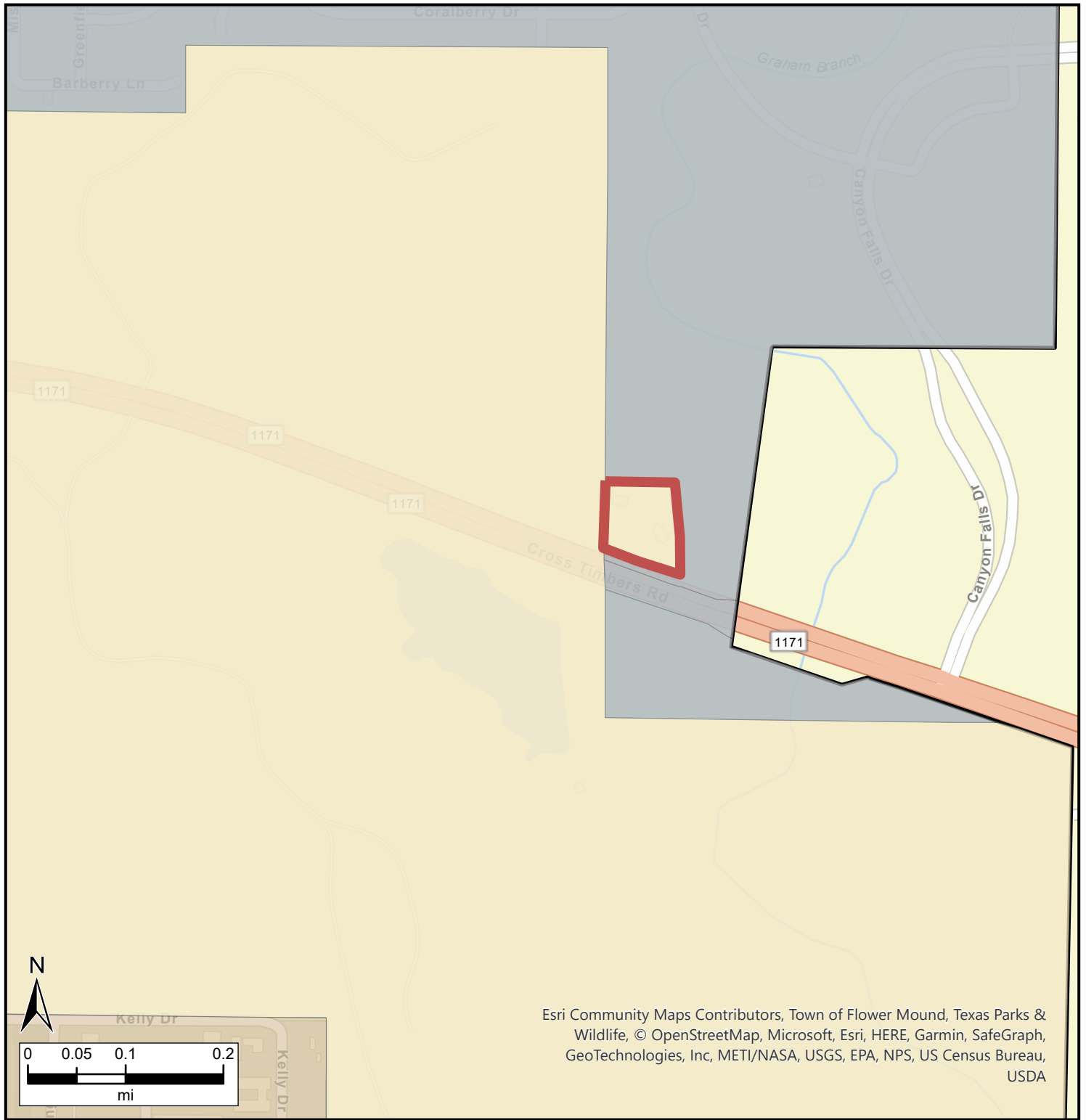
Next Steps: December 14th Town Council Meeting

- Hold public hearing
- Consider approval of zoning change request

P&Z ACTION:

- Hold public hearing
- Recommend approval or disapproval of zoning change request

Northlake



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Legend

Town of Northlake Zoning

- Commercial
- Commerical\Planned Development
- Neighborhood Commercial
- Industrial
- Industrial\Planned Development
- Mixed-Use\Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Estate min 1 ac
- Rural Estate\Planned Development min 1 ac
- Agricultural
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



Date: 11/17/2023

Northlake



Legend

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update; Faught Ranch Development Agreement

SUBJECT: Consider a recommendation of a zoning change from RR – Rural Residential/CRO - Conservation Residential Overlay to RR-PD – Rural Residential Planned Development for an approximately 156.11-acre tract of land situated in the J. James Survey, Abstract No. 1501, generally located west of Faught Road between Evelyn Lane and Robson Ranch Road. Case # PD-23-006

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Reinforce our Identity/Preserve estate development; open spaces; and parks

BACKGROUND INFORMATION:

Site: Approximately 156.11-acre tract of land situated in the J. James Survey, Abstract No. 1501, generally located west of Faught Road between Evelyn Lane and Robson Ranch Road

Owner/Applicant: Faught Rd Ranch LLC

Current Zoning: Rural Residential (RR)/Conservation Residential Overlay (CRO) - Single-family residential and agricultural uses on minimum lot size of 5 acres (RR) or average lot size of 5 acres (CRO)

Proposed Zoning: Rural Residential Planned Development (RR-PD) - Single-family residential and agricultural uses on minimum lot size of 4 acres

Future Land Use: Ranch Preservation (RP) – This area is largely undeveloped with ranches, farms, and estates, but may develop low density residential. This area would seek to preserve ranches, farms, and large estates, typically greater than twenty acres, but also allow, under certain conditions, some areas to have an average density of one dwelling unit per five acres. Agricultural activity may be present. Neighborhood type services could exist near major arterial intersections, but not collector streets. The homes in this area should be located off some collectors and mostly local streets.

Staff Analysis: The purpose of this rezoning is to reflect modifications to the existing Rural Residential (RR) zoning as outlined in the Development Agreement between Faught Rd Ranch LLC and the Town of Northlake approved by the Town Council on November 10, 2022. The proposed planned development (PD) zoning is based on the the RR zoning district with a few modifications including to the minimum lot size and lot width. The PD also includes a concept plan for development of the site into 26 lots. This request conforms with the future land use designation of the Northlake Comprehensive Plan. The zoning change application is acceptable for consideration.

Public Hearing: A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet,

signs posted, and notice was published in the Denton Record Chronicle and on the Town's website. As of November 21st no written comments have been received.

Next Steps:

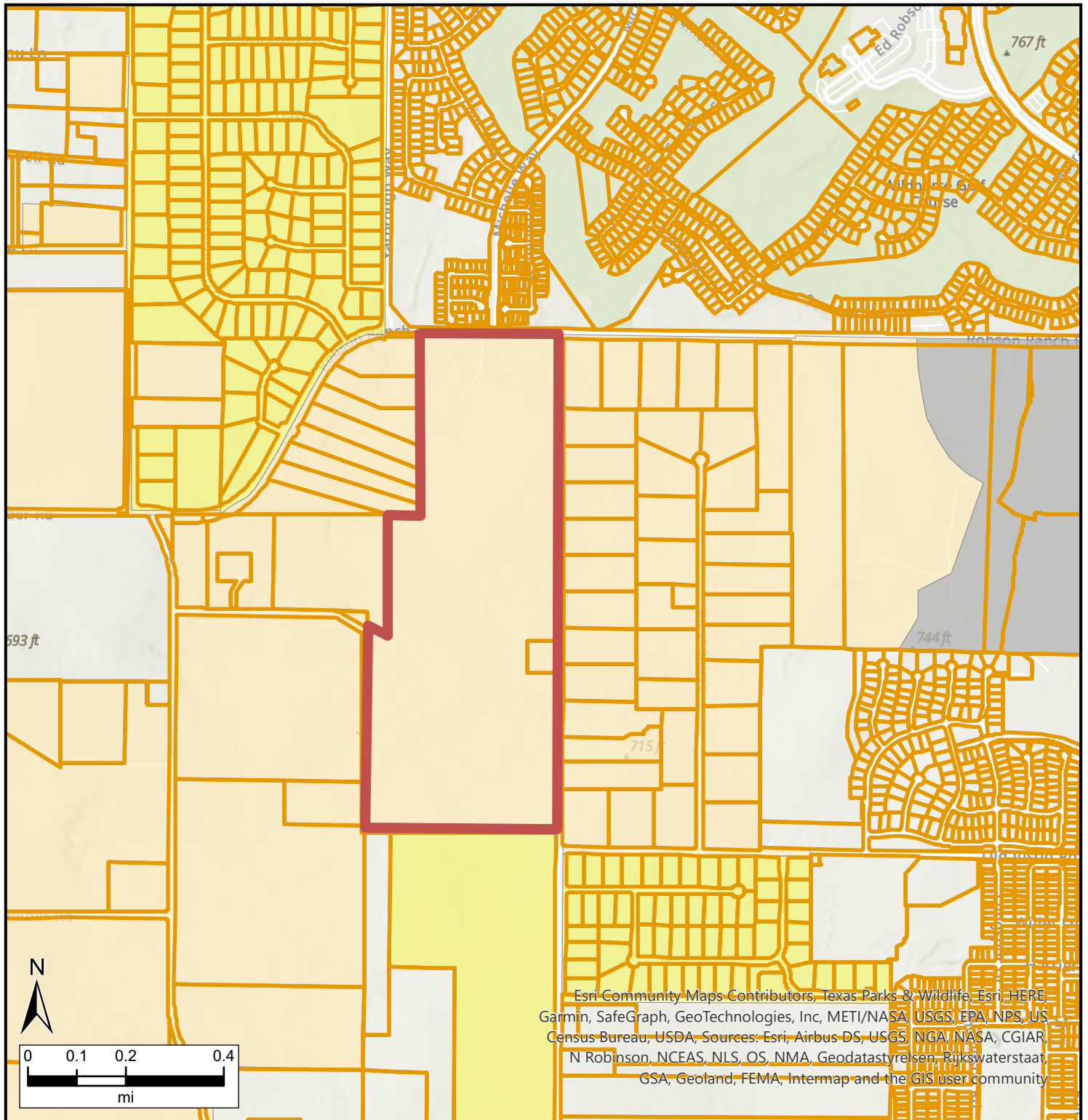
December 14th Town Council Meeting

- Hold public hearing
- Consider approval of zoning change request

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of zoning change request

Northlake



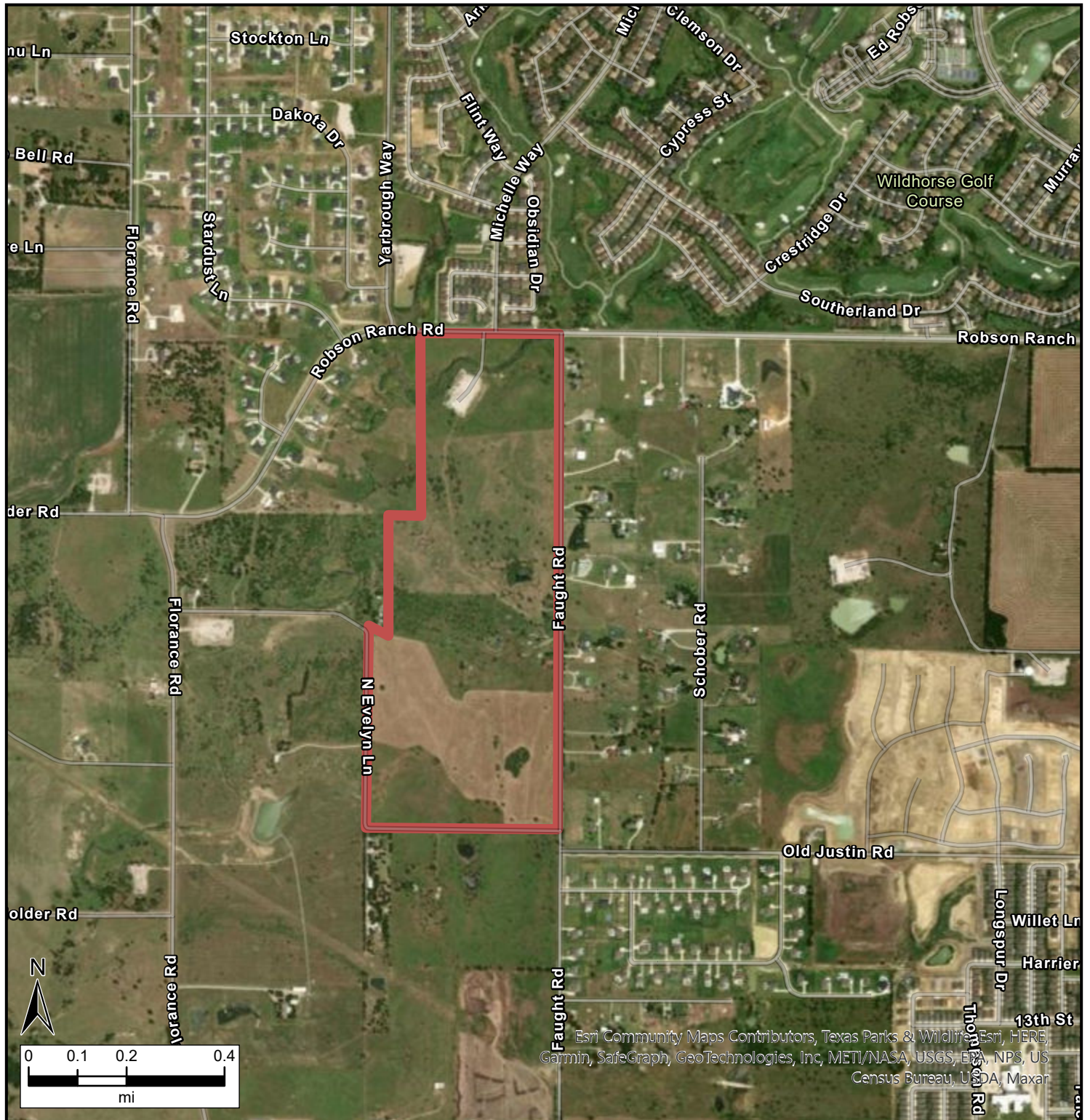
Legend

Parcels	Industrial\Planned Development
Town of Northlake Zoning	Mixed-Use\Planned Development
Commercial	HUD Code Manufactured Housing
Commerical\Planned Development	Rural Residential min 5 ac
Neighborhood Commercial	Rural Estate min 1 ac
Industrial	Rural Estate\Planned Development min 1 ac
	Agricultural



Date: 11/15/2023

Northlake



Legend

November 2, 2023

Town of Northlake
1700 Commons Circle, Suite 200
Northlake, TX 76226

Re: Proposal to re-zone the Faught Property described in Exhibit A from RR to RR-PD.

To The Town of Northlake:

Please accept this letter exhibiting Faught Rd Ranch LLC's intent to change the zoning of the Property, described by metes and bounds on Exhibit A attached, to RR PD – Rural Residential Planned Development. The purpose of re-zoning is to reflect modifications to the existing RR zoning as outlined in the Development Agreement between Faught Rd Ranch LLC and The Town of Northlake as passed and approved by the Town Council on November 10th 2022 .

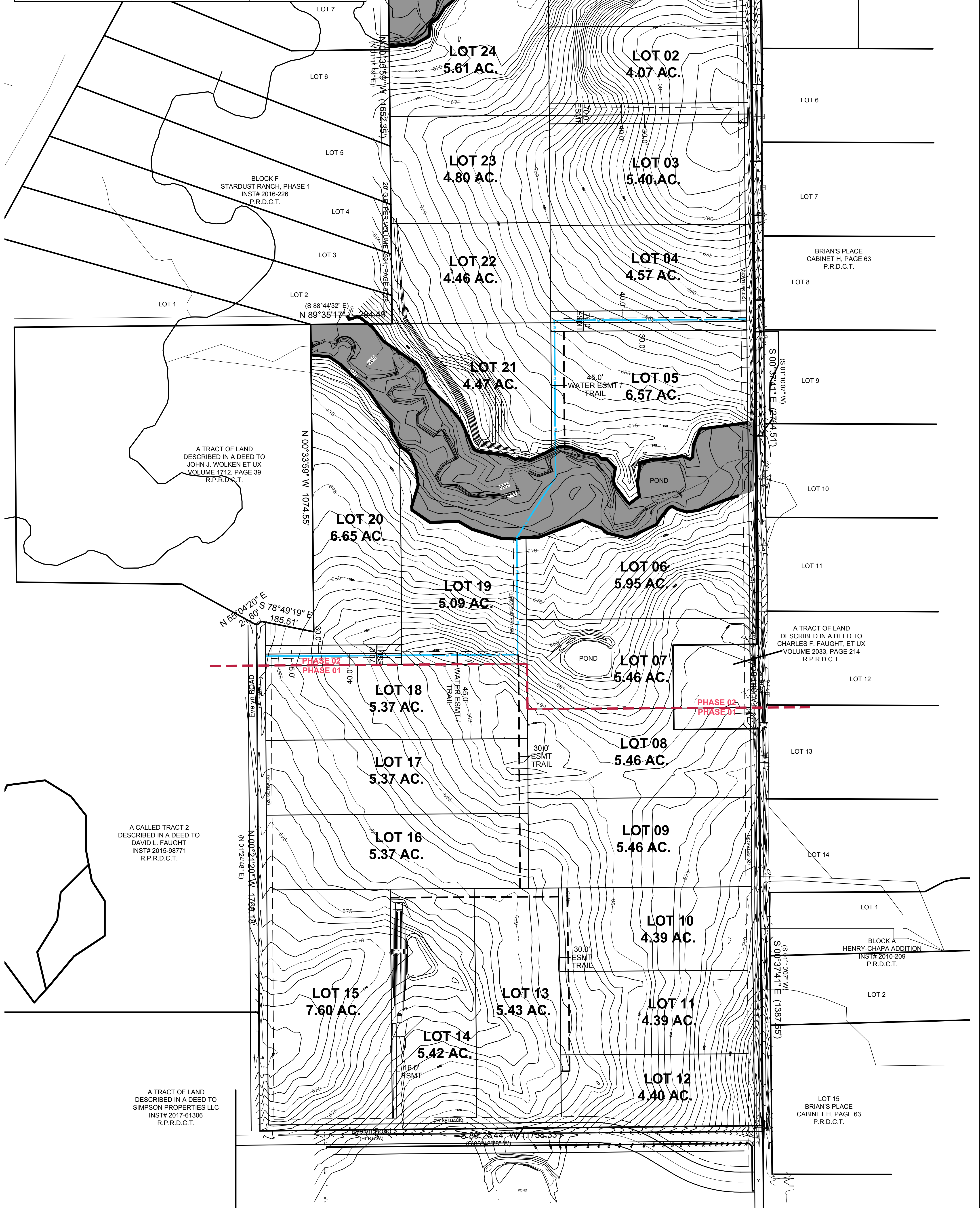
Changes to zoning outlined in the Development Agreement:

- * Section 13.5(A)(1) A minimum of one hundred (100) feet separation from the well bore hole to any property line shall be required.
- * Section 13.5(A)(4) A minimum of eighty (80) feet separation from any gas well collection pipe line to the closest buildable portion of a lot.
- * Section 5.6(Table 5.1) For RR zoning - Minimum lot size is 4.0 acres.
- * Section 5.6(Table 5.1) For RR zoning - Minimum lot width at build line is two hundred fifty (250) feet.
- * Development standards applicable to Rural Residential (RR) zoning district set out in the UDC as of the Effective Date, with the additional permitted uses of model home and sales office and a minimum gross lot size of 4.0 acres

Sincerely,

Eric Broadaway
Manager
Faught Rd Ranch LLC

Northlake Residential Lot Summary		
Type	Min. Lot Area	# of Units
4.0 AC.	174,240	10
5.0 AC.	217,800	16
	TOTAL:	26



NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC)

SUBJECT: Consider a recommendation of amendment to Ordinance No. 17-1214A, the Mixed-Use Planned Development (MPD) zoning district applicable to approximately 1.53 acres of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the extraterritorial jurisdiction of the Town of Northlake on the south. Case # PD-23-007

i. Public Hearing

ii. Consider Recommendation

GOALS/ OBJECTIVES: Define Future Amenities/Define and identify "iconic" amenities

BACKGROUND INFORMATION:

Site Approximately 1.53 acres of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east in the Town of Northlake

Owner: Northlake Lodging Development Inc.

Applicant/Developer: MazeWorxs, LLC

Current Zoning: Mixed-Use Planned Development (MPD)

Proposed Amendment: The MPD for this site was approved in 2017 to align the zoning with adjacent property to the north with IH 35W frontage. The owner of the property planned to build a hotel on the site and received site plan approval for a 61-room hotel in December 2019, but the hotel has yet to be developed due to effects of the pandemic on the hospitality industry and difficulty in financing a hotel in the current economic environment. The purpose of this amendment is to provide for an interim use of the site prior to full development. The site contains a metal building once used as a Church, but it has been vacant for many years.

The applicant proposes to construct an outdoor maze to be open to the public and serve as a demonstration of MazeWorXs mazes to be sold for construction on other sites. In addition, the applicant proposes to clean and repair the existing building for use as an office and warehouse for the purpose of preparing MazeWorXs' mazes to be shipped across the country. See the following attachments for more information on the request:

- Exhibit 1 - Zoning/Location Map
- Exhibit 2 - Aerial Map
- Exhibit 3 - Current MPD Ordinance
- Exhibit 4 - Proposed amendments to MPD
- Exhibit 5 - Proposed concept plan

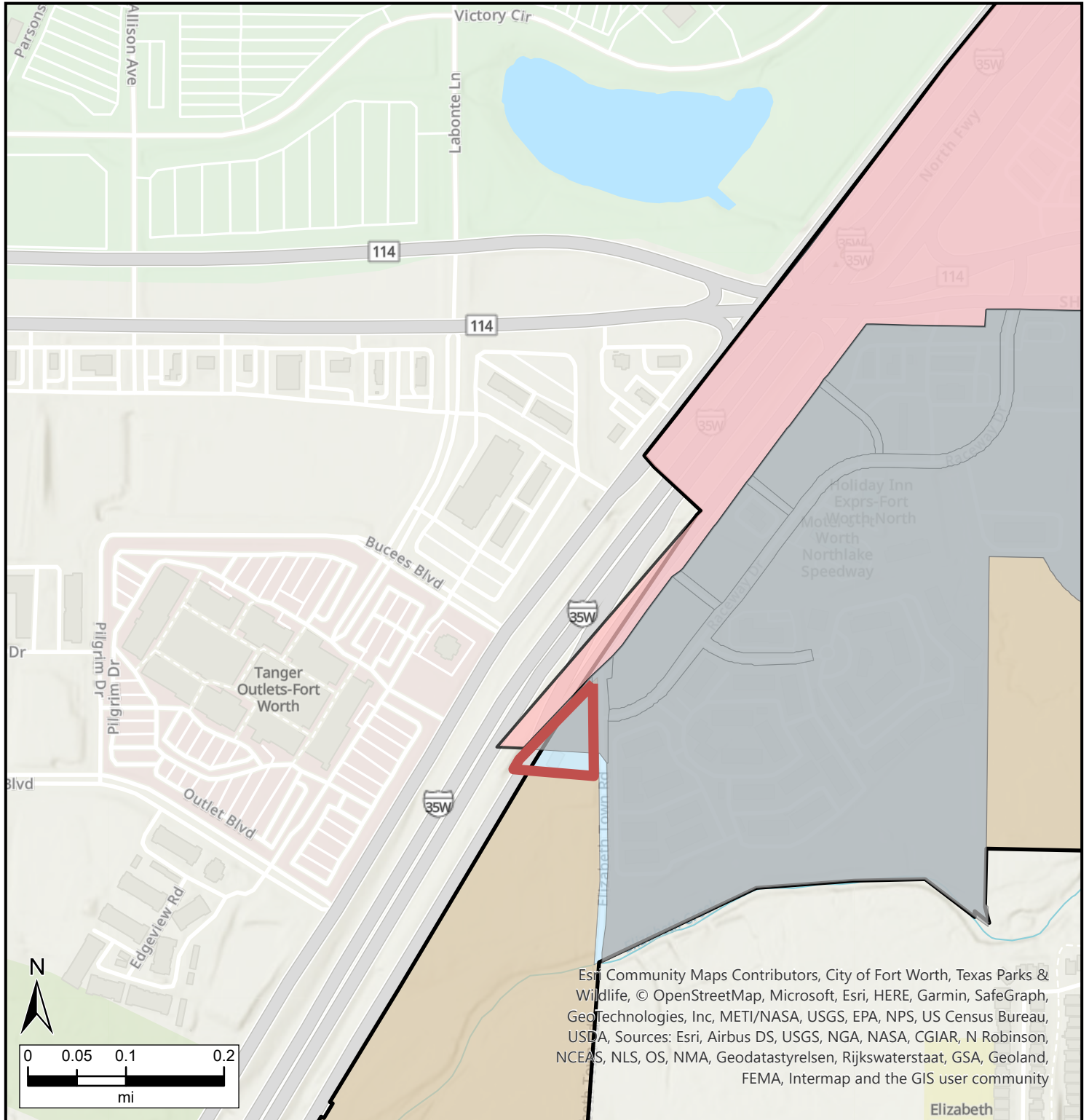
- Exhibit 6 - Supplemental information

Future Land Use Map:	Workforce Residential (WR) – This area caters to a range of workers from contractors to executives. Hotels, apartments, condos, mixed-use developments both horizontal and vertical are all appropriate in this area. Horizontal mixed-uses would have residential dwellings within 800 feet. One would also expect to see neighborhood services, retail, commercial, and professional services offices in the area. Highway Corridors - Generally, these corridors can accommodate heavier commercial and light industrial uses. Depending on the context of nearby uses, high density residential such as apartments, condos, or mixed-use developments would be appropriate as well.
Staff Analysis:	Subject to specifics within the request regarding the temporary use proposed, the request fits with the future land use designation of the Northlake Comprehensive Plan. The planned development amendment application is acceptable for consideration. A draft ordinance to adopt the amendment is attached.
Public Hearing:	A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet, signs posted, and notice was published in the Denton Record Chronicle and on the Town's website. As of November 21st no written comments have been received.
Next Steps:	December 14th Town Council Meeting • Hold public hearing • Consider approval of planned development amendment

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of planned development amendment

Northlake



Legend

Town of Northlake Zoning

- Commercial
- Commercial/Planned Development
- Neighborhood Commercial
- Industrial
- Industrial/Planned Development
- Mixed-Use/Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Estate min 1 ac
- Rural Estate/Planned Development min 1 ac
- Agricultural
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



Date: 11/16/2023

Northlake



Legend

ORDINANCE NO. 17-1214A

AN ORDINANCE AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF A 1.53 ACRE TRACT OF LAND SITUATED IN THE G.W. SHAMBLIN SURVEY, ABSTRACT NO. 1191, IN THE TOWN OF NORTHLAKE FROM "C" COMMERCIAL TO "MPD" MIXED-USE PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-1024A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of "C" Commercial for a 1.53-acre tract of land located in the G.W. Shamblin Survey, Abstract No. 1191, in the Town of Northlake, Denton County, Texas (the "Property"); and

WHEREAS, the Unified Development Code provides for adoption of Planned Development Districts; and

WHEREAS, the Town of Northlake has received a request from the owners of the Property to rezone the Property by establishing a "MPD" Mixed-Use Planned Development District; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 8, 2017, The Pathway to 2040 Northlake Comprehensive Plan Update, and the requested rezoning complies with recommendations of the plan; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on December 14, 2017 with respect to the zoning change described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the zoning change request and establish a “MPD” Mixed-Use Planned Development District on the Property.

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

SECTION 1

The 1.53-acre Property more fully described in Exhibit “A” shall be zoned “MPD” Mixed-Use Planned Development with the development standards as provided in Exhibit “B” attached hereto.

SECTION 2

The use of the Property described in Exhibit “A” shall be subject to all applicable regulations contained in the Development Standards provided in Exhibit “B”, the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 3

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 6

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

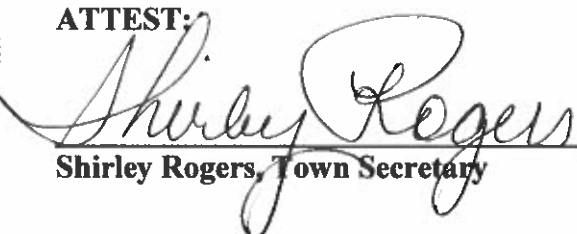
PASSED AND APPROVED on this the 14th day of December 2017.



Peter Dewing, Mayor



ATTEST:



Shirley Rogers, Town Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

EXHIBIT "B"

DEVELOPMENT STANDARDS

1. Purpose

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

2. Limit of Planned Development

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

3. Exterior Appearance and Maintenance

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

4. Utility and Service Areas

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

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

5. Property Access

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

6. Landscape Standards

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

7. Sign Restrictions

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

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

B. Building Signage:

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

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

8. Lighting Standards

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

9. Parking and Driveways

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

10. Use Restrictions

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

Hotel, motel lodging;

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

Retail; and

Office

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

Attachment A, Landscape Materials

TREES

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

SHRUBS

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

GROUND COVER

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

GRASS

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

Town of Northlake Planning & Zoning Board

Supporting Information on Planned Development Amendment, PD # 23-007

Mixed Use Development of 1.53 Acres, GW Shambling Survey, Abstract No. 1191, Denton County also known as;

13900 Old Elizabethtown Rd., Northlake, TX 76262

The owner of Northlake Lodging Development seeks to postpone his hotel development of the 1.53 Acres and has entered into a Letter of Intent to lease the property for a period of five (5) years to MazeWorXs, LLC, a Texas company (MazeWorXs).

MazeWorXs seeks approval from the Town of Northlake to amend the approvals granted on the 14th day of December, 2017 to include the temporary use of the property for the purpose of building and operating the property as MazeWorXs maze, open to the public.

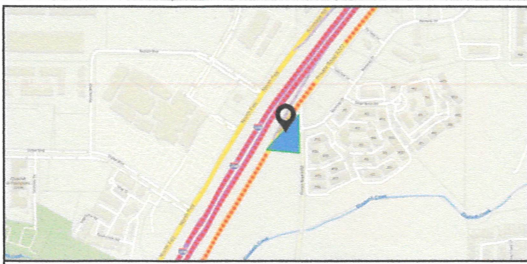
MazeWorXs will clean and repair the existing 4,000 sf metal bldg for the use as an office and warehouse for the purpose of preparing MazeWorXs' mazes to be shipped across the USA.

MazeWorXs will build a 100' X 100' maze on the property to attract customers throughout Texas and the United States.

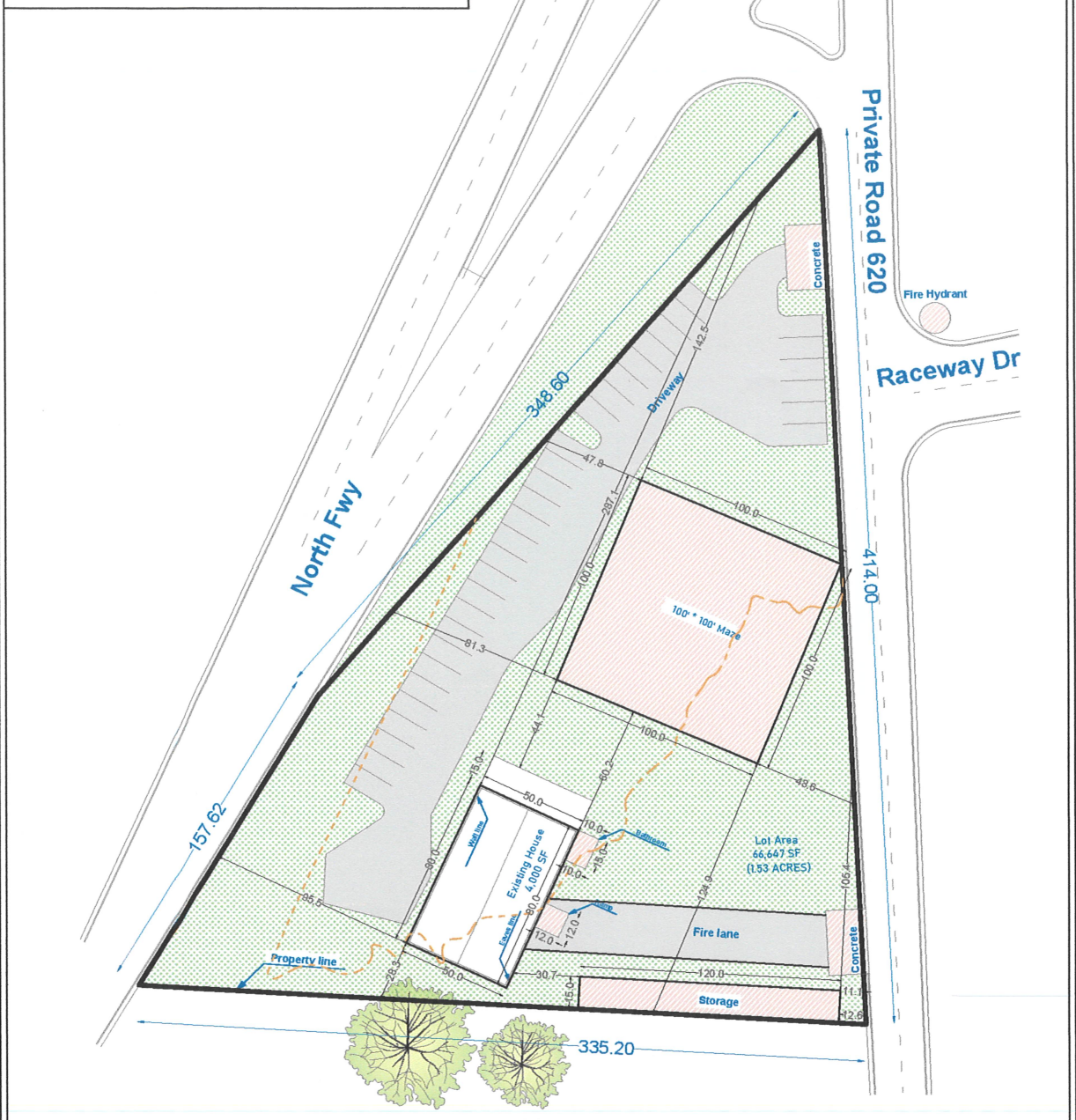
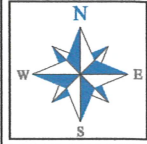
DEVELOPMENT STANDARDS:

MazeWorXs seeks to modify the following Development Standards to accommodate the intended use for a period of five (5) years.

- 3C.). The existing metal roof on the building will remain.
- 4A.). CoServe overhead lines currently exist on the Site and will remain.
- 4B.). All material used will be metal or wood.
- 4C.). Existing Chain link fence along Elizabethtown Rd. Will be repaired but remain.
- 5B.). No cross-access agreements exist on the property.
- 6C., D., E., F.). Limited landscape due to lot usage and visibility.
- 9A.). Parking and driveways will be finished in gravel for the term of the five (5) year Amendment.
- 9B.). 32 parking spaces as per Site Plan.
- 9E.). Landscaping will be omitted for the term of the five (5) year Amendment.
- 10A.). Expanded use to include MazeWorXs Office/Warehouse/Staging Storage.
- 10B.). Expand to use of Maize Operations to the Public.
- 11.). Fence along I35 Frontage Road. Open fence made of 4X4 wood posts, painted white set on 10'OC and rising 3' to a 4X4 cap that connects the posts to the main entry. Then (2) 12' gates that are lockable for the main entry.
- 12.). Staging Cubicles for Storage along the south line of the property. 120' X 15' and 12' in height sloped 1' to the back property line. Faced with the same siding as the maze with swing doors in each berth comprised of the same siding as the maze.
- 13.). (2) ADA Restrooms added next to the building (see Site Plan) restrooms will be leased from a local company that supplies the service to restrooms on a weekly or as needed basis. Restrooms will be used by patrons and staff for the length of the lease term. Restrooms will not be tied to building sanitation system.



VICINITY MAP



Parcel#: R160667
Address : 13861 Raceway Dr
City, State, ZIP: Northlake, TX 76262
Purpose : Conditional use permit

Owner : NORTHLAKE LODGING
DEVELOPMENT INC
Legal Information: A1191A G.W. SHAMBLIN,
TR 5A, 1.53 ACRES
Land Use Cat: COMMERCIAL


Date: 3rd of November 2023
Scale: 1"=50'

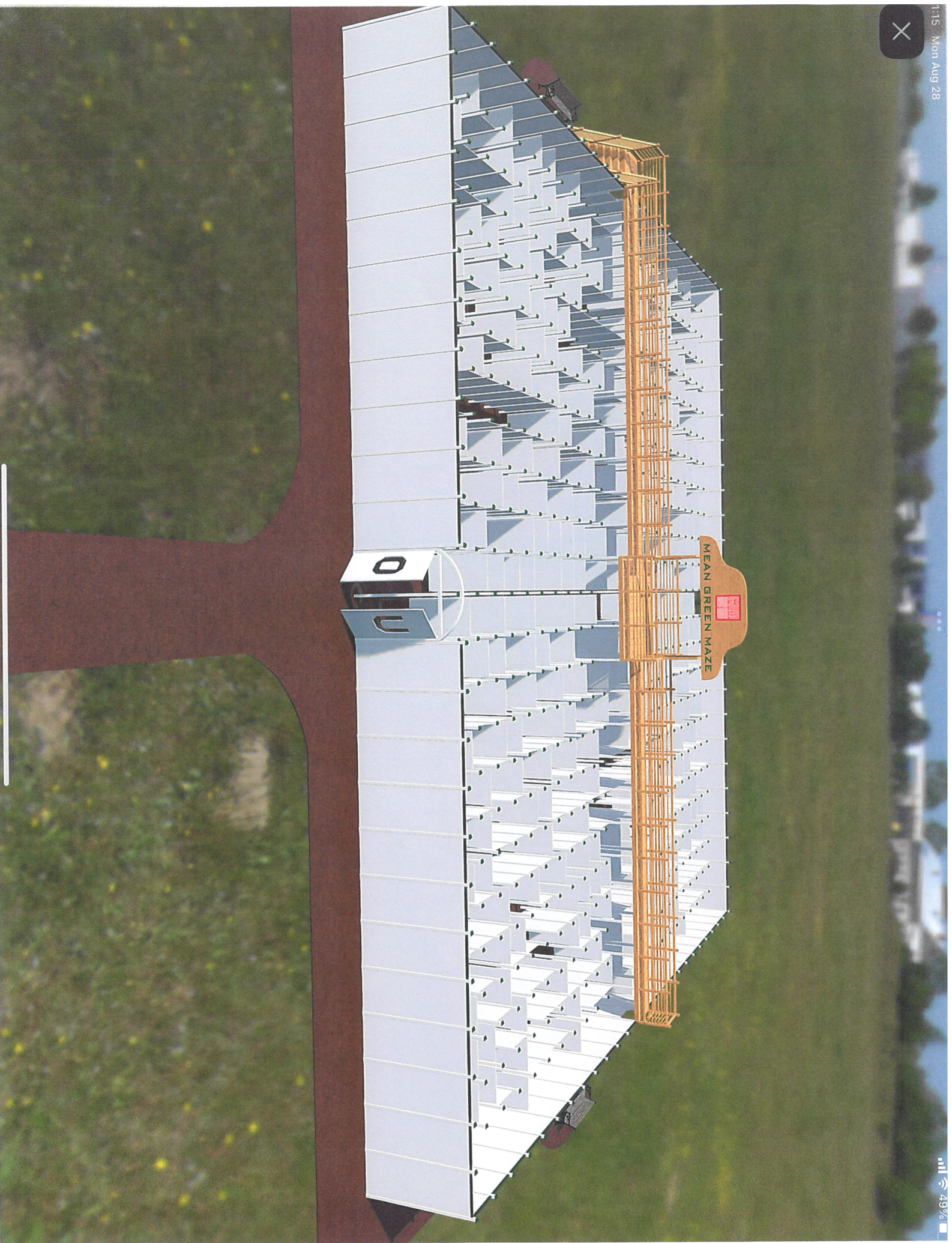


Disclaimer

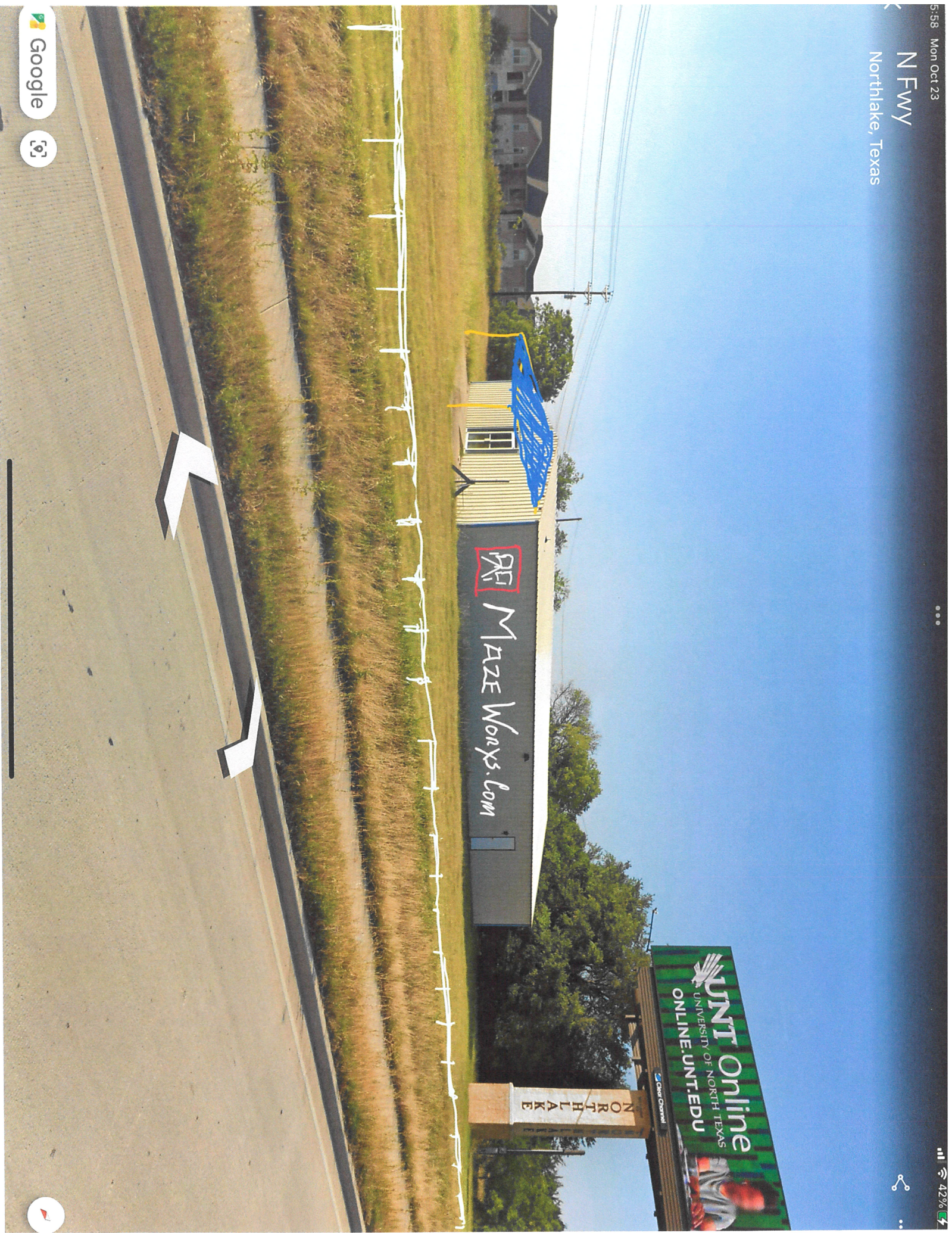
THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE. This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Notes:

1- MazeWorXs, LLC is vested in the property by agreement with Northlake Lodging.



N Fwy
Northlake, Texas



MazeWorXs

The Incredible Changeable Maze

Pre-Development Meeting on 13861 Raceway Dr.

Northlake, TX 76262

History: The Etruscans and the Romans had early mazes and they were called labrynth, referred to in ancient history in Ancient Greek Mythology and later used during the Roman Empire post Jesus Christ as spiritual hideouts during Christian persecutions. The aristocrats and land barons in 1700 & 1800s erected large forms of entertainment like hedge mazes, large lawn chess pieces to entertain their guest. There are still about 120 mazes that can be toured to this day in England.

The Americans saw the mazes as unnecessary and only a few have been built over the years. Select farms cut out crops to insert maze routing only as a fall event but none on a large scale, replicatable, and none that are changeable.

MazeWorXs has endeavored to establish a Maze design and utility that selects all the advantages of ancient Maze possibilities and combine those with a history of GenXers and GenZ folks that have been building a maze product virtually through MineCraft and other active games and platforms.

MazeWorXs has developed a maze that is changeable monthly with new algorithms that make the Maze more intriguing and the Maze Runner program increases competition by running the maze for time. A timing device is included in each maze that allows the competitor to run the new maze configuration for a week, once a month for time, and again next month and so on, with the advent of sponsors and prizes makes for interest and a following.

We have "Head toHead" match races each month against your BFF or your spouse or your buddy for bragging rights along with training for kids and adults alike in leadership and sharpening your skill set on being resolution conscious and learning how to define confusion and creating a resolution from seemingly endless frustration created by the maze. Walk through with kids and families out for an activity on the weekends or enjoying how we theme the Maze and celebrate Easter, Veterans & Memorial Days, Easter, Halloween, Fourth of July, and Christmas in celebrating life and community.

MazeWorXs has a Patent Pending for National protection as our system grows. We seek to open our beta site at 13861 Raceway Dr., Northlake, TX 76262.

MazeWorXs, LLC's Managing Executive Director is Richard Hand. Richard has designed and developed the maze systems and has a competitive background. Richard is the father of six and enjoyed raising kids more than anything in his life, being able to be in a position to help raise kids to be respectful with a genuine concern for all, with a commonsense base, including a resolution mindset, that has led his life.

A life of excellence and being able to pursue his dreams and bring his kids along for the ride. Now, those six have 12 of their own and still counting, the blessing flow.

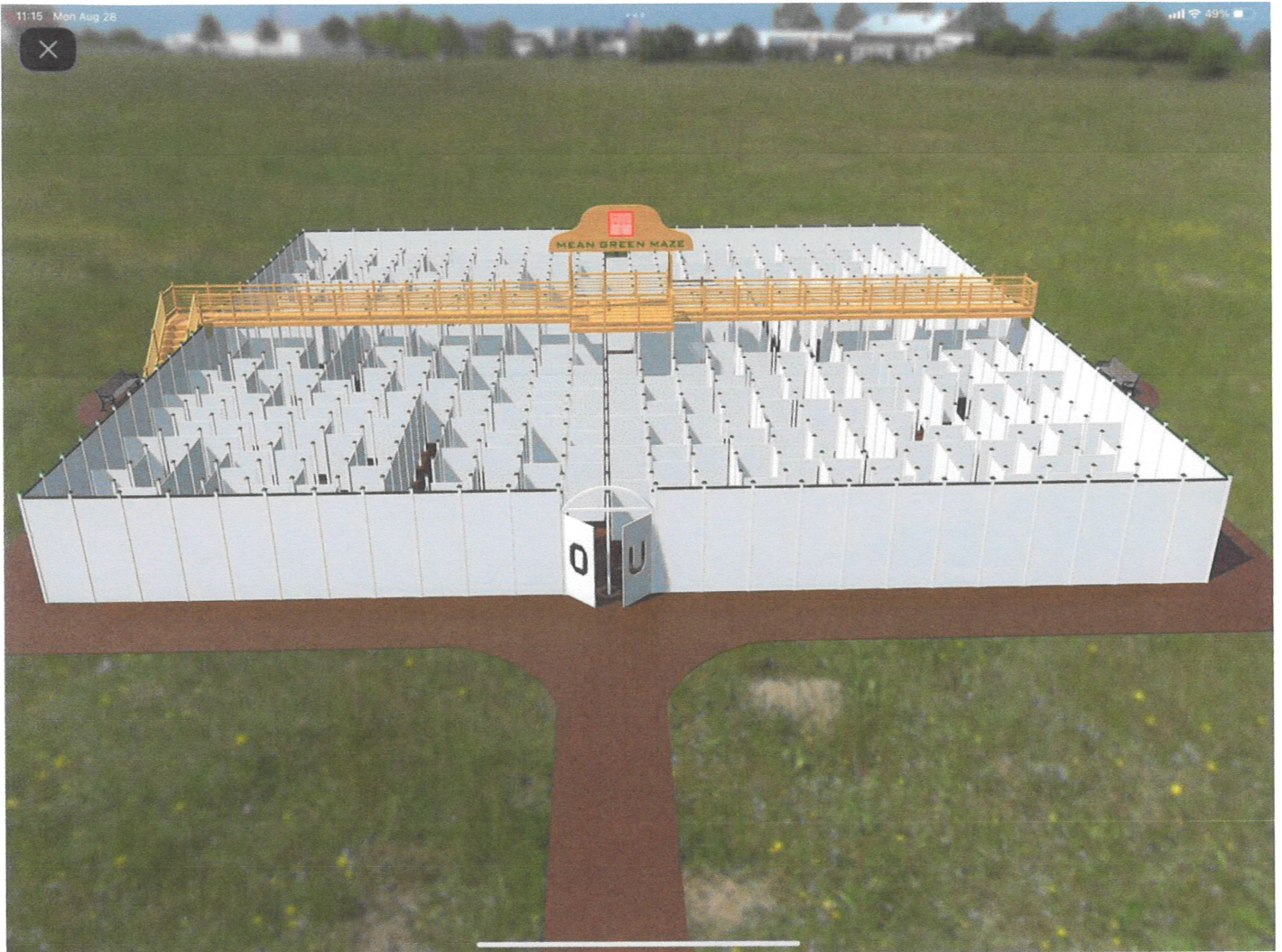
Richard enjoyed a Major League Baseball career that spanned between his signing as a #1 draft pick in the country by the Cleveland Indians in 1969 to being on the first and second Texas Ranger Team in 1972 & 1973. Rich ended his career in 1974 with the California Angels.

Richard was a National Board Member of the Major League Baseball Players Alumni Association for 37 years, retiring in 2022.

Richard founded Fortune Asset Management Co., LLC in 1986. FAMC was the very first contractor chosen by FADA to represent the US government to manage and sell assets in the S&L crisis in the 1980's and 1990's. FAMC was direct contractors to FADA, FSLIC, FDIC & The Resolution Trust Corp. (RTC). Richard testified on Capitol Hill to the Senate & House Joint Banking Committee on RTC affairs (Chuck Schumer, Chair) at the request of Jim Bunning, Kentucky's Junior Senator at the time and a Member of Baseball's Hall of Fame. FAMC managed a property base estimated at 2.5 billion dollars at its zenith.

The Maze:

The MazeWorXs maze is 100'X100' and build primarily of wood 4X4 posts and vinyl gates.



All gates and wood are assembled in a 5'X5' grid. We have designed the patented gate latches that allow movement when changed to a new resolution algorithm. Mazes can be constructed on 14,400 sq.ft., and the one pictured above, through a full Acre maze at 220'X220', (48,400sq.ft.) a massive project.

Signage: An Electronic Sign will be mounted on the elevated Walkway above the maze.

Signage can be approximately 167X67" (13.9X 5.58') or 104"X56" (8.67'X4.67') and will carry no off-site messaging, reserved for the activities and events of the MazeWorXs Maze System exclusively.

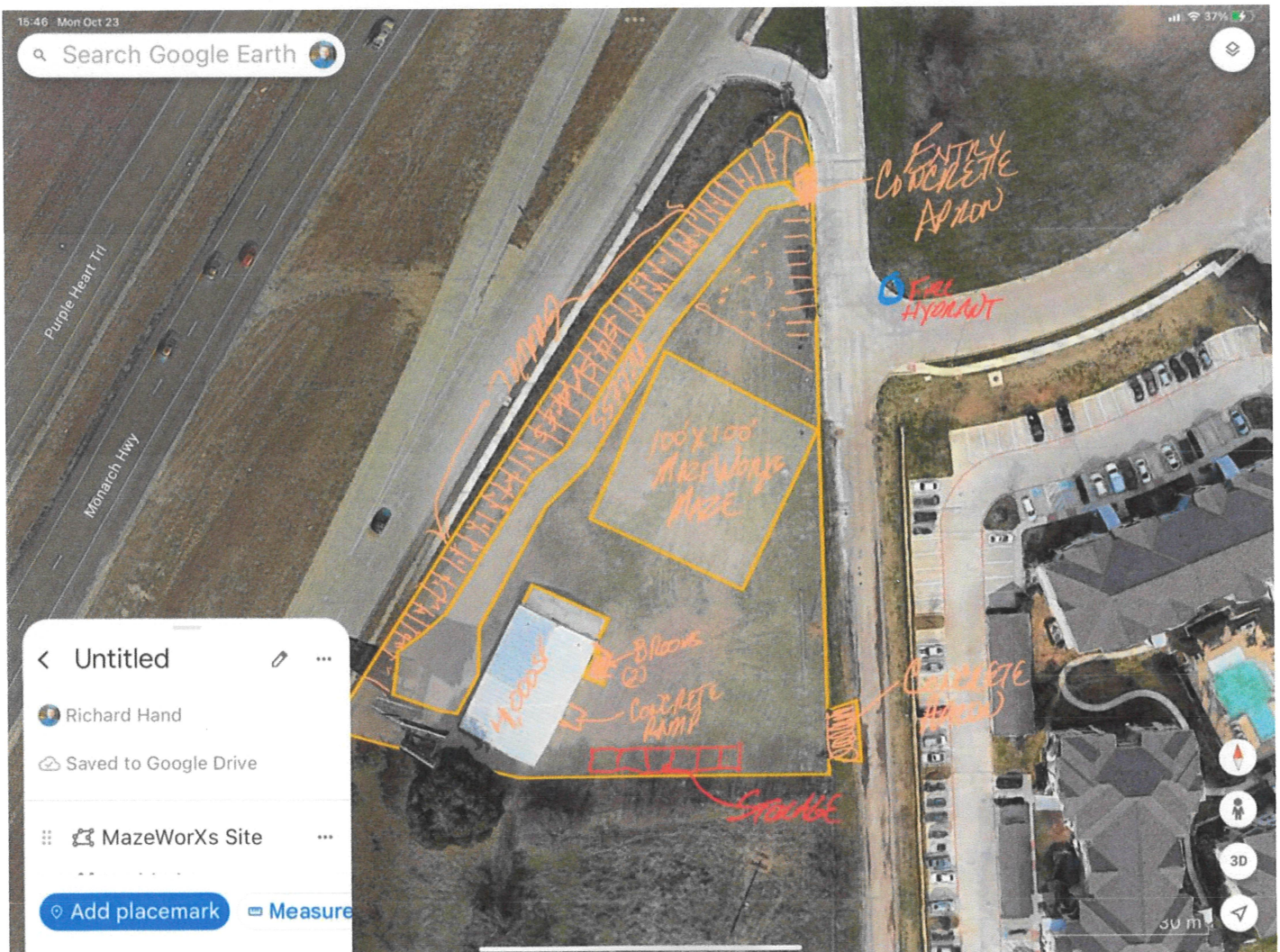
The Site: 13861 Raceway Rd., Northlake, TX is attached for you review.

Approximately 1.53 Acres, which has been zoned PD by the City for a small Hotel on the site. My understanding is that the zoning has been approved for Mr. Jay Bhakta the owner of this land through Northlake Lodging Development, Inc.. Jay has decided to postpone the hotel development for the time being and request a temporary use of the MazeWorXs maze project, as an interim use for the property.

The Aprons: Entry aprons as listed below at the NE & SE will be concreted and used for vehicle entry and truck entry respectively.

Fire Hydrant: The fire hydrant at the intersection of Raceway Dr. and Elizabethtown Roads are approximately 88-100 feet from the center of the MazeWorXs maze and approximately 200 feet from the existing metal 4,000 sf building.

Rest Rooms: 2 additional restroom 8'X10' each will be built for maze patrons.





Building: Existing Metal Building will be renovated and brought up to code and used for Office Space and Workshop area.

Fence: A low profile white 3.5' high fence will be installed in front of all of the parking spaces to separate property and limit vehicular traffic.

Parking: 54 spaces - We intend to cover the parking spaces and access area in 4" of gravel base.

Awning in front of Building: The intention is to re-cover the front of building with either roof awning or a hard cover to retail offerings to the patrons for tickets and treats. Only packaged products from a vendor.

Building Permits:

Well Inspection / Septic Inspection / Building Permit / Electrical Permit / Plumbing Permit

Certificate of Occupancy:

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update

SUBJECT: Consider a recommendation of an amendment to the Chadwick Farms Mixed-Use Planned Development (MPD) applicable to approximately 75.879 acres of land generally located along the frontage south of State Highway 114 and east of Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant/developer. Case # PD-23-005

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Define Future Amenities/Define and identify "iconic" amenities

BACKGROUND INFORMATION:

Site: Approximately 75.879 acres of land referred to as Tract 2 and generally located along the frontage south of State Highway 114 and east of Cleveland-Gibbs Road

Owner/Applicant: Chadwick Farms, LTD

Current Zoning: Mixed-Use Plan Development (MPD)

Proposed Amendment: The Chadwick Farms MPD divides the Northlake portion of the Chadwick Farms development into four tracts, Tracts 1, 2, 3a, and 3b, with standards unique to each tract. Most of the frontage on SH 114 is covered by Tract 2 which is currently vacant and calls for a mix of commercial uses. This amendment is to provide for a planned indoor sports facility and compatible mixed-use development to include up to 900 multi-family residential units along with a variety of commercial uses. The following exhibits are provided to show the changes proposed with this amendment:

- Exhibit 1 - Zoning Location Map showing Tract 2 area subject to amendment
- Exhibit 2 - Aerial Map showing Tract 2 area subject to amendment
- Exhibit 3 - Proposed Concept Plan for Tract 2
- Exhibit 4 - Proposed amendments to Exhibit B - Development Standards
- Exhibit 5 - Link Road Street Sections
- Exhibit 6 - Current MPD Ordinance being amended

Future Land Use Designation: Workforce Residential (WR) – This area caters to a range of workers from contractors to executives. Hotels, apartments, condos, mixed-use developments both horizontal and vertical are all appropriate in this area. Horizontal mixed-uses would have residential dwellings within 800 feet. One would also expect to see neighborhood services, retail, commercial, and professional services offices in the area.

Highway Corridors - Generally, these corridors can accommodate heavier commercial and light industrial uses. Depending on the context of nearby uses, high density residential such as apartments, condos, or mixed-use developments would be appropriate as well.

Staff Analysis:

This request conforms with the future land use designation of the Northlake Comprehensive Plan. The planned development amendment application is acceptable for consideration.

Public Hearing:

A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet, signs posted, and notice was published in the Denton Record Chronicle and on the Town's website. As of November 21st no written comments have been received.

Next Steps:

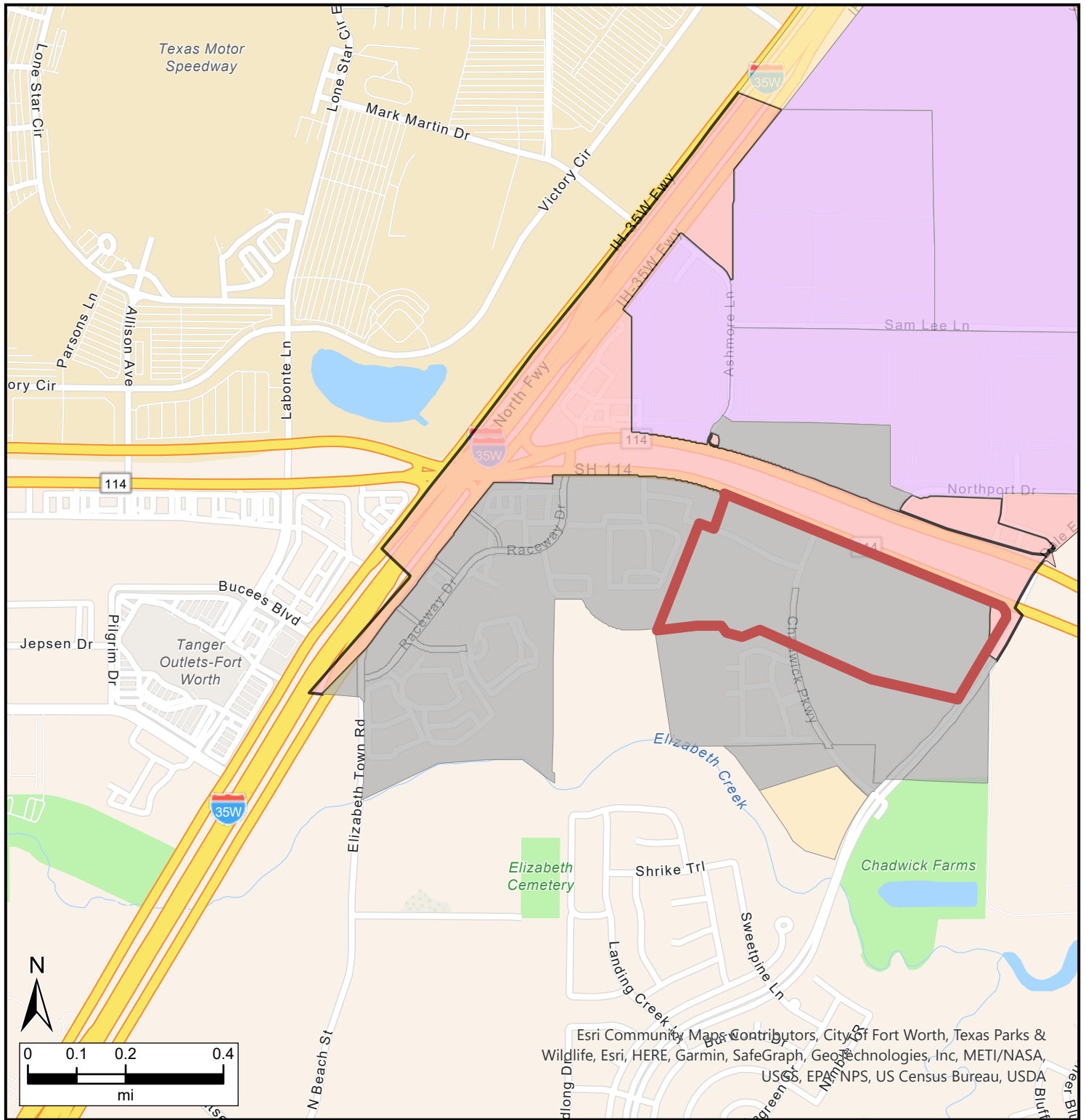
December 14th Town Council Meeting

- Hold public hearing
- Consider approval of planned development amendment

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of planned development amendment

Northlake



Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Legend

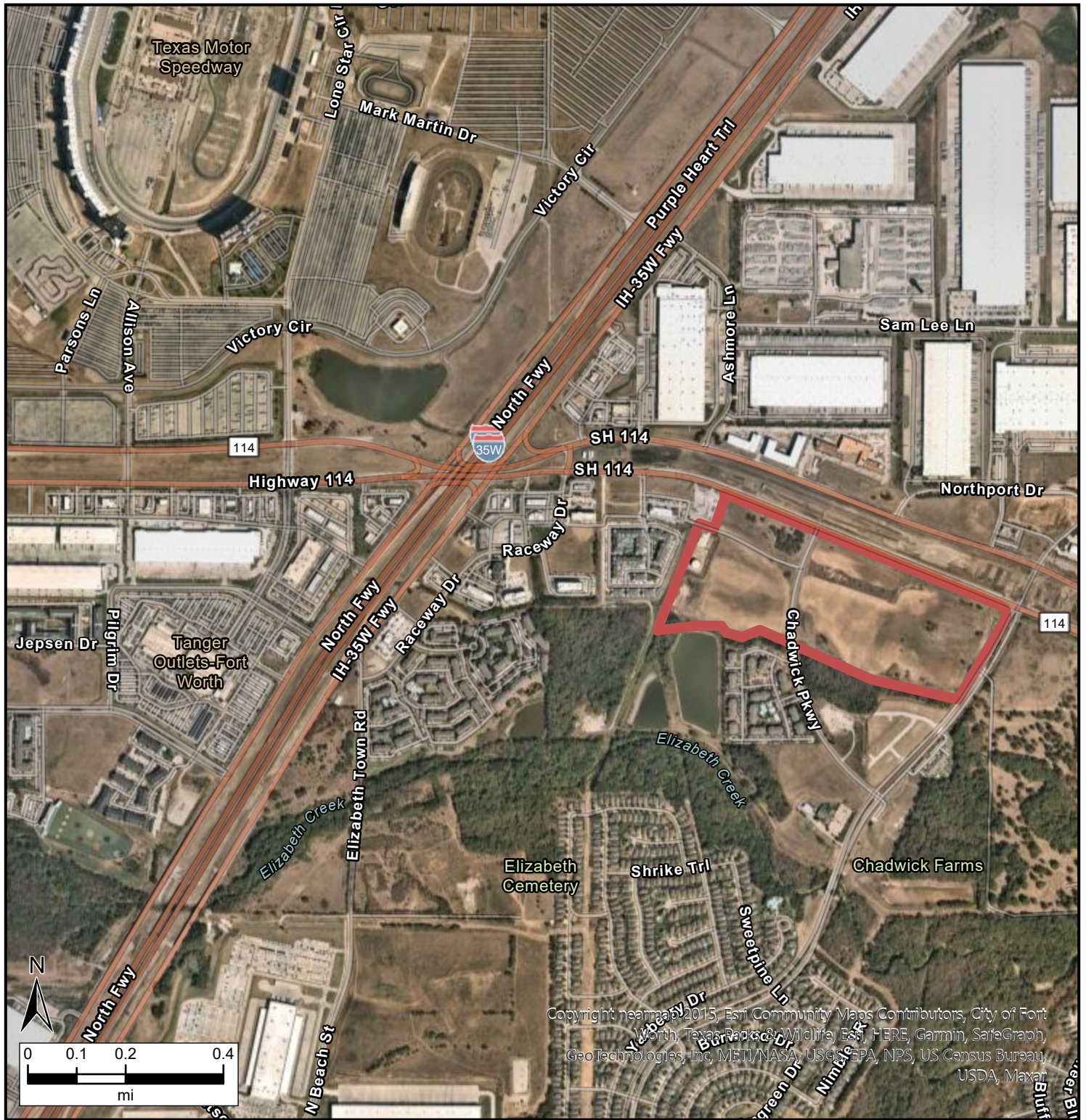
Town of Northlake Zoning

	Commercial		Mixed-Use\Planned Development
	Commerical\Planned Development		HUD Code Manufactured Housing
	Neighborhood Commercial		Rural Residential min 5 ac
	Industrial		Rural Estate min 1 ac
	Industrial\Planned Development		Rural Estate\Planned Development min 1 ac
			Agricultural



Date: 11/16/2023

Northlake



Legend



*THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT TIME OF DEVELOPMENT

EXHIBIT B
+/- 152.999 ACRES

MPD, Mixed-Use Planned Development District

1.00 Tract 1 - Residential (Approximately 54.805 acres)

1.01 **General Description:** The residential tract is intended to provide for high quality medium density development with attached units such as multi-family and single-family attached (townhouse). Access to multi-family units shall be provided from private access drives or parking areas connecting to adjacent public streets. Access to single-family attached units may be from public streets and alleys or private access drives connecting to adjacent public streets. Multi-family units will range from 2 units per building to 24 units per building. Units within multi-family residential facilities restricted to the uses of retirement housing and assisted living may be located within a single building or multiple buildings with greater than 24 units per building. Requirements for multi-family development and single-family attached development shall be governed by standards as described below.

1.02 **Permitted Uses:** Land uses permitted within the Residential areas, indicated as Tract 1, are as follows:

1. Multi-Family Residential units as described herein;
2. The following uses shall be included as a multi-family residential development:
 - a. Retirement Housing, which shall be defined as “A residential facility principally designed for persons 55 years of age or older.” This does not include “Convalescent and nursing homes, hospice care, and related institutions” use as defined in the Unified Development Code. Such uses may be allowed with approval of a Specific Use Permit.
 - b. Assisted Living Facility, which shall be defined as “A facility providing residence, supervision and daily assistance for individuals, generally persons 55 years of age or older, with common dining and recreational areas designed for the needs of the elderly. Services in these establishments include assistance with routine living functions that are non-medical in nature, such as dressing, grooming, bathing and social and recreational services, such as meal services, transportation, housekeeping, linen and organized social activities.”
 - c. Accessory Buildings as defined in Section 1.15.6.
3. Single-Family Attached Residential (Townhouse) units as described herein.

1.03 **Density:** The overall allowed density for Tract 1 shall be 16 units per gross area, including the floodplain area.

1.04 **Minimum Lot Area:** 20,000 square feet for multi-family
2,500 square feet for single-family attached

1.05 **Minimum Lot Dimensions:** 100 feet lot width for multi-family
25 feet lot width for single-family attached
100 feet lot depth for single-family attached

- 1.06 **Minimum Front Yard:** 30 feet for one story principal structure,
40 feet for two story principal structure, and
50 feet for three story principal structure for
multi-family
20 feet for single-family attached
- 1.07 **Minimum Side and Rear Yards:** 25 feet for one-, two- and three-story principle
Multi-family Structures
0 feet side yard for single-family attached units
with a maximum of 8 consecutive units attached
10 feet shall be provided between detached
structures
20 feet rear yard for single-family attached
- 1.08 **Minimum Building Separation:** 15 feet for multi-family
No building separation required for single-family
attached except as described in Section 1.07
- 1.09 **Minimum Floor Area Per Dwelling Unit:**
1. Multi-Family Residential Uses
 - a. 650 square feet - 1 Bedroom
 - b. 900 square feet - 2 Bedroom
 - c. 1100 square feet - 3 Bedroom
 - d. 200 square feet - Each additional bedroom
 2. Retirement Housing and Assisted Living Uses
 - a. 330 square feet – Studio Apartment
 - b. 560 square feet – Shared Unit/Apartment
 - c. 720 square feet - 2 Bedroom
 - d. 110 square feet - Each additional bedroom
 3. Single-Family Attached Residential Uses
 - a. 1400 square feet
- 1.10 **Maximum Lot Coverage:** 35%, excluding accessory buildings for multi-family
70% for single-family attached
- 1.11 **Maximum Height:** The permitted height of all residential structures shall not exceed three
(3) stories, or forty-five (45) feet to the mean point of the roof, whichever is greater.
- 1.12 **Building Materials:** For multi-family the exterior building materials shall be a minimum
of eighty percent (80%) masonry product (including stucco), exclusive of windows and
doors. A minimum of two exterior materials shall be included on every facade. Hardi-
plank may be used above the first story and may be credited as an alternative construction
material for up to 30% of the total 80% masonry requirement. Hardi-plank may also be
used within all breezeways and patios, including the first story. Alternative materials may
be approved at the time of Site Plan approval. The development in its entirety shall be
consistent with the design theme of its various parts. No metal roofs shall be permitted

with the exception of standing-seam metal roofs, which shall be approved in conjunction with the Site Plan.

Single-family attached shall meet the requirements for single-family residential in Sec. 9.5, Exterior Construction and Design Standards, of the Northlake Unified Development Code (UDC).

- 1.13 **Required Open Space:** The minimum amount of required open space for residential development shall be 20% of the area of the lot (multi-family) or platted phase (single-family attached), net of floodplain and adjacent right-of-way. No park land dedication or park fees shall be required in lieu of providing open space.

1.14 **Parking Requirements:**

1. Multi-Family Residential: The minimum parking requirement shall be two (2) nine (9) foot by eighteen (18) foot parking spaces per unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang over any landscaped areas. Twenty percent (20%) of the total required parking spaces, as defined above, shall be covered. Said 20% may be a mix of car ports and enclosed garages. In the event an apron is provided in front of the enclosed garages, it shall be counted as a parking space.
2. Retirement Housing and Assisted Living Uses: The minimum parking requirement shall be 0.6 parking spaces sized nine (9) foot by eighteen (18) foot parking spaces per unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang over any landscaped areas.
3. Except for the immediate loading and unloading, the parking of recreational vehicles, trailers, and boats shall be prohibited.
4. Single-Family Attached Residential: A minimum of two (2) spaces shall be provided in an enclosed garage. Front-entry garages shall be allowed. Carports are prohibited.

1.15 **Miscellaneous Multi-Family Residence Provisions:**

1. All private balconies shall have lockable, enclosed storage areas.
2. A concrete, stone, masonry or decorative metal wall not greater than six feet (6') in height may be erected in the front yard provided, however, that a minimum of fifty percent (50%) of the wall shall be open construction. Alternatively, an eight foot (8') wall may be constructed, being a combination of masonry and wrought-iron or tubular steel, such that the bottom portion of the wall may be masonry for a height of no more than four and one half feet (4 1/2'), with wrought-iron or tubular steel on top. Further, fences and walls must be constructed in accordance with the Unified Development Code of the Town of Northlake in effect at the time of final Site Plan approval. Solid masonry fences without at least 50% open construction and chain link fences shall be prohibited.
3. All trash collection, storage facilities and loading docks should be located in the rear of the property whenever possible and all such facilities shall be enclosed or

screened on a minimum of three sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.

4. Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.
5. Restricted Entry. Entry to the multi-family development may be restricted by the use of gates, the exact location of which shall be approved by the Town of Northlake at the time of final Site Plan approval.
6. Accessory Buildings. An accessory building is a subordinate or incidental building, attached to or detached from the main building, that does not have separate kitchen facilities, is not used as a dwelling or living quarters, and is not used for commercial purposes or financial gain. Accessory buildings may have water and sanitary sewer service and may be climate controlled. Accessory buildings shall include but are not limited to the following: detached garages, carports, general apartment maintenance buildings, storage sheds and trash collection and storage facilities. Except for carports and the maintenance building, all accessory buildings shall be constructed of the same building materials as the primary buildings as set forth in Section 1.12 above. Accessory buildings may not be permitted without a primary structure. In addition, accessory buildings shall follow the following criteria:

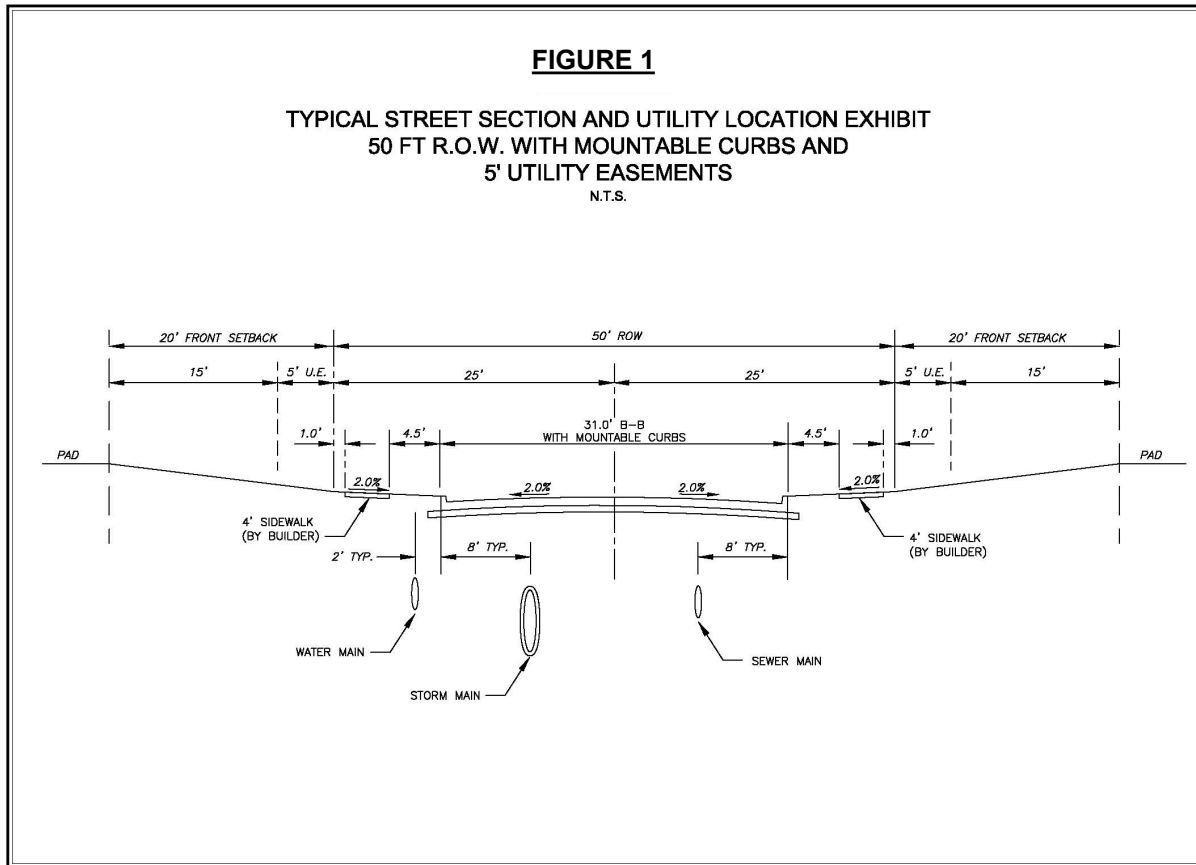
a.	Minimum Front Yard Set Backs	50 feet
b.	Minimum Rear and Side Yard Set Backs	10 feet
c.	Minimum Building Separation	10 feet

The aforementioned setbacks shall be measured to the building walls. Roof overhangs shall be permitted to fall within the defined setbacks.

1.16 Miscellaneous Single-Family Attached (Townhouse) Provisions:

1. Streets and driveways:
 - a. Streets shall be designed with a 50-foot street right-of-way, a 31-foot “back-to-back” pavement cross section and a 5-foot easement on either side of the street in accordance with **Figure 1**.
 - b. 24” Mountable curbs will be constructed for the proposed streets.
 - c. 4’ sidewalks shall be construction by homebuilder 1-foot inside the public right-of-way when homes are developed. Sidewalks adjacent to open spaces to be constructed by the developer with the public improvements.
 - d. On corner lots, the “corner clips” shall not be considered when measuring setbacks.
 - e. Driveway radii to be 2 feet on lots with adjacent driveways and 4 feet for all others.
 - f. The minimum distance from a driveway to intersection may be reduced as shown on an approved site plan when the driveway is on a local street intersecting with another local street.
 - g. Alternative turnarounds to cul-de-sacs as approved by the Fire Marshal and as shown on an approved site plan may be allowed.

- h. At the time of home construction, home builders shall construct additional driveway areas at dead ends in order to provide for additional space for vehicles backing out of garages.



2. Landscaping/Screening/Open Space:
 - a. Perimeter screening/fencing along Cleveland-Gibbs Road shall consist of a 6-foot solid masonry wall with stone columns.
 - b. Screening/fencing along all other property boundaries may consist of one of the following at the developer's discretion:
 - i. 6-foot board-on-board, wooden privacy fence;
 - ii. 4-foot wrought iron fence;
 - iii. 6-foot solid masonry wall
 - c. The following landscaping may be placed within the westerly 5-feet of the existing 20-foot sanitary sewer easement and 15-foot water easement adjacent to Cleveland-Gibbs Road along the east side of the screening walls.
 - i. Ornamental trees
 - ii. Shrubs or ornamental grasses
 - d. The following landscaping and monument signage may be placed within the existing 20-foot sanitary easement and 15-foot water easement adjacent to Cleveland Gibbs Road:

- i. Groundcover or decomposed granite and ornamental boulders;
 - ii. Planting beds;
 - iii. Entry monument sign
 - e. Alternative landscaping requirements along the frontage of Cleveland-Gibbs Road may be considered and approved with site plan approval.
 - f. At the time of home construction, home builders shall plant a minimum of one street tree in the front yard for every two lots.
- 3. Homeowner's Association
 - a. A homeowner's association (HOA) shall be established prior to final platting of the tract for single-family attached residential lots.
 - b. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities.
- 4. Concept plan
 - a. A concept plan for development of the approximately 7.5-acre site at the northwest corner of Cleveland-Gibbs Road and Chadwick Parkway with single-family attached residential (townhouses) is attached as Attachment A.
 - b. The overall layout and number of lots shown on the concept plan are presented for conceptual purposes only and subject to change. The final layout and number of lots will be subject to all requirements herein and determined with site plan and platting.
 - c. The edge of driveway on Lot 61 as shown on Attachment A shall be allowed within 20 feet of the projected gutter line for Street A.
 - d. At the time of home construction, home builders shall construct additional driveway areas for Lots 20 and 41 in order to provide for additional space for vehicles backing out of garages in general conformance with Attachment A.

2.00 Tract 2 - Mixed Use: Commercial & Residential~~Commercial~~ (Approximately 75.879 Acres)

2.01 General Description - Commercial: The Commercial areas, generally located on the north side of the Link Road between Cleveland Gibbs Road and Chadwick Parkway and the area west of Chadwick Parkway, will provide the ability to encourage and to accommodate the development of office, retail, hotel, sports, entertainment, and commercial service centers within growth corridors located along State Highway 114.

2.02 Permitted Uses: The following uses shall be permitted in the Commercial areas, subject to compliance with all applicable conditions contained within the Unified Development Code of the Town of Northlake:

- Accessory building or structure
- Amusement: commercial, indoor
- Auto gasoline fuel sales
- Antique shop
- Appliance sales or rentals
- Art supply store
- Auto gasoline or motor fuel sales
- Auto glass, seat cover, muffler shop
- Auto laundry/car wash
- Auto parts and accessory sales, no outside storage
- Auto repair garage, indoor only
- Auto/truck rental service
- Bakery or retail confectioner
- Bank / financial institution
- Building materials sales
- Cabinet or upholstery shop
- Child--care center
- Contractor: electrical, mechanical, plumbing, no outside storage
- Convenience store with automotive fuel sales
- Convenience store without automotive fuel sales
- Custom personal shop
- Department store
- Drapery, sewing, or weaving shop
- Drugstore or pharmacy
- Florist shop
- Furniture or appliance store
- Greenhouse or nursery
- Grocery store
- Handicraft shop and art objects
- Hardware or hobby shop
- Health and fitness studio
- Hotel or motel
- Indoor sports facility
- Key shop
- Laboratory, medical or dental

- Laundry/dry cleaning: pick up and/or self service
- Lithography or print shop
- Mini-warehouse
- Mortuary or funeral home
- Motorcycle sales and repair, indoor only
- Movie theater or indoor play house
- Musical instrument sales and manufacturing
- Office, business or professional
- Office, medical or dental
- Paint store
- Parking lot or structure
- Pet shop
- Photographer and/or artist studio
- Photographic print shop
- Plumbing shop, without outside storage
- Recreation or health club
- Repair and maintenance services for buildings
- Repair, household appliance
- Repair, small engine
- Restaurant, with drive-in service
- Restaurant, without drive-in service
- Retail specialty shop
- Retail, variety or similar store
- Roller or ice rink
- School, business
- Sewage pumping station
- Shopping center or mall
- Studio, music, dance, and/or drama
- Telephone exchange, switching, relay, or transmission station
- Tool rental
- Veterinarian hospital, indoor only
- Veterinarian, office only
- Veterinarian supply store
- Video/game rental store

2.03 **Specific Uses:** The following use shall be permitted in the Commercial areas only upon approval of a Specific Use Permit by the Town Council in accordance with the procedures and standards of Section 5.11, Specific Use Permit (SUP) of Article 5, Unified Development Code of the Town of Northlake:

- Private club
- Petroleum or gas well

2.04 **Prohibited Uses:** The use of portable storage freight containers shall be prohibited.

- 2.05 **Maximum Floor Area Ratio:** The maximum floor area ratio shall be ~~14~~:1.
- 2.06 **Required Parking:** The minimum parking requirements shall be consistent with those requirements outlined in Article 10, Parking and Loading Standards of the Unified Development Code of the Town of Northlake except as otherwise provided herein. Commercial parking shall be provided under a Shared Parking arrangement with all permitted uses except for hotels and the indoor sports facility. Hotels shall provide a minimum of 0.9 parking spaces per room, and indoor sports facilities shall provide a minimum of one (1) parking space per 500 square feet of gross floor area. All parking spaces shall be a minimum of nine (9) feet by eighteen (18) feet in size. All parking areas shall be constructed of concrete paving and be curbed and graded to drain appropriately. No head in parking shall be permitted to overhang any landscaped areas. The parking lot shall be subject to the landscape regulations of the Unified Development Code of the Town of Northlake including, but not limited to, the provision of a landscaped strip along public-right-of-way and landscape islands. No seasonal, outdoor sales shall be permitted within any required parking area except for temporary vending in accordance with Article 4.200 Temporary Vending of Chapter 4 of the Town of Northlake Code of Ordinances. Any proposed seasonal, outdoor sales areas must be clearly identified at the time of final Site Plan submittal and approved by the Town of Northlake.
- 2.07 **Shared Parking:** ~~It is anticipated that t~~The commercially zoned property will have a variety of different uses. Therefore, it is expected that opportunities for shared parking ~~may will~~ exist within the project in order to reduce the overall number of parking places otherwise required. As such, Commercial Parking shall be permitted at a minimum of one (1) space per 150 square feet of gross floor area of Commercial development.~~At such time as opportunities for shared parking are identified, the owner(s) of all affected properties shall submit proposed shared parking agreements to the Town of Northlake for review and approval. Such agreements shall be signed by all owners and affected parties. If the Town approves a shared parking agreement, such approval shall be conditioned on the uses contained in the shared parking agreement. Any change of use shall require re-submittal, review and approval by the Town of Northlake.~~
- 2.08 **Building Materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry (stucco, stone, brick, fiber cement), exclusive of windows and doors. Alternative materials may be approved at the time of Site Plan approval. The development in its entirety shall be consistent with the design theme of its various parts. No metal roofs shall be permitted with the exception of standing seam metal roofs, which shall be approved in conjunction with the Site Plan.
- 2.09 **Building Height:** No Commercial building shall exceed ~~two (2) stories or fortyeighty-~~ five (45~~85~~) feet in height, ~~whichever is greater.~~
- 2.10 **Building Articulation:** Building facades shall meet the following minimum standards for articulation:
1. **Horizontal Articulation:** No building front elevation shall extend for a distance equal to three (3) times the wall's height without having an offset of 10% of the wall's height, and that new plane shall extend for a distance equal to at least 25%

of the maximum length of the first plane.

2. ~~**Vertical Articulation:** No front elevation shall extend horizontally for a distance greater than three (3) times the height of the wall without changing vertically by a minimum of 10% of the wall's height.~~

2.11 **Minimum Lot Area:** None.

2.12 **Minimum Lot Width:** None.

2.13 **Minimum Lot Depth:** None.

2.14 **Maximum Lot Coverage:** In no case shall more than ~~fifty-seventy-five~~ percent (~~50~~75%) of the total lot area be covered by the combined area of the main buildings. Parking structures and surface parking facilities shall be excluded from the coverage computations.

2.15 **Minimum Front Yard:** The minimum front yard to the Link Road shall be ~~thirty-ten~~ (~~30~~10) feet. The minimum front yard to State Highway 114, Cleveland-Gibbs Road, and Chadwick Parkway shall be twenty (20) feet.

2.16 **Minimum Side Yard:** The minimum side yard ~~requirements shall be consistent with those requirements outlined for the Commercial (C) zoning district in Section 5.6 Dimensional and Developmental Standards Summary of Article 5 of the Unified Development Code of the Town of Northlake~~ setback shall be ten (10) feet.

2.17 **Minimum Rear Yard:** The minimum rear yard ~~requirements shall be consistent with those requirements outlined for the Commercial (C) zoning district in Section 5.6 Dimensional and Developmental Standards Summary of Article 5 of the Unified Development Code of the Town of Northlake~~ setback shall be ten (10) feet.

2.18 **Screening Requirements:**

1. **Mechanical Equipment:** All mechanical equipment such as gas meters, electrical panels, HVAC equipment and similar devices shall be screened from parking and off-site view.
2. **Trash Collection, Storage Facilities, and Loading Docks** shall be screened from view of parking areas located in front of buildings. Unless approved by the Town of Northlake Town Council or its designee, all trash collection, storage facilities and loading docks should be located in the rear of the property whenever possible. All such facilities shall be enclosed or screened on a minimum of three sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.
3. **Screening Fences and/or Walls:** If it is determined during final Site Plan approval that screening fences and/or walls are necessary for the phase of development under consideration, such fences and/or walls shall be constructed by the commercial developer prior to the issuance of a Certificate of Occupancy for the phase of development under construction. For security purposes, such fences shall be concrete, stone, or masonry, and shall not exceed eight feet (8') in height. All screening fences and walls shall be architecturally compatible with the colors and

materials of the accompanying building. All screening fences and/or walls shall be constructed in accordance with the requirements of the Unified Development Code of the Town of Northlake.

2.19 **Landscaping.**

1. Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.
2. It is the intent of the developer to utilize the existing open space and natural screen along the rear-southern boundary of the commercial phases of the development. However, if it is determined by the Town of Northlake in conjunction with the approval of the final Site Plan that insufficient natural screening exists between the open space and the adjacent commercial property, a landscape buffer a minimum of twelve feet (12') wide shall be provided. Trees a minimum of three inches (3") in caliper shall be provided at a ratio of one (1) tree per two hundred and fifty (250) square feet of buffer area. Understory plants (shrubs, bushes, etc) shall be provided in order to sufficiently screen the commercial area from the open space when the landscape material reaches maturity. Screening shall be maintained at all times to these specifications by the property owner. Tract 2 with the creation of a hike and bike trail to be further described, delineated and be clearly identified at the item of final Site Plan submittal and approved by the Town of Northlake.

2.20 **General Description - Residential:** The residential development on the site shall only be located south of the Link Road between Cleveland-Gibbs Road and Chadwick Parkway and is intended to provide for high quality medium density development with attached units such as multi-family and single-family attached (townhouse). Access to the multi-family shall be provided from private access drives or parking areas connecting to adjacent public streets. Access to single-family attached units may be from public streets and alleys or private access drives connecting to adjacent public streets. Multi-family units may range from 2 units per building to 100 units per building. Requirements for residential development shall be governed by standards as described below.

2.21 **Permitted Uses, Restrictions and Guidelines:** All uses, restrictions and guidelines established in Sections 1.02 to 1.15 shall apply to this tract except as provided in this section.

1. **Density:** The total residential allowed on Tract 2 shall not exceed 900 units.
2. **Minimum Front Yard:** The minimum front yard to the Link Road shall be ten (10) feet. Minimum front yard to Cleveland-Gibbs Road and Chadwick Parkway shall be twenty (20) feet.
3. **Minimum Side and Rear Yards:** Ten (10) feet.
4. **Minimum Floor Area Per Dwelling Unit:**
 - a. 500 square feet – 1 Bedroom
 - b. 800 square feet – 2 Bedroom
 - c. 1,000 square feet – 3 Bedroom
5. **Maximum Height:** The permitted height of all multi-family structures shall not exceed eighty-five (85) feet to the mean point of the roof.
6. **Retail:** Retail and restaurant uses shall be permitted in lieu of residential development

in the Residential designated area of Tract 2. Such development shall meet all restrictions and guidelines outlined in Sections 2.02 to 2.19. Ground Level retail/restaurant use adjacent to Link Road shall be permitted within podium or wrap multi-family buildings.

7. **Building Materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry product (stucco, stone, brick, fiber cement), exclusive of windows and doors. A minimum of two exterior materials shall be included on every façade. Fiber cement may also be used within all breezeways and patios, including the first story. Alternative materials may be approved at the time of Site Plan approval. The development in its entirety shall be consistent with the design theme of its various parts. No metal roofs shall be permitted with the exception of standing-seam metal roofs, which shall be approved in conjunction with the Site Plan.
8. **Required Open Space:** The minimum amount of required open space for any multi-family lot shall be ten (10%) percent of the area of the lot, including floodplain and net of adjacent right-of-way.
9. **Parking Requirements:** The minimum multi-family residential parking requirement shall be one point five (1.5), nine (9) foot by eighteen (18) foot parking spaces per unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang over any landscaped areas. In the event an apron is provided in front of the enclosed garages, it shall be counted as a parking space.

2.22 Access and Connectivity: In conjunction with development of Tract 2, vehicular access from east to west across Tract 2 shall be provided via a minimum twenty-four (24) foot wide roadway within a fifty (50) foot public right-of-way generally as located on the Tract 2 Concept Plan and as depicted on Attachment B, Street Section Diagrams. Such roadway shall lie between Cleveland-Gibbs Road to the east and Tract 3A to the west. Pedestrian access and connectivity shall be provided between this Tract and the adjacent Tract 3A via multi-purpose trail and/or sidewalk connections. Such connectivity shall be identified on the final Site Plan to be approved by the Town Council.

2.23 Miscellaneous Multi-Family Residence Provisions:

1. All private balconies shall have lockable, enclosed storage areas.
2. A concrete, stone, masonry or decorative metal wall not greater than six feet (6') in height may be erected in the front yard provided, however, that a minimum of fifty percent (50%) of the wall shall be open construction. Alternatively, an eight-foot (8') wall may be constructed, being a combination of masonry and wrought-iron or tubular steel, such that the bottom portion of the wall may be masonry for a height of no more than four and one half feet (4 1/2'), with wrought-iron or tubular steel on top. Further, fences and walls must be constructed in accordance with the Unified Development Code of the Town of Northlake in effect at the time of final Site Plan approval. Solid masonry fences without at least 50% open construction and chain link fences shall be prohibited.
3. All trash collection, storage facilities and loading docks should be located in the rear of the property whenever possible and all such facilities shall be enclosed or screened on a minimum of three sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan

- approval.
4. Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.
 5. Restricted Entry. Entry to the multi-family development may be restricted by the use of gates, the exact location of which shall be approved by the Town of Northlake at the time of final Site Plan approval.
 6. Accessory Buildings. An accessory building is a subordinate or incidental building, attached to or detached from the main building, that does not have separate kitchen facilities, is not used as a dwelling or living quarters, and is not used for commercial purposes or financial gain. Accessory buildings may have water and sanitary sewer service and may be climate controlled. Accessory buildings shall include but are not limited to the following: detached garages, carports, general apartment maintenance buildings, storage sheds and trash collection and storage facilities. Except for carports and the maintenance building, all accessory buildings shall be constructed of the same building materials as the primary buildings as set forth in Section 2.21.7 above. Accessory buildings may not be permitted without a primary structure.

3.00 PLANNED DEVELOPMENT - GENERAL CONDITIONS

3.01 **Sign Restrictions:** Sign Restrictions shall be consistent with those requirements outlined in Article 11, Signs, of the Unified Development Code of the Town of Northlake, except that the following signs shall be prohibited:

- Pole/Pylon Signs
- Moving Signs
- Vehicle Signs
- Any type of flashing sign

3.02 **Emergency Vehicle Accessibility:** A twenty-four (24) foot fire lane shall be provided in the commercial and multi-family portions of the property in accordance with the adopted Fire Code of the Town of Northlake. Adequate turnaround areas shall be provided if there are any dead ends in the Site Plan.

3.03 **Driveways:** A maximum of eight (8) driveway connections shall be allowed to State Highway 114, with four (4) located east of ~~the proposed~~ Chadwick Parkway, and four (4) located west of ~~the proposed~~ Chadwick Parkway. Cross access agreements shall be required among all commercial properties in order to provide for shared access to the driveways. Proof of such cross access easements shall be provided to the Town of Northlake prior to the issuance of a building permit in each commercial area. For the purposes of this restriction, Cleveland-Gibbs Road and Chadwick Parkway are not considered driveways, and shall not count against the eight (8) allowed access points. All driveway connections to State Highway 114 are subject to approval of the Texas Department of Transportation.

3.04 **Utility Lines:** With the exception of the Brazos Electric Cooperative transmission line along the north boundary line of the property, all utility lines (electricity, phone, gas, cable, etc.) shall be placed underground.

3.05 **Roadways:**

1. Cleveland-Gibbs Road: Cleveland-Gibbs Road ~~shall be~~ is a divided four lane major arterial within a one hundred (100) foot right-of-way.
2. Chadwick Parkway: Chadwick Parkway, ~~as depicted on the Development Plan,~~ shall be is a forty one (41) foot roadway within a sixty (60) foot right-of-way.
- 2.3. Link Road: The east-west Link Road (to be formally named and depicted on Development Plan) shall be a twenty-four (24) foot roadway within a fifty (50) foot right-of-way west of Chadwick Parkway and a seventy (70) foot public right-of-way east of Chadwick Parkway.

3.06 **Open Space:**

1. All floodplain and floodways contained within the proposed development shall be included in defined open space areas.
2. The exact size and configuration of the open space depicted on the development plan shall be determined in conjunction with the adjacent city, state, and federal

entities, to be finalized in conjunction with the approval of the final Site Plan of the project by the Town of Northlake. Open space areas shall be maintained by the property owner. Open space areas outside of the multi-family area as designated on the development plan shall be open and accessible to the general public. The minimum amount of open space required to be preserved at full build out of the development is 20%.

3. Multi-purpose trail connections shall be made through the open space, so as to ultimately provide interconnection with the parks and open space systems located within the ~~City of Fort Worth~~ greater overall region over time.
4. A multi-purpose trail and/or sidewalk connection shall be made between the multi-family portions of the project and shall provide pedestrian access and connectivity from the multi-family areas to adjacent commercial areas of the development.

4.00 SITE LIGHTING STANDARDS

4.01 Outdoor Lighting Plan

An Outdoor Lighting Plan must be submitted with any required site plan or landscape plan on all public or private properties, including rights- of-way, public easements, franchises, and utility easements. Said Outdoor Lighting Plan shall be submitted prior to issuing a building permit and must be approved by the Town Council in conjunction with final Site Plan approval. Plans shall include the following:

1. A layout of the proposed fixture locations.
2. The light source.
3. The luminous area for each proposed light source.
4. The type and height of the light fixture or of the light source above grade.
5. The type of illumination.

4.02 General

1. All building lighting for security or aesthetics will be fully shielded type, not allowing any upward distribution of light. Wallpack type fixtures shall be fully shielded.
2. Relative to landscaping or building lighting, high pressure sodium, metal halide, or mercury vapor sources may not exceed 175 watts, and incandescent sources may not exceed 300 watts.
3. Relative to parking lots and vehicle movement areas, lighting in cut-off type fixtures shall not exceed a maximum of 400 watts.
4. Display, building, and aesthetic lighting must be externally lit from the top and shine downward.
5. Shielding shall be required in all outdoor lighting installations as specified below.

Lamp Type

Low Pressure Sodium (LPS)
High Pressure Sodium (HPS)
Metal Halide
Mercury Vapor
Fluorescent
Incandescent (150 watts/fixture)
Incandescent (<150 watts/fixture)
Any light source <50 watts
Low intensity Neon, Krypton or
Argon Discharge Tubes

Shielding

Fully Shielded
Fully Shielded
Fully Shielded
Prohibited
Partially or Fully Shielded
Partially or Fully Shielded
Partially or Fully Shielded
Unshielded Permitted
Unshielded Permitted

4.03 Non-residential

1. All non-essential lighting shall be turned off after business hours, leaving only necessary lighting for site security.
2. Floodlight, accent, aesthetic, and security lights must be fully shielded and no uplighting shall be permitted except that lighting of 50 watts or less is excepted if necessary for security purposes.

4.04 Prohibited

1. Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited.
2. Searchlights: The operation of searchlights for advertising purposes is prohibited.
3. Floodlights: The use of floodlights is prohibited.
4. Up-lighting of any display, building and aesthetic lighting is prohibited.

4.05 Exemptions

1. All temporary emergency lighting required by the Police or Fire Departments or other emergency services, as well as vehicular luminaries.
2. All hazard warning luminaries required by Federal regulatory agencies, except that all luminaries used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
3. Any luminaire of 50 watts or less provided the accumulated illumination of 50 watt luminaries does not exceed 50 watts.
4. Seasonal decorative lighting.

4.06 Temporary Exemptions. The Town Council or its designee may approve temporary exemptions from these requirements for a period not exceeding 30 days.

5.00 Development Schedule

- 5.01 Cleveland-Gibbs Road has been completed.
- 5.02 Chadwick Parkway has been completed.
- 5.03 Work on Tracts 3A and 3B ~~should commence in 2017 and will take approximately 6-9 months to complete the first phase of Tract 3A and all of Tract 3B~~has been completed.
- 5.04 Plans are for the entire project to be completed as market conditions dictate.

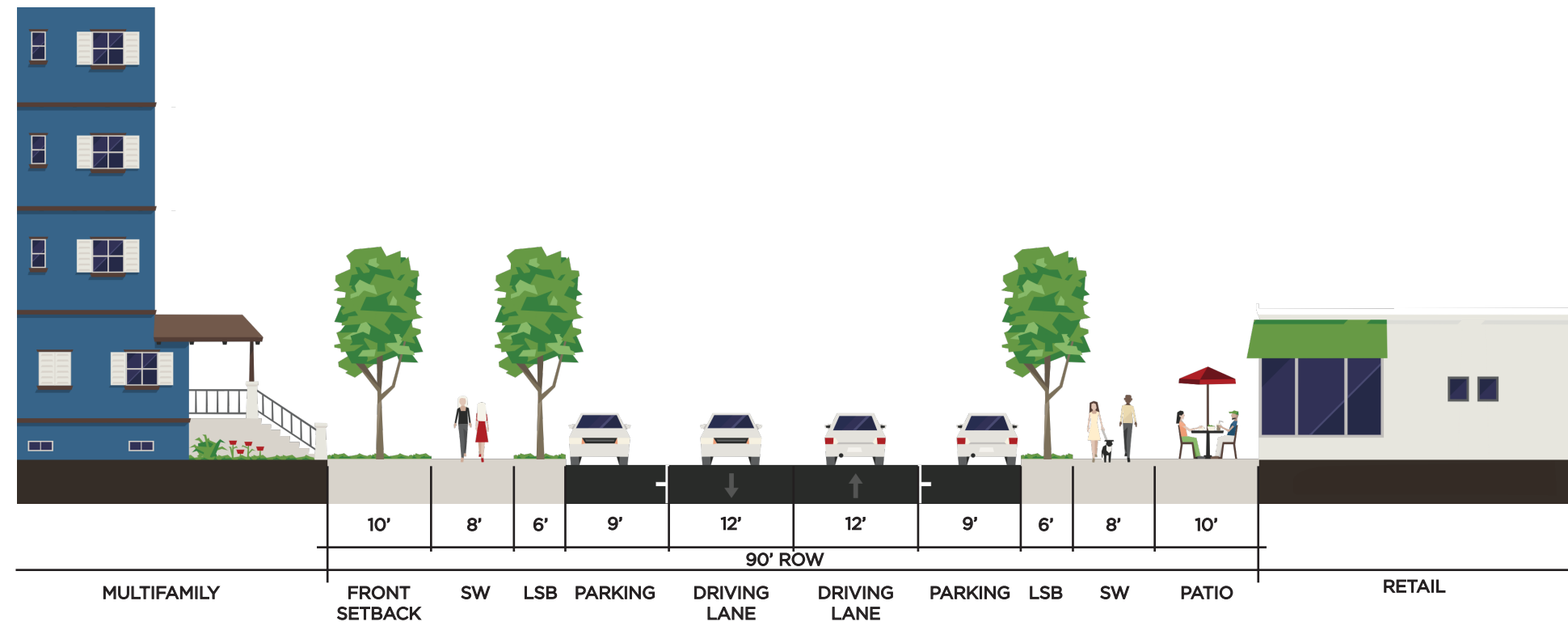
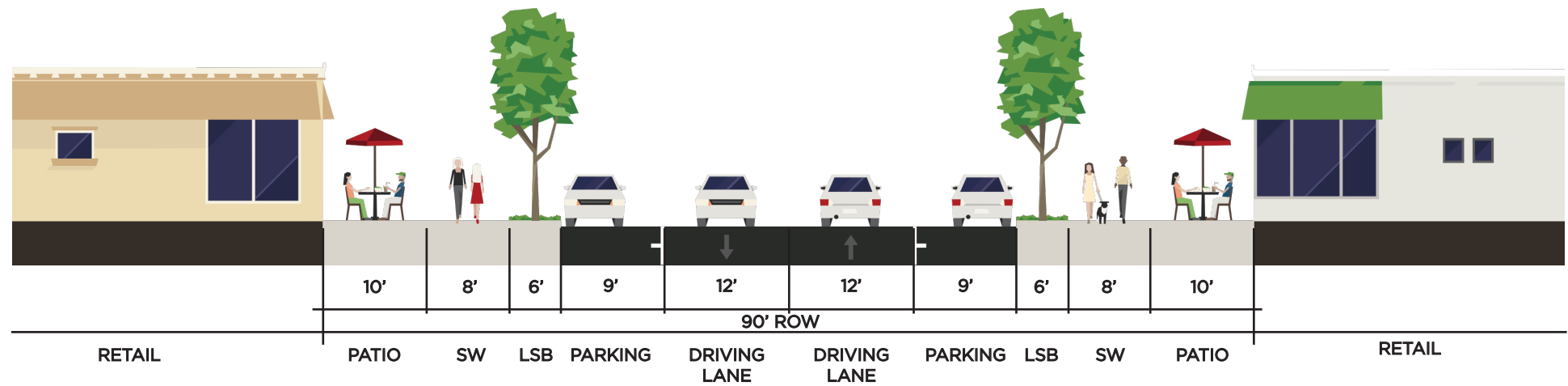
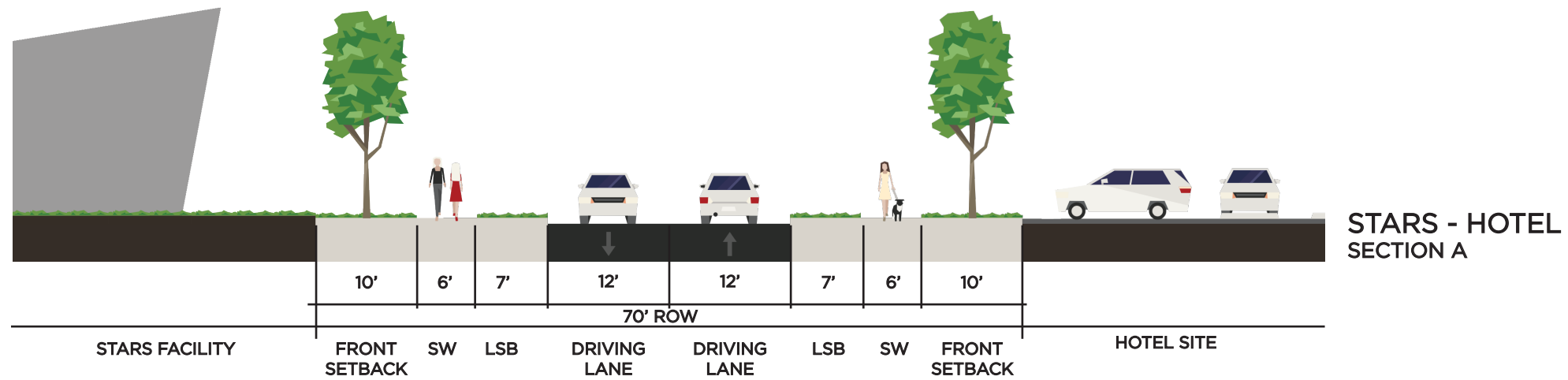
6.00 Tract 3A - Commercial (Approximately 7.859 Acres)

- 6.01 **General Description:** The Commercial areas will provide the ability to encourage and to accommodate the development of office, retail, and commercial service centers within growth corridors located along State Highway 114 in conjunction with the development associated with Tract 3B.
- 6.02 **Permitted Uses, Restrictions and Guidelines:** All uses, restrictions and guidelines established in Sections 2.02 to 2.19 shall apply to this tract.
- 6.03 **Access and Connectivity:** In conjunction with development of Tract 2, vehicular access and connectivity shall be provided to this Tract and Tract 3B via a minimum twenty-four (24) foot wide driveway contained within a cross access easement between the properties. Such easement and driveway shall continue to a stub out to the adjacent property at the western boundary of the Tract. Pedestrian access and connectivity shall be provided between this Tract and the adjacent Tract 3B and the other multi-family portions of the project via multi-purpose trail and/or sidewalk connections. Such connectivity shall be identified on the final Site Plan to be approved by the Town Council.

7.00 Tract 3B - Multi-Family Residential (Approximately 14.456 Acres)

- 7.01 **General Description:** The multi-family residential tract is intended to provide for a high quality medium density development. These multi-family units are attached units. Access shall be provided from private access drives or parking areas connecting to adjacent public streets. These multi-family units will range from 2 units per building to 100 units per building. Requirements for multi-family development shall be governed by standards as described above and shall be constructed with at least 10,000 SF of commercial development located within Tract 3A.
- 7.02 **Permitted Uses, Restrictions and Guidelines:** All uses, restrictions and guidelines established in Sections 1.02 to 1.15 shall apply to this tract except as provided in this section.
1. **Density:** The overall allowed density for Tract 3B shall be 18 nits per gross area, including the floodplain area.
 2. **Minimum Side and Rear Yards:** 20 feet for one, two and three story principle structures.
 3. **Minimum Floor Area Per Dwelling Unit:**
 - a. 500 square feet – 1 Bedroom
 - b. 800 square feet – 2 Bedroom
 - c. 1,000 square feet – 3 Bedroom
 4. **Maximum Height:** The permitted height of all multi-family structures shall not exceed three (3) stories, or fifty (50) feet to the mean point of the road, whichever is greater.
 5. **Building Materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry product (stucco, stone, brick, fiber cement), exclusive of windows and doors. A minimum of two exterior materials shall be included on every façade. Fiber cement may also be used within all breezeways and patios, including the first story. Alternative materials may be approved at the time of Site Plan approval. The development in its entirety shall be consistent with the design theme of its various parts. No metal roofs shall be permitted with the exception of standing-seam metal roofs, which shall be approved in conjunction with the Site Plan.
 6. **Required Open Space:** The minimum amount of required open space for any multi-family lot shall be 15% of the area of the lot, net of floodplain and adjacent right-of-way.
 7. **Parking Requirements:** The minimum multi-family residential parking requirement shall be one point eight (1.8) nine (9) foot by eighteen (18) foot parking spaces per unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang over any landscaped areas. Ten percent (10%) of the total required parking spaces, as defined above, shall be covered. Said 10% may be a mix of car ports and enclosed garages. In the event an apron is provided in front of the enclosed garages, it shall be counted as a parking space.
- 7.03 **Access and Connectivity:** In conjunction with development of Tract 2, vehicular access shall be provided to this Tract and Tract 3A via a minimum twenty-four (24) foot wide

driveway contained within a cross access easement between the properties. Such easement and driveway shall continue to a stub out to the adjacent property at the western boundary of the Tracts. Pedestrian access and connectivity shall be provided between this Tract and the adjacent Tract 3A and the other multi-family portions of the project via multi-purpose trail and/or sidewalk connections. Such connectivity shall be identified on the final Site Plan to be approved by the Town Council.



MULTIFAMILY - RETAIL SECTION C

SW = SIDEWALK
LSB = LANDSCAPE BARRIER

*THESE CONCEPT DIAGRAMS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT TIME OF DEVELOPMENT



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 21-0527B

AN ORDINANCE AMENDING ORDINANCE NO. 13-0523A BEING A MIXED-USE PLANNED DEVELOPMENT ZONING DISTRICT AS AMENDED; AMENDING THE BOUNDARIES OF THE ZONING DISTRICT BY REZONING CERTAIN PROPERTY IN THE TOWN OF NORTHLAKE AS DESCRIBED IN EXHIBIT "A" AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; BEING MORE PARTICULARLY DESCRIBED AS A 9.790 ACRE TRACT OF LAND, TO BE ZONED TO MIXED-USE PLANNED DEVELOPMENT, LOCATED IN A PORTION OF THE LEWIS MEDLIN SURVEY, ABSTRACT NO. 830, IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-0523A establishing the zoning of Mixed-Use Planned Development "MPD" for a 143.209-acre tract of land located in the Lewis Medlin Survey, Abstract No. 830, in the Town of Northlake, Denton County, Texas; and

WHEREAS, the property owner has submitted a request to amend the boundary of the district included in Ordinance No. 13-0523A, the same being the established "MPD" Mixed-Use Planned Development District, to include the 9.790-acre tract of land recently annexed into the Town; and

WHEREAS, the property owner has also requested to amend the development standards adopted in Ordinance No. 13-0523A as amended by Ordinance No. 17-0413B to allow for certain uses on the newly added 9.790-acre territory; 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 May 27, 2021 with respect to the zoning changes described herein; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to amend Ordinance No. 13-0523A, as amended, being a "MPD" Mixed-Use Planned Development District.

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

SECTION 1

Ordinance No. 13-0523A, as amended by Ordinance No. 17-0413B is hereby amended so that the Mixed-use Planned Development District "MPD" Zoning District boundary is adjusted as provided in Exhibit "A" attached hereto to include that certain 9.790-acre tract recently annexed into the Town.

SECTION 2

The 9.790-acre property included within the Mixed-use Planned Development District "MPD" Zoning District as provided herein shall be included in Tract 1 shown on Exhibit "C" to Ordinance No. 13-0523A, as amended by Ordinance No. 17-0413B, and is hereby zoned Mixed-Use Planned Development and shall be subject to all applicable regulations contained in the Planned Development Standards provided in Exhibit "B" of Ordinance No. 13-0523A, as amended by Ordinance No. 17-0413B and as amended herein, the Unified Development Code and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 3

Ordinance No. 13-0523A, as amended by Ordinance No. 17-0413B, is hereby amended so that the Mixed-use Planned Development District "MPD" Development Standards are amended to be as provided in Exhibit "B".

SECTION 4

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 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 but only as to the property described in Exhibit "A" attached hereto.

SECTION 5

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 6

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 7

All rights or remedies of the Town of Northlake are expressly saved as to any and all violations of any ordinances governing zoning or of any amendments thereto that 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 same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 8

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON THIS THE 27TH DAY OF MAY, 2021

TOWN OF NORTHLAKE, TEXAS



David Rettig, Mayor

ATTEST



Shirley Rogers, Town Secretary



EXHIBIT "A"

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated in the Lewis Medlin Survey, Abstract No. 830, Denton County, Texas, being a portion of Tract One and a portion of Tract Two as described in deed to Chadwick Holdings, Ltd., recorded in Volume 4851, Page 1073, Deed Records, Denton County, Texas (ORDCT) and Correction Deed recorded in Volume 5019, Page 2723, ORDCT, being a portion of Cleveland-Gibbs Road as recorded in 2009-30, Official Records, Denton County, Texas (ORDCT), being all of Lot 1X, Block 26 and that portion of Chadwick Parkway set out per the final plat of Lot 1X, Block 26, Chadwick Farms Addition, an addition to the City of Fort Worth, Denton County, Texas as recorded in 2009-218, ORDCT, being a portion of Lot 1, Block 25 of the Final Plat of Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition, an addition to the City of Fort Worth, Denton County, Texas as recorded in 2010-2, ORDCT, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found at the most northerly northeast corner of said Lot 1X, Block 26, being the most northerly northeast corner of said Chadwick Holdings Tract One, said point lying in the west line of a Tract 1 as described in deed to Chadwick MHP, recorded in Volume 4861, Page 1173, ORDCT and quitclaim deed recorded in Volume 4861, Page 1180, ORDCT, now known as Chadwick Farms, Ltd. per document recorded in Volume 5534, Page 4450, ORDCT;

THENCE S 00°37'34" W, along a reentrant line of said Chadwick Holdings Tract One and the west line of said Chadwick Farms Tract 1, a distance of 340.33 feet to a 1/2" iron pin found at a reentrant corner of said Chadwick Holdings Tract One and the southwest corner of said Chadwick Farms Tract 1;

THENCE N 88°05'55" E, along a reentrant line of said Chadwick Holdings Tract One and the south line of said Chadwick Farms Tract 1, at a distance of 75.55 feet passing the northwest corner of said Cleveland-Gibbs Road (120' R.O.W.) per plat recorded in 2009-30, ORDCT and the southwest corner of said Cleveland-Gibbs Road (120' R.O.W. at this point) per plat recorded in Cabinet W, Page 277, Plat Records, Denton County, Texas (PRDCT), continuing a total distance of 246.66 feet to the northeast corner of said Cleveland-Gibbs Road per plat recorded in 2009-30, ORDCT and the southeast corner of said Cleveland-Gibbs Road per plat recorded in Cabinet W, Slide 277, PRDCT, being the northwest corner of Lot 1X, Block 27, Chadwick Farms Addition, an addition to the City of Fort Worth, Denton County, Texas as recorded in 2019-217, ORDCT and the southwest corner of Lot 1, Block A, Premier Academy-Northlake, an addition to the Town of Northlake, Denton County, Texas as recorded in 2015-255, ORDCT;

THENCE, along the easterly right-of-way line of said Cleveland-Gibbs Road (120' R.O.W. per 2009-30, ORDCT) and the westerly line of said Lot 1X, Block 27, as follows:

S 43°34'00" W, a distance of 138.68 feet to the beginning of a tangent curve to the left, having a radius of 1740.00 feet;

Southwesterly, along said curve, having a central angle of 05°48'55", an arc distance of 176.61 feet, and a chord that bears S 40°39'32" W, 176.53 feet to the most southerly corner of the herein described tract of land;

THENCE N 52°14'55" W, departing the westerly line of said Lot 1X, Block 27, across said Cleveland-Gibbs Road, radial to said curve, a distance of 120.00 feet to a point in the westerly right-of-way line of said Cleveland-Gibbs Road and the southeasterly line of said Lot 1, Block 25 of the final plat of Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition, said point lying in a curve to the right, having a radius of 1860.00 feet;

THENCE Northeasterly, along the westerly right-of-way line of said Cleveland-Gibbs Road and the southeasterly line of said Lot 1, Block 25, along said curve, having a central angle of 00°36'58", an arc distance of 20.00 feet, and a chord that bears N 38°03'34" E, 20.00 feet to the most southerly clip corner of the intersection of the westerly line of said Cleveland-Gibbs Road and the southwesterly line of said Chadwick Parkway per plat recorded in 2009-30, ORDCT;

**GOODWIN &
MARSHALL &**

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2406 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373
TBPLS FIRM No. 10021700

Joel S. Barton

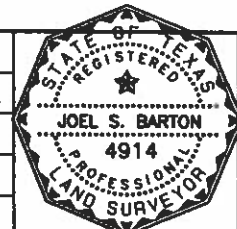
Scale: NONE

Date: 5/15/2021

Job No.: 10313

Drafted: T. J. M.

Checked: J. S. B.



Sheet

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of

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EXHIBIT "A"

THENCE N 05°56'22" W, along a right-of-way clip line and an east line of said Lot 1, Block 25, a distance of 14.27 feet to a right of way clip corner in the southwesterly line of said Chadwick Parkway;

THENCE along the southwesterly right-of-way line of said Chadwick Parkway (60' R.O.W. per 2009-30 & 2009-218, ORDOCT) and the northeasterly line of said Lot 1, Block 25, as follows:

N 50°24'01" W, a distance of 119.66 feet to the beginning of a tangent curve to the right, having a radius of 1830.00 feet;

Northwesterly, along said curve, having a central angle of 08°25'54", an arc distance of 269.30 feet, and a chord that bears N 46°11'04" W, 269.06 feet to the northeast corner of a tract of land as described in deed to Saint Peter Lutheran Church, recorded in 2009-111646, ORDOCT;

THENCE S 70°53'08" W, departing the southwesterly line of said Chadwick Parkway, across said Lot 1, Block 25, along the north line of said Saint Peter Lutheran Church tract, passing the northwest corner of said Saint Peter Lutheran Church tract and the northeast corner of a tract of land as described in quitclaim deed to Saint Peter Lutheran Church, recorded in 2009-111647, ORDOCT, a distance of 750.46 feet to the northwest corner of said Saint Peter Lutheran Church tract described in quitclaim deed, said point lying in westerly line of said Lot 1, Block 25 and the easterly line of Lot 1X, Block 24 of said Chadwick Farms Addition recorded in 2010-2, ORDOCT;

THENCE along the westerly line of said Lot 1, Block 25 and the easterly line of said Lot 1X, Block 25, as follows:

N 36°01'20" W, a distance of 390.87 feet;

N 50°21'39" W, a distance of 132.11 feet to the northwest corner of said Lot 1, Block 25 and the northeast corner of said Lot 1X, Block 25, said point lying in the south line of Lot 2, Block 1 of the final plat of Lots 1 and 2, Block 1, Chadwick Farms Subdivision, being the Chadwick Apartments, an addition to the Town of Northlake, Denton County, Texas as recorded in 2010-41, ORDOCT;

THENCE N 88°05'38" E, along the north line of said Lot 1, Block 25 and the south line of said Lot 2 & Lot 1, Block 1, at a distance of 895.57 feet passing the northeast corner of said Lot 1, Block 25, the southeast corner of said Lot 1, Block 1, the northwest corner of said Chadwick Parkway (60' R.O.W.) per plat recorded in 2009-218, ORDOCT, the southwest corner of said Chadwick Parkway (60' R.O.W.) per plat recorded in 2009-142, ORDOCT, at a distance of 967.37 feet passing the northeast corner of said Chadwick Parkway per plat recorded in 2009-218, ORDOCT, the southeast corner of said Chadwick Parkway per plat recorded in 2009-142, ORDOCT, and the northwest corner of said Lot 1X, Block 26 of Chadwick Farms Addition recorded in 2009-218, ORDOCT, continuing along the north line of said Lot 1X, Block 26, the north line of said Chadwick Holdings Tract One, and the south line of a remainder portion of Tract 1 as described in deed to Roanoke Land Partners, Ltd., recorded in Volume 4387, Page 566, ORDOCT, now known as Chadwick Farms, Ltd. per document recorded in Volume 4850, Page 2754, ORDOCT, a total distance of 1379.62 feet to the POINT OF BEGINNING and containing 426,470 square feet or 9.790 acres of land.

NOTES:

1. The bearings hereon are referenced to the deed recorded under County Clerk's File No. 99-RO075117 of the Deed Records of Denton County, Texas.
2. This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**GOODWIN
MARSHALL**

CIVIL ENGINEERS -- PLANNERS -- SURVEYORS

2406 Mustang Drive, Grapevine, TX 76061

Metro (817) 329-4373

TBPLS FIRM No. 10021700

Joel S. Barton

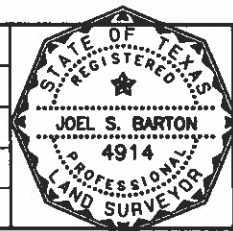
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Date: 5/15/2021

Job No.: 10313

Drafted: T. J. M.

Checked: J. S. B.



Sheet
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of
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(REMAINDER)
TRACT 1
CHADWICK FARMS, LTD.
VOL. 4861, PG. 1173
VOL. 4861, PG. 1180
VOL. 5534, PG. 4450
O.R.D.C.T.

LOT 1, BLOCK A
PREMIER ACADEMY - NORTHLAKE
2015-255, O.R.D.C.T.

GRAPHIC SCALE: 1"=200'
0 200 400



LOT 1X, BLOCK 27
CHADWICK FARMS
ADDITION
2009-217, O.R.D.C.T.

P.O.B.

(REMAINDER)
TRACT 1
CHADWICK FARMS, LTD.
VOL. 4387, PG. 566
VOL. 4850, PG. 2754
O.R.D.C.T.

LOT 1X, BLOCK 26
CHADWICK FARMS
ADDITION
2009-218, O.R.D.C.T.
426,470 S.F.
9,790 AC.

1379.62'

N 88°05'38" E

LOT 1, BLOCK 1
OF

LOTS 1 AND 2, BLOCK 1
CHADWICK FARMS SUBDIVISION,
BEING THE CHADWICK APARTMENTS
2010-41, O.R.D.C.T.

NORTHLAKE
FORT WORTH

CHADWICK HOLDINGS, LTD.
VOL. 4851, PG. 1073
VOL. 5019, PG. 2723
O.R.D.C.T.

(REMAINDER)
TRACT TWO

(REMAINDER)
TRACT ONE

**SEE SHEET 4
FOR LINE AND
CURVE DATA**

LOT 2, BLOCK 1
THE CHADWICK APARTMENTS
2010-41, O.R.D.C.T.

**GOODWIN &
MARSHALL**

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76061
Metro (817) 329-4373
TBPLS FIRM No. 10021700

Joel S. Barton

Scale: 1"=200'
Date: 5/15/2021
Job No.: 10313
Drafted: T. J. M.
Checked: J. S. B.



Sheet
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of
4

EXHIBIT "A"

LINE DATA

LINE	BEARING	DISTANCE
L1	S00°37'34"W	340.33'
L2	N88°05'55"E	246.66'
L3	S43°34'00"W	138.68'
L4	N52°14'55"W	120.00'
L5	N05°56'22"W	14.27'
L6	N50°24'01"W	119.66'
L7	N50°21'39"W	132.11'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1740.00'	5°48'55"	176.61'	S40°39'32"W	176.53'
C2	1860.00'	0°36'58"	20.00'	N38°03'34"E	20.00'
C3	1830.00'	8°25'54"	269.30'	N46°11'04"W	269.06'

**GOODWIN &
MARSHALL &**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX 76061

Metro (817) 329-4373

TBPLS FIRM No. 10021700

Joel S. Barton

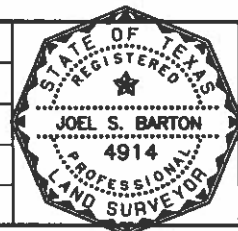
Scale: NONE

Date: 5/15/2021

Job No.: 10313

Drafted: T. J. M.

Checked: J. S. B.



Sheet
4
of
4

EXHIBIT B
+/- 152.999 ACRES

MPD, Mixed-Use Planned Development District

1.00 Tract 1 - Residential (Approximately 54.805 acres)

- 1.01 General Description:** The residential tract is intended to provide for high quality medium density development with attached units such as multi-family and single-family attached (townhouse). Access to multi-family units shall be provided from private access drives or parking areas connecting to adjacent public streets. Access to single-family attached units may be from public streets and alleys or private access drives connecting to adjacent public streets. Multi-family units will range from 2 units per building to 24 units per building. Units within multi-family residential facilities restricted to the uses of retirement housing and assisted living may be located within a single building or multiple buildings with greater than 24 units per building. Requirements for multi-family development and single-family attached development shall be governed by standards as described below.
- 1.02 Permitted Uses:** Land uses permitted within the Residential areas, indicated as Tract 1, are as follows:
1. Multi-Family Residential units as described herein;
 2. The following uses shall be included as a multi-family residential development:
 - a. Retirement Housing, which shall be defined as "A residential facility principally designed for persons 55 years of age or older." This does not include "Convalescent and nursing homes, hospice care, and related institutions" use as defined in the Unified Development Code. Such uses may be allowed with approval of a Specific Use Permit.
 - b. Assisted Living Facility, which shall be defined as "A facility providing residence, supervision and daily assistance for individuals, generally persons 55 years of age or older, with common dining and recreational areas designed for the needs of the elderly. Services in these establishments include assistance with routine living functions that are non-medical in nature, such as dressing, grooming, bathing and social and recreational services, such as meal services, transportation, housekeeping, linen and organized social activities."
 - c. Accessory Buildings as defined in Section 1.15.6.
 3. Single-Family Attached Residential (Townhouse) units as described herein.
- 1.03 Density:** The overall allowed density for Tract 1 shall be 16 units per gross area, including the floodplain area.
- 1.04 Minimum Lot Area:** 20,000 square feet for multi-family
2,500 square feet for single-family attached
- 1.05 Minimum Lot Dimensions:** 100 feet lot width for multi-family
25 feet lot width for single-family attached
100 feet lot depth for single-family attached

- 1.06 **Minimum Front Yard:** 30 feet for one story principal structure,
40 feet for two story principal structure, and
50 feet for three story principal structure for
multi-family
20 feet for single-family attached
- 1.07 **Minimum Side and Rear Yards:** 25 feet for one-, two- and three-story principle
Multi-family Structures
0 feet side yard for single-family attached units
with a maximum of 8 consecutive units attached
10 feet shall be provided between detached
structures
20 feet rear yard for single-family attached
- 1.08 **Minimum Building Separation:** 15 feet for multi-family
No building separation required for single-family
attached except as described in Section 1.07
- 1.09 **Minimum Floor Area Per Dwelling Unit:**
1. Multi-Family Residential Uses
 - a. 650 square feet - 1 Bedroom
 - b. 900 square feet - 2 Bedroom
 - c. 1100 square feet - 3 Bedroom
 - d. 200 square feet - Each additional bedroom
 2. Retirement Housing and Assisted Living Uses
 - a. 330 square feet – Studio Apartment
 - b. 560 square feet – Shared Unit/Apartment
 - c. 720 square feet - 2 Bedroom
 - d. 110 square feet - Each additional bedroom
 3. Single-Family Attached Residential Uses
 - a. 1400 square feet
- 1.10 **Maximum Lot Coverage:** 35%, excluding accessory buildings for multi-family
70% for single-family attached
- 1.11 **Maximum Height:** The permitted height of all residential structures shall not exceed three
(3) stories, or forty-five (45) feet to the mean point of the roof, whichever is greater.
- 1.12 **Building Materials:** For multi-family the exterior building materials shall be a minimum
of eighty percent (80%) masonry product (including stucco), exclusive of windows and
doors. A minimum of two exterior materials shall be included on every facade. Hardi-
plank may be used above the first story and may be credited as an alternative construction
material for up to 30% of the total 80% masonry requirement. Hardi-plank may also be
used within all breezeways and patios, including the first story. Alternative materials may
be approved at the time of Site Plan approval. The development in its entirety shall be
consistent with the design theme of its various parts. No metal roofs shall be permitted

with the exception of standing-seam metal roofs, which shall be approved in conjunction with the Site Plan.

Single-family attached shall meet the requirements for single-family residential in Sec. 9.5, Exterior Construction and Design Standards, of the Northlake Unified Development Code (UDC).

- 1.13 **Required Open Space:** The minimum amount of required open space for residential development shall be 20% of the area of the lot (multi-family) or platted phase (single-family attached), net of floodplain and adjacent right-of-way. No park land dedication or park fees shall be required in lieu of providing open space.

1.14 **Parking Requirements:**

1. Multi-Family Residential: The minimum parking requirement shall be two (2) nine (9) foot by eighteen (18) foot parking spaces per unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang over any landscaped areas. Twenty percent (20%) of the total required parking spaces, as defined above, shall be covered. Said 20% may be a mix of car ports and enclosed garages. In the event an apron is provided in front of the enclosed garages, it shall be counted as a parking space.
2. Retirement Housing and Assisted Living Uses: The minimum parking requirement shall be 0.6 parking spaces sized nine (9) foot by eighteen (18) foot parking spaces per unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang over any landscaped areas.
3. Except for the immediate loading and unloading, the parking of recreational vehicles, trailers, and boats shall be prohibited.
4. Single-Family Attached Residential: A minimum of two (2) spaces shall be provided in an enclosed garage. Front-entry garages shall be allowed. Carports are prohibited.

1.15 **Miscellaneous Multi-Family Residence Provisions:**

1. All private balconies shall have lockable, enclosed storage areas.
2. A concrete, stone, masonry or decorative metal wall not greater than six feet (6') in height may be erected in the front yard provided, however, that a minimum of fifty percent (50%) of the wall shall be open construction. Alternatively, an eight foot (8') wall may be constructed, being a combination of masonry and wrought-iron or tubular steel, such that the bottom portion of the wall may be masonry for a height of no more than four and one half feet (4 1/2'), with wrought-iron or tubular steel on top. Further, fences and walls must be constructed in accordance with the Unified Development Code of the Town of Northlake in effect at the time of final Site Plan approval. Solid masonry fences without at least 50% open construction and chain link fences shall be prohibited.
3. All trash collection, storage facilities and loading docks should be located in the rear of the property whenever possible and all such facilities shall be enclosed or

- screened on a minimum of three sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.
4. Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.
 5. Restricted Entry. Entry to the multi-family development may be restricted by the use of gates, the exact location of which shall be approved by the Town of Northlake at the time of final Site Plan approval.
 6. Accessory Buildings. An accessory building is a subordinate or incidental building, attached to or detached from the main building, that does not have separate kitchen facilities, is not used as a dwelling or living quarters, and is not used for commercial purposes or financial gain. Accessory buildings may have water and sanitary sewer service and may be climate controlled. Accessory buildings shall include but are not limited to the following: detached garages, carports, general apartment maintenance buildings, storage sheds and trash collection and storage facilities. Except for carports and the maintenance building, all accessory buildings shall be constructed of the same building materials as the primary buildings as set forth in Section 1.12 above. Accessory buildings may not be permitted without a primary structure. In addition, accessory buildings shall follow the following criteria:

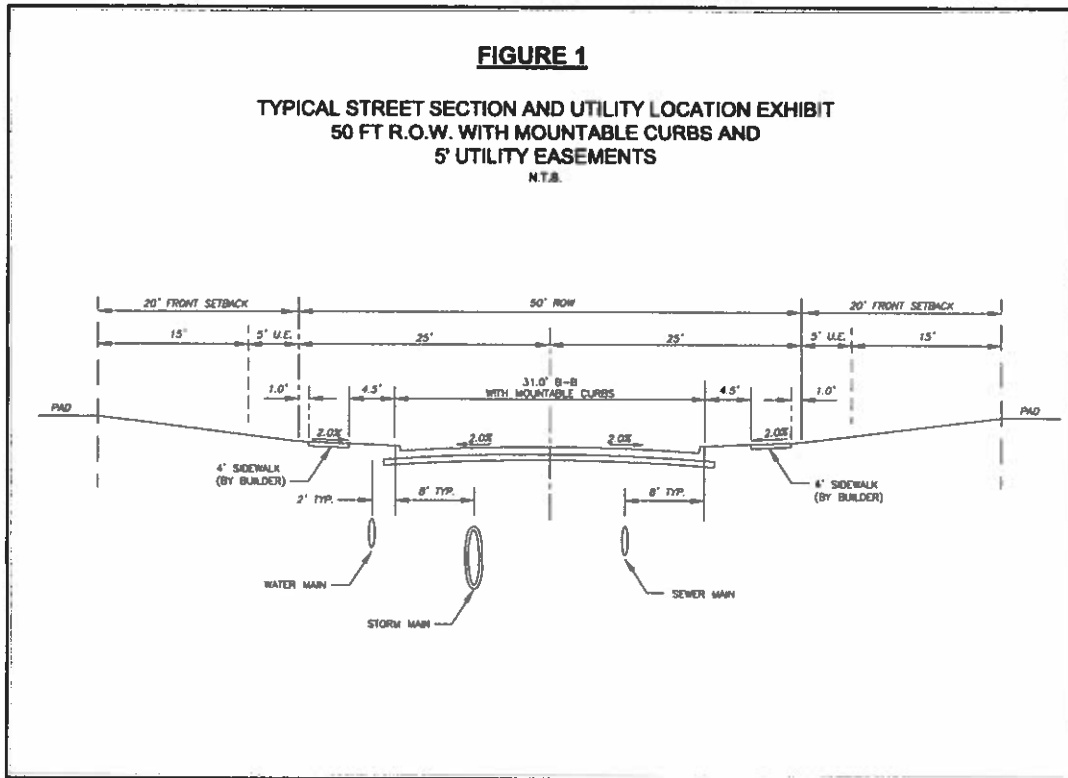
a.	Minimum Front Yard Set Backs	50 feet
b.	Minimum Rear and Side Yard Set Backs	10 feet
c.	Minimum Building Separation	10 feet

The aforementioned setbacks shall be measured to the building walls. Roof overhangs shall be permitted to fall within the defined setbacks.

1.16 Miscellaneous Single-Family Attached (Townhouse) Provisions:

1. Streets and driveways:
 - a. Streets shall be designed with a 50-foot street right-of-way, a 31-foot "back-to-back" pavement cross section and a 5-foot easement on either side of the street in accordance with **Figure 1**.
 - b. 24" Mountable curbs will be constructed for the proposed streets.
 - c. 4' sidewalks shall be construction by homebuilder 1-foot inside the public right-of-way when homes are developed. Sidewalks adjacent to open spaces to be constructed by the developer with the public improvements.
 - d. On corner lots, the "corner clips" shall not be considered when measuring setbacks.
 - e. Driveway radii to be 2 feet on lots with adjacent driveways and 4 feet for all others.
 - f. The minimum distance from a driveway to intersection may be reduced as shown on an approved site plan when the driveway is on a local street intersecting with another local street.
 - g. Alternative turnarounds to cul-de-sacs as approved by the Fire Marshal and as shown on an approved site plan may be allowed.

- h. At the time of home construction, home builders shall construct additional driveway areas at dead ends in order to provide for additional space for vehicles backing out of garages.



2. Landscaping/Screening/Open Space:
 - a. Perimeter screening/fencing along Cleveland-Gibbs Road shall consist of a 6-foot solid masonry wall with stone columns.
 - b. Screening/fencing along all other property boundaries may consist of one of the following at the developer's discretion:
 - i. 6-foot board-on-board, wooden privacy fence;
 - ii. 4-foot wrought iron fence;
 - iii. 6-foot solid masonry wall
 - c. The following landscaping may be placed within the westerly 5-feet of the existing 20-foot sanitary sewer easement and 15-foot water easement adjacent to Cleveland-Gibbs Road along the east side of the screening walls.
 - i. Ornamental trees
 - ii. Shrubs or ornamental grasses
 - d. The following landscaping and monument signage may be placed within the existing 20-foot sanitary easement and 15-foot water easement adjacent to Cleveland Gibbs Road:

- i. Groundcover or decomposed granite and ornamental boulders;
 - ii. Planting beds;
 - iii. Entry monument sign
 - e. Alternative landscaping requirements along the frontage of Cleveland-Gibbs Road may be considered and approved with site plan approval.
 - f. At the time of home construction, home builders shall plant a minimum of one street tree in the front yard for every two lots.
3. Homeowner's Association
- a. A homeowner's association (HOA) shall be established prior to final platting of the tract for single-family attached residential lots.
 - b. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities.
4. Concept plan
- a. A concept plan for development of the approximately 7.5-acre site at the northwest corner of Cleveland-Gibbs Road and Chadwick Parkway with single-family attached residential (townhouses) is attached as Attachment A.
 - b. The overall layout and number of lots shown on the concept plan are presented for conceptual purposes only and subject to change. The final layout and number of lots will be subject to all requirements herein and determined with site plan and platting.
 - c. The edge of driveway on Lot 61 as shown on Attachment A shall be allowed within 20 feet of the projected gutter line for Street A.
 - d. At the time of home construction, home builders shall construct additional driveway areas for Lots 20 and 41 in order to provide for additional space for vehicles backing out of garages in general conformance with Attachment A.

2.00 Tract 2 - Commercial (Approximately 75.879 Acres)

2.01 General Description: The Commercial areas will provide the ability to encourage and to accommodate the development of office, retail, and commercial service centers within growth corridors located along State Highway 114.

2.02 Permitted Uses: The following uses shall be permitted in the Commercial areas, subject to compliance with all applicable conditions contained within the Unified Development Code of the Town of Northlake:

- Accessory building or structure
- Amusement: commercial, indoor
- Auto gasoline fuel sales
- Antique shop
- Appliance sales or rentals
- Art supply store
- Auto gasoline or motor fuel sales
- Auto glass, seat cover, muffler shop
- Auto laundry/car wash
- Auto parts and accessory sales, no outside storage
- Auto repair garage, indoor only
- Auto/truck rental service
- Bakery or retail confectioner
- Bank / financial institution
- Building materials sales
- Cabinet or upholstery shop
- Child care center
- Contractor: electrical, mechanical, plumbing, no outside storage
- Convenience store with automotive fuel sales
- Convenience store without automotive fuel sales
- Custom personal shop
- Department store
- Drapery, sewing, or weaving shop
- Drugstore or pharmacy
- Florist shop
- Furniture or appliance store
- Greenhouse or nursery
- Grocery store
- Handicraft shop and art objects
- Hardware or hobby shop
- Health and fitness studio
- Hotel or motel
- Key shop
- Laboratory, medical or dental
- Laundry/dry cleaning: pick up and/or self service
- Lithography or print shop

- Mini-warehouse
- Mortuary or funeral home
- Motorcycle sales and repair, indoor only
- Movie theater or indoor play house
- Musical instrument sales and manufacturing
- Office, business or professional
- Office, medical or dental
- Paint store
- Parking lot or structure
- Pet shop
- Photographer and/or artist studio
- Photographic print shop
- Plumbing shop, without outside storage
- Recreation or health club
- Repair and maintenance services for buildings
- Repair, household appliance
- Repair, small engine
- Restaurant, with drive-in service
- Restaurant, without drive-in service
- Retail specialty shop
- Retail, variety or similar store
- Roller or ice rink
- School, business
- Sewage pumping station
- Shopping center or mall
- Studio, music, dance, and/or drama
- Telephone exchange, switching, relay, or transmission station
- Tool rental
- Veterinarian hospital, indoor only
- Veterinarian, office only
- Veterinarian supply store
- Video/game rental store

2.03 **Specific Uses:** The following use shall be permitted in the Commercial areas only upon approval of a Specific Use Permit by the Town Council in accordance with the procedures and standards of Section 5.11, Specific Use Permit (SUP) of Article 5, Unified Development Code of the Town of Northlake:

- Private club
- Petroleum or gas well

2.04 **Prohibited Uses:** The use of portable storage freight containers shall be prohibited.

2.05 **Maximum Floor Area Ratio:** The maximum floor area ratio shall be 1:1.

- 2.06 **Required Parking:** The minimum parking requirements shall be consistent with those requirements outlined in Article 10, Parking and Loading Standards of the Unified Development Code of the Town of Northlake except as otherwise provided herein. All parking spaces shall be a minimum of nine (9) feet by eighteen (18) feet in size. All parking areas shall be constructed of concrete paving and be curbed and graded to drain appropriately. No head in parking shall be permitted to overhang any landscaped areas. The parking lot shall be subject to the landscape regulations of the Unified Development Code of the Town of Northlake including, but not limited to, the provision of a landscaped strip along public-right-of-way and landscape islands. No seasonal, outdoor sales shall be permitted within any required parking area except for temporary vending in accordance with Article 4.200 Temporary Vending of Chapter 4 of the Town of Northlake Code of Ordinances. Any proposed seasonal, outdoor sales areas must be clearly identified at the time of final Site Plan submittal and approved by the Town of Northlake.
- 2.07 **Shared Parking:** It is anticipated that the commercially zoned property will have a variety of different uses. Therefore, it is expected that opportunities for shared parking may exist within the project in order to reduce the overall number of parking places otherwise required. At such time as opportunities for shared parking are identified, the owner(s) of all affected properties shall submit proposed shared parking agreements to the Town of Northlake for review and approval. Such agreements shall be signed by all owners and affected parties. If the Town approves a shared parking agreement, such approval shall be conditioned on the uses contained in the shared parking agreement. Any change of use shall require re-submittal, review and approval by the Town of Northlake.
- 2.08 **Building Materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry (stucco, stone, brick, fiber cement), exclusive of windows and doors. Alternative materials may be approved at the time of Site Plan approval. The development in its entirety shall be consistent with the design theme of its various parts. No metal roofs shall be permitted with the exception of standing seam metal roofs, which shall be approved in conjunction with the Site Plan.
- 2.09 **Building Height:** No Commercial building shall exceed two (2) stories or forty five (45) feet in height, whichever is greater.
- 2.10 **Building Articulation:** Building facades shall meet the following minimum standards for articulation:
1. **Horizontal Articulation:** No building front elevation shall extend for a distance equal to three (3) times the wall's height without having an offset of 10% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane.
 2. **Vertical Articulation:** No front elevation shall extend horizontally for a distance greater than three (3) times the height of the wall without changing vertically by a minimum of 10% of the wall's height.
- 2.11 **Minimum Lot Area:** None.
- 2.12 **Minimum Lot Width:** None.

- 2.13 **Minimum Lot Depth:** None.
- 2.14 **Maximum Lot Coverage:** In no case shall more than fifty percent (50%) of the total lot area be covered by the combined area of the main buildings. Parking structures and surface parking facilities shall be excluded from the coverage computations.
- 2.15 **Minimum Front Yard:** The minimum front yard shall be thirty (30) feet.
- 2.16 **Minimum Side Yard:** The minimum side yard requirements shall be consistent with those requirements outlined for the Commercial (C) zoning district in Section 5.6 Dimensional and Developmental Standards Summary of Article 5 of the Unified Development Code of the Town of Northlake.
- 2.17 **Minimum Rear Yard:** The minimum rear yard requirements shall be consistent with those requirements outlined for the Commercial (C) zoning district in Section 5.6 Dimensional and Developmental Standards Summary of Article 5 of the Unified Development Code of the Town of Northlake.
- 2.18 **Screening Requirements:**
1. **Mechanical Equipment:** All mechanical equipment such as gas meters, electrical panels, HVAC equipment and similar devices shall be screened from parking and off-site view.
 2. **Trash Collection, Storage Facilities, and Loading Docks** shall be screened from view of parking areas located in front of buildings. Unless approved by the Town of Northlake Town Council or its designee, all trash collection, storage facilities and loading docks should be located in the rear of the property whenever possible. All such facilities shall be enclosed or screened on a minimum of three sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.
 3. **Screening Fences and/or Walls:** If it is determined during final Site Plan approval that screening fences and/or walls are necessary for the phase of development under consideration, such fences and/or walls shall be constructed by the commercial developer prior to the issuance of a Certificate of Occupancy for the phase of development under construction. For security purposes, such fences shall be concrete, stone, or masonry, and shall not exceed eight feet (8') in height. All screening fences and walls shall be architecturally compatible with the colors and materials of the accompanying building. All screening fences and/or walls shall be constructed in accordance with the requirements of the Unified Development Code of the Town of Northlake.
- 2.19 **Landscaping.**
1. Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.
 2. It is the intent of the developer to utilize the existing open space and natural screen along the rear boundary of the commercial phases of the development. However,

if it is determined by the Town of Northlake in conjunction with the approval of the final Site Plan that insufficient natural screening exists between the open space and the adjacent commercial property, a landscape buffer a minimum of twelve feet (12') wide shall be provided. Trees a minimum of three inches (3") in caliper shall be provided at a ratio of one (1) tree per two hundred and fifty (250) square feet of buffer area. Understory plants (shrubs, bushes, etc) shall be provided in order to sufficiently screen the commercial area from the open space when the landscape material reaches maturity. Screening shall be maintained at all times to these specifications by the property owner.

3.00 PLANNED DEVELOPMENT - GENERAL CONDITIONS

- 3.01 **Sign Restrictions:** Sign Restrictions shall be consistent with those requirements outlined in Article 11, Signs, of the Unified Development Code of the Town of Northlake, except that the following signs shall be prohibited:
- Pole/Pylon Signs
 - Moving Signs
 - Vehicle Signs
 - Any type of flashing sign
- 3.02 **Emergency Vehicle Accessibility:** A twenty-four (24) foot fire lane shall be provided in the commercial and multi-family portions of the property in accordance with the adopted Fire Code of the Town of Northlake. Adequate turnaround areas shall be provided if there are any dead ends in the Site Plan.
- 3.03 **Driveways:** A maximum of eight (8) driveway connections shall be allowed to State Highway 114, with four (4) located east of the proposed Chadwick Parkway, and four (4) located west of the proposed Chadwick Parkway. Cross access agreements shall be required among all commercial properties in order to provide for shared access to the driveways. Proof of such cross access easements shall be provided to the Town of Northlake prior to the issuance of a building permit in each commercial area. For the purposes of this restriction, Cleveland-Gibbs Road and Chadwick Parkway are not considered driveways, and shall not count against the eight (8) allowed access points. All driveway connections to State Highway 114 are subject to approval of the Texas Department of Transportation.
- 3.04 **Utility Lines:** With the exception of the Brazos Electric Cooperative transmission line along the north boundary line of the property, all utility lines (electricity, phone, gas, cable, etc.) shall be placed underground.
- 3.05 **Roadways:**
1. Cleveland-Gibbs Road: Cleveland-Gibbs Road shall be a divided four lane major arterial within a 100 foot right-of-way.
 2. Chadwick Parkway: Chadwick Parkway, as depicted on the Development Plan, shall be a forty one (41) foot roadway within a sixty (60) foot right-of-way.
- 3.06 **Open Space:**
1. All floodplain and floodways contained within the proposed development shall be included in defined open space areas.
 2. The exact size and configuration of the open space depicted on the development plan shall be determined in conjunction with the adjacent city, state, and federal entities, to be finalized in conjunction with the approval of the final Site Plan of the project by the Town of Northlake. Open space areas shall be maintained by the property owner. Open space areas outside of the multi-family area as designated on the development plan shall be open and accessible to the general

public. The minimum amount of open space required to be preserved at full build out of the development is 20%.

3. Multi-purpose trail connections shall be made through the open space, so as to interconnect with the parks and open space system located within the City of Fort Worth.
4. A multi-purpose trail and/or sidewalk connection shall be made between the multi-family portions of the project and shall provide pedestrian access and connectivity from the multi-family areas to adjacent commercial areas of the development.

4.00 SITE LIGHTING STANDARDS

4.01 Outdoor Lighting Plan

An Outdoor Lighting Plan must be submitted with any required site plan or landscape plan on all public or private properties, including rights- of-way, public easements, franchises, and utility easements. Said Outdoor Lighting Plan shall be submitted prior to issuing a building permit and must be approved by the Town Council in conjunction with final Site Plan approval. Plans shall include the following:

1. A layout of the proposed fixture locations.
2. The light source.
3. The luminous area for each proposed light source.
4. The type and height of the light fixture or of the light source above grade.
5. The type of illumination.

4.02 General

1. All building lighting for security or aesthetics will be fully shielded type, not allowing any upward distribution of light. Wallpack type fixtures shall be fully shielded.
2. Relative to landscaping or building lighting, high pressure sodium, metal halide, or mercury vapor sources may not exceed 175 watts, and incandescent sources may not exceed 300 watts.
3. Relative to parking lots and vehicle movement areas, lighting in cut-off type fixtures shall not exceed a maximum of 400 watts.
4. Display, building, and aesthetic lighting must be externally lit from the top and shine downward.
5. Shielding shall be required in all outdoor lighting installations as specified below.

Lamp Type

Low Pressure Sodium (LPS)
High Pressure Sodium (HPS)
Metal Halide
Mercury Vapor
Fluorescent
Incandescent (150 watts/fixture)
Incandescent (<150 watts/fixture)
Any light source <50 watts
Low intensity Neon, Krypton or
Argon Discharge Tubes

Shielding

Fully Shielded
Fully Shielded
Fully Shielded
Prohibited
Partially or Fully Shielded
Partially or Fully Shielded
Partially or Fully Shielded
Unshielded Permitted
Unshielded Permitted

4.03 Non-residential

1. All non-essential lighting shall be turned off after business hours, leaving only necessary lighting for site security.
2. Floodlight, accent, aesthetic and security lights must be fully shielded and no uplighting shall be permitted except that lighting of 50 watts or less is excepted if necessary for security purposes.

4.04 Prohibited

1. Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited.
2. Searchlights: The operation of searchlights for advertising purposes is prohibited.
3. Floodlights: The use of floodlights is prohibited.
4. Up-lighting of any display, building and aesthetic lighting is prohibited.

4.05 Exemptions

1. All temporary emergency lighting required by the Police or Fire Departments or other emergency services, as well as vehicular luminaries.
2. All hazard warning luminaries required by Federal regulatory agencies, except that all luminaries used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
3. Any luminaire of 50 watts or less provided the accumulated illumination of 50 watt luminaries does not exceed 50 watts.
4. Seasonal decorative lighting.

4.06 Temporary Exemptions. The Town Council or its designee may approve temporary exemptions from these requirements for a period not exceeding 30 days.

5.00 Development Schedule

- 5.01 Cleveland-Gibbs Road has been completed.
- 5.02 Chadwick Parkway has been completed.
- 5.03 Work on Tracts 3A and 3B should commence in 2017 and will take approximately 6-9 months to complete the first phase of Tract 3A and all of Tract 3B.
- 5.04 Plans are for the entire project to be completed as market conditions dictate.

6.00 Tract 3A - Commercial (Approximately 7.859 Acres)

- 6.01 General Description:** The Commercial areas will provide the ability to encourage and to accommodate the development of office, retail, and commercial service centers within growth corridors located along State Highway 114 in conjunction with the development associated with Tract 3B.
- 6.02 Permitted Uses, Restrictions and Guidelines:** All uses, restrictions and guidelines established in Sections 2.02 to 2.19 shall apply to this tract.
- 6.03 Access and Connectivity:** In conjunction with development of Tract 2, vehicular access and connectivity shall be provided to this Tract and Tract 3B via a minimum twenty-four (24) foot wide driveway contained within a cross access easement between the properties. Such easement and driveway shall continue to a stub out to the adjacent property at the western boundary of the Tract. Pedestrian access and connectivity shall be provided between this Tract and the adjacent Tract 3B and the other multi-family portions of the project via multi-purpose trail and/or sidewalk connections. Such connectivity shall be identified on the final Site Plan to be approved by the Town Council.

7.00 Tract 3B - Multi-Family Residential (Approximately 14.456 Acres)

- 7.01 **General Description:** The multi-family residential tract is intended to provide for a high quality medium density development. These multi-family units are attached units. Access shall be provided from private access drives or parking areas connecting to adjacent public streets. These multi-family units will range from 2 units per building to 100 units per building. Requirements for multi-family development shall be governed by standards as described above and shall be constructed with at least 10,000 SF of commercial development located within Tract 3A.
- 7.02 **Permitted Uses, Restrictions and Guidelines:** All uses, restrictions and guidelines established in Sections 1.02 to 1.15 shall apply to this tract except as provided in this section.
1. **Density:** The overall allowed density for Tract 3B shall be 18 nits per gross area, including the floodplain area.
 2. **Minimum Side and Rear Yards:** 20 feet for one, two and three story principle structures.
 3. **Minimum Floor Area Per Dwelling Unit:**
 - a. 500 square feet – 1 Bedroom
 - b. 800 square feet – 2 Bedroom
 - c. 1,000 square feet – 3 Bedroom
 4. **Maximum Height:** The permitted height of all multi-fmaily structures shall not exceed three (3) stories, or fifty (50) feet to the mean point of the rood, whichever is greater.
 5. **Building Materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry product (stucco, stone, brick, fiber cement), exclusive of windows and doors. A minimum of two exterior materials shall be included on every façade. Fiber cement may also be used within all breezeways and patios, including the first story. Alternative materials may be approved at the time of Site Plan approval. The development in its entirety shall be consistent with the design theme of its various parts. No metal roofs shall be permitted with the exception of standing-seam metal roofs, which shall be approved in conjunction with the Site Plan.
 6. **Required Open Space:** The minimum amount of required open space for any multi-family lot shall be 15% of the area of the lot, net of floodplain and adjacent right-of-way.
 7. **Parking Requirements:** The minimum multi-family residential parking requirement shall be one point eight (1.8) nine (9) foot by eighteen (18) foot parking spaces per unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang over any landscaped areas. Ten percent (10%) of the total required parking spaces, as defined above, shall be covered. Said 10% may be a mix of car ports and enclosed garages. In the event an apron is provided in front of the enclosed garages, it shall be counted as a parking space.
- 7.03 **Access and Connectivity:** In conjunction with development of Tract 2, vehicular access shall be provided to this Tract and Tract 3A via a minimum twenty-four (24) foot wide

driveway contained within a cross access easement between the properties. Such easement and driveway shall continue to a stub out to the adjacent property at the western boundary of the Tracts. Pedestrian access and connectivity shall be provided between this Tract and the adjacent Tract 3A and the other multi-family portions of the project via multi-purpose trail and/or sidewalk connections. Such connectivity shall be identified on the final Site Plan to be approved by the Town Council.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Cod (UDC) ; Engineering Design Manual (EDM)

SUBJECT: Consider approval of a preliminary plat of Northlake Logistics Center, a proposed 5-lot industrial development on a 251.044-acre tract of land situated in the Holland Anderson Survey, Abstract No. 25, SA Venters Survey, Abstract No. 1313, and MEP & P RR Co Survey, Abstract No. 910, generally located located on the east side of Harmonson Road at 10677 Harmonson Road.

**GOALS/
OBJECTIVES:** Invest in Infrastructure/Provide an adequate/functional roadway system; including associated water; sewer and storm drainage facilities

BACKGROUND INFORMATION:

Owner/Applicant: Exel, Inc.

Engineer/Surveyor: Kimley-Horn

Current Zoning: Industrial Planned Development (I-PD)

Summary: This application is for a preliminary plat of Northlake Logistics Center, a 5-lot proposed industrial development.

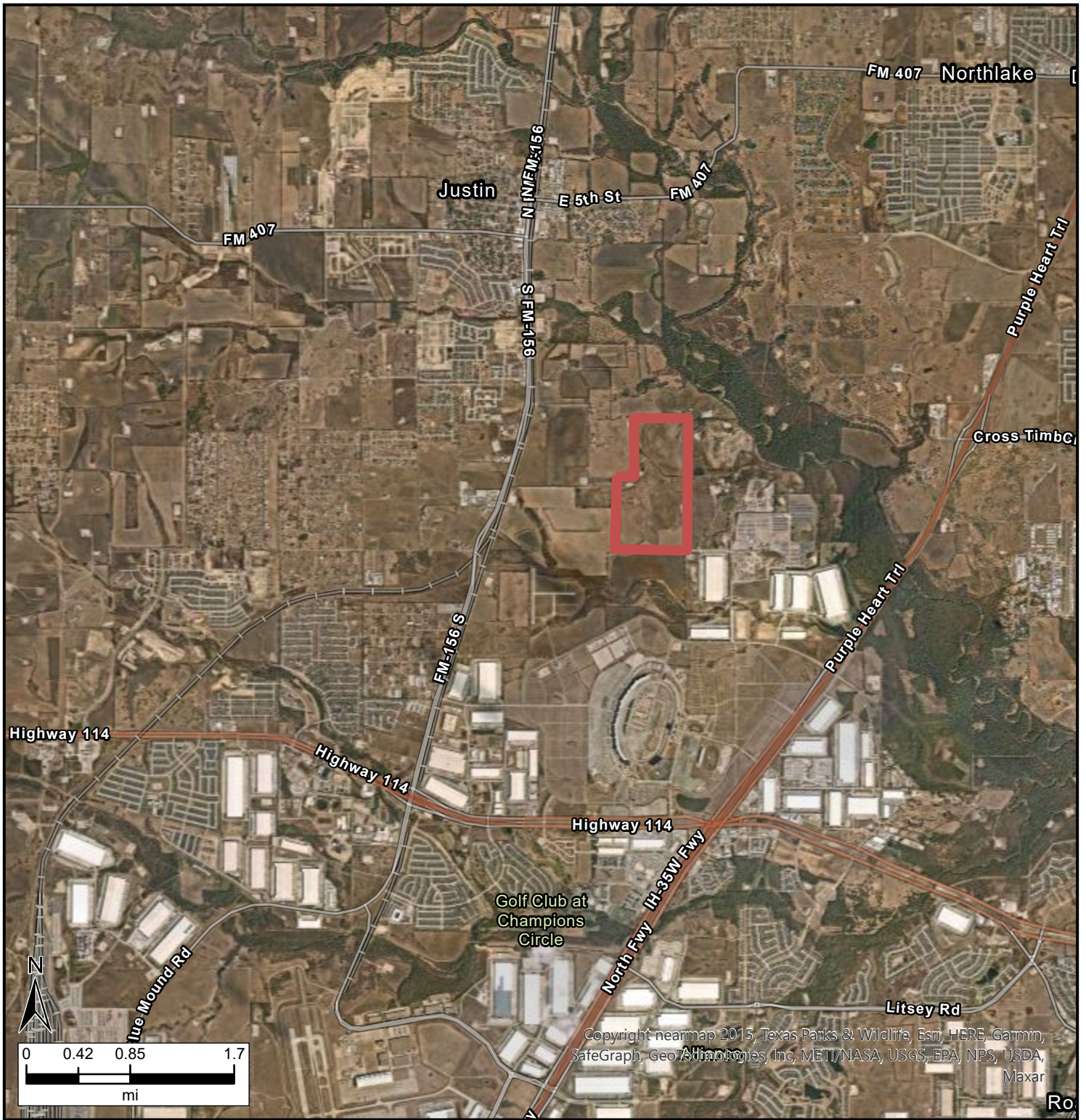
Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed November 21, 2023, and it will be approved on December 21, 2023, if no action is taken.

A drainage study was submitted for review in support of the preliminary plat, and it was found to meet all requirements of the Town for preliminary platting purposes. Preliminary plans for storm drainage, water, and sewer were also submitted for review. The preliminary plat and plans meet all platting and engineering design requirements.

P&Z ACTION:

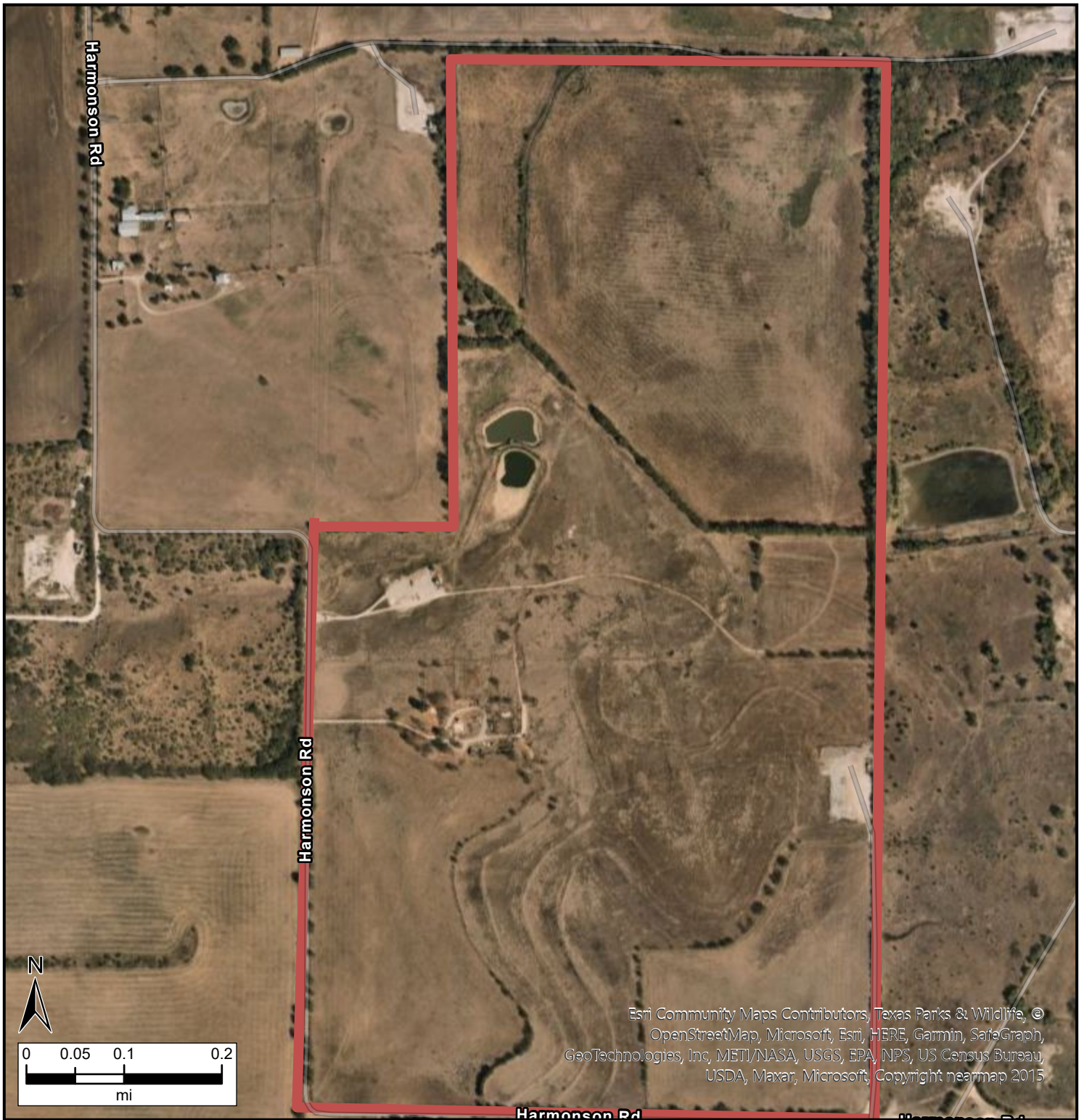
Approve preliminary plat as submitted

Northlake

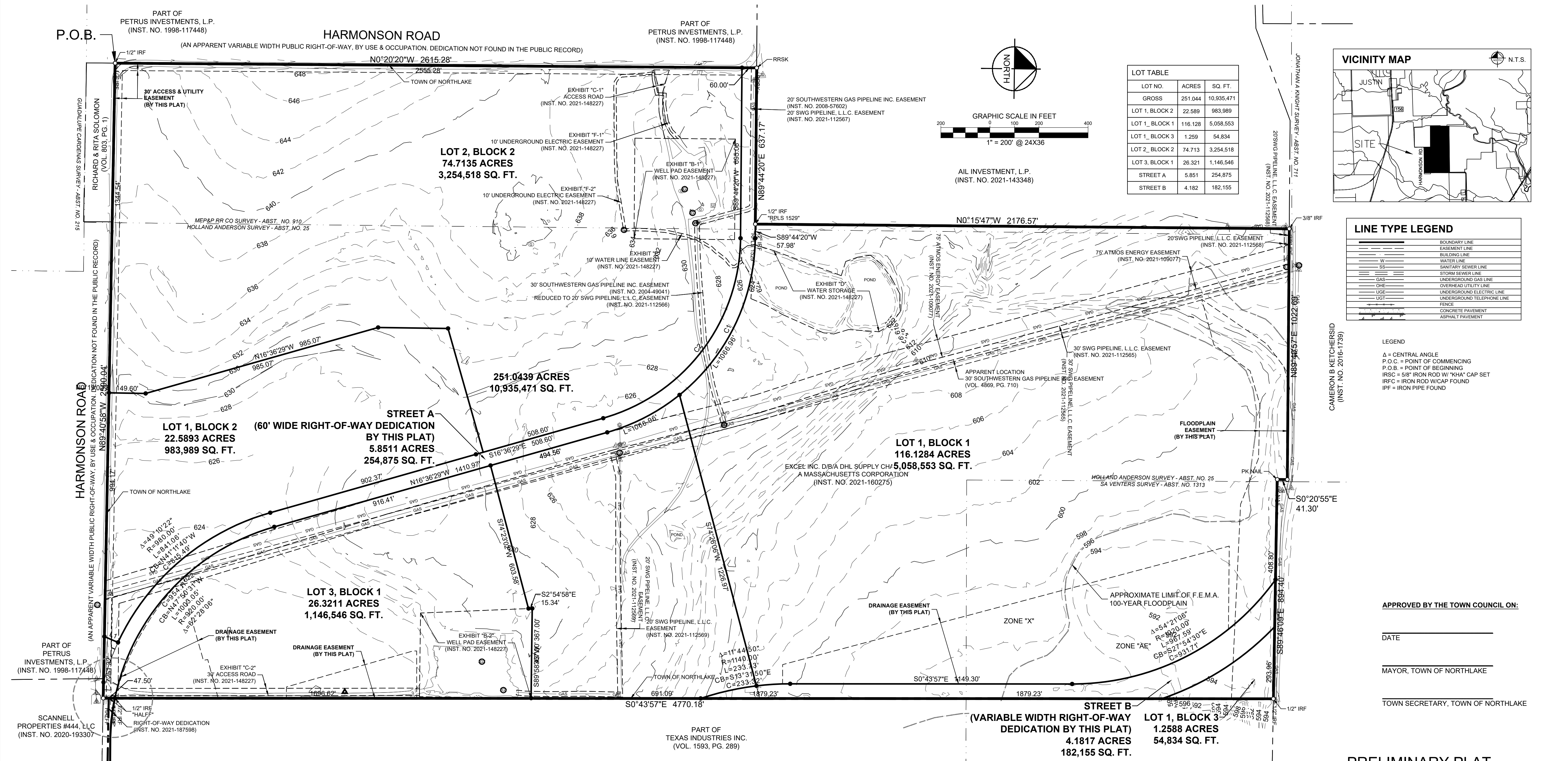


Legend

Northlake



Legend



METES & BOUNDS DESCRIPTION

BEING a 251.0439 acre (10,935,471 square foot) tract of land situated in the Holland Anderson Survey, Abstract No. 25, SA Venters Survey, Abstract No. 1313 and MEP&P RR Co Survey, Abstract No. 910, Town of Northlake, Denton County, Texas; said tract being all of that tract of land described in Special Warranty Deed with Mineral Reservation to Excel Inc. d/b/a DHL Supply Chain (USA), a Massachusetts Corporation recorded in Instrument No. 2021-160275 of the Official Public Records of Denton County, Texas; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Excel Inc. tract; said point being in Harmonson Road (an apparent variable width public right-of-way, by use & occupation, dedication not found in the public record);

THENCE North 00°20'20" West, along Harmonson Road, a distance of 2,615.28 feet to a railroad spike found for corner in the south line of that tract of land described in Special Warranty Deed to AIL Investments, L.P. recorded in Instrument No. 2021-143348 of said Official Public Records;

THENCE North 89°44'20" East, along the south line of said AIL Investments, L.P. tract, a distance of 637.17 feet to a 1/2-inch iron rod with "RPLS 1529" cap found for corner;

THENCE North 00°15'47" West, along the east line of said AIL Investments, L.P. tract, a distance of 2,176.57 feet to a 3/8-inch iron rod found for corner in the south line of that tract of land described in Special Warranty Deed to Cameron B. Ketcherside recorded in Instrument No. 2016-1739 of said Official Public Records;

THENCE along the said south line of the Cameron B. Ketcherside tract, the following three (3) calls:

North 89°40'57" East, a distance of 1,022.69 feet to a point for corner;

South 00°20'55" East, a distance of 41.30 feet to a pk-nail found for corner;

South 89°46'09" East, a distance of 894.40 feet to a 1/2-inch iron rod found for corner;

THENCE South 00°43'57" East, along the east line of said Excel Inc. tract, a distance of 4,770.18 feet to a point for corner in said Harmonson Road;

THENCE North 89°40'58" West, along said Harmonson Road, a distance of 2,590.04 feet to the **POINT OF BEGINNING** and containing 10,935,471 square feet or 251.0439 acres of land, more or less.

APPROVED BY THE TOWN COUNCIL ON: _____

DATE _____

MAYOR, TOWN OF NORTHLAKE _____

TOWN SECRETARY, TOWN OF NORTHLAKE _____

PRELIMINARY PLAT
NORTHLAKE LOGISTICS CENTER
LOTS 1-3, BLOCK 1 & LOTS 1-2, BLOCK 2
BEING A TOTAL OF 251.044 ACRES IN THE
HOLLAND ANDERSON SURVEY, ABSTRACT
NO. 25, SA VENTERS SURVEY, ABSTRACT
NO. 1313 AND MEP&P RR CO SURVEY,
ABSTRACT NO. 910
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS
5 INDUSTRIAL LOTS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MCB	KHA	1/24/2022	061304606	1 OF 1

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

OWNER
EXCEL INC.
360 WESTAR BOULEVARD
WESTERVILLE, OHIO 43028
CONTACT: GEOFF MEYER

CASE NO. _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Cod (UDC)

SUBJECT: Consider a recommendation of a Specific Use Permit (SUP) for gas drilling and production of three additional wells, Cole Frazier 3 (AW) 3H, 4 (AW) 4H, and 5 (AW) U5H, on an existing 3.29-acre pad site, being a portion of a 133.925-acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, and located approximately 2,600 feet east of Faught Road and 2,000 feet south of Robson Ranch Road. Case # SUP-23-001

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Advance Northlake's Interests/Effectively plan and manage ahead of state restrictions

BACKGROUND INFORMATION:

Site: A 3.29-acre pad site, being a portion of a 133.925-acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, and located approximately 2,600 feet east of Faught Road and 2,000 feet south of Robson Ranch Road

Owner: DF Pacific #2 LTD & Silverstone Northlake LTD

Applicant/Lessee: BKV Barnett LLC

Proposed Use: Gas drilling and production of three additional wells, Cole Frazier 3 (AW) 3H, 4 (AW) 4H, and 5 (AW) U5H, on an existing gas well pad site

Staff Analysis: Staff has reviewed this application in accordance with the Unified Development Code (UDC). The applicant has provided a specific use permit (SUP) application with a site plan in accordance with the UDC. The SUP application appears to meet the minimum requirements outlined in the UDC for consideration. The proposed location of the wells shown on the site plan meets all setback requirements for gas wells as outlined in Sec. 13.4 of the UDC. The following criteria for approval of an SUP is outlined in the UDC.

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic control

devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties;
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood;
8. The proposed use and associated site plan promote the health, safety or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town; or
9. Other criteria which, at the discretion of the P&Z and Town Council are deemed relevant and important in the consideration of the SUP.

Public Hearing:

A public hearing is required prior to acting on the SUP request. Public hearing notices were mailed to Northlake property owners within 200 feet, signs posted, and notice was published in the Denton Record Chronicle and on the Town's website. As of November 21st no written comments have been received.

Next Steps:

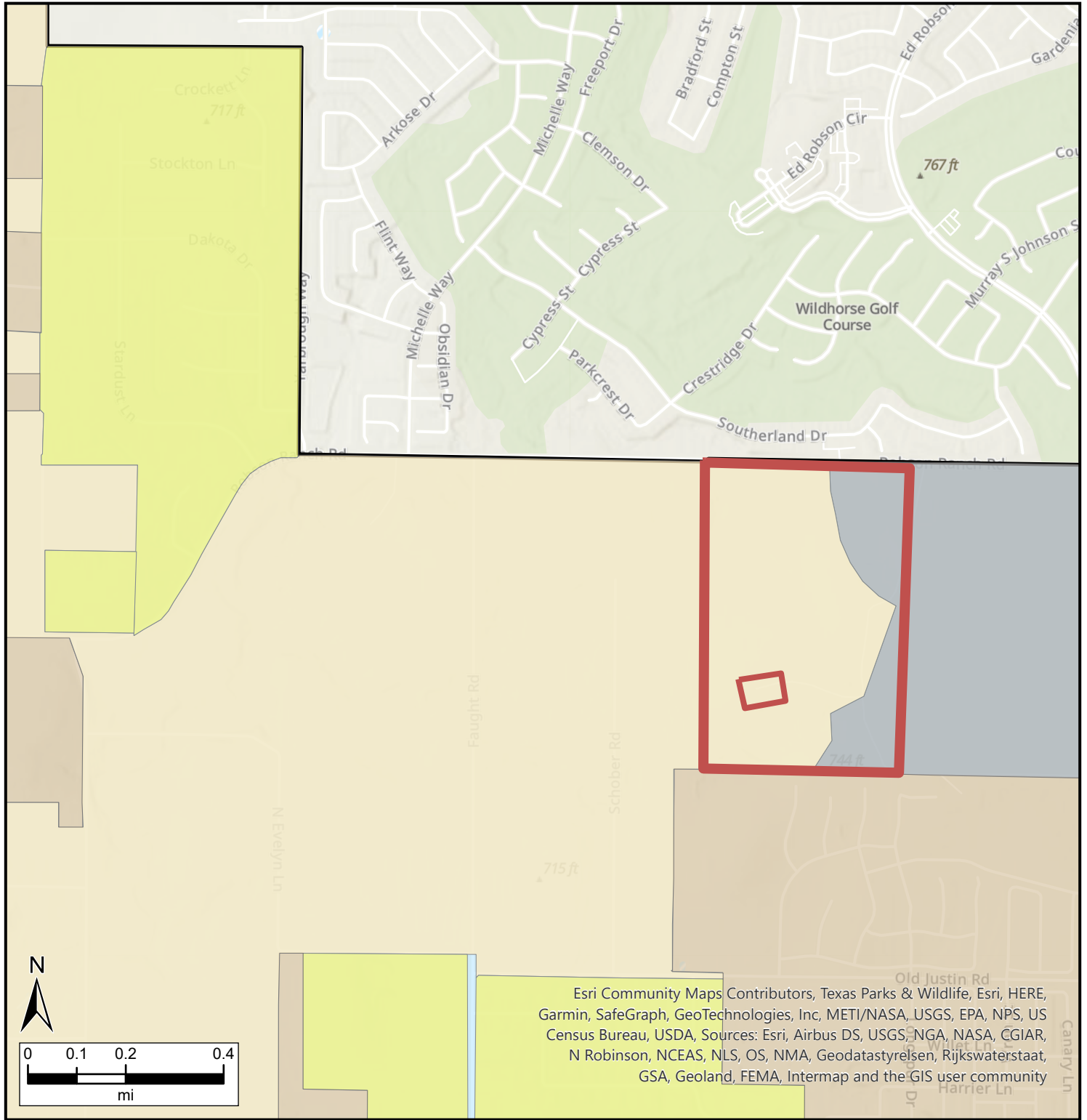
December 14th Town Council Meeting

- Hold public hearing
- Consider approval of specific use permit request

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of specific use permit (SUP) request

Northlake



Legend

Town of Northlake Zoning

- Commercial
- Commercial\Planned Development
- Neighborhood Commercial
- Industrial
- Industrial\Planned Development
- Mixed-Use\Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Estate min 1 ac
- Rural Estate\Planned Development min 1 ac
- Agricultural
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

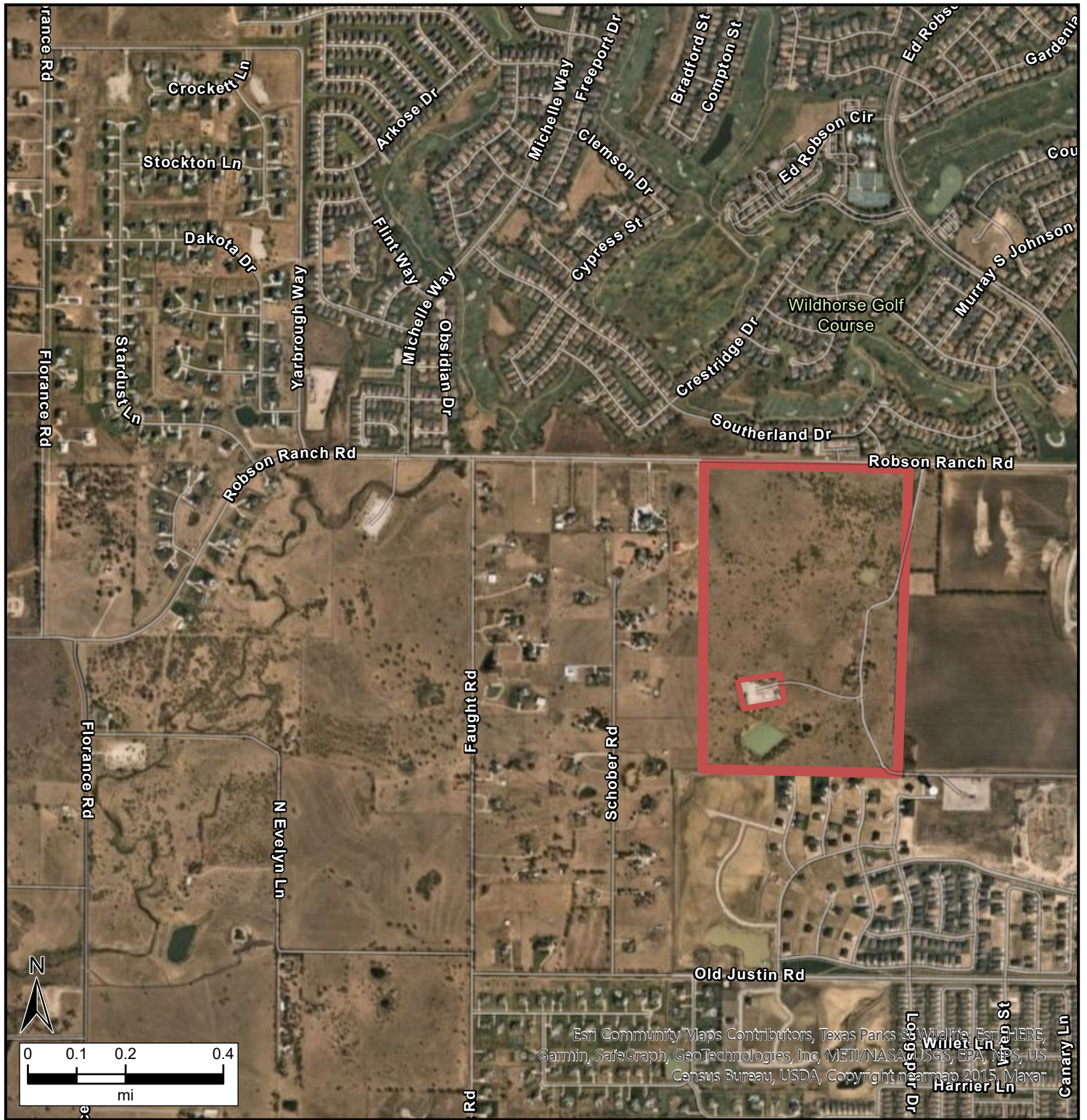
- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation

Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

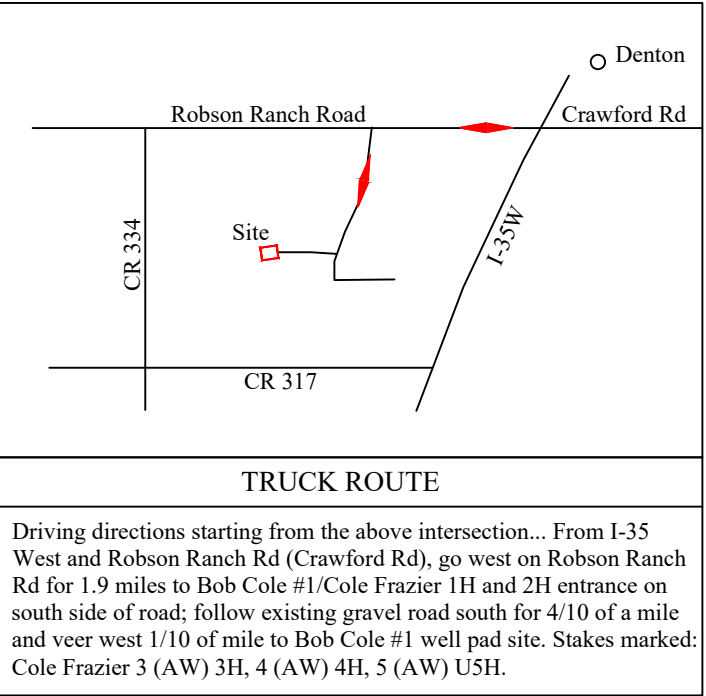
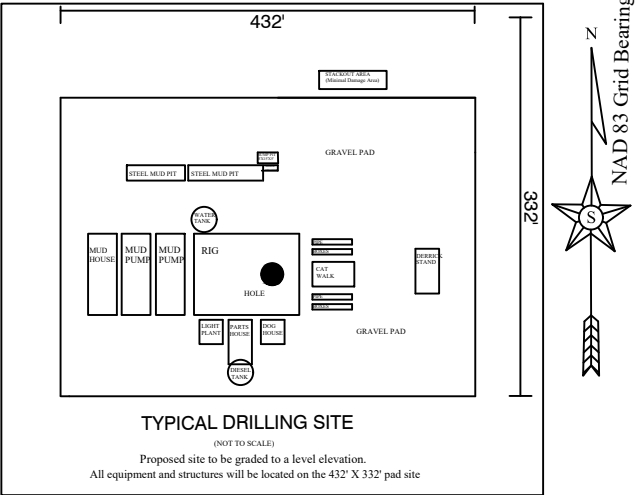
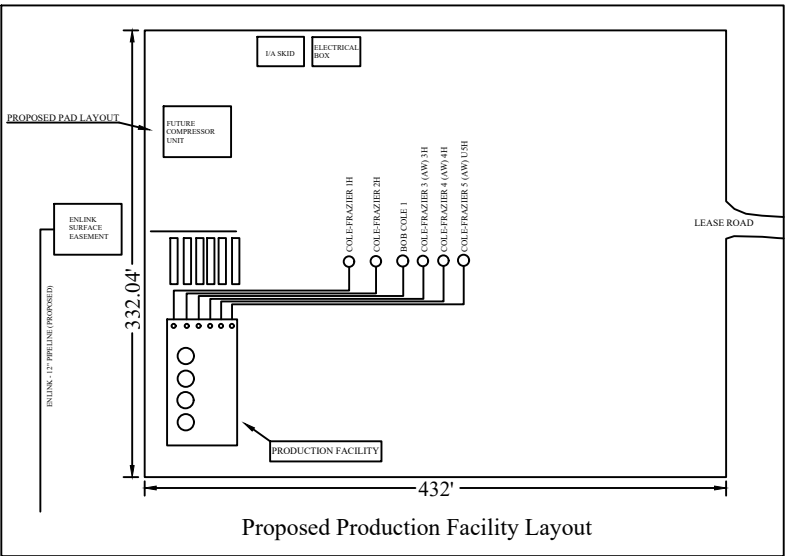
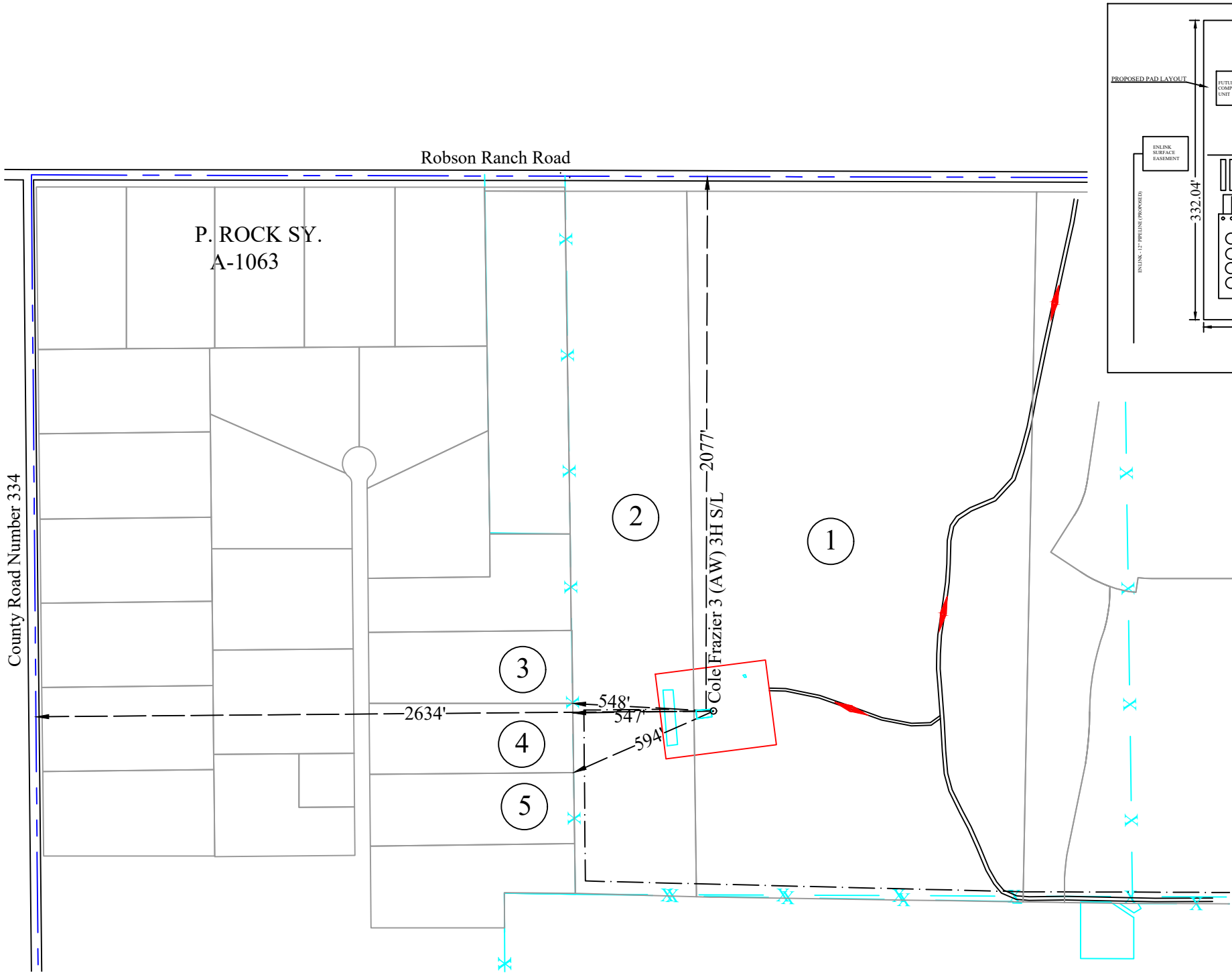


Date: 11/17/2023

Northlake



Legend



This site will comply with Article 13 of the Oil and Gas Well Drilling Regulations of the Town of Northlake Unified Development Code.

Survey Line Distances

Location is 2634' FWL & 2077' FNL of the P. Rock Survey, A-1063

Zoning: Agriculture
Land Use: Native Pasture III
Proposed Use: Oil & Gas

LEGEND:

SURVEY LINE ————
SURFACE LOCATION ○
ROADS ————
PAD SITE ————
FENCE LINE — x — x —
EXISTING PIPELINE ————
TRUCK ROUTE ————

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 3 (AW) 3H
Gas Well Site Plans
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

CITY PERMIT PLAT: DENTON COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale 1"=500' Date 09/06/2023 Print Number DE-523L3AWcity Page 1 of 3

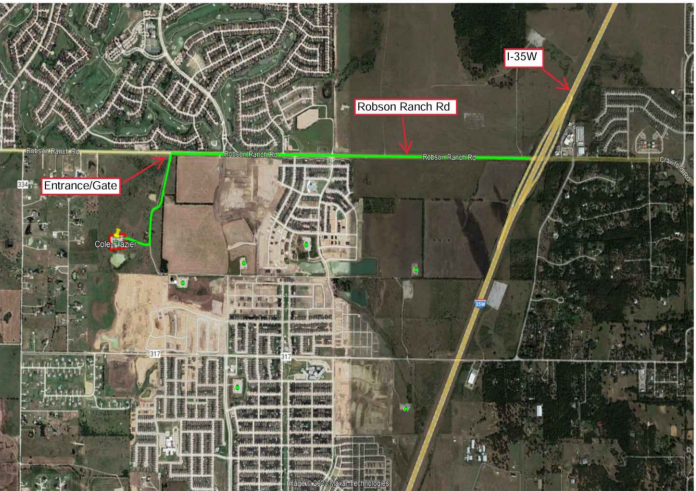


LEGEND:	
SURVEY LINE	---
SURFACE LOCATION	o
ROADS	==
PAD SITE	---
FENCE LINE	-x-x-
EXISTING PIPELINE	-.-.-
TRUCK ROUTE	---



Nearest City:	Northlake, TX
Nearest Intersection:	I-35W and Robson Ranch Road (Crawford Rd)
City Limits:	Northlake, TX

Driving Directions starting from the above intersection... From I-35 West and Robson Ranch Rd (Crawford Rd), go west on Robson Ranch Rd for 1.9 miles to Bob Cole #1 / Cole Frazier 1H and 2H entrance on south side of road; follow existing gravel road south for 4/10 of a mile and veer west 1/10 of mile to Bob Cole #1 well pad site. Stakes marked: Cole Frazier 3 (AW) 3H, 4 (AW) 4H, 5 (AW) U5H.



1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL EASEMENTS.

2. NOTE: FOR SURVEY CONSTRUCTION, CORNER DESCRIPTIONS AND RECORD REFERENCES, SEE SUPPORTING DOCUMENTS IN FILE.

3. THIS PLAT IS NOT A BOUNDARY SURVEY OF THE LANDS SHOWN. THIS PLAT WAS PREPARED AS REQUESTED BY THE CLIENT DEPICTED ON THIS PLAT, FOR THE EXCLUSIVE PURPOSE TO SUBMIT TO THE CITY OF NORTHLAKE.

COLE FRAZIER 3 (AW) 3H:
Ground Level Elevation: 743'
NAD 83 N: 7094762 E: 2352619 NCTZ
NAD 83 Lat. 33°07'32.41" Long. -97°14'42.77"

There are no structures within 600'

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 3 (AW) 3H
Site Plan "A"
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

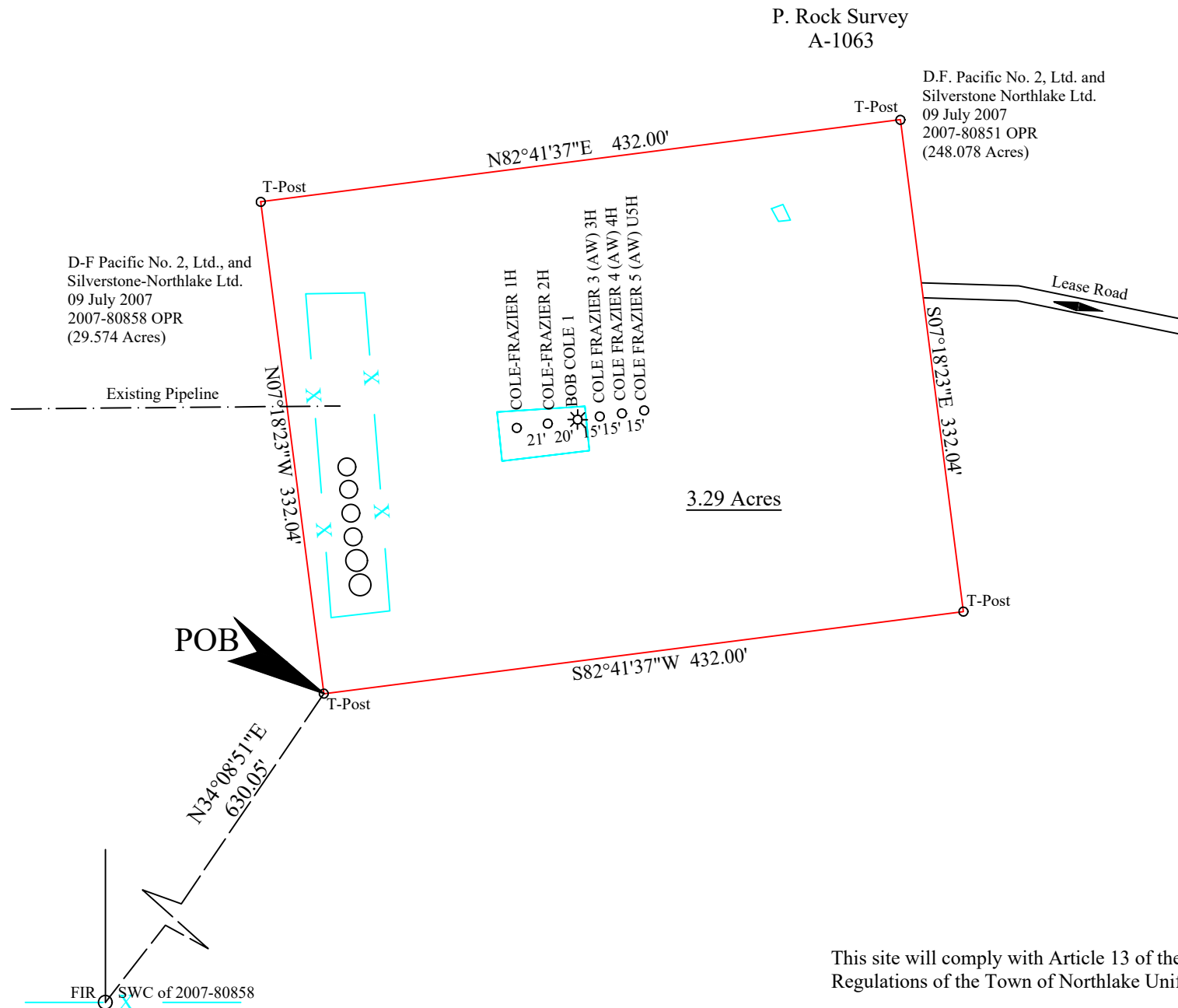
FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

CITY PERMIT PLAT: DENTON COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale 1"=200' Date 09/06/2023 Print Number DE-523L3AWcity Page 2 of 3

LEGEND:

SURVEY LINE	---
PROPOSED WELLS	○
EXISTING WELLS	⊗
ROADS	==
PAD SITE	---
FENCE LINE	-x-x-
EXISTING PIPELINE	- - -
TRUCK ROUTE	→



All that certain 3.29 acre tract or parcel of land situated in the P. Rock Survey, Abstract Number 1063 in the County of Denton, State of Texas, said tract being part of a called 29.574 acre tract as described in deed to D-F Pacific No. 2, Ltd, and Silverstone-Northlake Ltd., filed 09 July 2007, and recorded in clerks instrument number 2007-80858 of the Official Public Records, and being part of a called 248.078 acre tract as described in deed to D.F. Pacific No. 2, Ltd., and Silverstone Northlake Ltd., filed 09 July 2007, and recorded in clerks instrument number 2007-80851 of said official public records, and being more particularly described as follows;

BEGINNING at a T-post for the southwest corner of this pad site, said T-Post being North 34 degrees 08 minutes 51 seconds East, a distance of 630.05 feet from a found iron rod being the southwest corner of said D-F tract, a distance of 630.05 feet;

THENCE North 07 degrees 18 minutes 23 seconds West for a distance of 332.04 feet to a T-Post for the northwest corner of this pad site;
THENCE North 82 degrees 41 minutes 37 seconds East for a distance of 432.00 feet to a T-Post for the northeast corner of this pad site;
THENCE South 07 degrees 18 minutes 23 seconds East for a distance of 332.047 feet to a T-Post for the southeast corner of this pad site;
THENCE South 82 degrees 41 minutes 37 seconds West for a distance of 432.00 feet to the place of beginning.

This site will comply with Article 13 of the Oil and Gas Well Drilling Regulations of the Town of Northlake Unified Development Code.

According to the FEMA's Flood Insurance Rate Map for the County of Denton, State of Texas Community Panel Number 48121-C effective date of 18 April 2011 the map indicates that this location is not in Zone A (the 100 year flood plain) as shown on Panel Number 365G of said map.

COLE FRAZIER 3 (AW) 3H:
Ground Level Elevation:743'

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

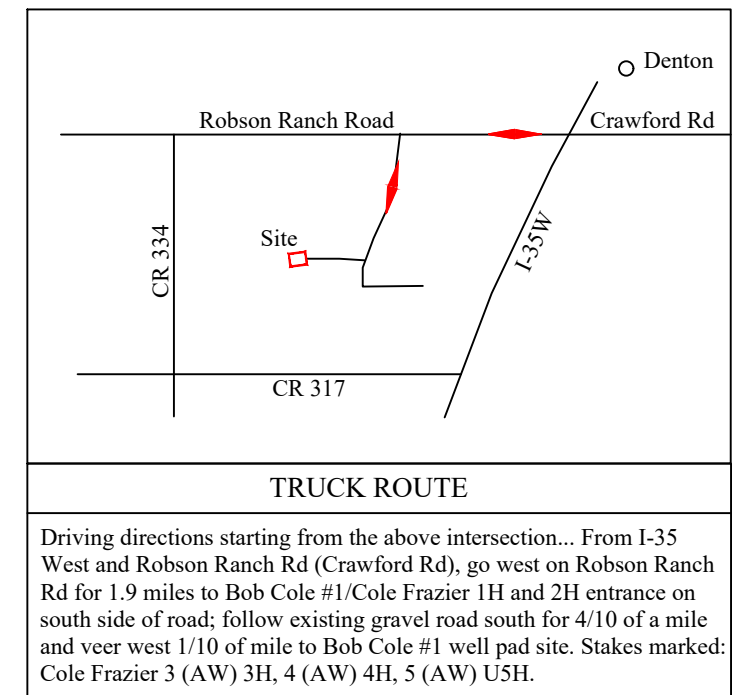
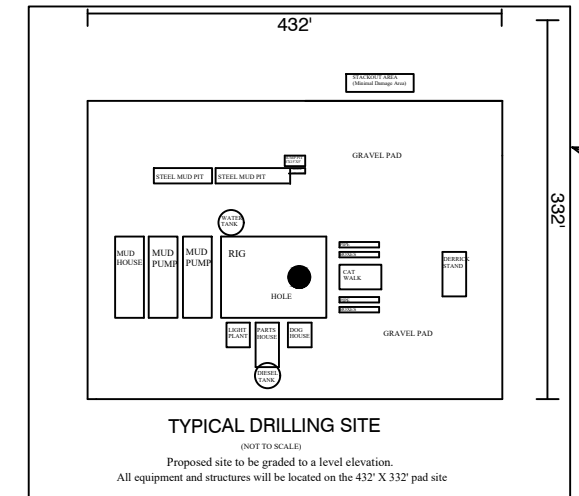
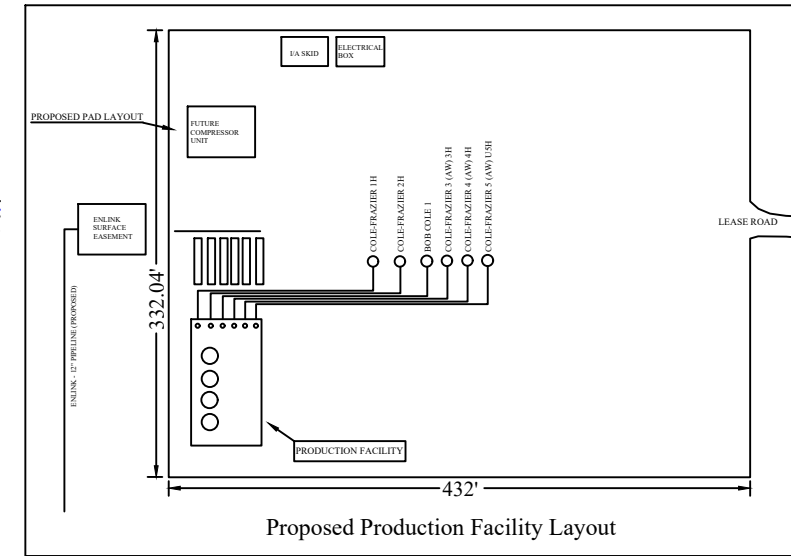
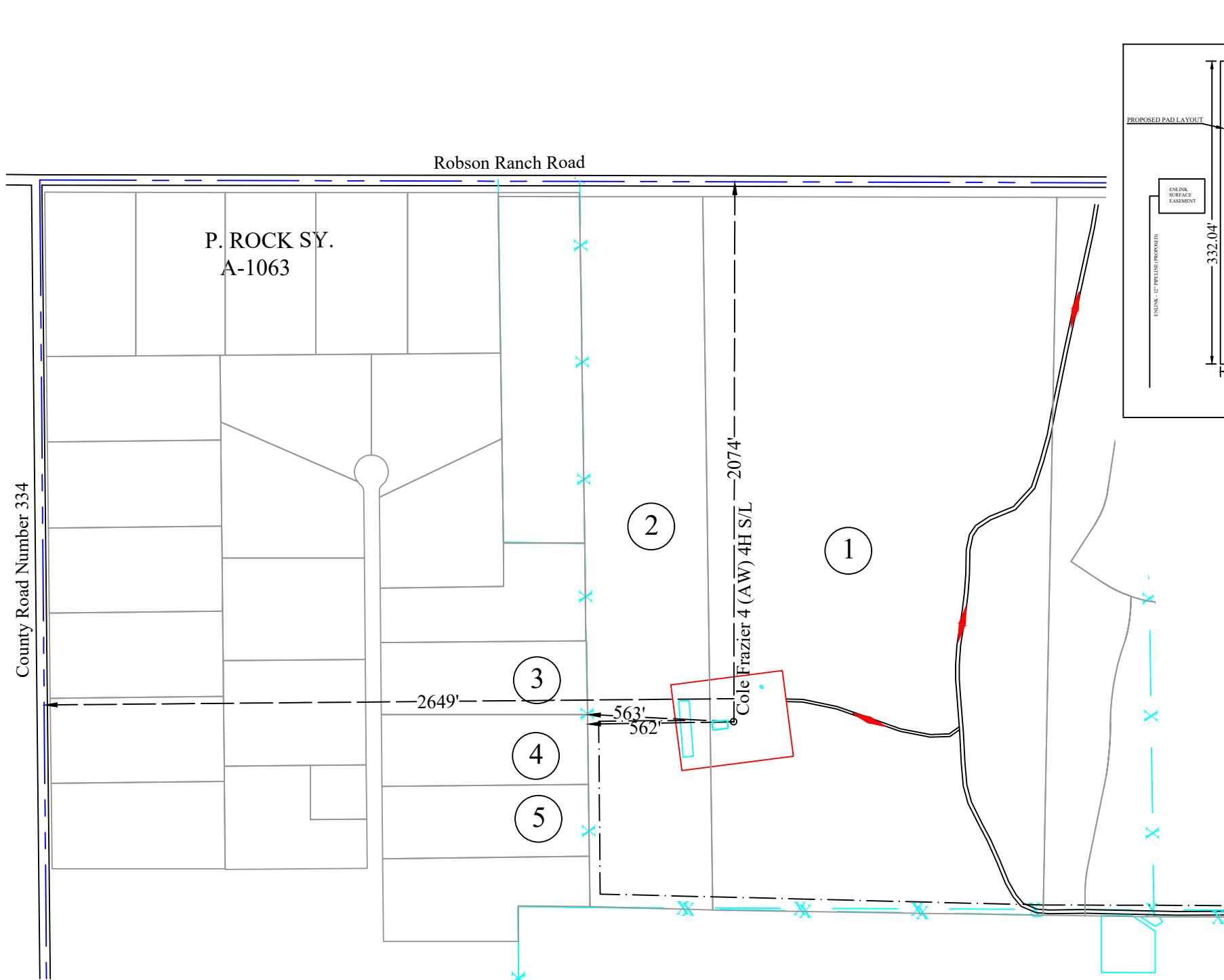
Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 3 (AW) 3H
Site Plan "B"
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

PAD SITE PLAT: WISE COUNTY
DRAWN BY: CH CHECKED BY: EB

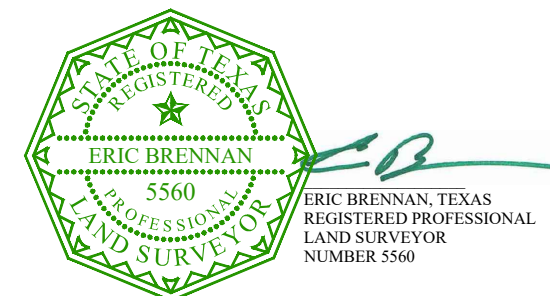
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Survey Line Distances

Zoning: Agriculture
Land Use: Native Pasture III
Proposed Use: Oil & Gas

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237

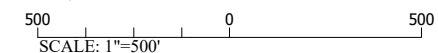


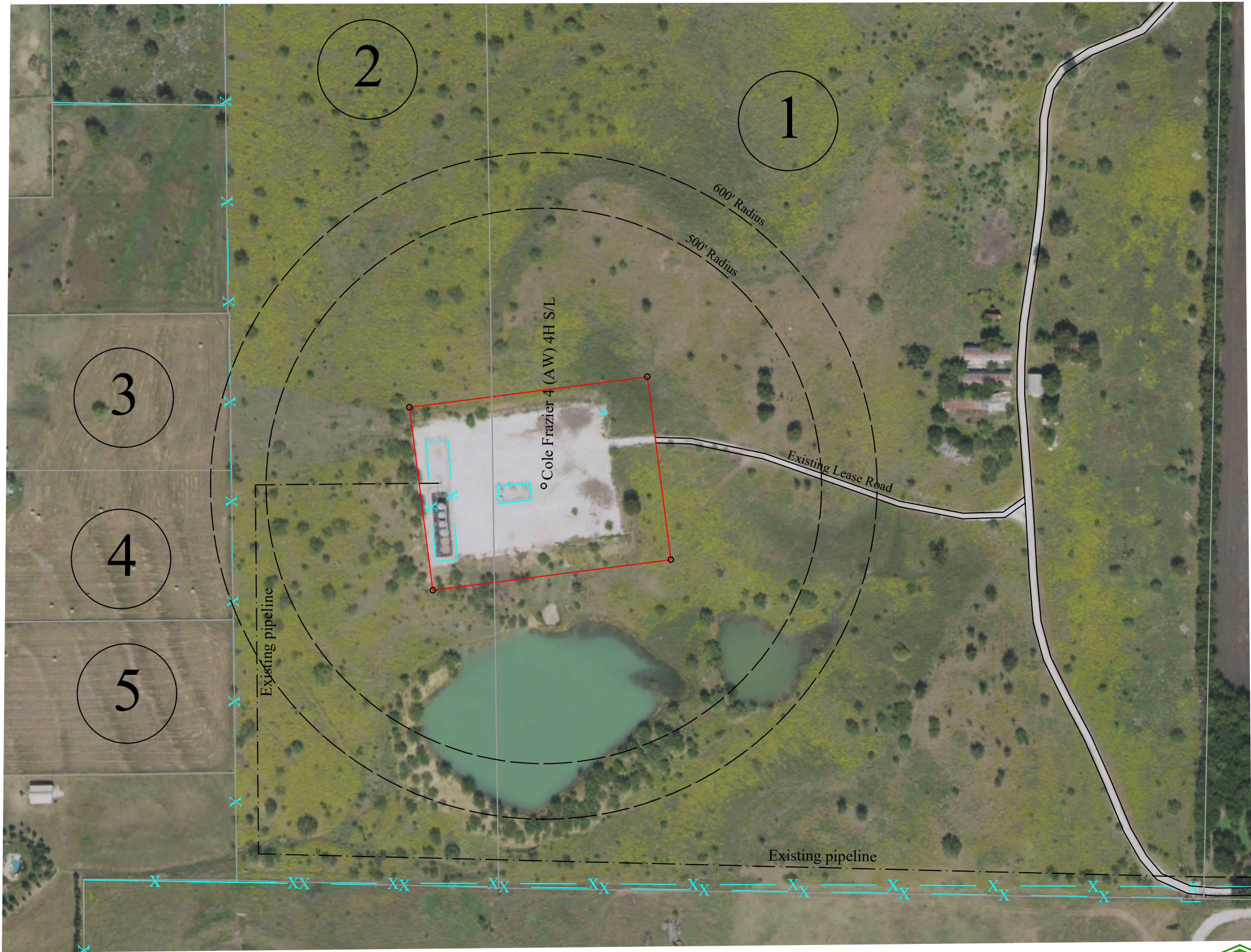
Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 4 (AW) 4H
Gas Well Site Plans
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

CITY PERMIT PLAT: DENTON COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale 1"=500'	Date 09/06/2023	Print Number DE-523L4AWcity	Page 1 of 3
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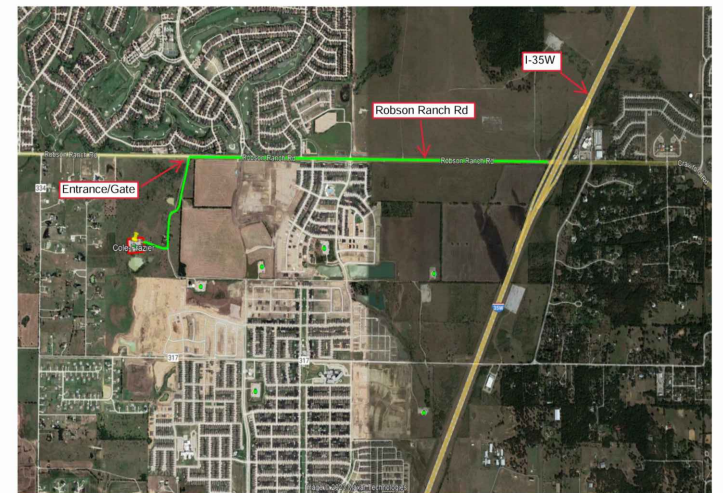
LEGEND:

SURVEY LINE	---
PROPOSED WELLS	○
ROADS	==
PAD SITE	---
FENCE LINE	-x-x-
EXISTING PIPELINE	-.-.-
TRUCK ROUTE	→



Nearest City:	Northlake, TX
Nearest Intersection:	I-35W and Robson Ranch Road (Crawford Rd)
City Limits:	Northlake, TX

Driving Directions starting from the above intersection... From I-35 West and Robson Ranch Rd (Crawford Rd), go west on Robson Ranch Rd for 1.9 miles to Bob Cole #1 / Cole Frazier 1H and 2H entrance on south side of road; follow existing gravel road south for 4/10 of a mile and veer west 1/10 of mile to Bob Cole #1 well pad site. Stakes marked: Cole Frazier 3 (AW) 3H, 4 (AW) 4H, 5 (AW) U5H.



1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL EASEMENTS.

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3. THIS PLAT IS NOT A BOUNDARY SURVEY OF THE LANDS SHOWN. THIS PLAT WAS PREPARED AS REQUESTED BY THE CLIENT DEPICTED ON THIS PLAT, FOR THE EXCLUSIVE PURPOSE TO SUBMIT TO THE CITY OF NORTHLAKE.

COLE FRAZIER 4 (AW) 4H:
Ground Level Elevation: 743'
NAD 83 N: 7094764 E: 2352634 NCTZ
NAD 83 Lat. 33°07'32.43" Long. -97°14'42.59"

There are no structures within 600'

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

200 0 200
SCALE: 1"=500'

Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 4 (AW) 4H
Site Plan "A"
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

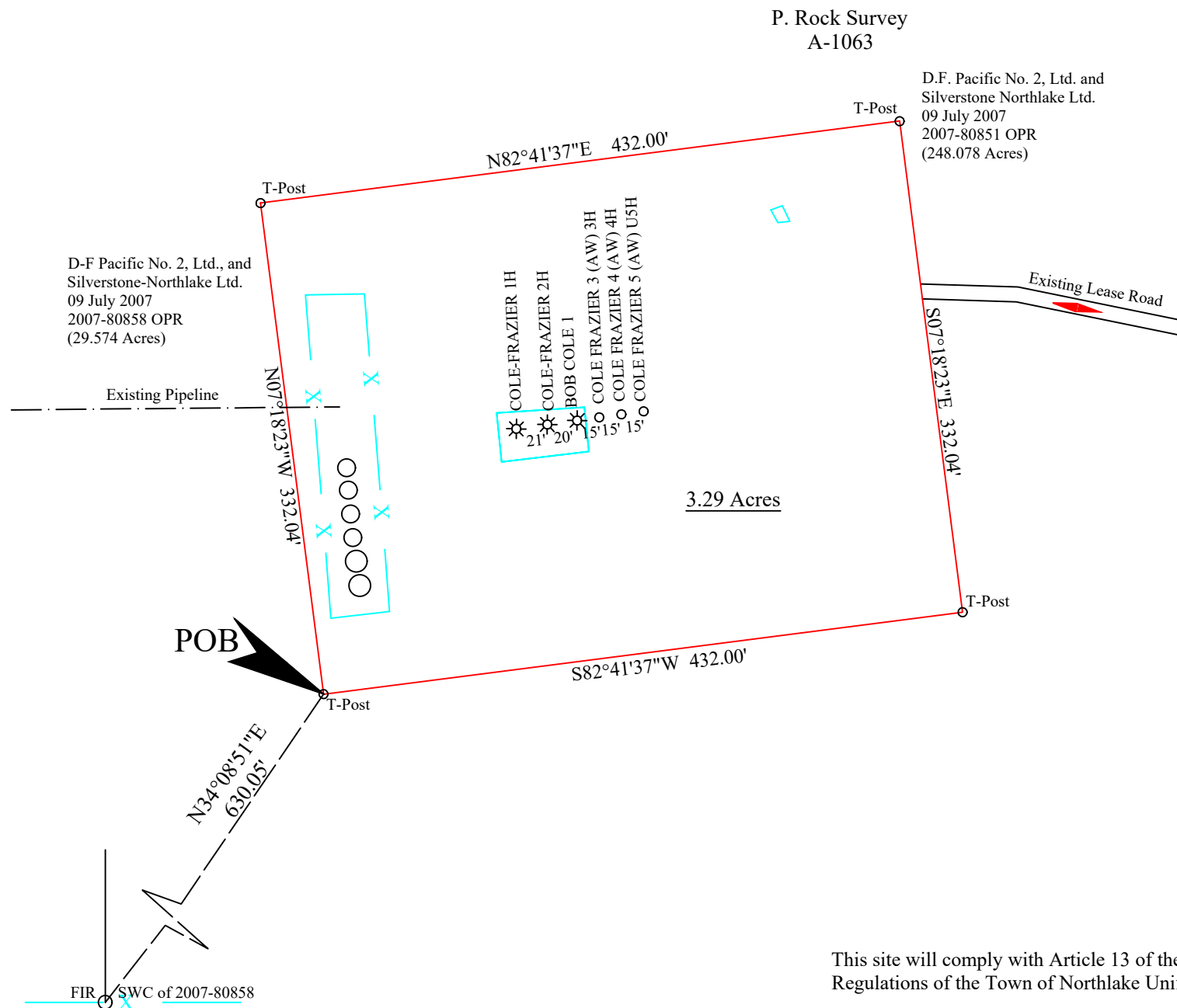
FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

CITY PERMIT PLAT: DENTON COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale 1"=200' Date 09/06/2023 Print Number DE-523L4AWcity Page 2 of 3

LEGEND:

SURVEY LINE	---
PROPOSED WELLS	○
EXISTING WELLS	☼
ROADS	==
PAD SITE	---
FENCE LINE	-x-x-
EXISTING PIPELINE	-.-.-
TRUCK ROUTE	→



All that certain 3.29 acre tract or parcel of land situated in the P. Rock Survey, Abstract Number 1063 in the County of Denton, State of Texas, said tract being part of a called 29.574 acre tract as described in deed to D-F Pacific No. 2, Ltd, and Silverstone-Northlake Ltd., filed 09 July 2007, and recorded in clerks instrument number 2007-80858 of the Official Public Records, and being part of a called 248.078 acre tract as described in deed to D.F. Pacific No. 2, Ltd., and Silverstone Northlake Ltd., filed 09 July 2007, and recorded in clerks instrument number 2007-80851 of said official public records, and being more particularly described as follows;

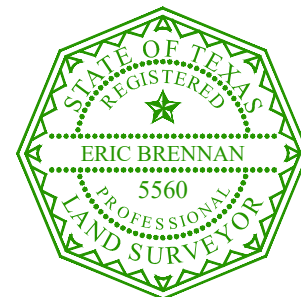
BEGINNING at a T-post for the southwest corner of this pad site, said T-Post being North 34 degrees 08 minutes 51 seconds East, a distance of 630.05 feet from a found iron rod being the southwest corner of said D-F tract, a distance of 630.05 feet;

THENCE North 07 degrees 18 minutes 23 seconds West for a distance of 332.04 feet to a T-Post for the northwest corner of this pad site;
THENCE North 82 degrees 41 minutes 37 seconds East for a distance of 432.00 feet to a T-Post for the northeast corner of this pad site;
THENCE South 07 degrees 18 minutes 23 seconds East for a distance of 332.047 feet to a T-Post for the southeast corner of this pad site;
THENCE South 82 degrees 41 minutes 37 seconds West for a distance of 432.00 feet to the place of beginning.

This site will comply with Article 13 of the Oil and Gas Well Drilling Regulations of the Town of Northlake Unified Development Code.

According to the FEMA's Flood Insurance Rate Map for the County of Denton, State of Texas Community Panel Number 48121-C effective date of 18 April 2011 the map indicates that this location is not in Zone A (the 100 year flood plain) as shown on Panel Number 365G of said map.

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 4 (AW) 4H
Site Plan "B"
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

PAD SITE PLAT: DENTON COUNTY
DRAWN BY: CH CHECKED BY: EB

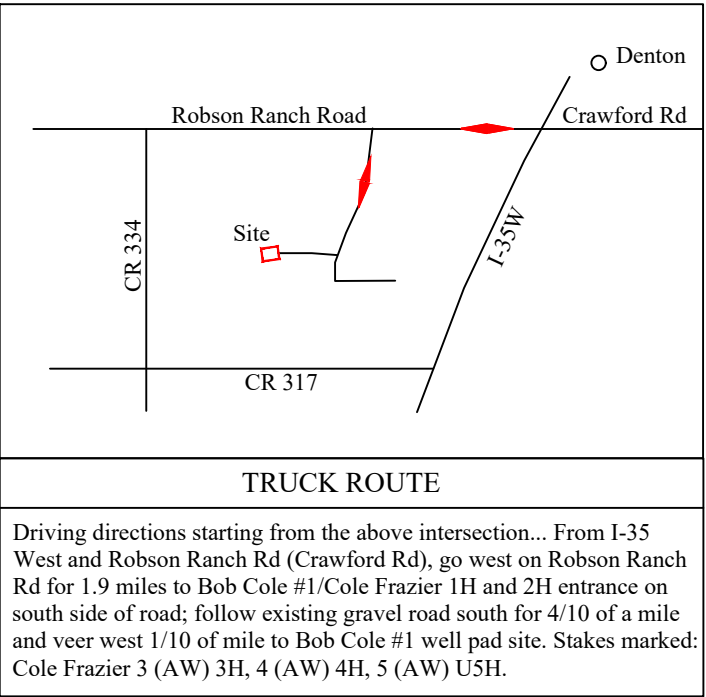
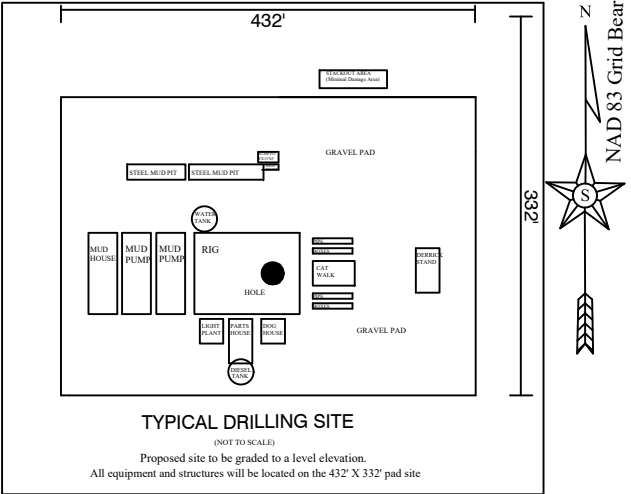
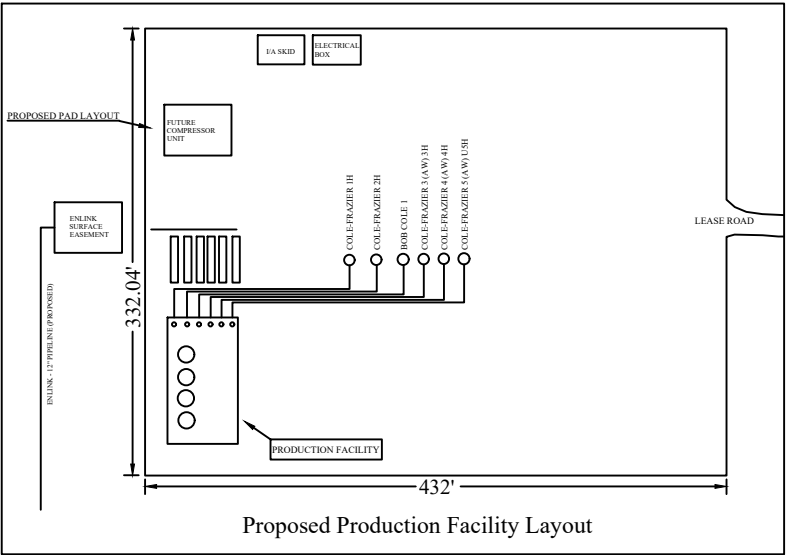
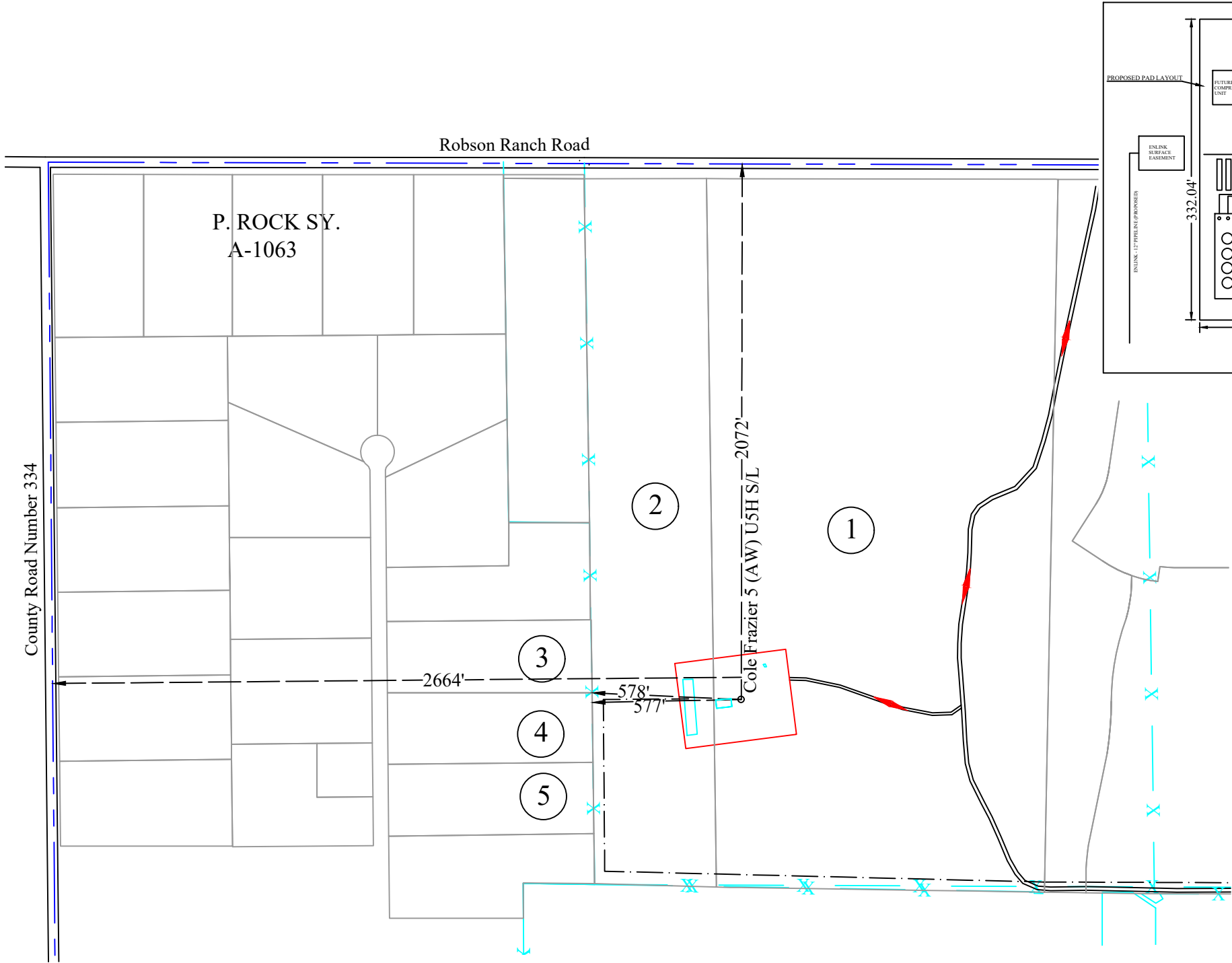
Scale 1"=100'	Date 09/06/2023	Print Number DE-523L4AW
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1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL EASEMENTS.

2. NOTE: FOR SURVEY CONSTRUCTION, CORNER DESCRIPTIONS AND RECORD REFERENCES, SEE SUPPORTING DOCUMENTS IN FILE.

3 THIS PLAT IS A PAD SITE SURVEY OF THE LANDS SHOWN. THIS PLAT WAS PREPARED AS REQUESTED BY THE CLIENT DEPICTED ON THIS PLAT, FOR THE EXCLUSIVE PURPOSE TO SUBMIT TO THE CITY OF NORTHLAKE.

COLE FRAZIER 4 (AW) 4H:
Ground Level Elevation: 743'



This site will comply with Article 13 of the Oil and Gas Well Drilling Regulations of the Town of Northlake Unified Development Code.

Survey Line Distances

Location is 2664' FWL & 2072' FNL of the P. Rock Survey, A-1063

LEGEND:

SURVEY LINE	---
SURFACE LOCATION	o
ROADS	==
PAD SITE	---
FENCE LINE	-x-x-
EXISTING PIPELINE	-.-.-
TRUCK ROUTE	---

Zoning: Agriculture
Land Use: Native Pasture III
Proposed Use: Oil & Gas

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



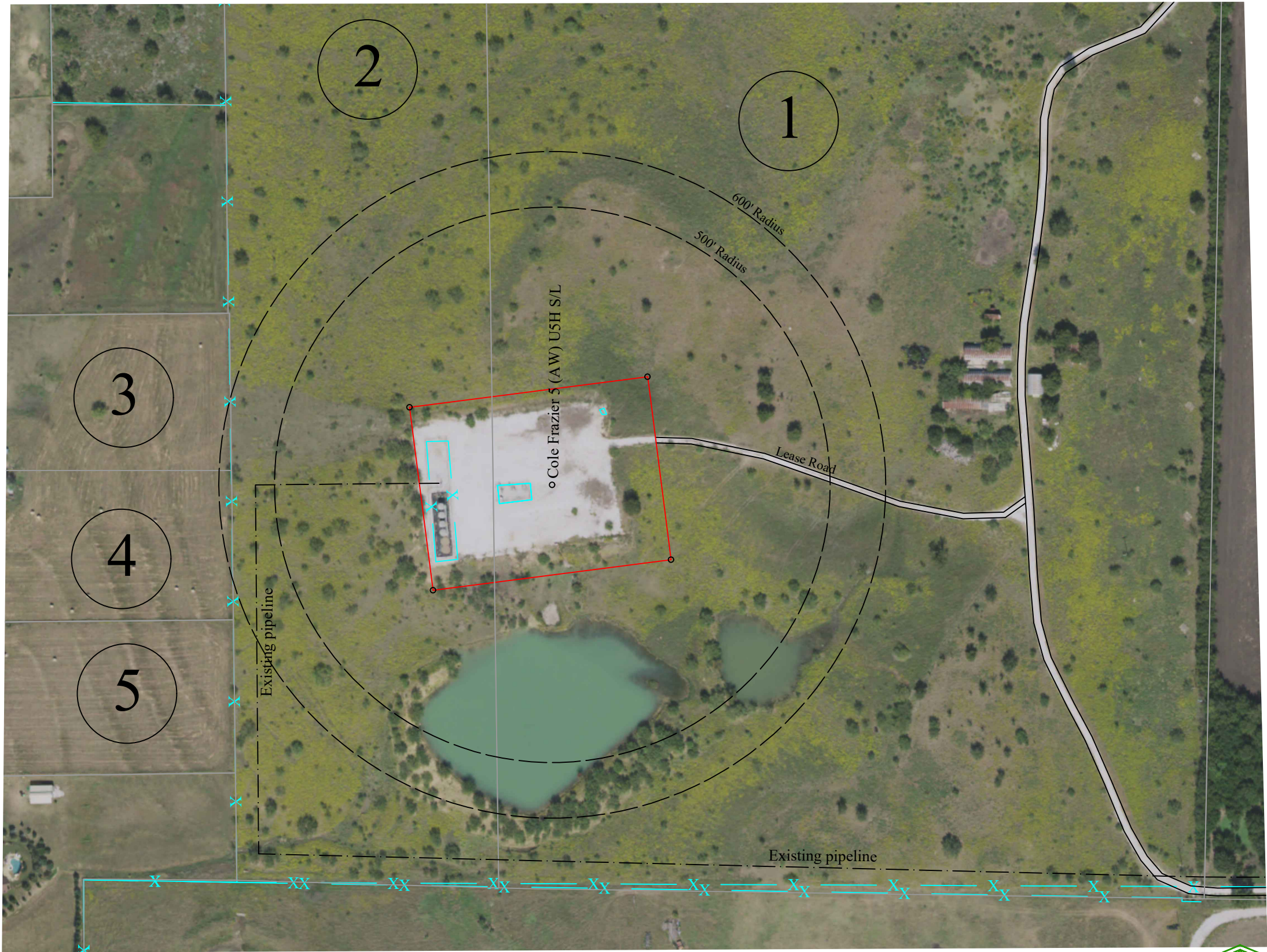
Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 5 (AW) U5H
Gas Well Site Plans
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

CITY PERMIT PLAT: DENTON COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale 1"=500' Date 09/06/2023 Print Number DE-523L5AWcity Page 1 of 3



LEGEND:

SURVEY LINE

SURFACE LOCATION

ROADS

PAD SITE

FENCE LINE

EXISTING PIPELINE

TRUCK ROUTE

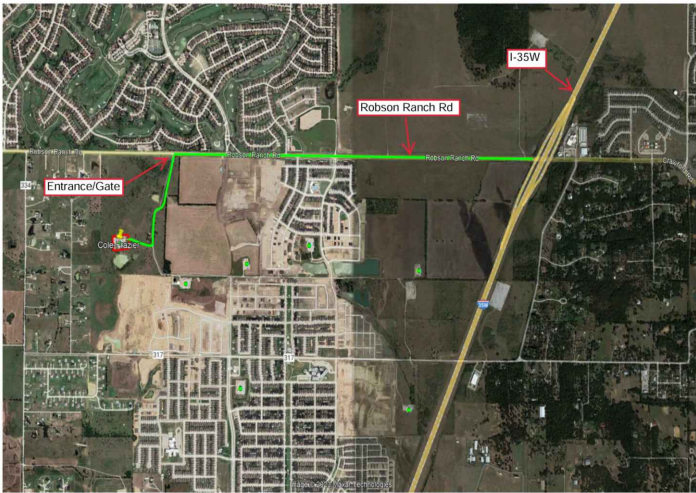
X

X



Nearest City:	Northlake, TX
Nearest Intersection:	I-35W and Robson Ranch Road (Crawford Rd)
City Limits:	Northlake, TX

Driving Directions starting from the above intersection... From I-35 West and Robson Ranch Rd (Crawford Rd), go west on Robson Ranch Rd for 1.9 miles to Bob Cole #1 / Cole Frazier 1H and 2H entrance on south side of road; follow existing gravel road south for 4/10 of a mile and veer west 1/10 of mile to Bob Cole #1 well pad site. Stakes marked: Cole Frazier 3 (AW) 3H, 4 (AW) 4H, 5 (AW) U5H.



1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL EASEMENTS.

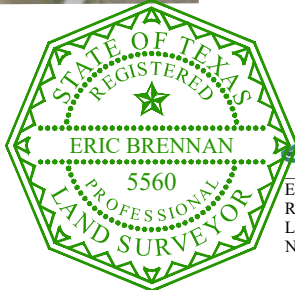
2. NOTE: FOR SURVEY CONSTRUCTION, CORNER DESCRIPTIONS AND RECORD REFERENCES, SEE SUPPORTING DOCUMENTS IN FILE.

3. THIS PLAT IS NOT A BOUNDARY SURVEY OF THE LANDS SHOWN. THIS PLAT WAS PREPARED AS REQUESTED BY THE CLIENT DEPICTED ON THIS PLAT, FOR THE EXCLUSIVE PURPOSE TO SUBMIT TO THE CITY OF NORTHLAKE.

COLE FRAZIER 5 (AW) U5H:
Ground Level Elevation:743'
NAD 83 N:7094766 E:2352649 NCTZ
NAD 83 Lat. 33°07'32.45" Long. -97°14'42.42"

There are no structures within 600'

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 5 (AW) U5H
Site Plan "A"
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

CITY PERMIT PLAT: DENTON COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale	Date	Print Number	Page 2 of 3
1"=200'	09/06/2023	DE-523L5AWcity	

LEGEND:

SURVEY LINE	---
PROPOSED WELLS	○
EXISTING WELLS	⊗
ROADS	==
PAD SITE	---
FENCE LINE	-x-x-
EXISTING PIPELINE	- - -
TRUCK ROUTE	→



P. Rock Survey
A-1063

D.F. Pacific No. 2, Ltd. and
Silverstone Northlake Ltd.
09 July 2007
2007-80851 OPR
(248.078 Acres)

T-Post

N82°41'37"E 432.00'

T-Post

D-F Pacific No. 2, Ltd., and
Silverstone-Northlake Ltd.
09 July 2007
2007-80858 OPR
(29.574 Acres)

Existing Pipeline

N07°18'23"W 332.04'

COLE-FRAZIER 1H
COLE-FRAZIER 2H
BOB COLE 1
COLE FRAZIER 3 (AW) 3H
COLE FRAZIER 4 (AW) 4H
COLE FRAZIER 5 (AW) U5H

3.29 Acres

Lease Road

S07°18'23"E 332.04'

T-Post

S82°41'37"W 432.00'

T-Post

POB

N34°08'51"E
630.05'

FIR SWC of 2007-80858

COLE FRAZIER 5 (AW) U5H:
Ground Level Elevation: 743'

All that certain 3.29 acre tract or parcel of land situated in the P. Rock Survey, Abstract Number 1063 in the County of Denton, State of Texas, said tract being part of a called 29.574 acre tract as described in deed to D-F Pacific No. 2, Ltd, and Silverstone-Northlake Ltd., filed 09 July 2007, and recorded in clerks instrument number 2007-80858 of the Official Public Records, and being part of a called 248.078 acre tract as described in deed to D.F. Pacific No. 2, Ltd., and Silverstone Northlake Ltd., filed 09 July 2007, and recorded in clerks instrument number 2007-80851 of said official public records, and being more particularly described as follows;

BEGINNING at a T-post for the southwest corner of this pad site, said T-Post being North 34 degrees 08 minutes 51 seconds East, a distance of 630.05 feet from a found iron rod being the southwest corner of said D-F tract, a distance of 630.05 feet;

THENCE North 07 degrees 18 minutes 23 seconds West for a distance of 332.04 feet to a T-Post for the northwest corner of this pad site;

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This site will comply with Article 13 of the Oil and Gas Well Drilling Regulations of the Town of Northlake Unified Development Code.

According to the FEMA's Flood Insurance Rate Map for the County of Denton, State of Texas Community Panel Number 48121-C effective date of 18 April 2011 the map indicates that this location is not in Zone A (the 100 year flood plain) as shown on Panel Number 365G of said map.

BKV BARNETT, LLC
4800 BLUE MOUND ROAD, FORT WORTH TX 76106
CONTACT: JACKIE MONTGOMERY (940) 536-0237



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

Applicant: BKV BARNETT, LLC
Well Name: Cole Frazier 5 (AW) U5H
Site Plan "B"
Town of Northlake
Denton County, Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

PAD SITE PLAT: WISE COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale 1"=100'	Date 09/06/2023	Print Number DE-523L5AW
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NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM)

SUBJECT: Consider approval of a Final Plat of Northlake Crossing East, a proposed four-lot commercial development on a 4.141-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southeast corner of Robson Ranch Road and Cleveland-Gibbs Road

**GOALS/
OBJECTIVES:** Invest in Infrastructure/Provide an adequate/functional roadway system; including associated water; sewer and storm drainage facilities

BACKGROUND INFORMATION:

Applicant/Developer:	Office Equity Solutions
Owner:	CHL Investments I, LTD
Engineer/Surveyor:	Baird, Hampton, and Brown
Zoning:	Mixed-Use Planned Development (MPD)
Summary:	This application is for a final plat to create four commercial lots.
Staff Analysis:	The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on October 31, 2023 and will be approved on November 30, 2023, if no action is taken. The plat meets all requirements of the Mixed-use Planned Development (MPD) zoning. Plans were submitted for storm drainage, water, sewer, and paving along with the plat for review. The plat and plans meet all platting and engineering design requirements.

P&Z ACTION:

Approve final plat as submitted.

Northlake



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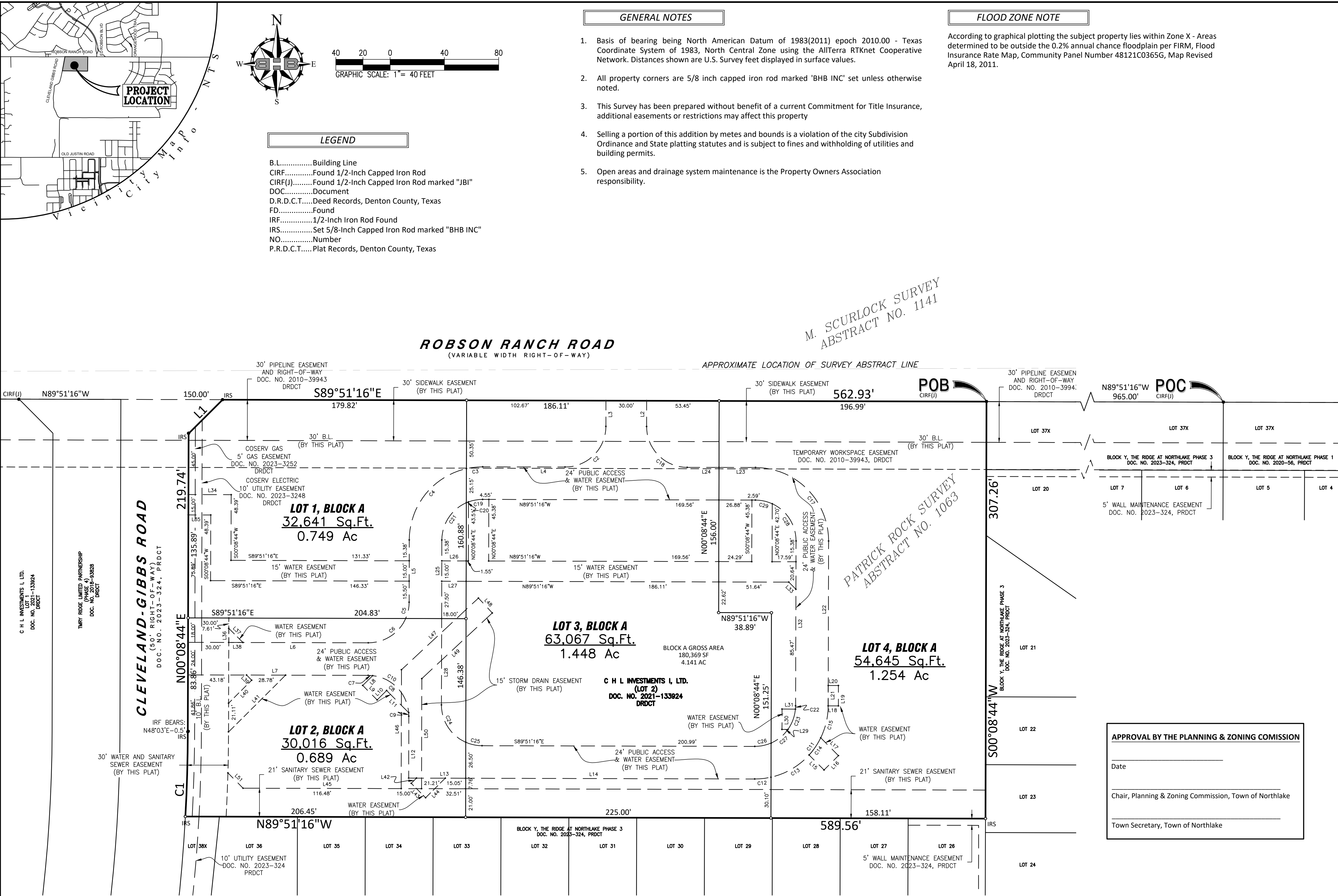
Legend

Northlake



Esri Community Maps Contributors, City of Denton, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, Copyright nearmap 2015, Sources: Esri, Airbus DS, USGS, NGA,
NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user
community

Legend





BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
Matt Hibbitt, RPLS • mhibbitt@bhbinco.com
817.251.8550 • bhbinco.com
TBPE Firm #44 • TBPLS FIRM #10011302

OWNER/DEVELOPER
C H L Investments I, LTD
365 Miron Drive, Suite A
Southlake, TX 76092
Craig Wilkinson
(817) 416-3981

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N45°08'44"E	35.36	L18	S89°51'16"E	7.50	L35	S89°51'16"E	16.50
L2	N00°08'44"E	19.00	L19	N00°08'44"E	15.00	L36	N00°08'44"E	10.39
L3	S00°08'44"W	19.00	L20	N89°51'16"W	7.50	L37	S44°51'16"E	14.69
L4	N89°51'16"W	60.67	L21	S00°08'44"W	15.00	L38	N89°51'16"W	10.39
L5	S00°08'44"W	45.88	L22	N00°08'44"E	121.50	L39	S44°51'16"E	5.35
L6	N89°51'16"W	132.83	L23	N89°51'16"W	26.88	L40	S45°08'44"W	23.98
L7	S89°51'16"E	132.83	L24	N89°51'16"W	23.45	L41	N45°08'44"E	59.34
L8	S45°08'45"W	10.29	L25	S00°08'44"W	57.88	L42	S45°08'44"W	5.42
L9	S44°51'16"E	15.00	L26	N89°51'16"W	18.00	L43	S44°51'16"E	15.00
L10	N45°08'44"E	9.86	L27	N89°51'16"W	18.00	L44	N45°08'44"E	20.42
L11	S44°51'16"E	23.05	L28	S00°08'44"W	63.62	L45	S89°51'16"E	163.99
L12	S00°08'44"W	45.62	L29	N89°51'16"W	4.40	L46	N00°08'44"E	87.59
L13	S89°51'16"E	42.00	L30	S00°08'44"W	15.00	L47	N47°03'02"E	77.48
L14	S89°51'16"E	213.00	L31	S89°51'16"E	9.89	L48	S42°56'58"E	15.00
L15	S44°51'16"E	15.58	L32	N00°08'44"E	121.50	L49	S47°03'02"W	70.97
L16	N45°08'44"E	15.00	L33	N44°51'16"W	7.42	L50	S00°08'44"W	81.09
L17	N44°51'16"W	18.49	L34	S89°51'16"E	31.50	L51	N44°51'16"W	15.85

GENERAL NOTES

- Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
- All property corners are 5/8 inch capped iron rod marked 'BHB INC' set unless otherwise noted.
- This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Open areas and drainage system maintenance is the Property Owners Association responsibility.

FLOOD ZONE NOTE

According to graphical plotting the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48121C0365G, Map Revised April 18, 2011.

METES & BOUNDS

WHEREAS, C H L Investments I, LTD, is the owner of all that certain tract of land situated within the Patrick Rock Survey, Abstract Number 1063, in the Town of Northlake, Denton County, Texas and being all of the tract of land described as Lot 2 in Special Warranty Deed to C H L Investments I, LTD, recorded in Document Number 2021-133924, Deed Records, Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKNet Cooperative Network. Distances shown are U.S. Survey feet in surface values)

COMMENCING at a 1/2-inch iron rod with a yellow cap stamped "JBI" found in the south right-of-way line of Robson Ranch Road (variable width right-of-way) for the northwest corner of Lot 37X, Block Y, The Ridge at Northlake, Phase I, recorded in Document Number 2020-56, Plat Records, Denton County, Texas (P.R.D.C.T.), common to the northeast corner of a called 51.762-acre tract of land described in the Warranty Deed to TMRY Ridge Limited Partnership, recorded in Document Number 2018-93828, D.R.D.C.T.;

THENCE North 89° 51' 16" West, with the south right-of-way line of said Robson Ranch Road a distance of 965.00 feet to a 1/2-inch iron rod with a yellow cap stamped "JBI" found for the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE with the perimeter and to the corners of said Lot 2 the following courses and distances:

South 00° 08' 44" West, a distance of 307.26 feet to a 5/8-inch iron rod with a cap stamped "BHB INC." set (IRS) for the southeast corner of the herein described tract;

North 89° 51' 16" West, a distance of 589.56 feet to an IRS for the southwest corner of the herein described tract and the beginning point of a non-tangent curve to the left having a central angle of 02° 59' 11", a radius of 1,200.00 feet, and a chord bearing & distance of North 01° 38' 20" East - 62.54 feet;

With said curve to the left in a northeasterly direction an arc distance of 62.55 feet to an IRS, from which a 1/2-inch iron rod found bears North 48° 03' East, a distance of 0.5 feet;

North 00° 08' 44" East, a distance of 219.74 feet to an IRS for the southernmost northwest corner of the herein described tract;

North 45° 08' 44" East, a distance of 35.36 feet to an IRS for the northernmost northwest corner of the herein described tract, in the south right-of-way line of Robson Ranch Road;

South 89° 51' 16" East, with the south right-of-way line of Robson Ranch Road, a distance of 562.93 feet returning to the POINT OF BEGINNING and containing 180,369 square feet or 4.141 acres of land more or less.

OWNER'S CERTIFICATION

STATE OF TEXAS \$
COUNTY OF \$

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, C H L INVESTMENTS I, LTD, acting by and through the undersigned, their duly authorized agents, does hereby adopt this plat designating the herein above described real property as **LOTS 1-4, BLOCK A, NORTHLAKE CROSSING EAST**, an addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon.

C H L Investments, I LTD

By: _____

Name: _____

Title: _____

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2023.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATION

I, Matt Hibbitt, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure. Field work completed on December 21, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Matt Hibbitt
State of Texas Registered Professional Land Surveyor
No. 6980
Date: _____

APPROVAL BY THE PLANNING & ZONING COMMISSION

Date _____

Chair, Planning & Zoning Commission, Town of Northlake

Town Secretary, Town of Northlake

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	2°59'11"	1200.00'	62.55'	N01°38'20"E
C2	90°00'00"	30.00'	47.12'	N45°08'44"E
C3	12°50'22"	54.00'	12.10'	S83°43'33"W
C4	77°09'37"	54.00'	72.72'	S38°43'33"W
C5	23°34'36"	30.00'	12.34'	N11°56'02"E
C6	66°25'23"	30.00'	34.78'	N56°56'02"E
C7	61°7'08"	30.00'	3.29'	N86°43'06"W
C8	78°43'15"	30.00'	41.22'	N44°12'27"W
C9	4°59'37"	30.00'	2.61'	N02°21'42"W
C10	90°00'00"	30.00'	47.12'	N44°51'16"W
C11	90°00'00"	54.00'	84.82'	N45°08'44"E
C12	12°50'42"	54.00'	12.11'	N83°43'23"E
C13	35°00'44"	54.00'	33.00'	N59°47'40"E
C14	16°16'03"	54.00'	15.33'	N34°09'17"E
C15	25°55'34"	53.90'	24.39'	N13°04'25"E

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C17	90°00'00"	54.00'	84.82'	N44°51'16"W
C18	90°00'00"	30.00'	47.12'	S44°51'16"E
C19	20°22'33"	30.00'	10.67'	S79°57'28"W
C20	3°12'09"	30.00'	1.68'	S68°10'07"W
C21	66°25'19"	30.00'	34.78'	S33°21'24"W
C22	4°41'00"	30.00'	2.45'	N02°29'14"E
C23	30°53'03"	30.00'	16.17'	N20°16'13"E
C24	66°25'20"	30.00'	34.78'	S33°03'55"E
C25	23°34'42"	30.00'	12.35'	S78°03'55"E
C26	23°35'19"	30.00'	12.35'	N78°21'05"E
C27	30°50'41"	30.00'	16.15'	N51°08'05"E
C28	65°34'05"	30.00'	34.33'	N32°38'18"W
C29	24°25'55"	30.00'	12.79'	N77°38'18"W

FINAL PLAT
of
NORTHLAKE CROSSING EAST
LOTS 1-4, BLOCK A
BEING 4.141 ACRES SITUATED WITHIN
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
& BEING ALL OF LOT 2, DOC. NO. 2021-133924, DRDCT
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
SEPTEMBER 2023

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM)

SUBJECT: Consider approval of a Site Plan of Northlake Crossing East, a proposed 32,235 square-foot commercial development in four buildings on a 4.141-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southeast corner of Robson Ranch Road and Cleveland-Gibbs Road

**GOALS/
OBJECTIVES:** Invest in Infrastructure/Provide an adequate/functional roadway system; including associated water; sewer and storm drainage facilities

BACKGROUND INFORMATION:

Applicant/Developer: Office Equity Solutions

Owner: CHL Investments I, LTD

Engineer/Surveyor: Baird, Hampton, and Brown

Zoning: Mixed-Use Planned Development (MPD)

Site: Northlake Crossing East Lots 1-4, Block A, being 4.141 acres situated within Patrick Rock Survey, Abstract No. 1063

Summary: This application is for a site plan of a proposed 32,235 square-foot, four-building commercial development to be located on the site described above

Staff Analysis: The applicant has provided a site plan package in accordance with requirements of the Unified Development Code (UDC) and MPD. The site plan package includes a site plan and landscape plan for the site as well as building elevations and renderings showing all sides of the planned building. All elements of the site plan package meet or exceed the development standards and all applicable requirements of the UDC and MPD.

P&Z ACTION:

Consider approval of site plan as submitted

Northlake



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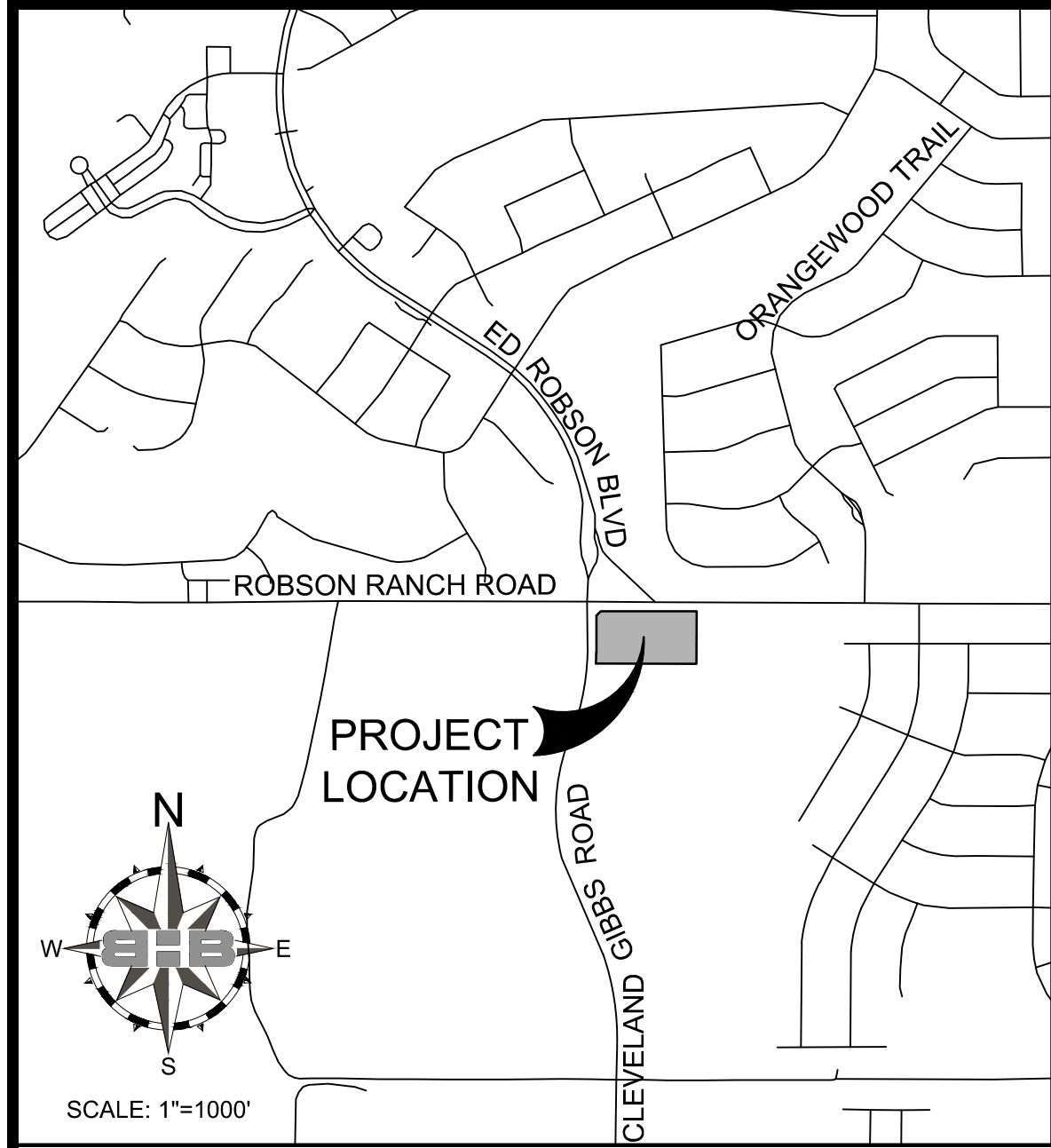
Legend

Northlake



Esri Community Maps Contributors, City of Denton, Texas Parks & Wildlife,
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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
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NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user
community

Legend



SITE DATA TABLE										
LOT	AREA (ACRES)	BLDG AREA (SF)	ZONING	BLDG HEIGHT (FT)	PROPOSED LAND USE	REQUIRED	PARKING PROVIDED	HANDICAP	BLDG RATIO	AREA OF OPEN SPACE
1	0.749	6,270	M-PD	< 35'	RETAIL	25 SPACES	28 SPACES	2 SPACES	19.2%	28.1%
2	0.689	3,695	M-PD	< 35'	RESTAURANT	19 SPACES	26 SPACES	2 SPACES	12.3%	23.9%
3	1.448	12,120	M-PD	< 35'	MOB	61 SPACES	83 SPACES	4 SPACES	19.2%	20.4%
4	1.254	10,150	M-PD	< 35'	MOB	51 SPACES	57 SPACES	3 SPACES	18.6%	31.5%
TOTAL:		4.141	32,235			156 SPACES	194 SPACES	11 SPACES		

LOT 2-XR-1, BLOCK A
ED ROBSON BOULEVARD
CAB. T. SLIDE 2
(DOC. NO. 2000-36107)
PRDCT

LOT 3X, BLOCK A
ED ROBSON BOULEVARD
CAB. T. SLIDE 231
PRDCT

LOT 4X, BLOCK A
ED ROBSON BOULEVARD
CAB. T. SLIDE 231
PRDCT

PRIOR TO BEGINNING CONSTRUCTION,
CONTRACTOR SHALL VERIFY LOCATION &
ELEVATION OF EX. UTILITIES IN THE FIELD
AND REPORT ANY DISCREPANCIES TO THE
OWNER'S AGENT.

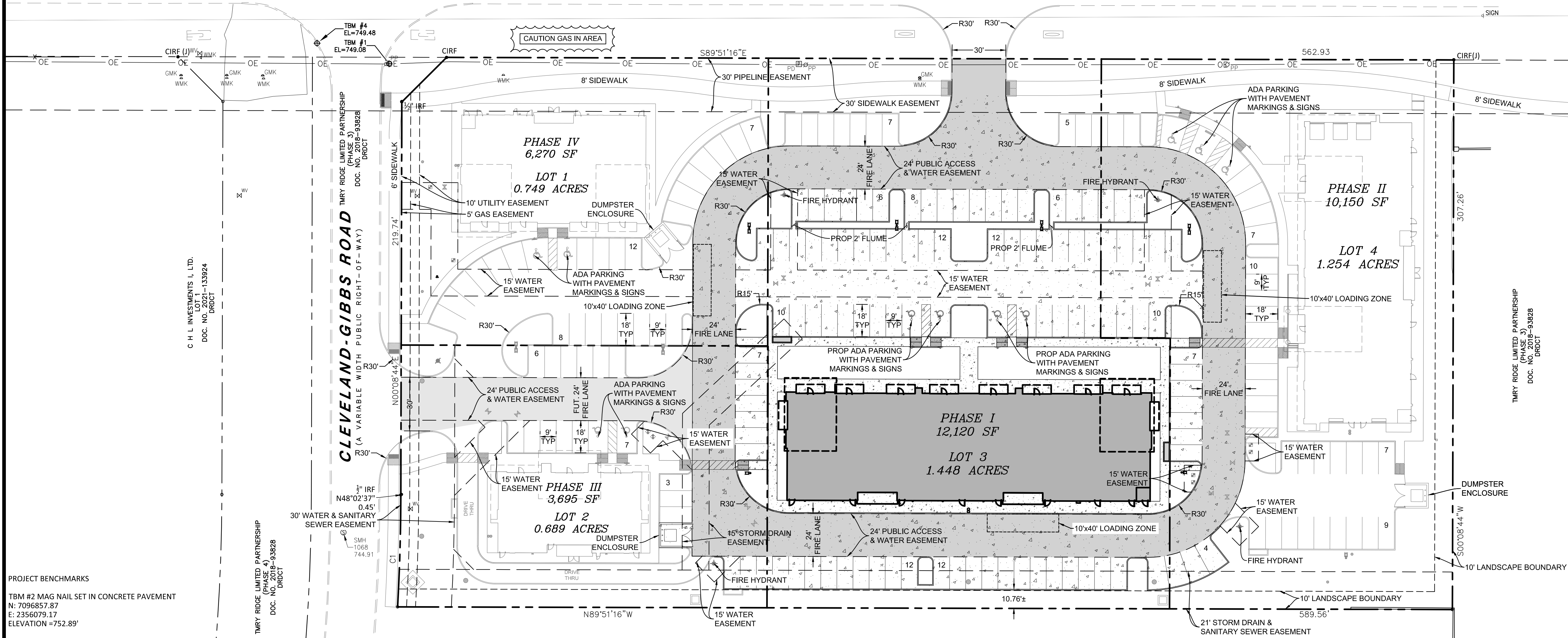
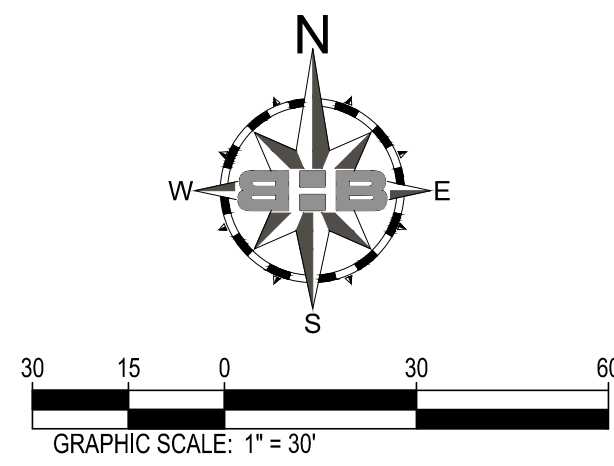
ROBSON RANCH ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
CONCRETE PAVEMENT

GENERAL NOTES

- ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
- CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
- ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO NORTH PROPERTY LINE BEARING OF S89°51'16"E UNLESS OTHERWISE SHOWN OR INDICATED.
- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- EXISTING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND TOWN OF NORTHLAKE CRITERIA.

SITE NOTES

- INSTALL UNDERGROUND UTILITIES AND PVC SLEEVES FOR IRRIGATION AND ELECTRIC PRIOR TO PAVING; REFER TO IRRIGATION PLANS FOR LOCATION OF IRRIGATION SLEEVES.
- REFER TO PHOTOMETRIC PLANS AND VERIFY LIGHT POLE LOCATIONS WITH OWNER'S AGENT PRIOR TO CONSTRUCTION.
- ACCORDING TO GRAPHICAL PLOTTING THE SUBJECT PROPERTY LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48121C0365G, MAP REVISED APRIL 18, 2011.
- REFER TO NORTHLAKE CROSSING EAST PUBLIC WATER, SEWER, & STORM DRAIN PLANS PREPARED BY BAIRD, HAMPTON & BROWN DATED 9/21/2023.
- REFER TO NORTHLAKE CROSSING EAST LOTS 1-4, BLOCK A, SITE PLANS PREPARED BY BAIRD, HAMPTON & BROWN DATED 10/5/2023.
- REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.



PROJECT BENCHMARKS

TBM #2 MAG NAIL SET IN CONCRETE PAVEMENT
N: 7096857.87
E: 2356079.17
ELEVATION = 752.89'

TBM #3 X-CUT SET ON THE CONCRETE CURB
N: 7096343.43
E: 2355556.57
ELEVATION = 744.40'

TBM #4 X-CUT SET ON A CONCRETE CURB,
N: 7096784.70
E: 2355509.64
ELEVATION = 749.48

TMRY RIDGE LIMITED PARTNERSHIP
(PHASE 3)
DOC. NO. 2018-93828
DRDCT

CAUTION!!!
BURIED UTILITIES IN THE AREA. CONTRACTOR SHALL
CONTACT TEXAS (811) AND COORDINATE WITH UTILITY
COMPANIES TO LOCATE ALL LINES IN THE AREA PRIOR TO
CONSTRUCTION.

OFFICE EQUITY SOLUTIONS
NORTHLAKE CROSSING EAST
PHASE 1, LOT 3, BLOCK A
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

SITE PLAN

NO.	DESCRIPTION	DATE



PROJECT NUMBER: 2022.738.001
DATE: 11/16/2023 DRAWN BY: BK
DESIGN BY: BK CHECKED BY: SW

SHEET

5

5 OF 21

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 28, 2023

REF. DOC.: Unified Development Code (UDC); Engineering Design Manual (EDM)

SUBJECT: Consider approval of a preliminary plat of Pecan at Northlake, a proposed 14-lot commercial development on a 12.408-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244, generally located at the southwest corner of FM 407 and Cleveland-Gibbs Road.

**GOALS/
OBJECTIVES:** Invest in Infrastructure/Provide an adequate/functional roadway system; including associated water; sewer and storm drainage facilities

BACKGROUND INFORMATION:

Owner/Applicant: HP Gibbs LP

Engineer/Surveyor: Baird, Hampton, & Brown

Zoning: Mixed-Use Planned Development (MPD)

Summary: This application is for a preliminary plat to subdivide the property into 14 commercial lots and one open space lot for a proposed commercial development.

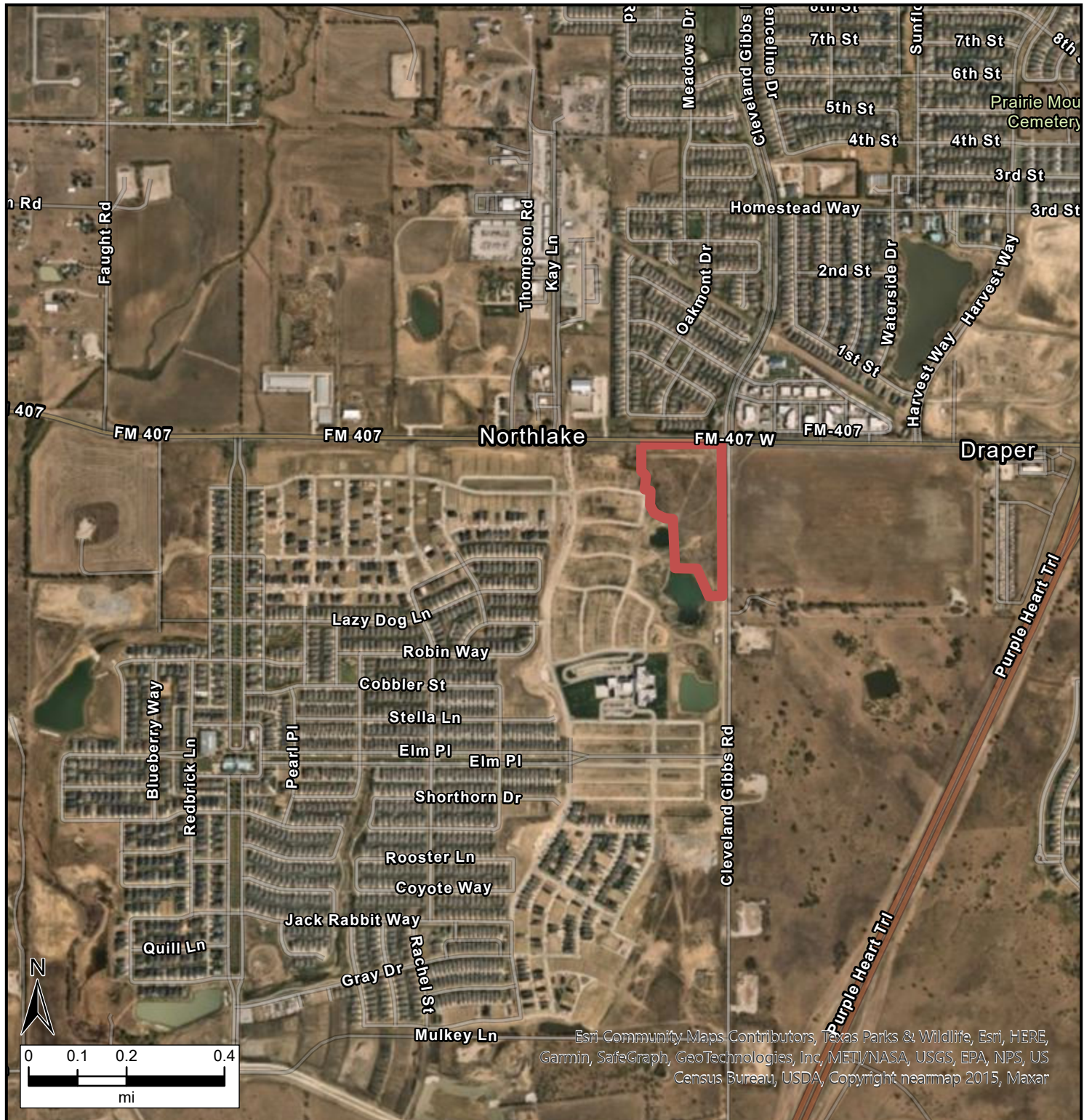
Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed October 31, 2023, and it will be approved on November 30, 2023, if no action is taken.

A drainage study was submitted for review in support of the preliminary plat, and it was found to meet all requirements of the Town for preliminary platting purposes. Preliminary plans for storm drainage, water, and sewer were also submitted for review. The preliminary plat and plans meet all platting and engineering design requirements.

P&Z ACTION:

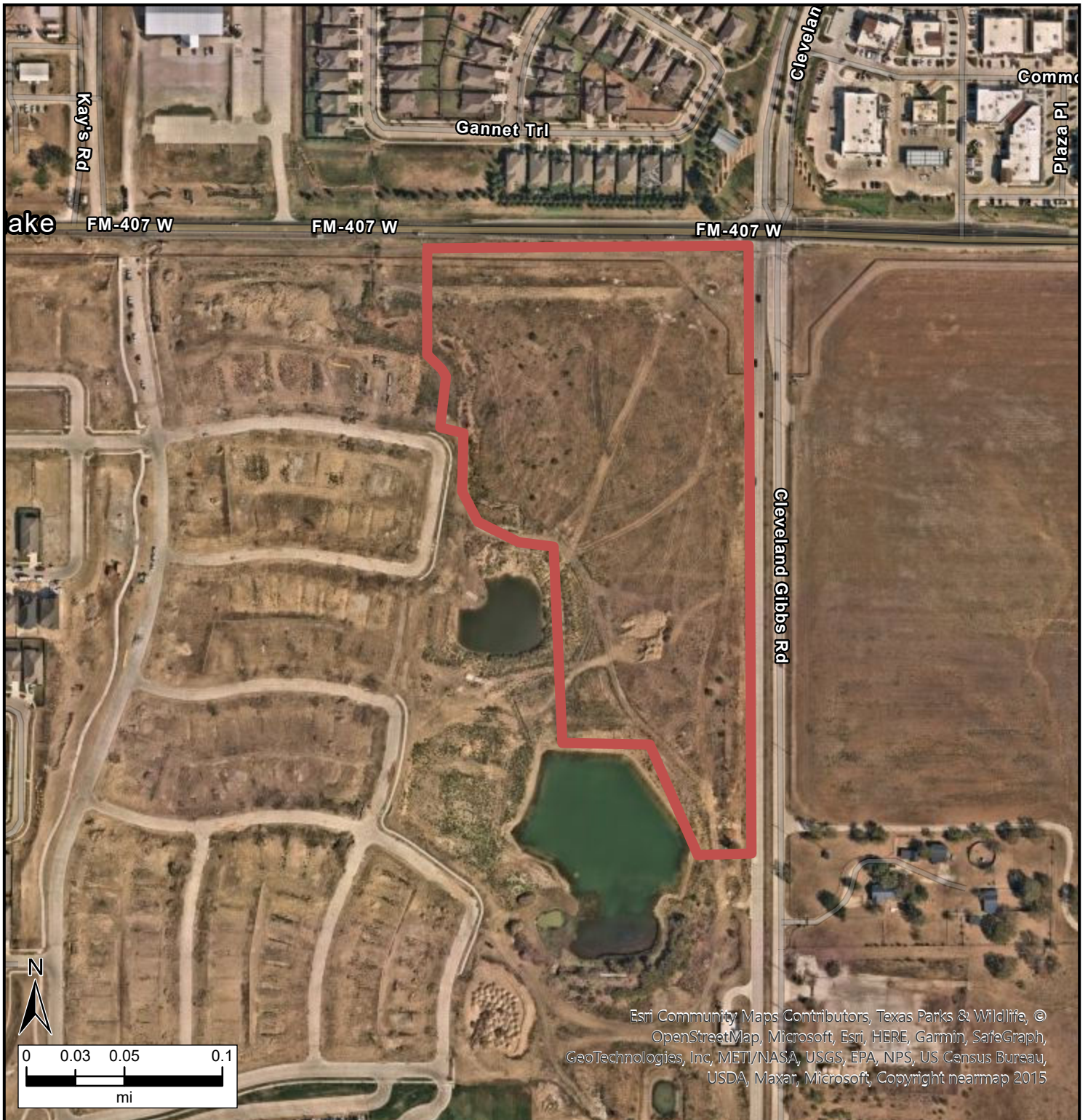
Approve preliminary plat as submitted

Northlake

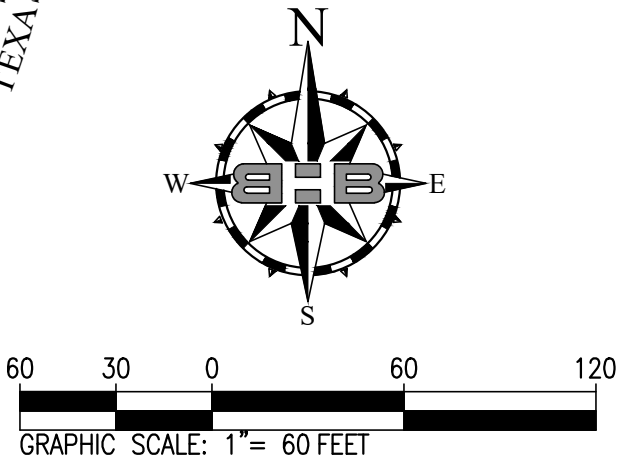
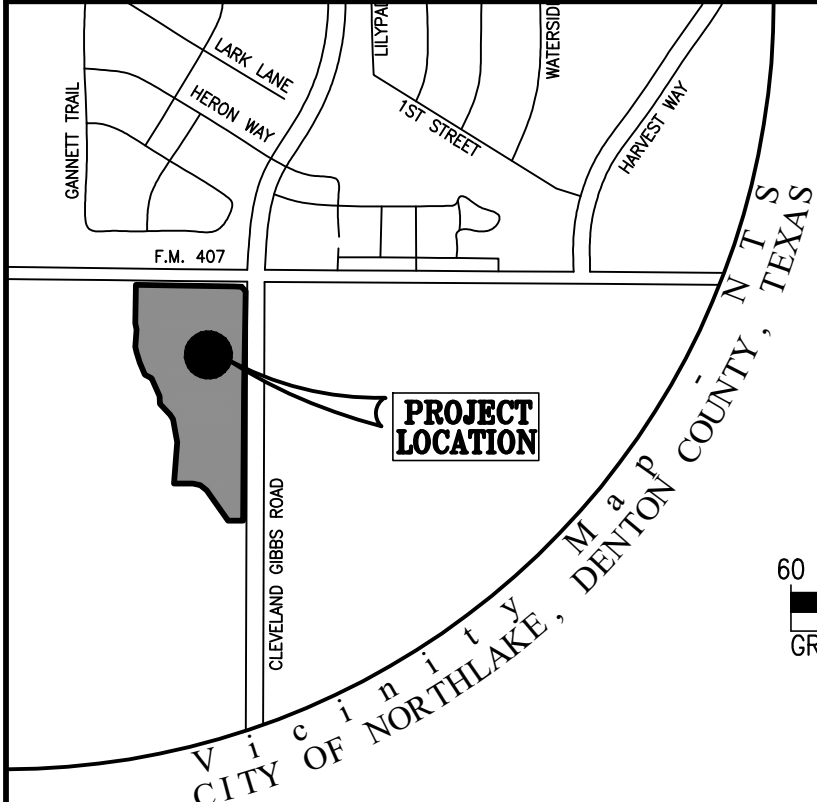


Legend

Northlake



Legend



LEGEND

- A. & U.E.....Access & Utility Easement
- CIRF.....Found 1/2-Inch Capped Iron Rod
- CIRF(H).....Found 1/2-Inch Capped Iron Rod Marked "HALFF ASSOC. INC."
- CIRF(KHA).....Found 5/8-Inch Capped Iron Rod Marked "KHA"
- D.E.....Drainage Easement
- DOC.....Document
- D.R.D.C.T.....Deed Records, Denton County, Texas
- IRS.....Iron Rod Found
- IRS.....Set 5/8-Inch Capped Iron Rod marked "BHB INC"
- MIN.FF.....Minimum Finished Floor Elevation
- NO.....Number
- P.R.D.C.T.....Plat Records, Denton County, Texas
- S.S.E.....Sanitary Sewer Easement
- TXDOT.....Found 5/8-Inch Capped Iron Rod Marked "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY"
- W.E.....Water Easement

GENERAL NOTES

- Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
- All property corners are 5/8 inch capped iron rod marked 'BHB INC' set unless otherwise noted.
- This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Open areas and drainage system maintenance is the Property Owners Association responsibility.
- 100-year floodplain shown hereon for reference only amd is based on graphical scaling and plotting per drainage study of flood plain limits by Kimley-Horn and Associates, Inc. project number 063226901, dated June 2023.

FLOOD ZONE NOTES

Per FIRM, Flood Insurance Rate Map, Map Number 48121C0505G, Map Revised April 18, 2011 the surveyed area appears to be within the zones as follows: (All zone limits shown hereon are based on graphical scaling and plotting and do not represent a drainage study of flood plain limits.)

- Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	0°23'45"	5688.58'	39.30'	N89°57'34"E	39.30'
C2	4°16'56"	318.00'	23.77'	N22°14'06"W	23.76'
C3	33°39'58"	100.00'	58.76'	S73°04'23"W	57.92'
C4	6°08'12"	282.99'	30.31'	S38°45'57"E	30.30'
C5	31°23'54"	318.00'	174.26'	S74°23'41"E	172.09'
C6	57°35'04"	118.00'	118.59'	S61°58'20"E	113.67'

Line #	Direction	Length
L1	S45°10'09"E	33.16
L2	S89°13'35"W	80.01
L3	N54°13'03"W	43.74
L4	N77°23'13"W	40.08
L5	S88°19'43"W	102.19
L6	N11°03'50"W	124.86
L7	N35°02'20"W	29.77
L8	N44°02'09"W	79.25
L9	N4°00'59"W	41.38
L10	N25°25'26"W	67.81
L11	N5°05'45"W	75.72
L12	N20°05'38"W	109.68
L13	N65°05'38"W	8.87
L14	N16°10'38"W	8.01
L15	N44°43'02"E	13.98
L16	N16°23'20"W	30.43
L17	N2°43'31"E	86.70
L18	N32°27'56"W	31.32
L19	N0°05'38"W	79.36
L20	N89°54'22"E	5.00
L21	N0°05'38"W	68.36
L22	N89°54'22"E	5.00
L23	N0°05'38"W	72.13
L24	S49°31'51"E	46.01
L25	S89°40'47"E	27.56
L26	N0°05'38"W	24.87
L27	S59°54'22"W	5.83
L28	N90°00'00"W	6.95
L30	N89°54'22"E	45.49
L31	S4°52'23"W	30.91

Line #	Direction	Length
L32	S84°01'29"W	33.20
L33	N89°54'22"E	32.50
L34	N61°16'59"W	11.41
L35	S0°45'52"E	12.50
L36	S89°14'08"W	63.24
L37	N89°14'08"E	32.47
L38	N89°14'08"E	32.50
L39	S0°45'52"E	32.74
L40	N56°49'13"E	32.62
L41	S23°38'34"W	34.68

METES & BOUNDS

WHEREAS, HP Gibbs, LP, is the owner of all that certain tract of land situated within the Francis W. Thornton Survey, Abstract Number 1244, in the Town of Northlake, Denton County, Texas, and being a portion of a called 460.667 acre tract of land described in Special Warranty Deed to HP Gibbs, LP, recorded in Document Number 2017-134732, Deed Records, Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet in surface values)

COMMENCING at a 5/8-inch iron rod with an illegible red cap found in the south right-of-way line of F.M. 407 (variable width right-of-way) for the northwest corner of a tract of land described to CND-Pecan Square II, LLC, as Tract 2 (Phase 4C), recorded in Document Number 2021-160252 D.R.D.C.T., from which a 5/8-inch iron rod bears South 89° 45' 42" West with the south right-of-way of said F.M. 407, a distance of 2,238.16 feet and North 02° 33' 51" West departing the south right-of-way of F.M. 407, a distance of 3.26 feet;

THENCE North 89° 45' 42" East with the south right-of-way of said F.M. 407, passing at a distance of 142.30 feet to a 5/8-inch iron rod with an illegible red cap found for the northernmost northeast corner of said Tract 2, continuing for a total distance of 867.28 feet to a 5/8-inch iron rod with a cap stamped "BHB INC." set (IRS) for the **POINT OF BEGINNING** and the northern corner of the herein described tract;

THENCE North 89° 45' 42" East continuing with the south right-of-way of said F.M. 407, a distance of 527.32 feet to an IRS for the beginning of a curve to the right having a central angle of 00° 23' 45", a radius of 5688.58 feet, and a chord bearing and distance of North 89° 57' 34" East - 39.30 feet;

THENCE in a northeasterly direction along said curve to the right an arc distance of 39.30 feet to an IRS for the northernmost northeast corner of the herein described tract, in the west line of a tract of land described in Warranty Deed as Right-of-Way Take to Town of Northlake, recorded in Document Number 2017-156147, D.R.D.C.T., same being a corner clip at the southwest intersection corner of F.M. 407 and Cleveland Gibbs Road (100-foot right-of-way);

THENCE with the west line of said Town of Northlake tract and the west right-of-way line of said Cleveland Gibbs Road the following courses and distances:

South 45° 10' 09" East, a distance of 33.16 feet along said corner clip to an IRS in the west right-of-way line of said Cleveland Gibbs Road;

South 00° 05' 38" East, passing at a distance of 1.28 feet to a 5/8-inch iron rod with a red cap stamped "KHA", continuing for a total distance of 522.95 feet to an IRS for a point for corner;

South 00° 45' 52" East, a distance of 707.61 feet to an IRS for the southeast corner of the herein described tract, from which a 1/2-inch iron rod with a yellow cap stamped "HALFF" found bears South 00° 45' 52" East, a distance of 118.14 feet and South 00° 27' 28" East, a distance of 2,924.91 feet;

THENCE over and across said HP Gibbs, LP tract the following courses and distances:

South 89° 13' 35" West, a distance of 80.01 feet to an IRS for corner;

North 36° 13' 43" West, a distance of 198.77 feet to an IRS for corner;

North 54° 13' 03" West, a distance of 43.74 feet to an IRS for corner;

North 77° 23' 13" West, a distance of 40.08 feet to an IRS for corner;

South 88° 19' 43" West, a distance of 102.19 feet to an IRS for corner;

North 03° 09' 10" East, a distance of 223.02 feet to an IRS for corner;

North 11° 03' 50" West, a distance of 124.86 feet to an IRS for corner;

North 35° 02' 20" West, a distance of 29.77 feet to an IRS for corner;

North 44° 02' 09" West, a distance of 79.25 feet to an IRS for corner;

North 04° 00' 59" West, a distance of 41.38 feet to an IRS for corner;

North 25° 25' 26" West, a distance of 67.81 feet to an IRS for corner;

North 53° 05' 45" West, a distance of 75.72 feet to an IRS for corner;

North 20° 05' 38" West, a distance of 109.68 feet to an IRS for corner;

North 65° 05' 38" West, a distance of 8.87 feet to an IRS for corner;

North 16° 10' 38" West, a distance of 8.01 feet to an IRS for corner;

North 44° 43' 02" East, a distance of 13.98 feet to an IRS for corner;

North 16° 23' 20" West, a distance of 30.43 feet to an IRS for corner;

North 02° 43' 31" East, a distance of 86.70 feet to an IRS for corner;

North 32° 27' 56" West, a distance of 31.32 feet to an IRS for corner;

North 00° 05' 38" West, a distance of 79.36 feet to an IRS for corner;

North 89° 54' 22" East, a distance of 5.00 feet to an IRS for corner;

North 00° 05' 38" West, a distance of 68.36 feet to an IRS for corner;

North 89° 54' 22" East, a distance of 5.00 feet to an IRS for corner;

North 00° 05' 38" West, a distance of 72.13 feet returning to the

POINT OF BEGINNING and containing 543,633 square feet or 12.480 acres of land more or less.



BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
Matt Hibbitt, RPLS • mhibbitt@bhbc.com
817.251.8550 • bhbc.com
TBPE Firm #44 • TBPLS FIRM #10011302

OWNER/DEVELOPER

HP Gibbs, LP

3000 Turtle Creek Blvd
Dallas, TX 75219

Kyle Joyce

E-mail address: kyle.joyce@hillwood.com

APPROVAL BY THE PLANNING & ZONING COMMISSION	
Date	
Chair, Planning & Zoning Commission, Town of Northlake	
Town Secretary, Town of Northlake	

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT

of

PECAN AT NORTHLAKE

OS1 & LOTS 1-14, BLOCK A

BEING 12.408 ACRES SITUATED WITHIN THE

FRANCIS W. THORNTON SURVEY, ABSTRACT NO. 1244

& BEING A PORTION OF TRACT 1, DOC. NO. 2017-134732, DRDCT

IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OCTOBER 2023