



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

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

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

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a regular meeting on Thursday, January 14, 2021 at 5:30 pm at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action.

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

5. Action Items

- E. An Ordinance amending Article 5, "Zoning Districts," of the Unified Development Code of the Town of Northlake, Texas, by amending the minimum lot width requirement for the Rural Residential Zoning District
  - i. Public Hearing
  - ii. Ordinance No. 21-0114A
  
- F. An Ordinance amending the Code of Ordinances, Town of Northlake, Texas, by amending Section 8.5, "Outdoor Lighting Regulations," of the Unified Development Code in Chapter 9 "Planning and Miscellaneous Development Regulations," providing for modified regulations related to Outdoor Lighting applicable in the Town limits and in the Town's extra-territorial jurisdiction where permitted
  - i. Public Hearing
  - ii. Ordinance No. 21-0114B
  
- G. An Ordinance providing for the annexation of a territory more specially described herein, but generally comprising approx. 249.299 acres located in a portion of the Holland Anderson Survey, Abst. No. 25, the H.W. Cocke Survey, Abst. No. 310, the W.P. Henderson Survey and Ben Waters Survey, Abst. 642, the William Murray Survey, Abst. No. 890 the Simeon E. Park Survey, Abst. No. 1005, situated in the extra-territorial jurisdiction of the Town of Northlake, Denton County, Texas; extending the boundary limits of said Town of Northlake, Texas, for all municipal purposes
  - i. Public Hearing
  - ii. Ordinance No. 21-0114C
  
- H. An Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended by establishing the zoning classification of a certain 249.299 acre tract of land in a portion of the Holland Anderson Survey, Abst. No. 25, the H.W. Cocke Survey, Abst. No. 310, the W.P. Henderson and Ben Waters Survey, Abst. No. 641, the William Murray Survey, Abst. No. 890, the Simeon E. Park Survey, Abst. No. 1005, Town of Northlake Texas, to "I" Industrial and revising the official zoning map in accordance therewith
  - i. Public Hearing
  - ii. Ordinance No. 21-0114D
  
- I. An Ordinance providing for the annexation of a territory more specially described herein, but generally comprising approx. 124.06 acres located in a portion of the Holland Anderson Survey, Abst. No. 25, the A. Gwaltney Survey, Abst. No. 500, situated in the extra-territorial jurisdiction of the Town of Northlake, Texas, for all municipal purposes
  - i. Public Hearing
  - ii. Ordinance No. 21-0114E
  
- J. An Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended, by establishing the zoning classification of a certain 124.06 acres located in a portion of Zoning Holland Anderson Survey, Abst. No. 25, the A. Gwaltney Survey, Abst. No. 500, situated in the extra-territorial jurisdiction of the Town of Northlake, Texas for all municipal purposes
  - i. Public Hearing
  - ii. Ordinance No. 21-0114F

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

6. Executive Session

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

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:
  - i. Legal advice on any matter related to any posted agenda item;
  - ii. Legal advice related to development and annexation of the Chadwick Tracts, 6-acre and 3-acre tracts of land generally located at the corner of Cleveland Gibbs Road and Chadwick Parkway; and
  - iii. Legal advice related to development and annexation of the Henderson Tracts, seven tracts totaling 146 acres of land generally located at the southwest corner of FM 156 and Harmonson Road; and the development of the 6McFarm tracts totaling approximately

234.4 acres of land generally located north and east of Harmonson Road approx. 2,358 feet north of Victory Circle; and

- iv. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 102.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road
- v. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407; and
- vi. Pending or contemplated litigation;
- vii. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ; and
- viii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- ix. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

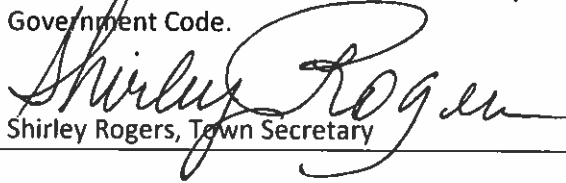
7. Reconvene into Open Session

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

8. Adjourn

**CERTIFICATION**

I hereby certify that the above agenda was posted on the bulletin board at Town Hall 1500 Commons Circle, Suite 300, Northlake, Texas 76266, on the 7<sup>th</sup> day of January 2021 by 5:30 pm in accordance with Chapter 551, Texas Government Code.

  
Shirley Rogers, Town Secretary

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