



DAVID A. RETTIG, MAYOR

RENA HARDEMAN, COUNCIL PLACE 1  
MICHAEL C. GANZ, COUNCIL PLACE 2  
BRIAN MONTINI, COUNCIL PLACE 3

ROGER SESSIONS, COUNCIL PLACE 4  
BILL MOORE, COUNCIL PLACE 5  
WES BOYER, COUNCIL PLACE 6

**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
THURSDAY, JULY 22, 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, July 22, 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  
Roll Call  
Invocation  
Pledges of Allegiance to the US and Texas Flags
2. Announcements, Proclamations and Presentations
  - A. FY 2021 Quarterly Reports
    - Investment Report
    - Budget
  - B. FY 2022 Tax Rate and Financing Strategy
3. 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.
4. Consent Items  
*Any Council member may request an item on the Consent Agenda to be taken up for individual consideration.*
  - C. Town Council Meeting Minutes 6-24-21
  - D. Resolution No. 21-21 Appointing Directors of Northlake Municipal Management District No. 1 of Denton County, a Conservation and Reclamation District located within the corporate limits of the Town of Northlake, Texas
  - E. Approval of an Interlocal Cooperation Agreements for Property Tax Assessment and Collection between Denton County and Town of Northlake

- i. Town of Northlake
- ii. Northlake Public Improvement District No. 1 (Harvest)
- iii. Northlake Public Improvement District No. 2 (The Highlands)

5. Action Items

- F. Approval of an Ordinance of the Town Council of the Town of Northlake, Texas, amending the Adopted Budget for the Fiscal Year October 1, 2020, through September 30, 2021; providing that expenditures for the said fiscal year shall be made in accordance with the said Amended Budget
  - i. Ordinance No. 21-0722A
- G. Approval of an Ordinance on the Comprehensive Plan amendment to change the future land use designation from MU – Mixed Use to BP – Business Park for the area generally located north of Victory Circle and south of Denton Creek and the future extension of FM 1171 and west of IH35W and east of FM 156
  - i. Public Hearing
  - ii. Ordinance No. 21-0722B
- H. Approval of an Ordinance on the Master Thoroughfare Plan amendment to amend the 2016 Master Thoroughfare Plan Update as amended, by replacing the Master Thoroughfare Plan Map
  - i. Public Hearing
  - ii. Ordinance No. 21-0722C
- I. Approval of a Resolution of the Town Council of the Town of Northlake, Texas, approving and authorizing the Town Manager to apply for the American Recovery Plan Act through the Texas Department of Emergency Management and accepting any and all grant funds awarded to the Town pursuant to such application
  - i. Resolution No. 21-22
- J. Approval of an Ordinance for a Specific Use Permit (SUP) for an accessory building to be constructed on Lot 14R2, Block A, Northlake Country Estates, a 9.167-acre lot located at 2250 FM 407, the northwest corner of FM 407 and Faught Road, and zoned Rural Residential (RR). Mohammad Khan is the owner/applicant. Case # SUP-21-001.
  - i. Public Hearing
  - ii. Ordinance No. 21-0722D
- K. Approval of an Ordinance Zoning change from RR – Rural Residential (min. 5 acres lots) /CRO - Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 2 acre lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case # PD-21-003.
  - i. Public Hearing
  - ii. Ordinance No. 21-0722E
- L. Approval of an Ordinance Zoning change from I – Industrial to I-PD – Industrial Planned Development for an approximately 251-acre tract of land located on the east side of Harmonson Road at 10677 Harmonson Road. 6 McFarm LLC is the owner. Westgate Capital Group, LLC is the applicant. Case # PD-21-004.

- i. Public Hearing
  - ii. Ordinance No. 21-0722F
- M. Approval of a Resolution to authorize Town Manager to Execute Change Order No. 1 with Landmark Structures for the installation of Pressure Reducing Valve at a cost not to exceed \$175,000.00
  - i. Resolution No. 21-23
- N. Approval of a Resolution to authorize Town Manager to contract with Halff and Associates for design of Catherine Branch Wastewater Trunk Line Phase 2 at a cost not to exceed \$525,000.00
  - i. Resolution No. 21-24
- O. 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 Consultation with Attorney. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:
  - i. Development of the Hatfield, Brasher, Green tract of approximately 97.9 acres of land west of Faught Road; and
  - ii. 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 in the extraterritorial jurisdiction of the Town; and
  - iii. Development of the IMA and AMI Development Groups tracts on approximately 6.4 acres of land north of FM 407; and
  - iv. Development of the Oneta Lee Cope Trust tract on approximately 69.0 acres of land located west of FM 156; and
  - v. Development of the Petrus Investments LP tracts on approximately 559.7 acres of land located east of FM 156; and
  - vi. Development and annexation of the CKD Holdings Inc Tracts 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town; and
  - vii. 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 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; 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.

- b. Section 551.072 Deliberations about Real Property
  - i. Regarding purchase, exchange, lease or value of real property to be acquired as right-of-way out of 138.1 acre tract, Anderson Tract 1
- c. Section 551.087 Economic Development Negotiations
  - i. Potential amendment to Development Agreement approved October 10, 2020, between Town, NEDC, NCDC, and Foster, Lewis, Gierisch, and Weis

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

- P. Development Agreement with 6McFarm LLC and Westgate Capital Group LLC
- Q. Retail Sewer Service Agreement with Continental U.S. Management LLC
- R. Development Agreement with Westview Trails LLC

8. Adjournment

**CERTIFICATION**

I hereby certify that the above agenda was posted on the bulletin board at Town Hall 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on the 16th day of July 2021 by 5:00 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).