



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
OCTOBER 12, 2023, AT 5:30 P. M.  
TOWN HALL - COUNCIL CHAMBER ROOM  
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 October 12, 2023, at 5:30 p.m., 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. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

**1. CALL TO ORDER**

- A. Roll Call, Invocation, Pledge of Allegiance

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

- A. Presentation - Employee Service Awards
  - Collan Gamblin - 5 years of service
- B. Briefing - Town Update on Odor Complaints
- C. Briefing - Proposed Hotel and Rental Inspection Program

**3. PUBLIC INPUT**

- A. 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*

- A. Consider approval of the Town Council Meeting Minutes for September 28, 2023

- B. Consider a Resolution of the Town of Northlake, Texas, approving the Denton Record-Chronicle to serve as the official newspaper of record for all legal and required publications for the Town of Northlake
- C. Consider a Resolution of the Town of Northlake, Texas, approving the Town Meetings and Holiday Calendar for the 2024 Calendar Year
- D. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County for the use of the Denton County Radio Communications System

## 5. ACTION ITEMS

- A. Consider an Ordinance of the Town of Northlake, Texas, to amend the Pecan Square Mixed-Use Planned Development (MPD) Zoning, Ordinance No. 17-0413E, to revise the landscaping, setback, and fencing details along FM 407 and Cleveland-Gibbs Road for the approximately 160.374-acre tract of land situated in the A. McDonald Survey, Abstract No. 785, and generally located south of FM 407 at Faught Road. HP Gibbs, LP is the owner/applicant. Case # PD-23-003
  - a. Public Hearing - **CONTINUED FROM SEPTEMBER 28, 2023**
  - b. Consider approval
- B. Consider an Ordinance of the Town of Northlake, Texas, to amend the Pecan Square Mixed-Use Planned Development (MPD) Zoning, Ordinance No. 17-0413C, to revise the landscaping, setback, and fencing details along FM 407 and Cleveland-Gibbs Road for the approximately 635.5-acre tract of land situated in the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, and generally located west of Cleveland-Gibbs Road between FM 407 and Mulkey Lane. HP Gibbs, LP is the owner/applicant. Case # PD-23-004
  - a. Public Hearing - **CONTINUED FROM SEPTEMBER 28, 2023**
  - b. Consider approval
- C. Consider an Ordinance of the Town of Northlake, Texas, to amend the Canyon Falls Mixed-Use Planned Development (MPD) Zoning, Ordinance No. 15-0326, to revise the boundaries of the zoning district, the development plan and certain development standards for that certain 58.094-acre tract of land located west of Cleveland-Gibbs Road and IH 35W and approximately 700 feet north of Westbridge Drive. NASH Canyon Falls LLC is the owner. Centurion American is the applicant/developer. McAdams is the planner. Case # PD-23-002  
**CONTINUED/TABLED FROM SEPTEMBER 28, 2023**
- D. Consider an Ordinance of the Town of Northlake, Texas, amending the Northlake code of ordinances, Chapter 9 "Planning and Miscellaneous Development Regulations" to include revisions to the Engineering Design Manual
- E. Consider Resolution authorizing the Town Manager to purchase Badger cellular water meter equipment and installation services in accordance with the FY 2023-2024 Adopted Budget from sole source provider Atlas Utility Supply Company in an amount not to exceed \$1,994,593.50

- F. Consider Ordinance amending the Code of Ordinances and Appendix "A" "Fee Schedule", providing water and sanitary sewer service fee updates to be effective October 27, 2023
- G. Consider an Ordinance of the Town of Northlake, Texas, to adjust the speed limit to 55 mph on SH 114 in the Town limits
- H. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement for additional services with Halff Associates, Inc. for an alternative Town Center concept

## 6. **EXECUTIVE SESSION**

The Town Council will convene in an 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 an executive session to consult with its attorney to seek 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. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- ii. Discuss submission of motion to intervene in application of Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.
- iii. Recent legislative changes and impact to Town including decertification of Certificates of Convenience and Necessity in Extraterritorial Jurisdiction areas.
- iv. Potential utility service agreement with Aspire Development LLC, 1730 Old Justin Road.
- v. Potential water service agreement with Sisk Watson LLC, 5756 Florance Road.
- vi. Potential Development Agreement and annexation of the Florance Endeavors tract on approximately 5.0 acres of land generally located on the east side of 8000 block of Florance Road in the extraterritorial jurisdiction of the Town.
- vii. Potential Development Agreement and annexation of the Austin Two Tracts LP tract on approximately 11.923 acres of land generally located at the northeast corner of SH 114 and Dale Earnhardt Way in the extraterritorial jurisdiction of the Town.
- viii. Potential Development Agreement and annexation of the Revival Fire LLC tract on approximately 5.09 acres of land generally located on the east side of 8000 block of Florance Road in the extraterritorial jurisdiction.
- ix. Potential Development Agreement and lease agreement with tenant of proposed sports venue.
- x. Potential Development Agreement with Chadwick Farms, LLC.
- xi. Financial responsibility of offsite improvements related to Catherine Branch Wastewater Treatment Plant.

**B. Section 551.072 - Real Property**

The Town Council may convene in an executive session to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- i. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 75.7 acres at northeast corner of FM 407 and Faught Road.

**7. RECONVENE INTO OPEN SESSION**

- A. The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

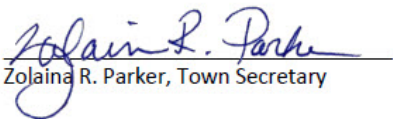
**8. ADJOURN**

**NOTE:** The Town Council 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 October 6, 2023, by 5:30 p.m., in accordance with Chapter 551 of the Texas Government Code.



  
Zolaina R. Parker, Town Secretary

**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 IMPAIRED 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 CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.