



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
NOVEMBER 9, 2023, AT 5:30 PM  
TOWN HALL - COUNCIL CHAMBER ROOM  
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226  
AMENDED**

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 November 9, 2023, 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. 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**

The following items are for announcement and presentation purposes:

- A. Announcement - Promotion of Sergeant Micah Hayman
- B. Proclamation - Veterans Day - November 11, 2023
- C. Proclamation - Municipal Courts Week - November 6-10, 2023
- D. Briefing - Fiscal Year 2023 Fourth Quarter Investment and Financial Reports (Jul - Sep 2023)
- E. Briefing - TextMyGov Service Update

**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**

Items listed under Consent will be enacted with one motion, one second, and one vote. 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 October 12, 2023
- B. Consider an Ordinance of the Town of Northlake, Texas, providing for abandonment and release of

a public utility easement across Lot 2 and Lot 3, Valley View Acres as recorded in Cabinet H, Page 262, Plat Records of Denton County, Texas, to the land owner as their interest may appear, for the reason that such easement represents a surplus easement for which no public necessity presently exists and for which no public necessity is anticipated to exist in the future. Curtis Kidwill is the owner/applicant.

## 5. ACTION ITEMS

The following items will be considered:

- A. Consider a Resolution of the Town of Northlake, Texas, approving an appeal of the applicability and value of roadway impact fees to be assessed for a Church proposed at 7896 Evelyn Lane
- B. Consider a Resolution of the Town of Northlake, Texas, to cast Northlake's votes for a member or members of the Board of Directors of the Denton Central Appraisal District
- C. Consider a Resolution of the Town of Northlake, Texas authorizing the Town Manager to enter into an interlocal agreement with the Belmont Freshwater Supply District No. 1 for Police Services, to be effective commencing February 1, 2024 and ending October 2, 2027
- D. Consider an Ordinance of the Town of Northlake, Texas, amending Section 3.4, Board of Adjustment, of Article 3, Boards and Commissions, of the Unified Development Code (UDC) Case # UDC-23-002
  - i. Public Hearing
  - ii. Consider approval
- E. Consider an Ordinance of the Town of Northlake, Texas, amending Chapter 5 "Business Regulations" of the Code of Ordinances, Town of Northlake, Texas by creating a new Article 5.11 "Short-term Rentals," to define and govern the standards and requirements for short-term rentals
  - i. Public Hearing
  - ii. Consider approval
- F. Consider an Ordinance of the Town of Northlake, Texas, amending Chapter 4 "Building Regulations" of the Code of Ordinances, Town of Northlake, Texas by creating a new Article 4.07 "Single-family and Multi-family Rental Housing," to provide for the regulation, inspection, and permitting of rentals for single-family and multi-family dwellings
- G. Consider an Ordinance of the Town Council of the Town of Northlake, Texas, amending Chapter 5 "Business Regulations" of the Code of Ordinances, Town of Northlake, Texas by creating a new Article 5.12 "Hotels and Motels," to provide for the regulation, inspection, and permitting of hotels and motels
- H. Consider a Resolution of the Town of Northlake, Texas authorizing the Town Manager to enter into an interlocal cooperative purchasing agreement with the City of Grand Prairie, Texas in the purchasing of equipment, supplies, and services
- I. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract with Stripe-A-Zone, for pavement marking on Canyon Falls Drive, in an amount not to exceed \$28,631.42
- J. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town

Manager to execute a contract with Stripe-A-Zone, for pavement marking on Robson Ranch Road, in an amount not to exceed \$21,896.16

## 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 annexation and development agreement of a property consisting of a 38.1-acre tract, a 20.0-acre tract of land, and a 2.8-acre tract generally located at the southeast corner of Harmonson Road and McPherson Drive in the extraterritorial jurisdiction of the Town.
- ii. Potential development agreement and annexation of a property consisting of a 156.8-acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement of a property consisting of a 24.8-acre tract, a 11.9-acre tract, and a 1.8-acre tract of land generally located at the northwest corner of FM 156 and Timberbrook Pkwy in the extraterritorial jurisdiction of the Town.
- iv. Potential annexation and development agreement for property consisting of a 3.7-acre tract, a 3.2-acre tract, and a 5.0-acre tract of land generally located at the northeast corner of SH 114 and Dale Earnhardt Way in the extraterritorial jurisdiction of the Town.
- v. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- vi. Potential amendment to April 29, 2021 settlement agreement with City of Justin.
- vii. Decertification of water and sewer Certificates of Convenience and Necessity in the Extraterritorial Jurisdiction and impacted service requests.
- viii. Consideration of opting out of polyfluoroalkyl substance (PFAS) settlement with DuPont, Chemours, Corteva, and 3M.
- ix. Lease agreement with DSE Hockey Centers, L.P.
- x. Developer agreement with Chadwick Farms, Ltd.
- xi. Discuss strategy and advice for enforcement of building code violations at 3400 Knights Ct.

### 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 a parent tract of 3.1 acres at the north side of Old Justin Rd. at Harvest Way.
- ii. Regarding purchase, exchange, lease of value of real property to be acquired as sports venue

site out of a parent tract of 41.0 acres at the southwest corner of SH 114 and Chadwick Pkwy.

**7. RECONVENE INTO OPEN SESSION**

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

- A. Lease agreement with DSE Hockey Centers, L.P.
- B. Developer agreement with Chadwick Farms, Ltd.

**8. ADJOURN**


With no further items to consider, the meeting will be adjourned.

**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 November 3, 2023, by 5:00 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.