



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
DECEMBER 14, 2023, AT 5:30 PM  
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 December 14, 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 will be addressed:

- A. Briefing - Northlake Signage Concepts

**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 November 9, November 16, and November 18, 2023
- B. Consider a Resolution of the Town of Northlake, Texas, acknowledging acceptance of and, to the extent required, ratifying, approving, and authorizing the Town Manager's acceptance of the dedication of the infrastructure improvements described in the August 3, 2021 Development Agreement with 6 McFarm, LLC (assigned to Exel Inc. d/b/a DHL Supply Chain (USA) ("Developer) on August 31, 2021 (the "Development Agreement"); authorizing the Town Manager to take any further necessary action to allow Developer to create a sales tax situs pursuant to Section 4.8(c) of the Development Agreement

## 5. ACTION ITEMS

The Following Items will be Considered:

- A. Consider a Resolution of the Town of Northlake, Texas, ratifying the actions taken by the Northlake Economic Development Corporation and Northlake Community Development Boards of Directors, approving a Pioneer Grant Program for Kurogi Ramen & Sushi in the amount of \$50,000
- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Halff Associates, for Conceptual Design and Discharge Permitting for the third Catherine Branch Wastewater Treatment Plant Expansion, in an amount not to exceed \$78,700
- C. Consider an ordinance for a zoning change from RR – Rural Residential to I – Industrial for approximately 0.88 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 Approval
- D. Consider an Ordinance for 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 Approval
- E. Consider an Ordinance for 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 Approval
- F. Consider an Ordinance to amend Ordinance No. 17-1214A, the Mixed-Use Planned Development (MPD) zoning district applicable to approximately 1.53 acres of land in the G.W. Shamblyn 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 Approval
- G. Consider an Ordinance to amend 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 Approval
- H. Consider an Ordinance approving 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 Approval

- I. Consider 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

**THIS PUBLIC HEARING IS POSTPONED AND A NEW NOTICE WILL BE PUBLISHED IN ADVANCE OF THE FUTURE PUBLIC HEARING IN ACCORDANCE WITH TOWN OF NORTHLAKE, UNIFIED DEVELOPMENT CODE, ARTICLE 4 AND 11.**

- i. Public Hearing
- ii. Consider Recommendation

## 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 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.
- iv. 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 of the Town.
- v. Potential Development Agreement and annexation of Lot 4, Block A, The Hills of Northlake West, approximately 2.127 acres of land generally located on the north side of 1600 block of FM 407 in the extraterritorial jurisdiction of the Town.
- vi. 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.

- vii. 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.
- viii. Potential annexation and development agreement for property consisting of 1.8-acre tract, a 2.9-acre tract, a 1.5-acre, and a 6.0-acre tract of land generally located at the northwest corner of Florance Rd and Linnie Bell Rd in the extraterritorial jurisdiction of the Town.
- ix. Decertification of water and sewer Certificates of Convenience and Necessity in the Extraterritorial Jurisdiction and impacted service requests.
- x. Assessment of road fees in the extraterritorial jurisdiction of the Town.
- xi. Financial responsibility of offsite improvements related to Catherine Branch Wastewater Treatment Plant.
- xii. Lease agreement with DSE Hockey Centers, L.P.
- xiii. Developer agreement with Chadwick Farms, Ltd.
- xiv. Potential annexation and development agreement for the Oneta Lee Cope Revocable Trust tracts consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town.

## **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.
- C. Potential Development Agreement and annexation of the Florance Endeavors and Revival Fire LLC tracts on approximately 5.0 acres and 5.1 acres of land generally located on the east side of 8000 block of Florance Road in the extraterritorial jurisdiction of the Town.
- D. 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.
- E. Potential annexation and development agreement for the Oneta Lee Cope Revocable Trust tracts consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town.
- F. 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.

## **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 December 8, 2023, by 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



*Zolaina R. Parker*  
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.