



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
&  
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD  
MEETING AGENDA  
JULY 10, 2025, 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 and Tax Increment Reinvestment Zone Number One Board, will meet in a Regular Meeting on July 10, 2025, 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/Board Members 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. Proclamation - Recognition of Police Chief Robert Crawford - State of Texas Law Enforcement Achievement Award
- B. Briefing - Summary of Banking Request for Applications Project and Investment Policy Update
- C. Briefing - Fiscal Year 2025-2026 Capital Improvement Program and Funding

**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**

All the items on the Consent Agenda are considered to be routine, self-explanatory, or have been previously discussed by the Town Council and will be enacted with one motion, one second, and one vote. Any Councilmember 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 June 12, 2025

- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement/contract with Wheco, for the Southwest Elevated Storage Tank supervisory control and data acquisition system, in an amount not to exceed \$79,830
- C. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement/contract with Consolidated Traffic Controls, Inc., for school zone flashing signals, in an amount not to exceed \$60,360
- D. Consider approval of Resolution of the Town of Northlake, Texas, approving the Town of Northlake Investment Policy
- E. Consider approval of a Resolution of the Town of Northlake, Texas, approving the Town of Northlake Financial Policy
- F. Consider approval of a Resolution of the Town of Northlake, Texas, awarding Bid No. 25-03 and authorizing the Town Manager to execute an agreement/contract with NetGenius for Managed Information Technology Services, in an amount not to exceed \$204,000
- G. Consider approval of Resolution of the Town of Northlake, Texas, awarding Bid No. RFA-2025-01 and authorizing the Town Manager to negotiate a contract with Wells Fargo Bank for Primary Depository Services
- H. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending Chapter 12, "Utilities" by creating a new Article 12.10, "Wastewater Pretreatment Program" to adopt uniform requirements for commercial users of the publicly owned treatment works; providing a severability clause; providing a savings clause; providing that this ordinance is cumulative; providing a penalty clause; providing for publication; and providing an effective date
- I. Consider approval of a Resolution of the Town Council of the Town of Northlake, Texas, supporting the funding, implementation, and enforcement of the continuing wastewater pretreatment program for its wastewater collection system; endorsing the implementation of a continuing pretreatment program as required by federal law for the Denton Creek Regional Wastewater System; adopting an enforcement response plan; and providing an effective date

**5. TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD MEETING**

The Town Council will recess the Regular meeting, and convene for a meeting of the Tax Increment Reinvestment Zone Number One Board to consider the following:

- A. Public Input - This item is available for citizens to address the Board 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.
- B. Consider adoption of an amendment to the Project and Financing Plan for Tax Increment (Financing) Reinvestment Zone Number One, to increase or decrease the total estimated project costs related to maintenance, repair, and construction of trail system and park and recreational facility improvements; and recommending adoption of an ordinance by the Town Council to

approve the same

- i. Public Hearing
- ii. Consider Approval

With no further items to consider, the Tax Increment Reinvestment Zone Number One Board will adjourn the meeting, and the Regular Town Council Meeting will be reconvened.

## 6. ACTION ITEMS

The Following Items will be Considered:

- A. Consider approval of an Ordinance of the Town of Northlake, Texas, amending the Project and Financing Plan for Tax Increment (Financing) Reinvestment Zone Number One, to increase or decrease the total estimated project costs related to maintenance, repair, and construction of trail system and park and recreational facility improvements; providing a severability clause; and providing an effective date
- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Adopted Budget for Fiscal Year October 1, 2024, through September 30, 2025; providing that expenditures for the said fiscal year shall be made in accordance with the said Amended Budget
- C. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc, for Survey and Engineering Services for Canyon Falls Retaining Wall Repair in an amount not to exceed \$130,000
- D. Consider approval of an Ordinance of the Town of Northlake, Texas, amending Chapter 9A, the Northlake Unified Development Code as amended, by approving a Specific Use Permit ("SUP") to authorize an addition to an accessory structure which would cause it to exceed fifty percent (50%) of the area of the primary structure on a 1.07-acre lot being Lot 15, Block 7, North Ridge Estates - Case # 25-SUP00001
  - i. Public Hearing
  - ii. Consider Approval

## 7. 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 for T and R Investment Holdings LLC

property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.

- ii. Potential annexation and development agreement for property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement for the Northlake 156 & 114 LP property consisting of 156.8-acre tract of land generally located east of FM 156 at the southern extent of the extraterritorial jurisdiction of the Town.
- iv. Potential annexation and development agreement for property consisting of a 15.1-acre tract and a 19.8 acre tract of land generally located on the east of Faught Road and north of Southbay Circle, in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement for approximately 278 acres of land generally located east of FM 156 and south of Downe Road partly in the extraterritorial jurisdiction of the Town and partly in the Town limits.
- vi. Potential annexation and development agreement for property consisting of 11.0-acre tract of land generally located at termination of Kay Lane in the extraterritorial jurisdiction of the Town.
- vii. Potential annexation and development agreement for property consisting of 20.9-acre tract and 3.0-acre tract of land generally located at termination of Thompson Road in the extraterritorial jurisdiction of the Town.
- viii. Potential annexation and development agreement for Cactus Thorn LP property consisting of 2.1-acre, 65.8-acre, and 150.2-acre tracts of land generally located north of FM 1384 in the extraterritorial jurisdiction of the Town.
- ix. Potential annexation and development agreement for Bob Smith Management Company LTD property consisting of 239.6-acre tract of land generally located east of Cleveland-Gibbs Road and north of Denton Creek in Town limits and in the extraterritorial jurisdiction of the Town.
- x. Potential annexation and development agreement for RO Properties, LLC property consisting of 58.2-acre tract of land generally located west of Cleveland-Gibbs Road and north of Whyte Road in the extraterritorial jurisdiction of the Town.
- xi. Potential annexation and development agreement for Checkered Flag Investments, Lot 2, Block A, H3 Cattle Addition, as described in the plat filed for record as Document Number 2017-346 in the Plat Records of Denton County, Texas, in the extraterritorial jurisdiction of the Town.
- xii. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.
- xiii. Potential violations of Section II. A. "Retail Water Service" of the March 14, 2024, interlocal agreement by and between the Town of Northlake and the City of Justin allocating extraterritorial jurisdiction and retail water and sewer service areas.
- ixv. Legal matters regarding retaining wall and bridge maintenance obligations and liability and reimbursement obligations to developer for parks, trails and amenities in Tax Increment Reinvestment Zone Number One, Town of Northlake, Texas.

**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. Deliberation regarding eminent domain action for the acquisition of the following real properties, for the construction and maintenance of road improvements on Faight Road and other public purposes permitted by law:
  - 7325 Faight Road - A1063A Patrick Rock TR 57, 19.834 AC Old DCAD TR #21
  - 7925 Faight Road - A1063A Patrick Rock TR 57A, 1.246 AC, SN#1 50305118A, SN#2 50305118B
  - 7331 Faight Road - A1063A Patrick Rock TR 58, 15.067 AC Old DCAD TR #21C
  - 7417 Faith Lane - A1529A Paine TR 3, Document # 2004-6330
  - FM 407 & Faight Road - A1063A Patrick Rock TR 63, 75.65 AC Old DCAD TR #33B
  - 8080 Faight Road - Northlake Country Estates PH II BLK A Lot 13
- ii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction of a future Town building west of Cleveland-Gibbs Road at Westbridge Drive.
- iii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of sanitary sewer improvements for commercial areas north of FM 407 and east of Faight Road and other public purposes permitted by law.

**C. Section 551.087 - Economic Development Negotiations**

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- i. Potential development agreement for La Estancia Investments LP property consisting of a 110.6-acre and part of a 295.5-acre tracts of land, Bob Smith Management Co. LTD property consisting of a 239.6-acre tract of land, and JHGS Investments LTD property consisting of a 66.5-acre, a 8.6-acre, a 14.5-acre, 4.2-acre, a 13.6-acre, a 28.8-acre, and a 12.6-acre tracts of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.

**8. 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. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute a development agreement with Checkered Flag Investments, LTD, providing municipal services and authorizing fee waivers related to the voluntary annexation of property consisting of approximately 25.5 acres and being Lot 2, Block A, H3 Cattle Addition, in the extraterritorial jurisdiction of the Town
- B. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to publish any public notices and negotiate and the Mayor or the Town Manager to execute any documents necessary to support the creation or development of the Northlake Fresh Water Supply District No. 1 of Denton County, including, but not limited to, a Development Agreement for full annexation of approximately 156 acres of land located in the Extraterritorial Jurisdiction of the

Town, and to provide municipal services and incentives related thereto, and inclusion of the land in a Reinvestment Zone, as authorized by Texas Tax Code Chapters 311 and 312

9. **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 July 3, 2025, by 5:00 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.