



DAVID A. RETTIG, MAYOR  
RENA HARDEMAN, COUNCIL PLACE 1  
MICHAEL C. GANZ, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3  
ROGER SESSIONS, COUNCIL PLACE 4  
DANNY SIMPSON, COUNCIL PLACE 5

**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
MARCH 25, 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, March 25, 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
  - Pledge of Allegiance
2. Announcements, Proclamations and Presentations
  - A. Home Rule Charter Transition - Boards and Commissions Appointments and Schedule
  - B. Fiscal Year 2021 Digital Budget Book Launch
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 Item

*Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration*

  - C. Town Council Minutes 3-11-21
5. Action Items
  - D. Annexation of approximately 5.424 acres of Faught Road between FM 407 and Evelyn Lane within the Town's exclusive extraterritorial jurisdiction (ETJ)
    - i. Public Hearing
  - E. Preliminary Plat of Harvest Phase 9 & 10, a subdivision consisting of 107 residential lots and 5 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 49.734-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of

Old Justin Road and approximately 700 feet east of Flanagan Farm Drive. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor.

- F. Final Plat of The Ridge at Northlake Phase 2, a subdivision consisting of 195 residential lots and 8 common area lots on an 43.158-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located 2,000 feet south of Robson Ranch Road near the intersection of Briarwood Road and Heritage Trail, and zoned Mixed-Use Planned Development (MPD). TMRY Ridge, LP is the owner/applicant/developer. JBI Partners is the engineer/surveyor.
- G. Final Plat of Lot 3R, Block A, Alliance Northport Addition, being a replat of Lot 3, Block A, Alliance Northport Addition, a 34.031-acre lot generally located on the east side of IH 35W at 17505 IH 35W approximately 800 feet south of Dale Earnhardt Way and zoned Industrial (I). Hillwood Alliance Services is the applicant. LEX Northlake 17505 L.P. is the owner. Peloton Land Solutions is the engineer/surveyor.
  - i. Public Hearing
- H. Revisions to approved Site Plan of Alliance Northport Building 5, a 225,934 square-foot industrial building on 15.042 acres platted as Lot 8, Block A, Alliance Northport Addition, generally located on the northwest corner of Dale Earnhardt Way and Sam Lee Lane at 4100 Dale Earnhardt Way, and zoned Industrial (I). Alliance Northport No. 5., Ltd. is the owner/applicant. Peloton Land Solutions, Inc. is the engineer.
- I. Final Plat of Lots 5A & 5B, Town Commons, a 1.061-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake. Harvest FM 407, Ltd. is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton, Brown Inc. is the engineer/surveyor.
- J. Site Plan of Northlake Commons Phase 8, a proposed two-building 10,126 square-foot retail center on a 1.061-acre tract of land to be platted as Lots 5A & 5B, Town Commons, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake. Harvest FM 407, Ltd. is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton, Brown Inc. is the engineer.
- K. Resolution No. 21-6 to Support for House Bill 3642 Change of Status for Territory Annexed by Certain Municipalities by State Representative Tan Parker
- L. Cancelled the April 22, 2021 Council Meeting and schedule for April 29, 2021
- M. 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
- N. Continue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021

6. Executive Session

*Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:*

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her 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. Legal advice on any matter related to any posted agenda item; and
  - ii. 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
  - iii. Legal advice related to the 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
  - iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and
  - v. Pending or contemplated litigation; and
  - vi. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
  - vii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.
- b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land


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*

8. Adjourn

**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 19th day of March 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).