



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
JANUARY 8, 2026**

The Northlake Town Council convened in a Regular Meeting on January 8, 2026, at 5:30 PM, in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

A. Roll Call, Invocation, Pledge of Allegiance

Mayor Montini called the meeting to order at 5:30 p.m., and a quorum was present as follows: Roll

Call:

Brian G. Montini, Mayor

Alexandra Holmes, Place 1

Michael Ganz, Place 2

Aaron Fowler, Place 3

Roger Sessions, Place 4

Maryl Lorencz, Mayor Pro Tem Place 5

Josh Pezzuto, Place 6

Also present were:

Drew Corn, Town Manager

Dean Roggia, Town Attorney

Zolaina Parker, Town Secretary

Tina Ogletree, Records Clerk

- Invocation was given by Ben Scheck, The Grove Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

A. Reports and Updates from the Mayor and Town Councilmembers Concerning Items of Community Interest (if necessary)

Items addressed were as follows:

- Mayor Montini
 - In the next few weeks, expecting work on 407 and 35
 - Shovels moving at the end of March for micro breakout

There was no consensus as the item was for presentation/information purposes.

B. Briefing - Public Works Departmental Update

The item was presented by Eric Tamayo, Public Works Director, and commentary followed.

There was no consensus as the item was for presentation/information purposes.

C. Briefing - Agricultural (AG) Zoning District Standards

The item was presented by Nathan Reddin, Development Services Director, and commentary followed.

There Town Council consensus was for the item to be presented at a future meeting and include the provisions discussed as follows:

- 4 Setbacks in AG Zoning would potentially mimic the same 4 existing Setbacks in RR
 - Front, Side, Side Adjacent to Street, and Rear
- Special Use Permit reduced to \$100

3. **PUBLIC INPUT**

The following individuals shared comments as allowed under the Public Input portion of the agenda. All comments may be viewed in their entirety on the Town's Website at <https://www.town.northlake.tx.us/337/Watch-Council-Meetings>.

- Michael Savoie, address on file - thanked Council for deliberation and opportunity to be heard; referenced prior service as Mayor; discussed past blanket zoning actions; stated concern is with forced zoning rather than AG zoning; asked questions regarding windmills
- Brandon Beard , address on file - will there be a issue old windmills
- Ray Callahan, address on file - stated Council is elected to carry out the will of the majority while protecting the rights of the minority; commended Council for balancing its duties

4. **CONSENT ITEMS**

The Consent Agenda consisted of Item 4.A. - 4.B., and no items were pulled for individual consideration.

Councilmember Sessions moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Holmes. Motion Carried.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto

NAYS (0): None

ABSENT (0): None

A. Consider approval of the Town Council Meeting Minutes for November 13, 2025

APPROVED

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- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with the cities of Colleyville, Keller, Roanoke, Southlake, and Trophy Club to participate in a regional Special Weapons And Tactics (SWAT) Team
APPROVED RESOLUTION NO. 26-01

5. **ACTION ITEMS**

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Industrial Planned Development (I-PD) zoning applicable to approximately 57.325 acres of land at the southeast corner of Harmonson Road and McPherson Drive. - Case # 25-PDA00004
- i. Public Hearing
- ii. Consider Approval
- APPROVED ORDINANCE NO. 26-0108A**

The item was presented, and discussion followed.

Mayor Montini opened the public hearing at 6:18 p.m., and with no speakers coming forward, the public hearing was closed at 6:18 p.m.

Councilmember Ganz moved to approve the item as presented. Motion seconded by Councilmember Pezzuto. Motion carried.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto

NAYS (0): None

ABSENT (0): None

- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 5.0 acres of land generally located east of Florance Road and 4,000 feet north of FM 407, in the exclusive extraterritorial jurisdiction (ETJ) of the Town.
- Case # ANX-25-004
- i. Public Hearing
- ii. Consider Approval
- APPROVED ORDINANCE NO. 25-0108B**

The item was presented, and discussion followed.

Mayor Montini opened the public hearing at 6:20 p.m., with the following speakers coming forward:

- Michael Savoie, address on file - nothing in packet regarding item; which zoning is being assigned or what property is being used for

With no further speakers coming forward, the public hearing was closed at 6:21 p.m.

Mayor Pro Tem Lorencz moved to approve the item as presented. Motion seconded by Councilmember Ganz. Motion Carried.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto

NAYS (0): None

ABSENT (0): None

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- C. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances by amending Appendix "A" "Fee Schedule," Article 5.000, "Development Application Fees," Section A5.001, "Development Application Fees," providing for payment of a fee in lieu of tree planting

APPROVED ORDINANCE NO. 26-0108C

The item was presented, and discussion followed.

Councilmember Pezzuto moved to approve the item as presented. Motion seconded by Councilmember Fowler. Motion Carried.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto

NAYS (0): None

ABSENT (0): None

- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement with MASA for emergency and non-emergency medical transportation benefits; authorizing the enrollment of each household to receive such benefits at a cost of \$6.75 per household paid by the resident; providing an option for residents to opt out of the program; and providing an effective date

APPROVED RESOLUTION NO. 26-02

The item was presented, and discussion followed.

Councilmember Holmes moved to approve the item as presented. Motion seconded by Mayor Pro Tem Lorencz. Motion Carried.

AYES (6): Holmes, Fowler, Montini, Lorencz, Sessions, Pezzuto

NAYS (1): Ganz

ABSENT (0): None

6. **EXECUTIVE SESSION**

The Town Council convened in an Executive Session, at 6:55 p.m. pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

A. **Section 551.071 - Consultation with Attorney**

- 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 approximately 281 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.

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- iv. 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.
- v. 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.
- vi. Potential annexation and development agreement for Bettye Neely property consisting of 97.9-acre tract of land generally located at the southwest corner of Farm-to-Market 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.
- vii. Potential annexation and development agreement amendment for Belmont 407 LLC property consisting of 8.16 acres of land located at 1990 Homestead Way in the extraterritorial jurisdiction of the Town.
- viii. Potential amendment to development agreement between CM West, LLC and the Town of Northlake for development of Creek Meadows West.
- ix. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.
- x. Legal advice from Town Attorney concerning contemplated litigation by Media Choice, LLC, against the Town of Northlake and the Town of Northlake Zoning Board of Adjustment regarding the denial of a permit for a billboard along IH-35W (Zoning Board of Adjustment Case No.: 25-VBOA00005).

B. Section 551.072 - Real Property

- i. Deliberation regarding eminent domain action for the acquisition of the following real property, for the construction and maintenance of entryway monumentation on Farm-to-Market 407 and other public purposes permitted by law:

APPROVED RESOLUTION NO. 26-03

- Harvest Way – Harvest Town Center Block A Lot 1A

The item was presented and no discussion followed.

Councilmember Pezzuto moved that the Town Council of the Town of Northlake authorize the use of the power of eminent domain to acquire the real property described in Resolution Number 26-03, as presented, specifically:

- 0.0438 acre (1,907 sq. ft) fee simple on property situated in the Patrick Rock Survey, Abstract Number 1063, in the Town of Northlake, Denton County, Texas, being a portion of Lot 1A, Block A, Harvest Town Center, recorded in Document Number 2025-214, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), same being a portion of the tract of land described to Realty Capital Argyle 144, LTD recorded in Document Number 2006-81504, O.P.R.D.C.T., as more specifically described in Exhibit A to said Resolution,

for the public use in construction and maintenance of a town entryway monument sign, and I further move to adopt Resolution Number 26-03, as presented.

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Motion was seconded by Councilmember Holmes. Motion Carried.

AYES (6): Holmes, Fowler, Montini, Lorencz, Sessions, Pezzuto

NAYS (0): None

ABSENT (0): None

ABSTAIN (1): Ganz

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 economic development agreement for Project Rex Two within the Town of Northlake pursuant to the Town Incentives Policy.
- ii. Potential economic development agreement for Project Force within the Town of Northlake pursuant to the Town Incentives Policy.

7. **RECONVENE INTO OPEN SESSION**

Mayor Montini reconvened the Regular Meeting at 7:29 p.m., to address Council action regarding the items deliberated during Executive Session.

NOTE: Item 6.B.i. - was addressed with the motion and vote noted under the item.

- A. Consider approval of a resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute a development agreement with Gloria Downe, Beverly Pistone, and Arthur Downe, for the voluntary annexation and development of approximately 281 acres of land generally located east of FM 156 and south of Downe Road in the extraterritorial jurisdiction of the Town and partly in Town limits.

APPROVED RESOLUTION NO. 26-04

Councilmember Holmes moved to approve the item as presented. Motion seconded by Councilmember Fowler. Motion Carried.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto

NAYS (0): None

ABSENT (0): None

8. **ADJOURN**

With no further business, Mayor Montini adjourned the meeting at 7:32 p.m.

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Brian G. Montini

Brian G. Montini, Mayor



Attest:

Zolaina R. Parker

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: January 22, 2026