NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
SEPTEMBER 17, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226

1. **CALL TO ORDER**

2. **ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

   A. Briefing - Approved Plats Report

3. **PUBLIC INPUT**

   This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. 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. **ACTION ITEMS**

   A. Consider approval of meeting minutes for August 20, 2024

   B. Consider approval of a Site Plan of Northwest Middle School No.8, a proposed 228,513 square-foot school building and related facilities on a 148.45-acre tract of land in the F. Thornton Survey, Abstract No. 1244, and the J. Cleveland Survey, Abstract No. 1461, to be platted as Lot 1, Block A, NISD Middle School No. 8, and generally located on the south side of Mulkey Lane at Pecan Parkway - Case # 24-SP00002

   C. Consider a recommendation on proposed amendment to the Pecan Square Mixed-Use Planned Development (MPD) Ordinance No. 17-0413E, as amended, and applicable to approximately 11.54 acres of land generally located south of FM 407 and west of the intersection with Faught Road - Case # 24-PDA00001
      i. Public Hearing
      ii. Consider Recommendation

5. **EXECUTIVE SESSION**

   A. **Section 551.071 - Consultation with Attorney**
   The Commission 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:

A. Consider a recommendation on proposed amendment to the Pecan square mixed-use planned development (MPD) Ordinance No. 17-0413E, as amended, and applicable to approximately 11.54 acres of land generally located south of FM 407 and west of the intersection with Faught Road - Case # 24-PDA00001

6. **RECONVENE**

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

7. **ADJOURN**

NOTE: The Planning & Zoning Commission 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 September 13, 2024, by 6:30 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.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 17, 2024
REF. DOC.: Unified Development Code (UDC); Engineering Design Manual (EDM)
SUBJECT: Briefing - Approved Plats Report
GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.3 - Review and revise town plans as needed

BACKGROUND INFORMATION:

- Following plats approved in August 2024

Parris Subdivision - Final Plat

Site:

- 9.005 acres located at 1190 Strader Road
- Accessed by private drive on north side of Strader Road

Zoning:

- RR - Rural Residential (minimum 5-acre lots)

Summary:

- 1 single-family residential lot
- Water service to be provided by private well
- Sewer service to be provided by on-site sewage facility (OSSF)

Pecan Plaza - Final Plat

Site:

- 11.69 acres located on the southwest corner of FM 407 and Cleveland-Gibbs Road

Zoning:

- Mixed-Use Planned Development (MPD)

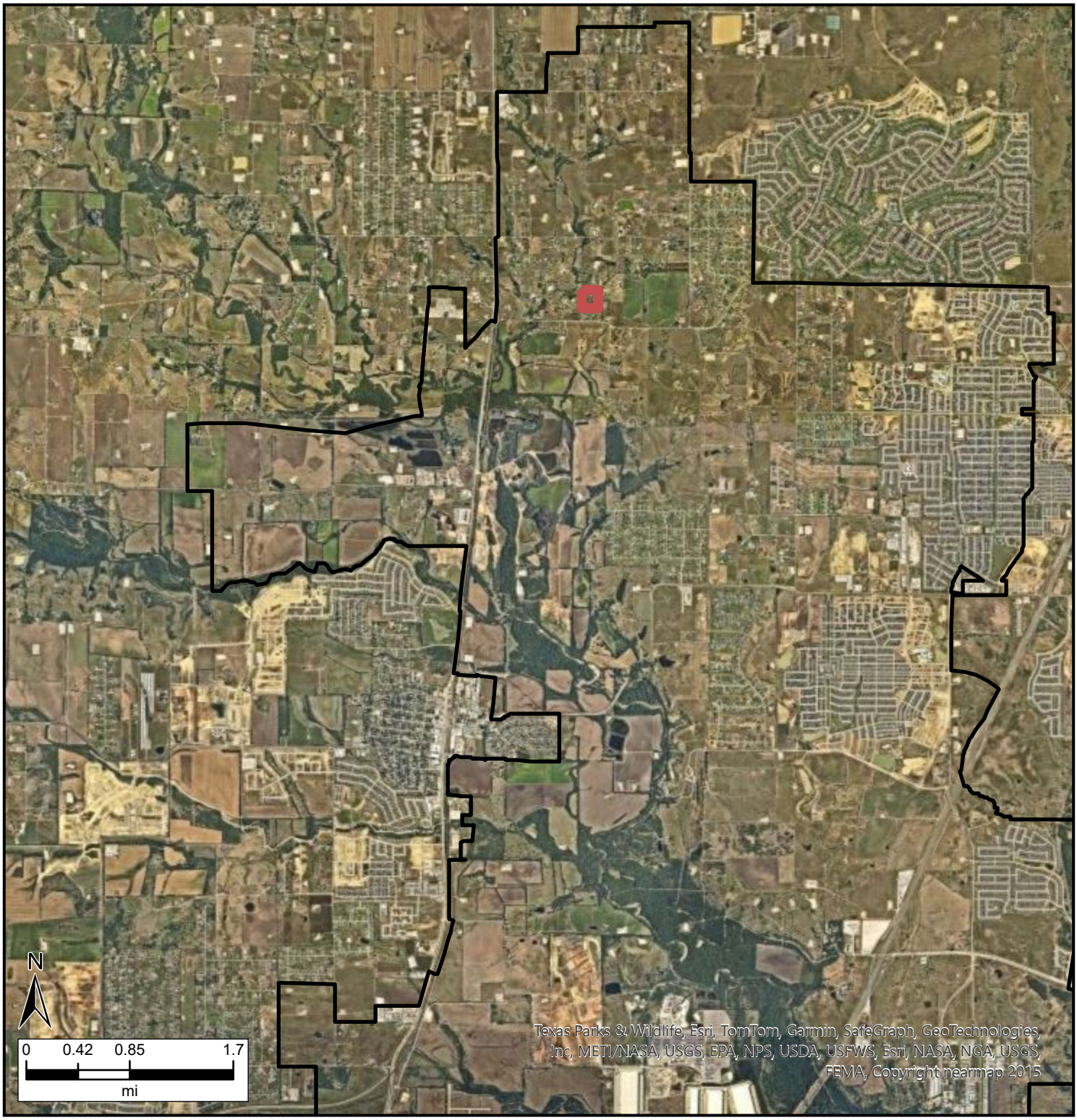
Summary:

- Commercial corner in Pecan Square
- 11 commercial lots
- 1 open space lot along FM 407
- Site plans for development on lots will be submitted by lot or phase

P&Z ACTION:

Provide feedback as P&Z deems necessary

Northlake



NORTHLAKE
TEXAS

Date: 8/22/2024

Northlake

NORTHLAKE
TEXAS

Date: 8/22/2024

N

W E

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50 0 25 50 100 200

SCALE: 1"=50'

Know what's below. Call before you dig. 811

STATE OF TEXAS
_____ COUNTY

WHEREAS We, Jill Thompson Parris and Joseph Arthur Parris, being the owners of 9.005 acres of land situated in the Texas and Pacific Railway Company Survey, Abstract Number 1291, Denton County, Texas and being recorded in Document Number 2023–35866, Official Records, Denton County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the southeast corner of the Parris Tract, same being the northeast corner of a tract of land described in a deed to Mark Venator and wife, Laura Venator recorded in Document Number 2021–83816, Official Records, Denton County, Texas, same being in the west line of Lot 1, Block A, Walters Addition recorded in Document Number 2016–90, Plat Records, Denton County, Texas, and being in the west line of a 30' wide pedestrian & vehicular ingress–egress easement recorded in Document Number 2014–20392, Official Records, Denton County, Texas;

THENCE N88°51'33"W., at 0.8 of a foot passing a 3" steel fence corner post, in all 589.55 feet along the common line of the Noah Tract; the Venator Tract, and a tract of land described in a deed to Donald G. Fryer and wife, Ruth A. Fryer recorded in Document Number 2018–53649, Official Records, Denton County, Texas to a 4" steel fence corner post found for the southwest corner of the Noah Tract and being in the east line of a tract of land described in a deed to Coyote Hill, LLC recorded in Document Number 2018–123963, Official Records, Denton County, Texas;

THENCE N00°17'20"E., 662.28 feet along the common line of the Noah Tract and the Coyote Hill Tract to a 1/2" rebar rod found (Control Monument) by a fence corner for the northwest corner of the Noah Tract, same being the southwest corner of Lot 1, Block A, Forslund Addition recorded in Document Number 2018–223, Plat Records, Denton County, Texas;

THENCE S89°27'57"E. (BASIS FOR DIRECTIONAL CONTROL), 589.55 feet along the common line of the Noah Tract and Forslund Addition to a 1/2" rebar rod found (Control Monument) for the northeast corner of the Noah Tract and being in the west line of Lot 1, Block A, Hermes Addition recorded in Document Number 2018–475, Plat Records, Denton County, Texas, same being the west line of the 30' wide pedestrian & vehicular ingress–egress easement

THENCE S00°17'40"W., 668.52 feet along the common line of the Noah Tract; Hermes Addition; Walters Addition, and the west line of the 30' wide pedestrian & vehicular ingress–egress easement to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Jill Thompson Parris, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Parris Subdivision, an addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate to the public's use forever the streets, alleys, rights–of–way, parks, school sites, and other public places shown hereon.

Witness my hand in Denton County, Texas, the _____ day of _____, 2024.

_____
Jill Thompson Parris

STATE OF TEXAS
COUNTY OF _____
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jill Thompson Parris, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 2024.

_____ _____ _____
Notary Public My Commission Expires

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Joseph Arthur Parris, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Parris Subdivision, an addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate to the public's use forever the streets, alleys, rights–of–way, parks, school sites, and other public places shown hereon.

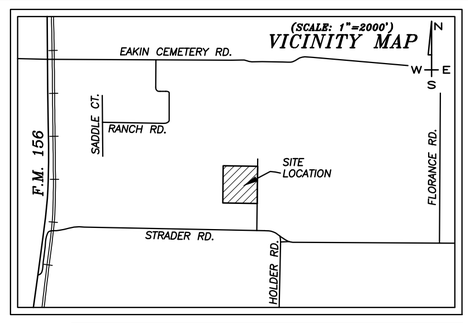
Witness my hand in Denton County, Texas, the _____ day of _____, 2024.

_____
Joseph Arthur Parris

STATE OF TEXAS
COUNTY OF _____
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Joseph Arthur Parris, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 2024.

_____ _____ _____
Notary Public My Commission Expires



APPROVAL BY THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

ON THIS THE ___ DAY
OF _____ 2024

_____
Town Manager

Notes:
According to the Flood Insurance Rate Map for Denton County, Texas, and Incorporated Areas, Community Panel Number 48121C 0345 G, Dated April 18, 2011, this tract is in Zone X, an area not in the 1% annual chance flood.

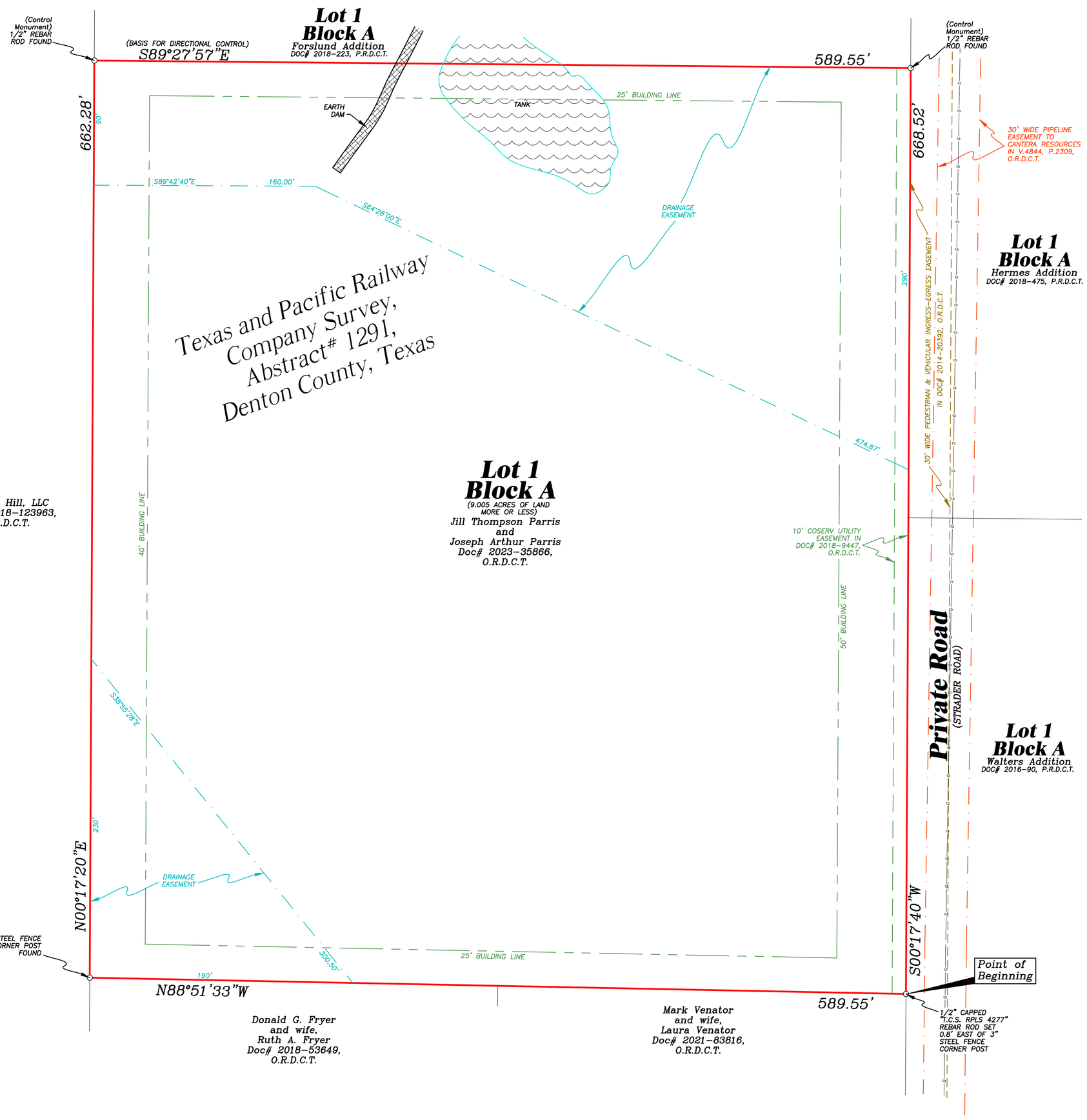
The easements recorded in Volume 403, Page 636 and Volume 467, Page 278, Official Records, Denton County, Texas are blanket type easements that affect this tract.

The easements recorded in Volume 5543, Page 2032; Volume 5543, Page 2039; Document Number 2005–2198, and Document Number 2007–17514, Official Records, Denton County, Texas do not affect this tract.

All drainage easements, existing ponds, and drainage facilities on the site are to be privately maintained.

This plat is exempt from the Groundwater Availability Certification requirements of Texas Local Government Code Sec. 212.0101 due to it not subdividing the existing tract.

Revisions made 08–12–2024 to address comments.



Ownership:
Jill Thompson Parris
Joseph Arthur Parris
129 Sunrise Drive
Argyle, TX 76226

TRI SURVEYING COUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817–444–2355 FAX: 817–444–4387
tcs4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 24060263

KNOW ALL MEN BY THESE PRESENTS:
That I, Lonnie Reed, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
06–19–2024

STATE OF TEXAS REGISTERED LONNIE REED 4277 PROFESSIONAL LAND SURVEYOR

FINAL PLAT
of
Parris Subdivision

Lot 1, Block 1 being 9.005 acres of land in the Texas and Pacific Railroad Company Survey, Abstract Number 1291 in the Town of Northlake, Denton County, Texas.
1 lot by use
Current Zoning is Rural Residential (RR)

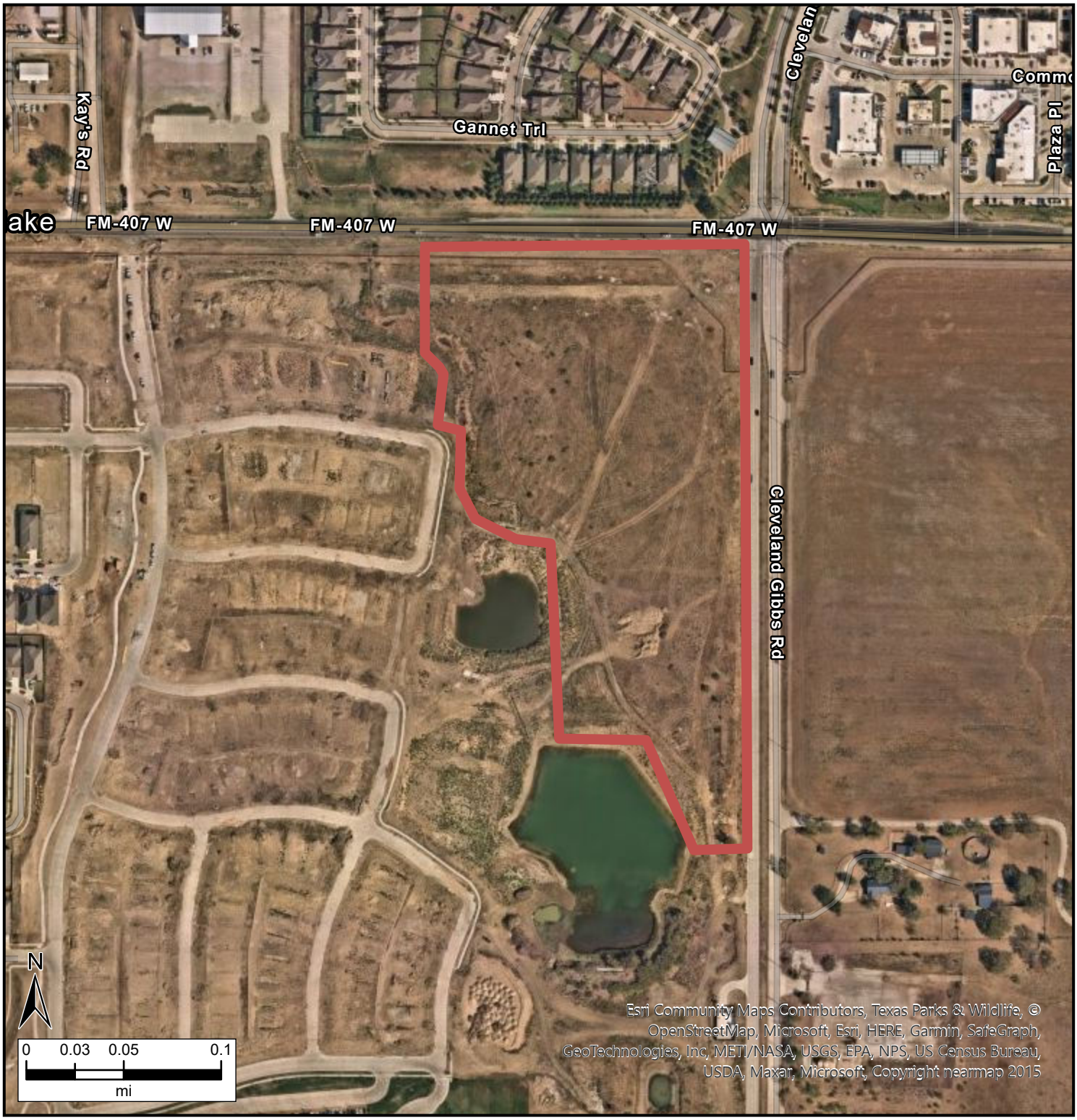
THIS PLAT FILED FOR RECORD IN DOCUMENT# _____, DATE _____

Northlake

Legend

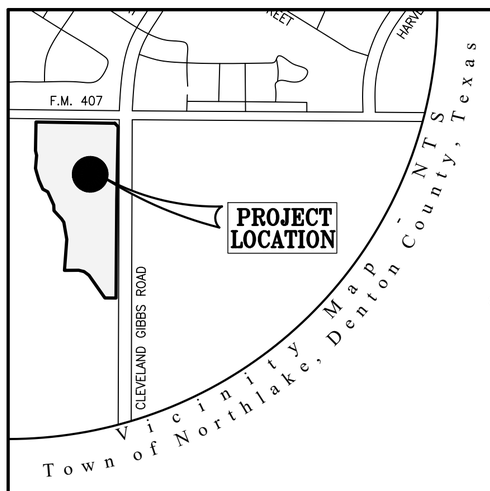
Date: 11/17/2023

Northlake



Legend

Date: 11/17/2023



LEGEND

CIRF.....Found 1/2-Inch Capped Iron Rod
CIRF(KHA)....Found 5/8-Inch Capped Iron Rod Marked "KHA"
D.E.....Drainage Easement
D.R.D.C.T.....Deed Records, Denton County, Texas
IRF.....Iron Rod Found
○IRS.....Set 5/8-Inch Capped Iron Rod marked "BHB INC"
MIN.FF.....Minimum Finished Floor Elevation
POB.....Point of Beginning
POC.....Point of Commencing
P.R.D.C.T.....Plat Records, Denton County, Texas
S.S.E.....Sanitary Sewer Easement
TXDOT.....Found 5/8-Inch Capped Iron Rod Marked "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY"
W.E.....Water Easement

GENERAL NOTES

1. Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
2. All property corners are 5/8 inch capped iron rod marked 'BHB INC' set unless otherwise noted.
3. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
5. Open areas and drainage system maintenance is the Property Owners Association responsibility.
6. 100-year floodplain shown hereon for reference only and is based on graphical scaling and plotting per drainage study of flood plain limits by Kimley-Horn and Associates, Inc. project number 063226901, dated June 2023.

N

W E

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60 30 0 60 120

GRAPHIC SCALE: 1" = 60 Feet

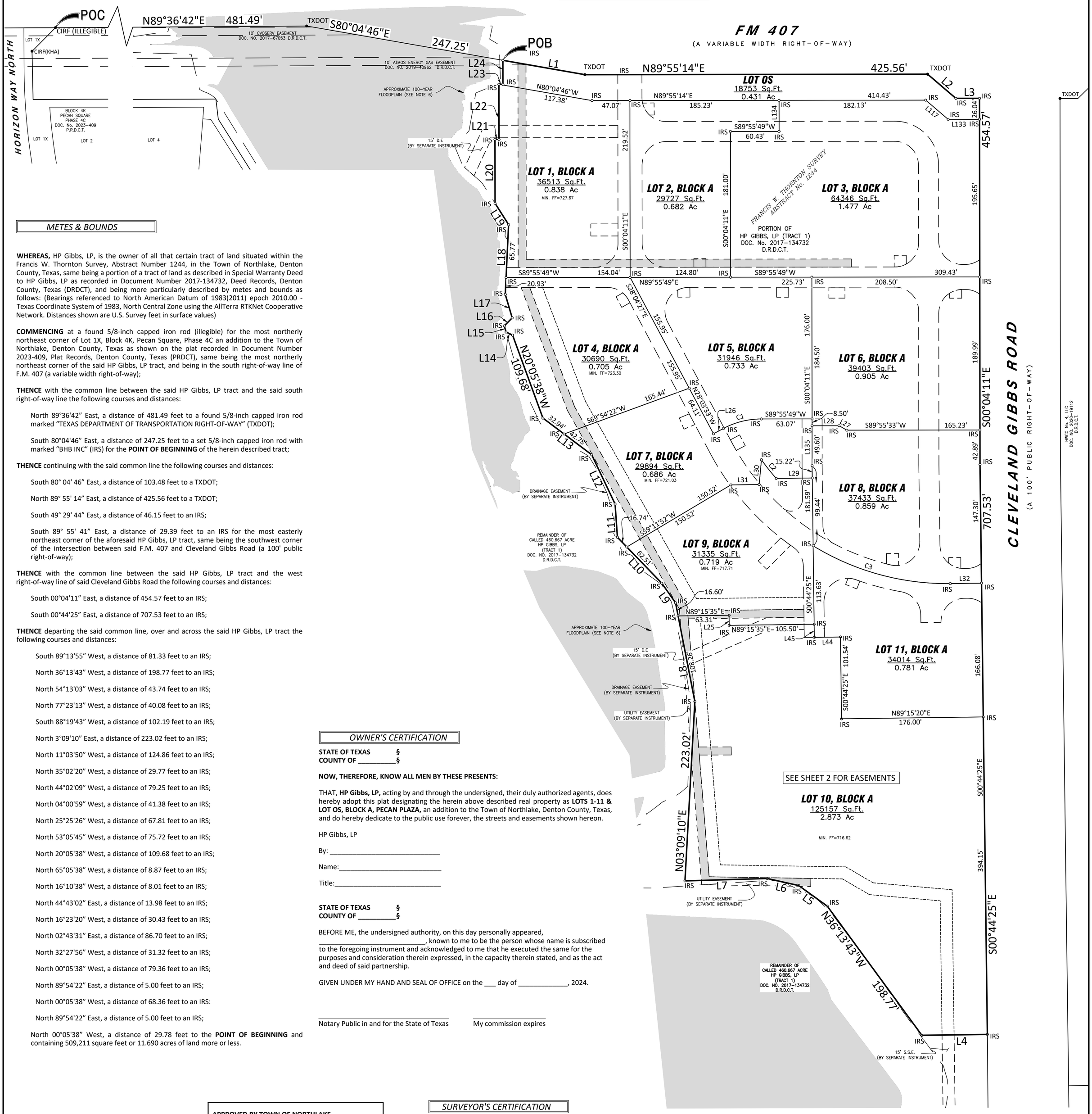
FLOOD ZONE NOTES

Per FIRM, Flood Insurance Rate Map, Map Number 48121C0505G, Map Revised April 18, 2011 the surveyed area appears to be within the zones as follows: (All zone limits shown hereon are based on graphical scaling and plotting and do not represent a drainage study of flood plain limits.)

1. Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

LOT 43X OPEN SPACE
HARVEST MEADOWS PHASE 2
DOC. No. 2016–262
P.R.D.C.T.

SEE PAGE 2 FOR EASEMENT ANNOTATIONS



METES & BOUNDS

WHEREAS, HP Gibbs, LP, is the owner of all that certain tract of land situated within the Francis W. Thornton Survey, Abstract Number 1244, in the Town of Northlake, Denton County, Texas, same being a portion of a tract of land as described in Special Warranty Deed to HP Gibbs, LP as recorded in Document Number 2017-134732, Deed Records, Denton County, Texas (DRDCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKNet Cooperative Network. Distances shown are U.S. Survey feet in surface values)

COMMENCING at a found 5/8-inch capped iron rod (illegible) for the most northerly northeast corner of Lot 1X, Block 4K, Pecan Square, Phase 4C an addition to the Town of Northlake, Denton County, Texas as shown on the plat recorded in Document Number 2023-409, Plat Records, Denton County, Texas (PRDCT), same being the most northerly northeast corner of the said HP Gibbs, LP tract, and being in the south right-of-way line of F.M. 407 (a variable width right-of-way);

THENCE with the common line between the said HP Gibbs, LP tract and the said south right-of-way line the following courses and distances:

North 89°36'42" East, a distance of 481.49 feet to a found 5/8-inch capped iron rod marked "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY" (TXDOT);

South 80°04'46" East, a distance of 247.25 feet to a set 5/8-inch capped iron rod with marked "BHB INC" (IRS) for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with the said common line the following courses and distances:

South 80° 04' 46" East, a distance of 103.48 feet to a TXDOT;

North 89° 55' 14" East, a distance of 425.56 feet to a TXDOT;

South 49° 29' 44" East, a distance of 46.15 feet to an IRS;

South 89° 55' 41" East, a distance of 29.39 feet to an IRS for the most easterly northeast corner of the aforesaid HP Gibbs, LP tract, same being the southwest corner of the intersection between said F.M. 407 and Cleveland Gibbs Road (a 100' public right-of-way);

THENCE with the common line between the said HP Gibbs, LP tract and the west right-of-way line of said Cleveland Gibbs Road the following courses and distances:

South 00°04'11" East, a distance of 454.57 feet to an IRS;

South 00°44'25" East, a distance of 707.53 feet to an IRS;

THENCE departing the said common line, over and across the said HP Gibbs, LP tract the following courses and distances:

South 89°13'55" West, a distance of 81.33 feet to an IRS;

North 36°13'43" West, a distance of 198.77 feet to an IRS;

North 54°13'03" West, a distance of 43.74 feet to an IRS;

North 77°23'13" West, a distance of 40.08 feet to an IRS;

South 88°19'43" West, a distance of 102.19 feet to an IRS;

North 3°09'10" East, a distance of 223.02 feet to an IRS;

North 11°03'50" West, a distance of 124.86 feet to an IRS;

North 35°02'20" West, a distance of 29.77 feet to an IRS;

North 44°02'09" West, a distance of 79.25 feet to an IRS;

North 04°00'59" West, a distance of 41.38 feet to an IRS;

North 25°25'26" West, a distance of 67.81 feet to an IRS;

North 53°05'45" West, a distance of 75.72 feet to an IRS;

North 20°05'38" West, a distance of 109.68 feet to an IRS;

North 65°05'38" West, a distance of 8.87 feet to an IRS;

North 16°10'38" West, a distance of 8.01 feet to an IRS;

North 44°43'02" East, a distance of 13.98 feet to an IRS;

North 16°23'20" West, a distance of 30.43 feet to an IRS;

North 02°43'31" East, a distance of 86.70 feet to an IRS;

North 32°27'56" West, a distance of 31.32 feet to an IRS;

North 00°05'38" West, a distance of 79.36 feet to an IRS;

North 89°54'22" East, a distance of 5.00 feet to an IRS;

North 00°05'38" West, a distance of 68.36 feet to an IRS:

North 89°54'22" East, a distance of 5.00 feet to an IRS;

North 00°05'38" West, a distance of 29.78 feet to the **POINT OF BEGINNING** and containing 509,211 square feet or 11.690 acres of land more or less.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF _____§

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **HP Gibbs, LP,** acting by and through the undersigned, their duly authorized agents, does hereby adopt this plat designating the herein above described real property as **LOTS 1-11 & LOT OS, BLOCK A, PECAN PLAZA,** an addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon.

HP Gibbs, LP

By: _____

Name:_____

Title:_____

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ___ day of _____, 2024.

_____ _____
Notary Public in and for the State of Texas My commission expires

APPROVED BY TOWN OF NORTHLAKE

_____
Date

_____
Town Manager, Town of Northlake

_____
Town Secretary, Town of Northlake

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

STATE OF TEXAS REGISTERED Robert A. Lee 6895 PROFESSIONAL LAND SURVEYOR

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: August 05, 2024

BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

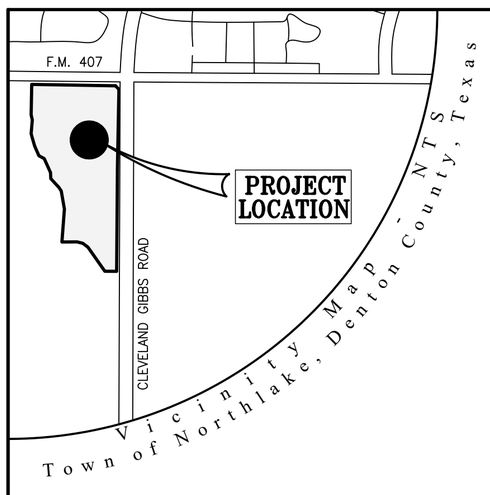
OWNER/DEVELOPER
HP Gibbs, LP
3000 Turtle Creek Blvd
Dallas, TX 75219
Kyle Joyce
E-mail address: kyle.joyce@hillwood.com

FINAL PLAT

PECAN PLAZA

LOTS 1-11 & LOT OS, BLOCK A
BEING 11.690 ACRES SITUATED WITHIN THE
FRANCIS W. THORNTON SURVEY, ABSTRACT NO. 1244
AS RECORDED IN DOC. NO. 2017-134732, DRDCT
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
AUGUST 2024 **SHEET 1 OF 2**

Drawing: E:\Survey23\701 Pecan Northlake\000\Dwg\REVISED FINAL PLAT.dwg



LEGEND

CIRF	Found 1/2-Inch Capped Iron Rod
CIRF(KHA)	Found 5/8-Inch Capped Iron Rod Marked "KHA"
D.E.	Drainage Easement
D.R.D.C.T.	Deed Records, Denton County, Texas
IRF	Iron Rod Found
○ IRS	Set 5/8-Inch Capped Iron Rod marked "BHB INC"
MIN.FF	Minimum Finished Floor Elevation
POB	Point of Beginning
POC	Point of Commencing
P.R.D.C.T.	Plat Records, Denton County, Texas
S.S.E.	Sanitary Sewer Easement
TXDOT	Found 5/8-Inch Capped Iron Rod Marked "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY"
W.E.	Water Easement

GENERAL NOTES

1. Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
2. All property corners are 5/8 inch capped iron rod marked 'BHB INC' set unless otherwise noted.
3. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
5. Open areas and drainage system maintenance is the Property Owners Association responsibility.
6. 100-year floodplain shown hereon for reference only and is based on graphical scaling and plotting per drainage study of flood plain limits by Kimley-Horn and Associates, Inc. project number 063226901, dated June 2023.

60 30 0 60 120

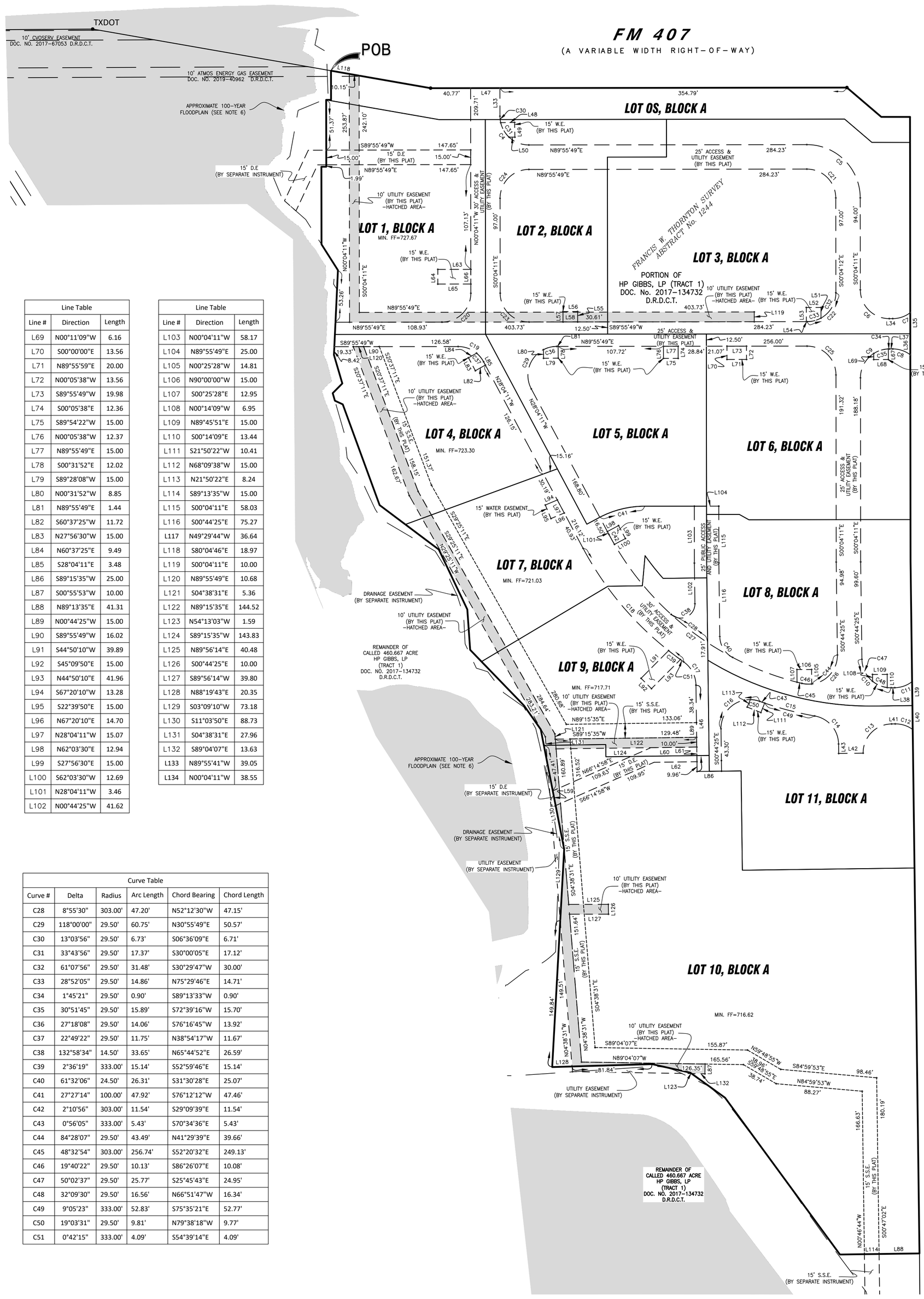
GRAPHIC SCALE: 1" = 60 Feet

FLOOD ZONE NOTES

Per FIRM, Flood Insurance Rate Map, Map Number 48121C0505G, Map Revised April 18, 2011 the surveyed area appears to be within the zones as follows: (All zone limits shown hereon are based on graphical scaling and plotting and do not represent a drainage study of flood plain limits.)

1. Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

LOT 43X OPEN SPACE
HARVEST MEADOWS PHASE 2
DOC. No. 2016–262
P.R.D.C.T.



Line Table		
Line #	Direction	Length
L1	S80°04'46"E	103.48
L2	S49°29'44"E	46.15
L3	S89°55'41"E	29.39
L4	S89°13'35"W	81.33
L5	N54°13'03"W	43.74
L6	N77°23'13"W	40.08
L7	S88°19'43"W	102.19
L8	N11°03'50"W	124.86
L9	N35°02'20"W	29.77
L10	N44°02'09"W	79.25
L11	N04°00'59"W	41.38
L12	N25°25'26"W	67.81
L13	N53°05'45"W	75.72
L14	N65°05'38"W	8.87
L15	N16°10'38"W	8.01
L16	N44°43'02"E	13.98
L17	N16°23'20"W	30.43
L18	N02°43'31"E	86.70
L19	N32°27'56"W	31.32
L20	N00°05'38"W	79.36
L21	N89°54'22"E	5.00
L22	N00°05'38"W	68.36
L23	N89°54'22"E	5.00
L24	N00°05'38"W	29.78
L25	S00°44'25"E	12.50
L26	S61°55'49"W	14.05
L27	S60°41'04"E	11.21
L28	N89°55'49"E	33.50
L29	N89°17'48"E	44.71
L30	N05°06'06"E	30.89
L31	N89°15'35"E	35.15
L32	N89°15'35"E	38.77
L33	S00°04'11"E	28.72
L34	N89°50'27"E	3.56

Line Table		
Line #	Direction	Length
L35	N00°04'11"W	21.56
L36	S00°04'11"E	21.50
L37	S89°50'30"W	3.69
L38	N89°15'35"E	3.69
L39	S00°44'25"E	24.48
L40	S00°44'25"E	24.47
L41	S89°15'35"W	3.70
L42	S89°15'40"W	25.00
L43	N00°44'20"W	9.69
L44	N89°15'35"E	32.50
L45	S00°44'25"E	16.26
L46	N00°44'25"W	88.31
L47	N89°55'14"E	30.00
L48	N89°02'45"E	14.23
L49	S00°57'15"E	15.00
L50	S89°23'08"W	5.92
L51	N00°05'38"W	10.81
L52	S89°54'22"W	15.00
L53	S00°05'38"E	14.47
L54	N89°55'49"E	0.76
L55	N00°05'38"W	10.66
L56	S89°54'22"W	15.00
L57	S00°05'38"E	10.66
L58	N89°55'49"E	15.00
L59	S11°03'50"E	15.38
L60	S89°15'35"W	46.90
L61	S00°44'25"E	15.00
L62	S89°15'35"W	43.85
L63	S89°55'49"W	33.74
L64	S00°00'00"E	15.00
L65	N89°55'49"E	33.76
L66	N00°04'09"W	14.96
L67	S00°11'09"E	10.80
L68	S89°48'51"W	15.00

Line Table		
Line #	Direction	Length
L69	N00°11'09"W	6.16
L70	S00°00'00"E	13.56
L71	N89°55'59"E	20.00
L72	N00°05'38"W	13.56
L73	S89°55'49"W	19.98
L74	S00°05'38"E	12.36
L75	S89°54'22"W	15.00
L76	N00°05'38"W	12.37
L77	N89°55'49"E	15.00
L78	S00°31'52"E	12.02
L79	S89°28'08"W	15.00
L80	N00°31'52"W	8.85
L81	N89°55'49"E	1.44
L82	S60°37'25"W	11.72
L83	N27°56'30"W	15.00
L84	N60°37'25"E	9.49
L85	S28°04'11"E	3.48
L86	S89°15'35"W	25.00
L87	S00°55'53"W	10.00
L88	N89°13'35"E	41.31
L89	N00°44'25"W	15.00
L90	S89°55'49"W	16.02
L91	S44°50'10"W	39.89
L92	S45°09'50"E	15.00
L93	N44°50'10"E	41.96
L94	S67°20'10"W	13.28
L95	S22°39'50"E	15.00
L96	N67°20'10"E	14.70
L97	N28°04'11"W	15.07
L98	N62°03'30"E	12.94
L99	S27°56'30"E	15.00
L100	S62°03'30"W	12.69
L101	N28°04'11"W	3.46
L102	N00°44'25"W	41.62

Line Table		
Line #	Direction	Length
L103	N00°04'11"W	58.17
L104	N89°55'49"E	25.00
L105	N00°25'28"W	14.81
L106	N90°00'00"W	15.00
L107	S00°25'28"E	12.95
L108	N00°14'09"W	6.95
L109	N89°45'51"E	15.00
L110	S00°14'09"E	13.44
L111	S21°50'22"W	10.41
L112	N68°09'38"W	15.00
L113	N21°50'22"E	8.24
L114	S89°13'35"W	15.00
L115	S00°04'11"E	58.03
L116	S00°44'25"E	75.27
L117	N49°29'44"W	36.64
L118	S80°04'46"E	18.97
L119	S00°04'11"E	10.00
L120	N89°55'49"E	10.68
L121	S04°38'31"E	5.36
L122	N89°15'35"E	144.52
L123	N54°13'03"W	1.59
L124	S89°15'35"W	143.83
L125	N89°56'14"E	40.48
L126	S00°44'25"E	10.00
L127	S89°56'14"W	39.80
L128	N88°19'43"E	20.35
L129	S03°09'10"W	73.18
L130	S11°03'50"E	88.73
L131	S04°38'31"E	27.96
L132	S89°04'07"E	13.63
L133	N89°55'41"W	39.05
L134	N00°04'11"W	38.55

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	28°00'00"	100.00'	48.87'	S75°55'49"W	48.38'
C2	6°00'13"	283.00'	29.65'	N38°28'23"W	29.64'
C3	32°15'28"	318.00'	179.04'	N74°36'41"W	176.68'
C4	90°00'00"	29.50'	46.34'	S45°04'11"E	41.72'
C5	89°59'59"	54.50'	85.61'	S45°04'11"E	77.07'
C6	90°05'22"	29.50'	46.38'	S45°06'52"E	41.75'
C7	37°20'47"	29.50'	19.23'	N71°13'59"E	18.89'
C8	37°13'53"	29.50'	19.17'	N71°28'42"W	18.83'
C9	89°54'41"	29.50'	46.29'	S44°53'10"W	41.69'
C10	90°00'00"	29.50'	46.34'	S45°44'25"E	41.72'
C11	37°07'57"	29.50'	19.12'	N70°41'37"E	18.79'
C12	37°06'43"	29.50'	19.11'	N72°11'03"W	18.78'
C13	90°00'00"	29.50'	46.34'	S44°15'35"W	41.72'
C14	79°23'43"	29.50'	40.88'	N40°26'11"W	37.69'
C15	10°01'28"	333.00'	58.26'	N75°07'18"W	58.19'
C16	110°37'53"	29.50'	56.96'	S54°34'31"W	48.52'
C17	54°15'33"	29.50'	27.94'	N27°52'11"W	26.90'
C18	26°56'00"	333.00'	156.53'	S41°32'11"E	155.10'
C19	62°00'00"	29.50'	31.92'	N59°04'11"W	30.39'
C20	90°00'00"	29.50'	46.34'	N44°55'49"E	41.72'
C21	89°59'59"	29.50'	46.34'	S45°04'11"E	41.72'
C22	90°00'01"	29.50'	46.34'	S44°55'49"W	41.72'
C23	90°00'00"	29.50'	46.34'	N45°04'11"W	41.72'
C24	90°00'00"	29.50'	46.34'	N44°55'49"E	41.72'
C25	90°00'00"	29.50'	46.34'	S45°04'11"E	41.72'
C26	104°08'29"	29.50'	53.62'	S51°19'50"W	46.54'
C27	48°32'54"	303.00'	256.74'	S52°20'32"E	249.13'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C28	8°55'30"	303.00'	47.20'	N52°12'30"W	47.15'
C29	118°00'00"	29.50'	60.75'	N30°55'49"E	50.57'
C30	13°03'56"	29.50'	6.73'	S06°36'09"E	6.71'
C31	33°43'56"	29.50'	17.37'	S30°00'05"E	17.12'
C32	61°07'56"	29.50'	31.48'	S30°29'47"W	30.00'
C33	28°52'05"	29.50'	14.86'	N75°29'46"E	14.71'
C34	1°45'21"	29.50'	0.90'	S89°13'33"W	0.90'
C35	30°51'45"	29.50'	15.89'	S72°39'16"W	15.70'
C36	27°18'08"	29.50'	14.06'	S76°16'45"W	13.92'
C37	22°49'22"	29.50'	11.75'	N38°54'17"W	11.67'
C38	132°58'34"	14.50'	33.65'	N65°44'52"E	26.59'
C39	2°36'19"	333.00'	15.14'	S52°59'46"E	15.14'
C40	61°32'06"	24.50'	26.31'	S31°30'28"E	25.07'
C41	27°27'14"	100.00'	47.92'	S76°12'12"W	47.46'
C42	2°10'56"	303.00'	11.54'	S29°09'39"E	11.54'
C43	0°56'05"	333.00'	5.43'	S70°34'36"E	5.43'
C44	84°28'07"	29.50'	43.49'	N41°29'39"E	39.66'
C45	48°32'54"	303.00'	256.74'	S52°20'32"E	249.13'
C46	19°40'22"	29.50'	10.13'	S86°26'07"E	10.08'
C47	50°02'37"	29.50'	25.77'	S25°45'43"E	24.95'
C48	32°09'30"	29.50'	16.56'	N66°51'47"W	16.34'
C49	9°05'23"	333.00'	52.83'	S75°35'21"E	52.77'
C50	19°03'31"	29.50'	9.81'	N79°38'18"W	9.77'
C51	0°42'15"	333.00'	4.09'	S54°39'14"E	4.09'

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

OWNER/DEVELOPER
HP Gibbs, LP
3000 Turtle Creek Blvd
Dallas, TX 75219
Kyle Joyce
E-mail address: kyle.joyce@hillwood.com

FINAL PLAT

PECAN PLAZA

LOTS 1-11 & LOT OS, BLOCK A

BEING 11.690 ACRES SITUATED WITHIN THE

FRANCIS W. THORNTON SURVEY, ABSTRACT NO. 1244

AS RECORDED IN DOC. NO. 2017-134732, DRDCT

TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

AUGUST 2024 **SHEET 2 OF 2**

Drawing: E:\Survey23\701 Pecan Northlake\000\Dwg\REVISED FINAL PLAT.dwg

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE:	September 17, 2024
REF. DOC.:	Northlake Town Charter
SUBJECT:	Consider approval of meeting minutes for August 20, 2024
GOALS/ OBJECTIVES:	Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Approve minutes for:
  - August 20, 2024

P&Z ACTION:

Approve Minutes Draft as Presented

NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TOWN HALL – COUNCIL CHAMBER
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
AUGUST 20, 2024

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on August 20, 2024, at 5:35 p.m., in the Town Hall - Council Chambers, 1500 Commons Circle, Suite 300, Northlake, Texas, where the following was discussed and/or considered:

1. **CALL TO ORDER**

Chairperson Pezzuto called the meeting to order at 5:35 p.m., roll call was noted as follows:

Joshua Pezzuto	Jana Hall - Absent with Notice
Chris Amarante	Danny Simpson
Linda King	Saketh Parsa - Absent with Notice
Robert Keeker	

Staff Present:

Drew Corn, Town Manager	Nathan Reddin, Development Services Director
Zolaina Parker, Town Secretary	Lora Hutchings, Planning & Permitting Coordinator

2. **ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

A. Briefing - Approved Plats Report

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

There was no consensus as the item was for information purposes only.

B. Briefing - Town Council actions on Planning & Zoning Commission items

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

There was no consensus as the item was for information purposes only.

3. **PUBLIC INPUT**

None

4. **ACTION ITEMS**

A. Consider approval of meeting minutes for July 16, 2024
APPROVED

The item was not presented, and commentary followed.

Vice-Chairperson King moved to approve the item as amended. Motion seconded by Commissioner Keeker. Motion passed.

AYES (5): Pezzuto, King, Amarante, Simpson, Keeker
NAYS (0): None
ABSENT (2): Hall, Parsa

B. Consider approval of a Site Plan of Ironhead Development, Lots 1-4, Block A, a proposed 906,271 square-foot industrial warehouse development in four buildings on a 56.38-acre tract of land in the Simon E. Park Survey, Abstract No. 1005, and the Holland Anderson Survey, Abstract No. 25, generally located at the southeast corner of Harmonson Road and McPherson Drive in the extraterritorial jurisdiction of the Town of Northlake - Case # 24-SP00006
APPROVED

The item was presented, and discussion followed.

Commissioner Keeker moved to approve the item as presented. Motion seconded by Commissioner Amarante. Motion passed.

AYES (5): Pezzuto, King, Amarante, Simpson, Keeker
NAYS (0): None
ABSENT (2): Hall, Parsa

5. **ADJOURN**

With no further business, Chairperson Pezzuto adjourned the meeting at 5:59 p.m.

_____
Joshua Pezzuto, Chairperson

Attest:

_____
Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE:	September 17, 2024
REF. DOC.:	Unified Development Code (UDC) ; Engineering Design Manual (EDM); Pecan Square Mixed-Use Planned Development (MPD)
SUBJECT:	Consider approval of a Site Plan of Northwest Middle School No.8, a proposed 228,513 square-foot school building and related facilities on a 148.45-acre tract of land in the F. Thornton Survey, Abstract No. 1244, and the J. Cleveland Survey, Abstract No. 1461, to be platted as Lot 1, Block A, NISD Middle School No. 8, and generally located on the south side of Mulkey Lane at Pecan Parkway - Case # 24-SP00002
GOALS/ OBJECTIVES:	Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Owner: Northwest ISD

Applicant/Engineer: RLK Engineering

Zoning: Mixed Use Planned Development (MPD)

- Site designated for School use within MPD

Site:

- 148.45 acres in F. Thornton Survey, Abstract No. 1244, and J. Cleveland Survey, Abstract No. 1461, to be platted as Lot 1, Block A, NISD Middle School No. 8
- Located on south side of Mulkey Lane at Pecan Parkway

Summary:

- Site Plan for Middle School includes:
  - Main Building at 228,513 sf
  - Multipurpose Stadium with concession and storage buildings
  - Tennis courts
  - 270 parking spaces

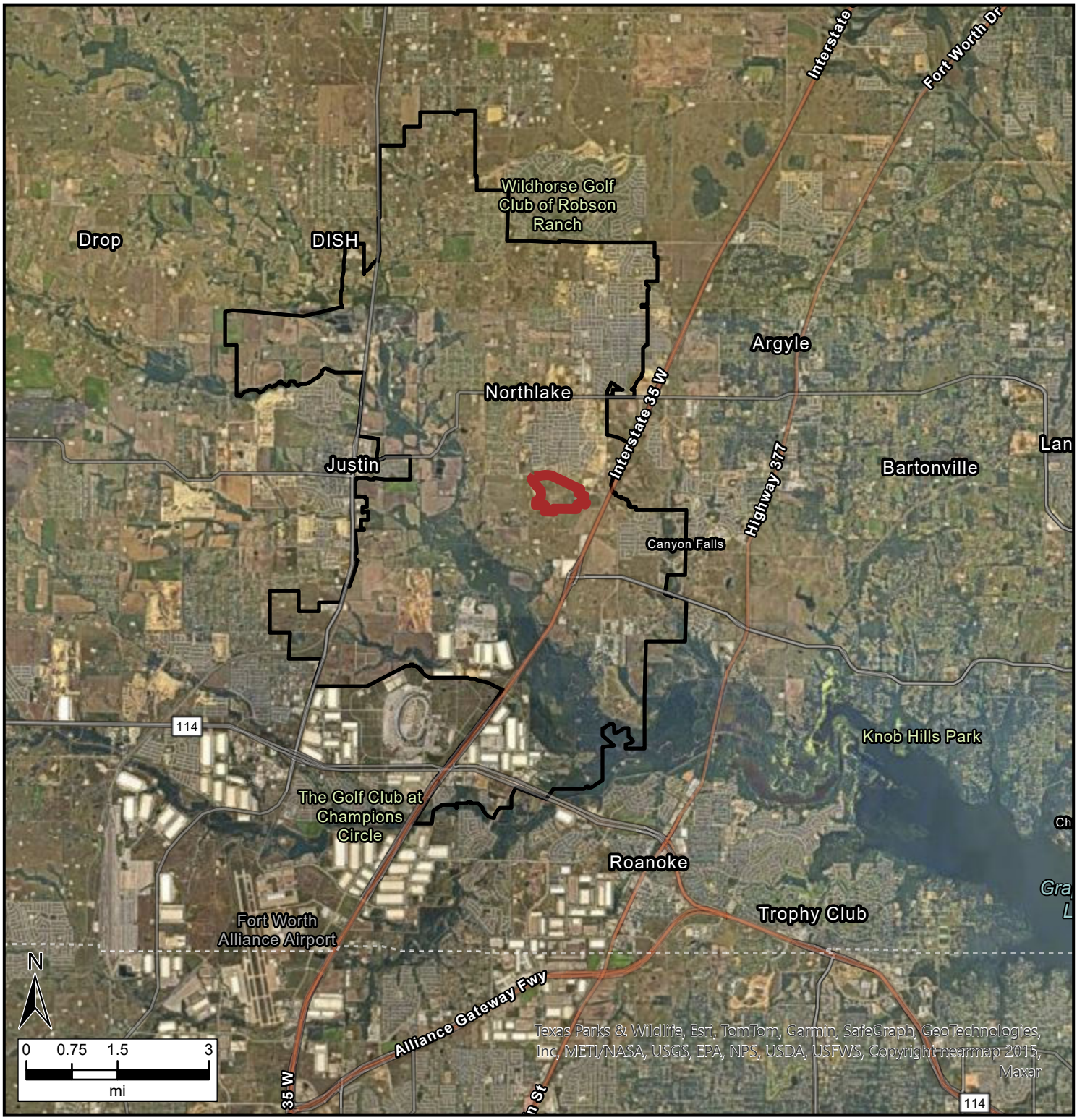
Staff Analysis:

- Applicant submitted site plan application in accordance with UDC requirements
- Site Plan package includes the following:
  - Site Plan
  - Landscape Plan
  - Building Elevations
- All elements of the Site Plan package meet or exceed development standards outlined in MPD and UDC

P&Z ACTION:

Consider approval of Site Plan as submitted

Northlake

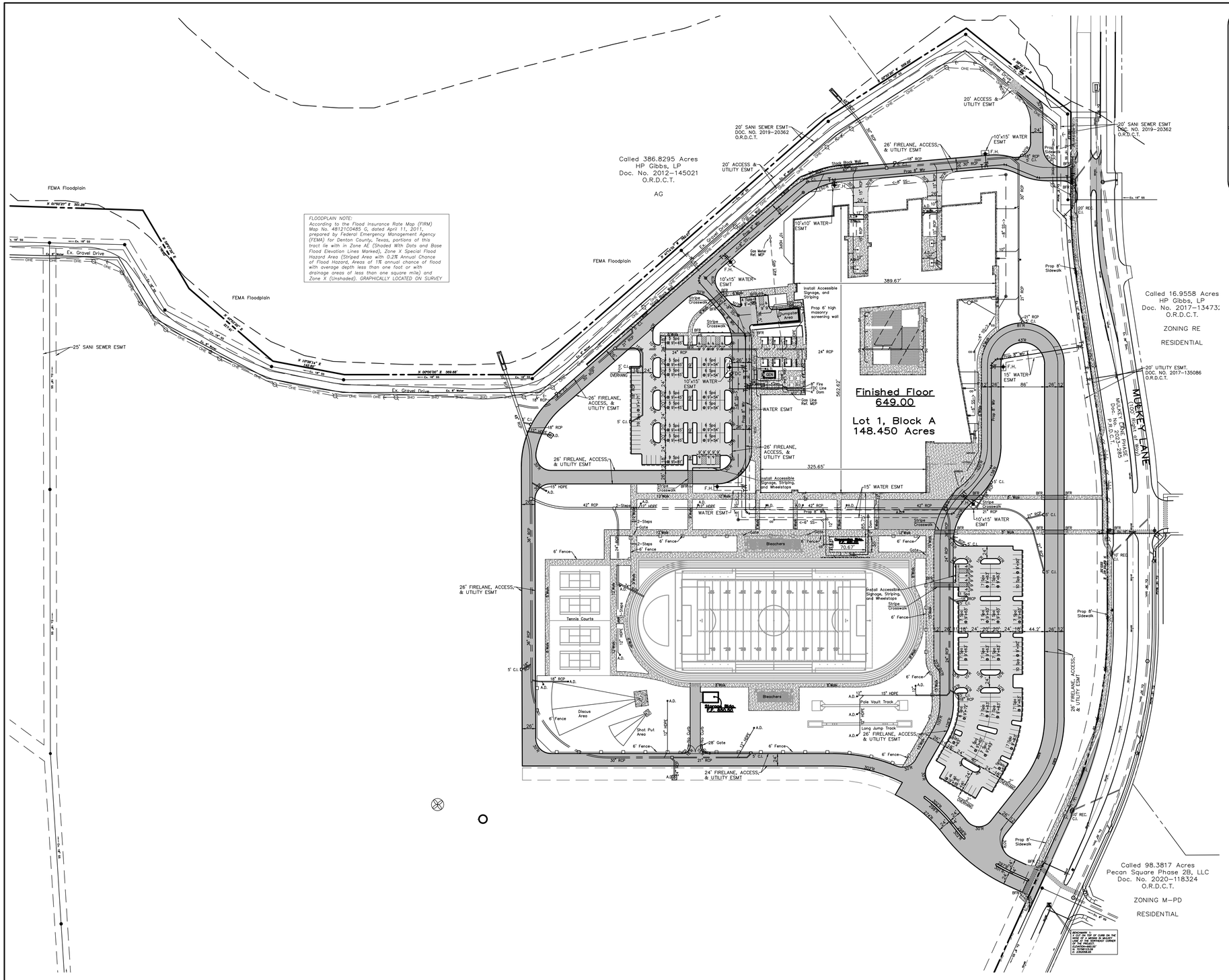


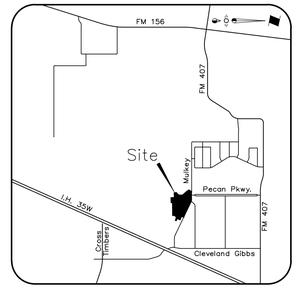
Date: 8/15/2024

Northlake

NORTHLAKE TEXAS

Date: 8/15/2024





VICINITY MAP
NTS

0 100 250
GRAPHIC SCALE
1"=100'

LEGEND

- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 5' C.I. — PROPOSED 5' CURB INLET
- A.D. — PROPOSED AREA DRAIN
- PROPOSED FIRE HYDRANT

SITE DATA SUMMARY TABLE

ZONING	M-PD
PROPOSED USE	Middle School
MAIN BLDG AREA (gross square footage)	228,513 s.f.
1st Floor (square footage)	169,124 s.f.
2nd Floor (square footage)	59,389 s.f.
MAIN BLDG HEIGHT (feet and inches)	36'-0"
CONCESSION BLDG AREA (gross square footage)	2,040 s.f.
CONCESSION BLDG HEIGHT (feet and inches)	17'-4"
AREA OF IMPERVIOUS COVER	642,726 s.f.~10.0%
TOTAL PARKING (required) 59 Classrooms x 1 = 59 spaces football bleacher 824 seats @ 1 stall per 4 seats = 206 spaces	265 spaces
TOTAL HC PARKING (required)	11 spaces
TOTAL PARKING (provided)	270 spaces
TOTAL HC PARKING (provided)	12 spaces

SITE PLAN

NISD MIDDLE SCHOOL No. 8

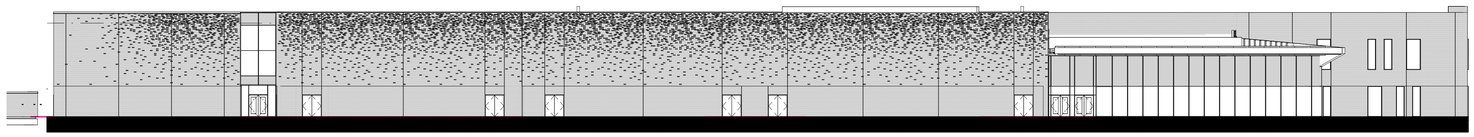
Lot 1, Block A
148.450 Acres Situated In The
F. THORNTON SURVEY ~ ABST. 1244
J. CLEVELAND SURVEY ~ ABST. 1461
NORTHLAKE, DENTON COUNTY, TEXAS
Zoned M-PD

Owner
Northwest Independent School District
2001 Texan Drive
Justin, Texas 76247
Telephone 817 215-0000

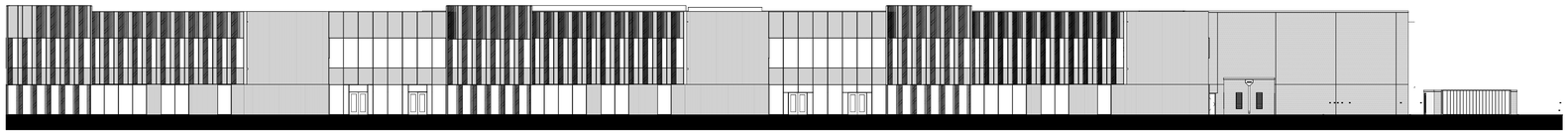
Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

September 10, 2024

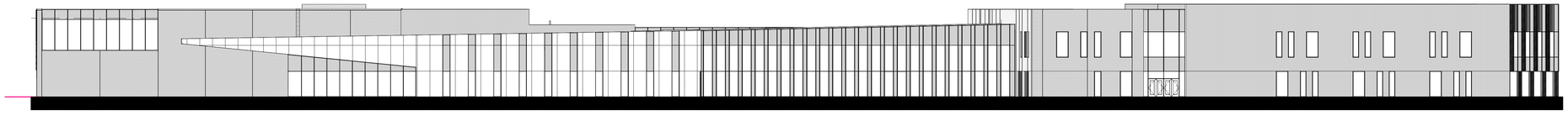


1 OVERALL EAST ELEVATION
1" = 20'-0"



4 OVERALL WEST ELEVATION
1" = 20'-0"

3 OVERALL SOUTH ELEVATION
1" = 20'-0"



2 OVERALL NORTH ELEVATION
1" = 20'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT: REFERENCE X/AXX-XX
- MASONRY EXPANSION JOINT: MATCH BRICK COLOR
- XX / AX-XX — WALL SECTION TAG
- CORRUGATED METAL WALL PANEL COLOR TBD
- ALUMINUM COMPOSITE METAL PANEL COLOR TBD
- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

Perkins&Will

2218 Bryan St., Suite 200
Dallas, TX 75201
t 214.283.8700
f 214.283.8701
perkinswill.com

CONSULTANTS

CIVIL
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
STRUCTURAL
Dunaway Associates
550 Bailey Avenue, Suite 400
Forth Worth, Texas 76107
MEP
EMA Engineering & Consulting, Inc.
328 S Broadway Ave
Tyler, Texas 75702
LANDSCAPING
Coleman & Associates
9890 Silver Mountain Drive
Austin, Texas 78737
ACOUSTICAL
BAI, LLC
4099 McEwen Rd. Suite 560
Dallas, Texas 75244
FOOD SERVICES
JMK Foodservice Consulting & Design
3431 Lakeview Pkwy., Suite 205
Rowlett, TX 75088
OWNER
Northwest Independent School District
2001 Texan Drive
Justin, TX 76247
FACILITY

CONTRACTOR

REGISTERED ARCHITECT ROBERT M. DAVIS 21793 STATE OF TEXAS
04.8.24

PROJECT

SITE PLAN SUBMITTAL 04/8/2024

NISD-MIDDLE SCHOOL #8
7273 Mulkey Road,
NorthlakeTXUSA76247

Northwest INDEPENDENT SCHOOL DISTRICT

NORTHWEST INDEPENDENT SCHOOL DISTRICT

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 143161.000

TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

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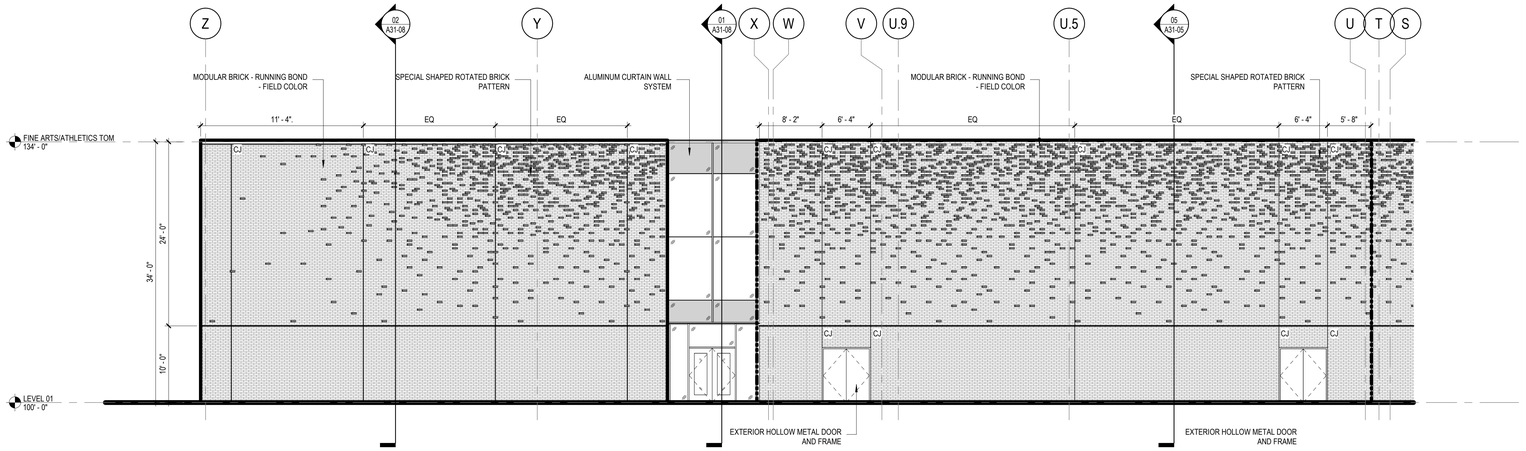
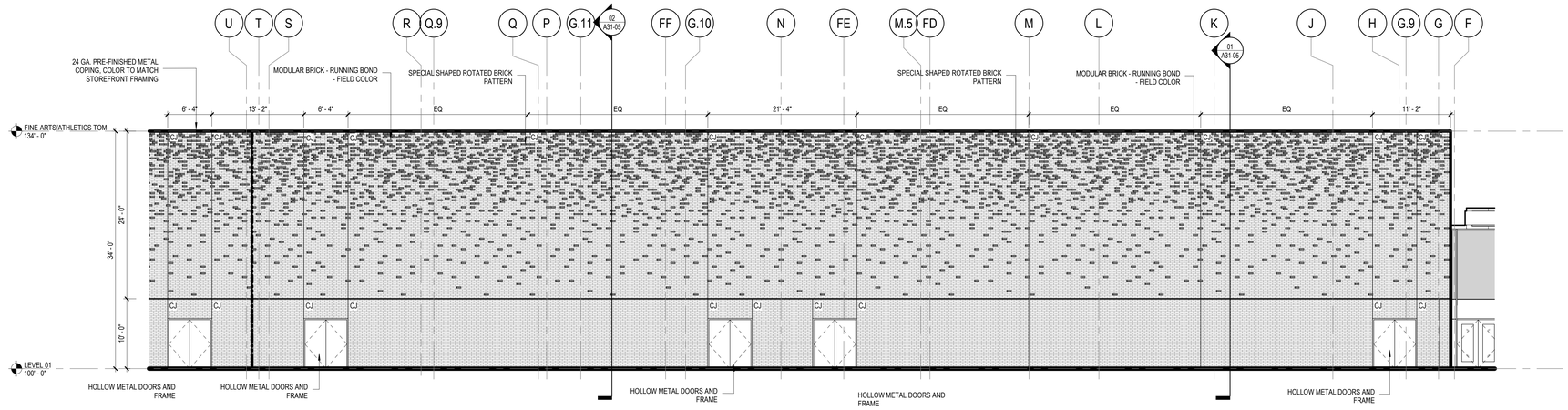
4/8/2024 4:25:03 PM Autodesk Docs://NISD Middle School #8/INT-ARCH-NISD-MIDDLE SCHOOL 8.rvt



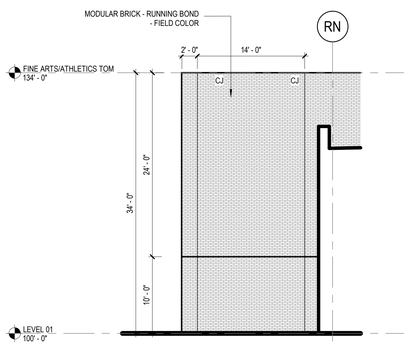
04 ENLARGED EAST ELEVATION - 3

1/8" = 1'-0"



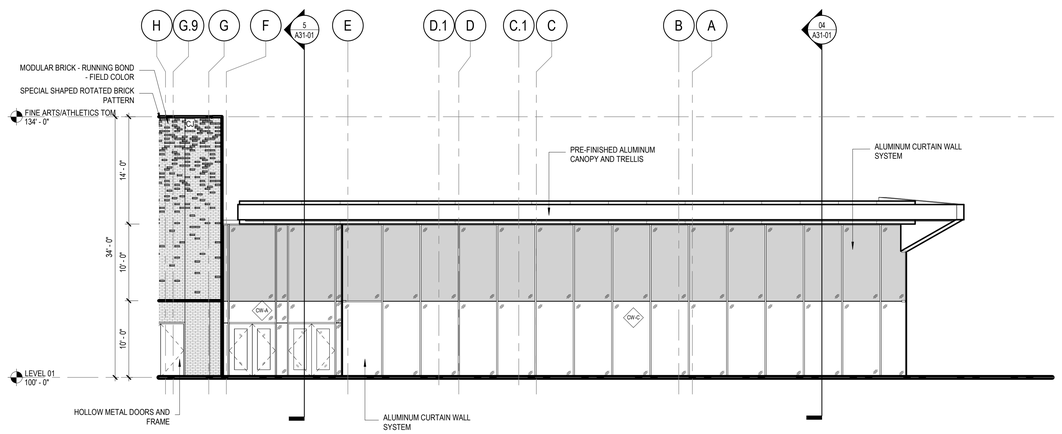
03 ENLARGED EAST ELEVATION - 2

1/8" = 1'-0"



02 ENLARGED EAST ELEVATION - 4

1/8" = 1'-0"



01 ENLARGED EAST ELEVATION - 1

1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT: REFERENCE X/AXX-XX
- MASONRY EXPANSION JOINT: MATCH BRICK COLOR
- XX / AX-XX — WALL SECTION TAG
- CORRUGATED METAL WALL PANEL COLOR TBD
- ALUMINUM COMPOSITE METAL PANEL COLOR TBD
- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

04 20 00.A	MODULAR BRICK - RUNNING BOND - FIELD COLOR
04 20 00.C	SPECIAL SHAPED ROTATED BRICK PATTERN
07 42 13.I	PRE-FINISHED ALUMINUM CANOPY AND TRELLIS
07 71 00.A	24 GA. PRE-FINISHED METAL COPING, COLOR TO MATCH STOREFRONT FRAMING
08 11 13	HOLLOW METAL DOORS AND FRAME
08 11 13.A	EXTERIOR HOLLOW METAL DOOR AND FRAME
08 44 13.A	ALUMINUM CURTAIN WALL SYSTEM

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04.8.24

PROJECT

SITE PLAN SUBMITTAL 04/8/2024

NISD-MIDDLE SCHOOL #8
7273 Mulkey Road,
NorthlakeTXUSA76247

Northwest INDEPENDENT SCHOOL DISTRICT

NORTHWEST INDEPENDENT SCHOOL DISTRICT

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 143161.000

TITLE

ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

A21-01

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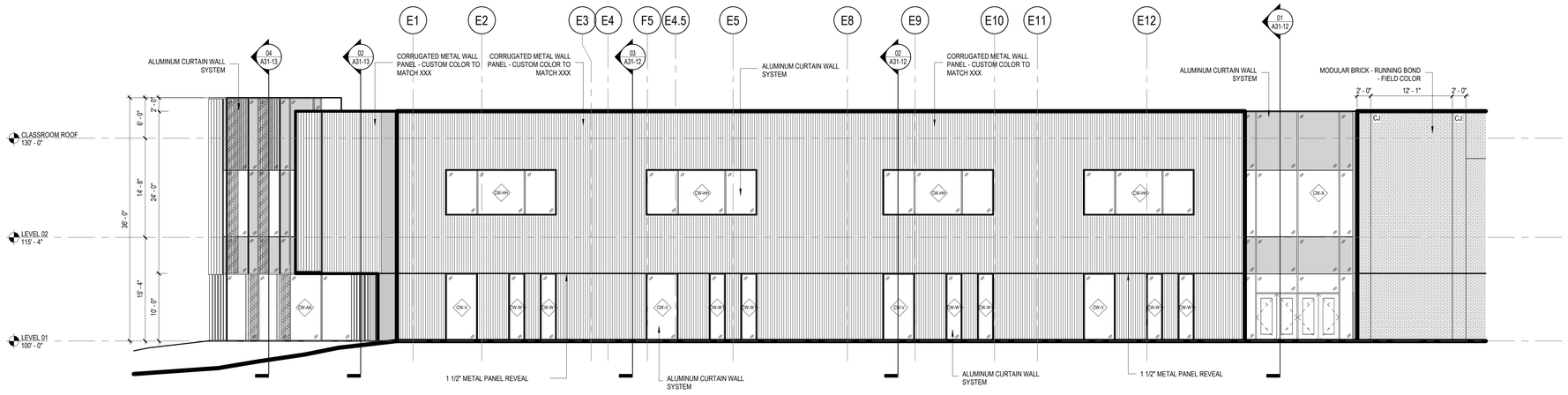
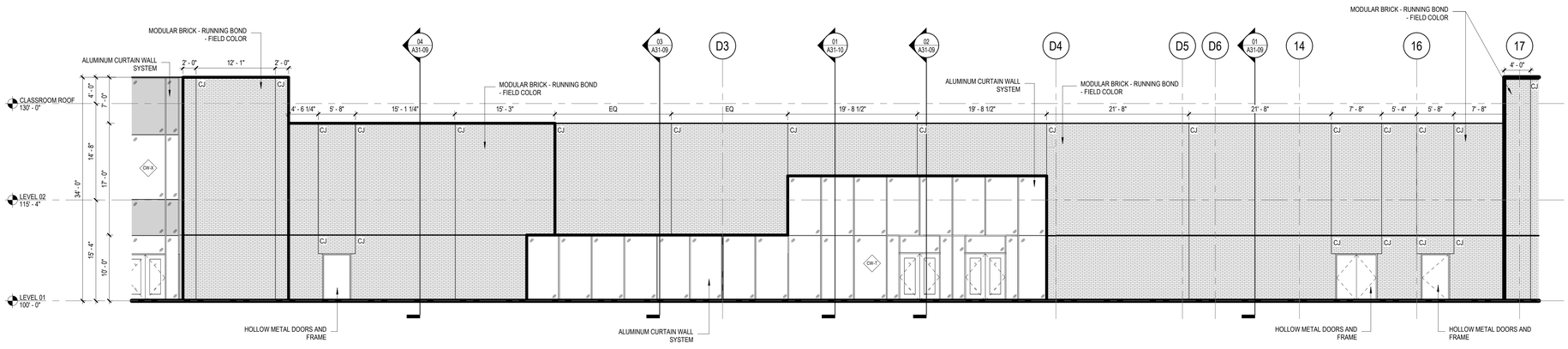


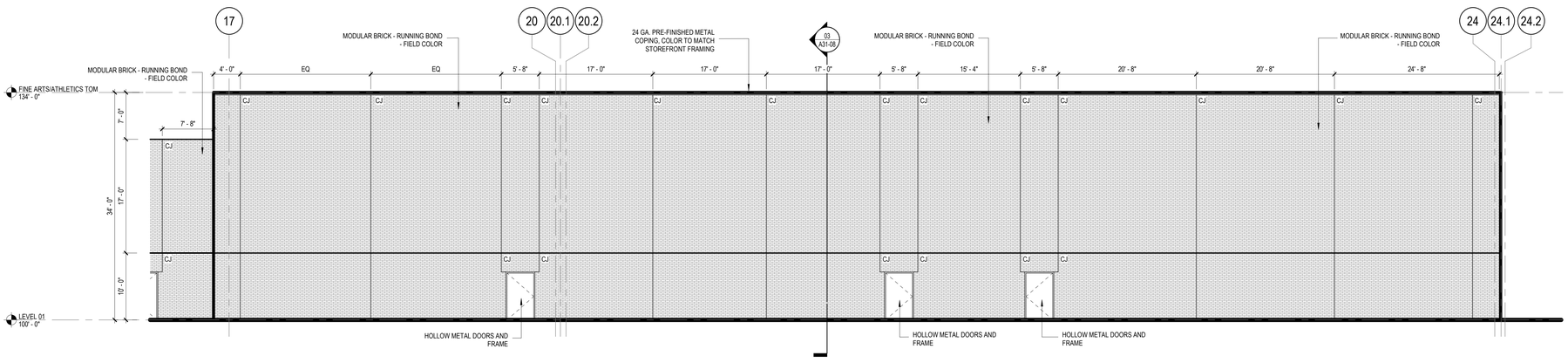
03 ENLARGED SOUTH ELEVATION - 3

1/8" = 1'-0"



02 ENLARGED SOUTH ELEVATION - 2

1/8" = 1'-0"



01 ENLARGED SOUTH ELEVATION - 1

1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT: REFERENCE X/AXX-XX
- MASONRY EXPANSION JOINT: MATCH BRICK COLOR
- XX / AX-XX — WALL SECTION TAG
- CORRUGATED METAL WALL PANEL COLOR TBD
- ALUMINUM COMPOSITE METAL PANEL COLOR TBD
- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

04 20 00.A	MODULAR BRICK - RUNNING BOND - FIELD COLOR
07 42 13.G	CORRUGATED METAL WALL PANEL - CUSTOM COLOR TO MATCH XXX
07 42 13.J	1 1/2" METAL PANEL REVEAL
07 71 00.A	24 GA. PRE-FINISHED METAL COPING, COLOR TO MATCH STOREFRONT FRAMING
08 11 13	HOLLOW METAL DOORS AND FRAME
08 44 13.A	ALUMINUM CURTAIN WALL SYSTEM

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04.8.24

PROJECT

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7273 Mulkey Road,
NorthlakeTXUSA76247

Northwest INDEPENDENT SCHOOL DISTRICT

NORTHWEST INDEPENDENT SCHOOL DISTRICT

KEYPLAN

ISSUE CHART

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ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

A21-02

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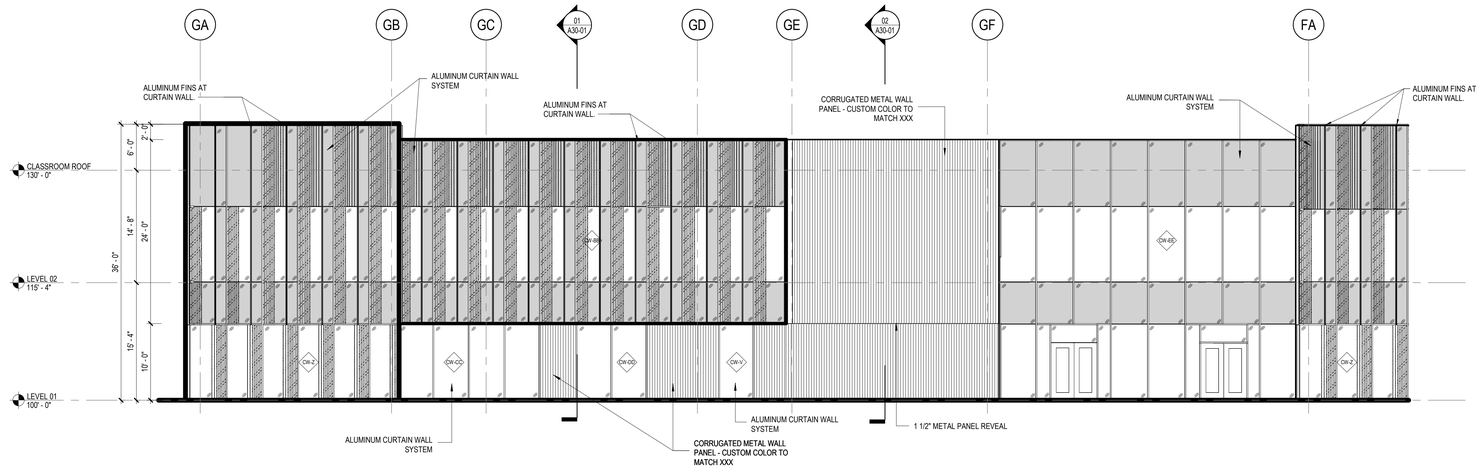
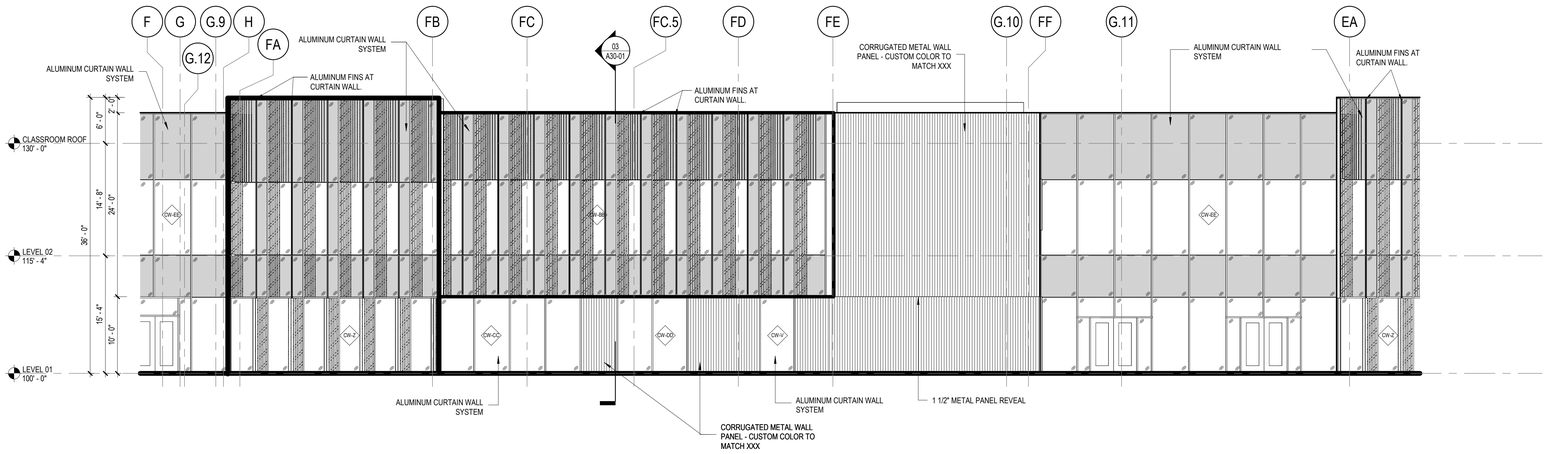
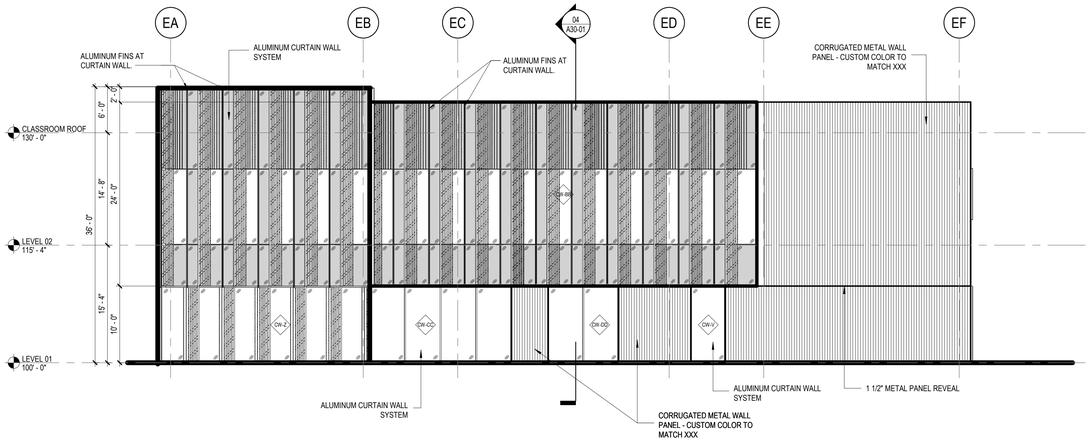


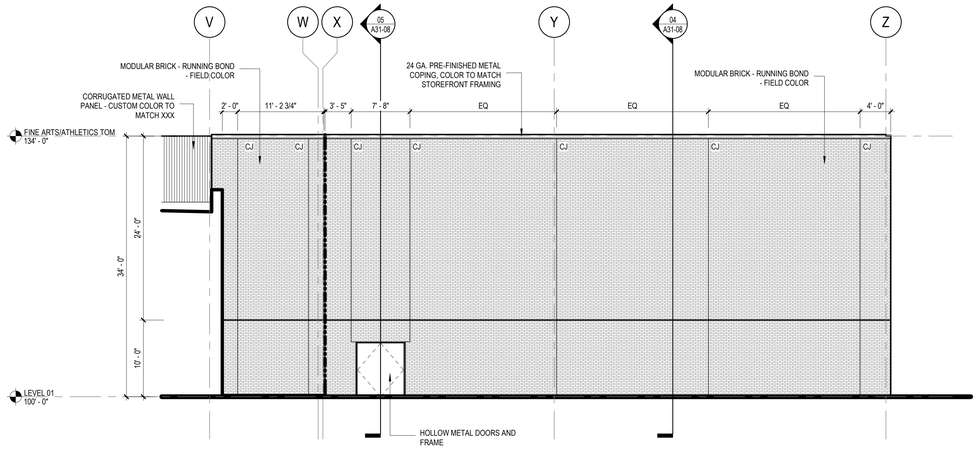
04 ENLARGED WEST ELEVATION - 4
1/8" = 1'-0"



03 ENLARGED WEST ELEVATION - 3
1/8" = 1'-0"



02 ENLARGED WEST ELEVATION - 2
1/8" = 1'-0"



01 ENLARGED WEST ELEVATION - 1
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT: REFERENCE X/AXX-XX
- MASONRY EXPANSION JOINT: MATCH BRICK COLOR
- XX / AX-XX — WALL SECTION TAG
- CORRUGATED METAL WALL PANEL COLOR TBD
- ALUMINUM COMPOSITE METAL PANEL COLOR TBD
- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

04 20 00.A	MODULAR BRICK - RUNNING BOND - FIELD COLOR
07 42 13.G	CORRUGATED METAL WALL PANEL - CUSTOM COLOR TO MATCH XXX
07 42 13.J	1 1/2" METAL PANEL REVEAL
07 71 00.A	24 GA. PRE-FINISHED METAL COPING, COLOR TO MATCH STOREFRONT FRAMING
08 11 13	HOLLOW METAL DOORS AND FRAME
08 44 13.A	ALUMINUM CURTAIN WALL SYSTEM

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04.8.24

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Northwest INDEPENDENT SCHOOL DISTRICT

NORTHWEST INDEPENDENT SCHOOL DISTRICT

KEYPLAN

ISSUE CHART

SITE PLAN SUBMITTAL 04/8/2024

MARK	ISSUE	DATE
Job Number		143161.000

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ENLARGED EXTERIOR ELEVATIONS

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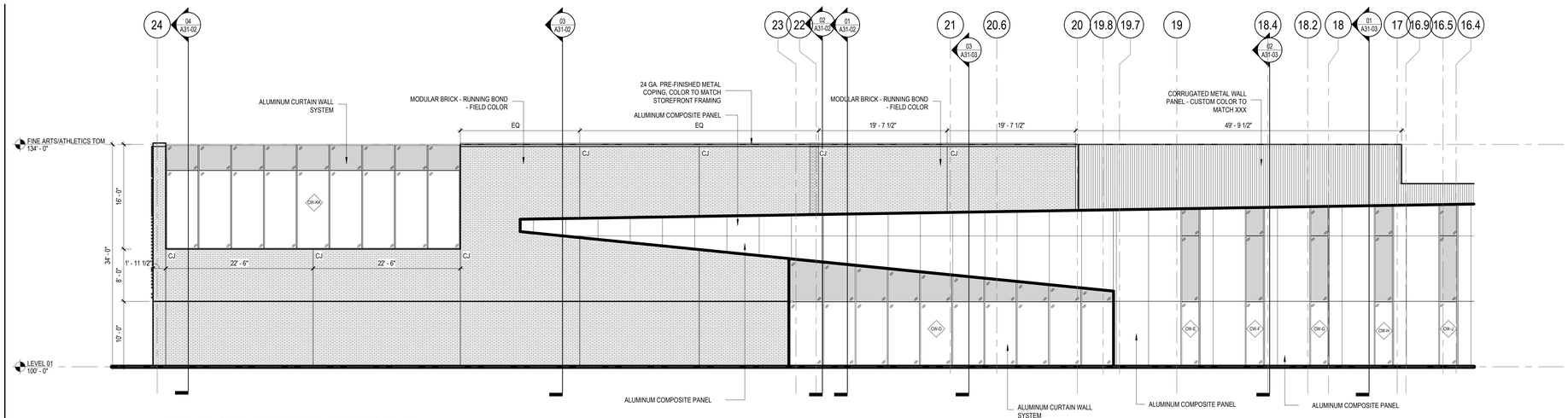
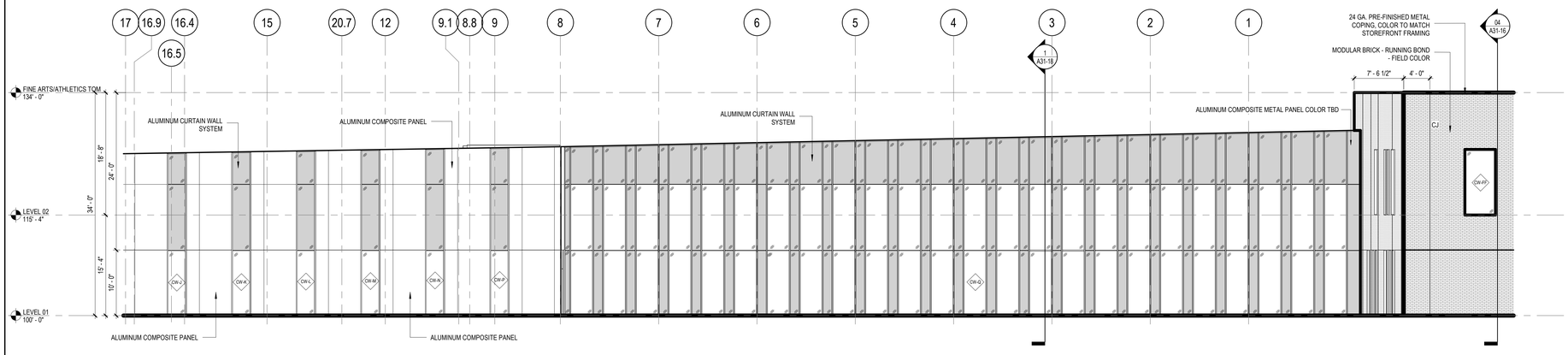


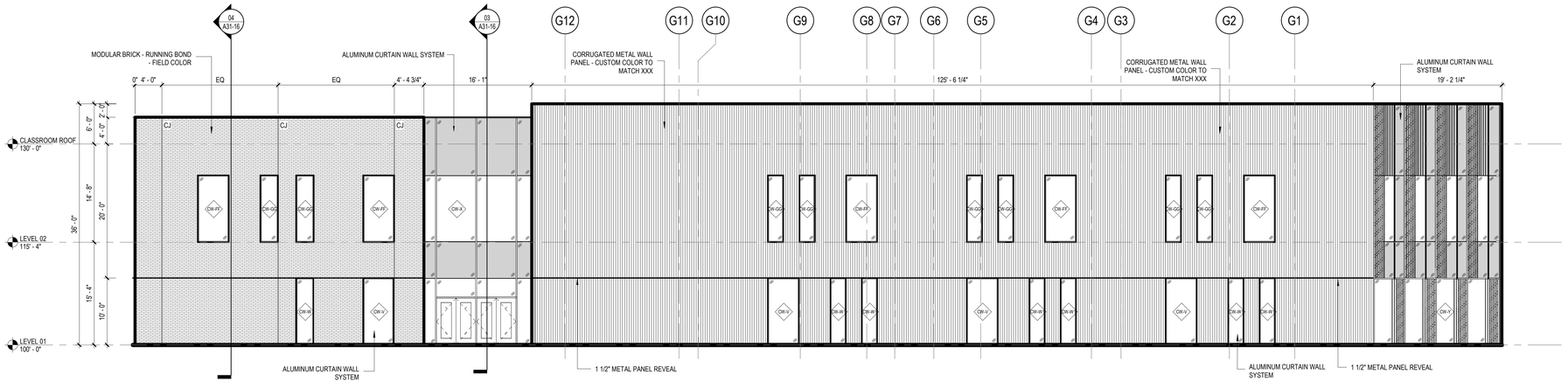
03 ENLARGED NORTH ELEVATION - 3

1/8" = 1'-0"



02 ENLARGED NORTH ELEVATION - 2

1/8" = 1'-0"



01 ENLARGED NORTH ELEVATION - 1

1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
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- MASONRY EXPANSION JOINT: MATCH BRICK COLOR
- XX / AX-XX — WALL SECTION TAG
- CORRUGATED METAL WALL PANEL COLOR TBD
- ALUMINUM COMPOSITE METAL PANEL COLOR TBD
- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

04 20 00.A	MODULAR BRICK - RUNNING BOND - FIELD COLOR
07 42 13.G	CORRUGATED METAL WALL PANEL - CUSTOM COLOR TO MATCH XXX
07 42 13.H	ALUMINUM COMPOSITE PANEL
07 42 13.J	1 1/2" METAL PANEL REVEAL
07 71 00.A	24 GA. PRE-FINISHED METAL COPING, COLOR TO MATCH STOREFRONT FRAMING
08 44 13.A	ALUMINUM CURTAIN WALL SYSTEM

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Northwest INDEPENDENT SCHOOL DISTRICT

NORTHWEST INDEPENDENT SCHOOL DISTRICT

KEYPLAN

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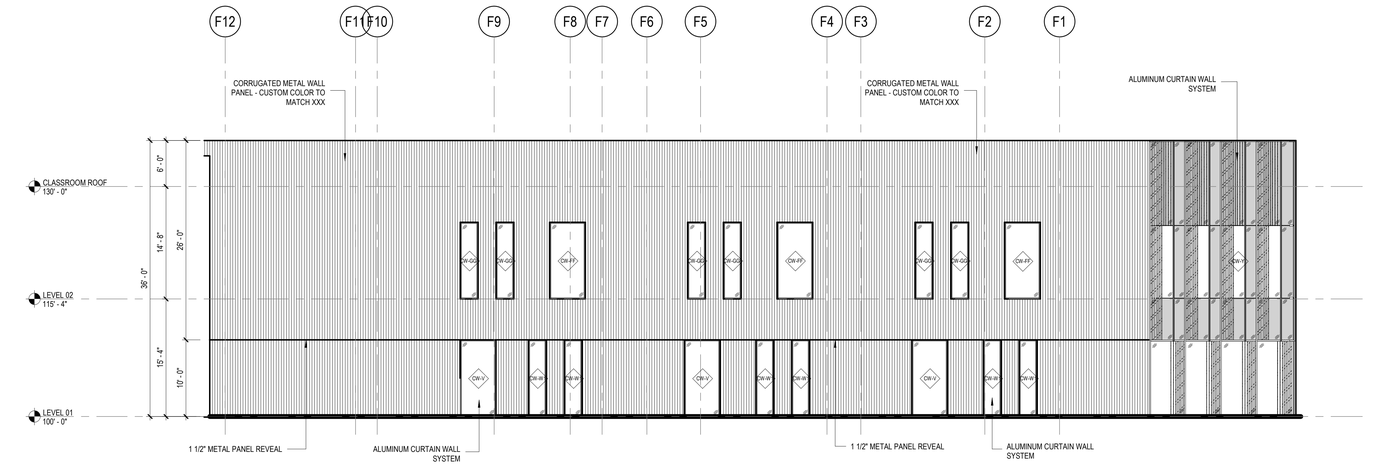
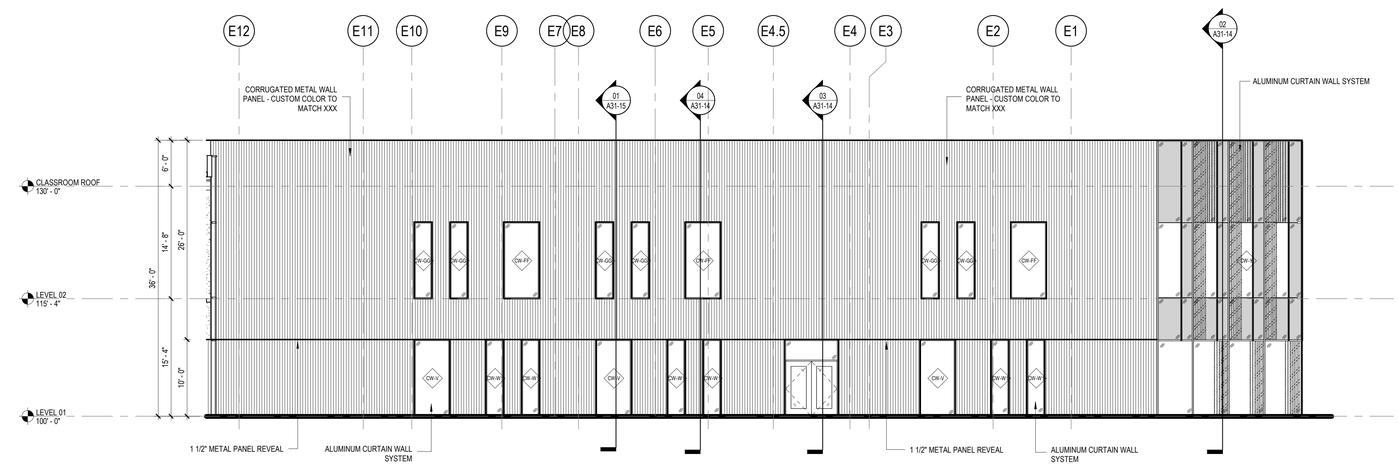


03 ENLARGED SOUTH ELEVATION - CLASSROOM COURTYARD 2

1/8" = 1'-0"

02 ENLARGED NORTH ELEVATION - CLASSROOM COURTYARD 1

1/8" = 1'-0"



01 ENLARGED SOUTH ELEVATION - CLASSROOM COURTYARD 1

1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT: REFERENCE X/AXX-XX
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- XX / AX-XX — WALL SECTION TAG
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- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

07 42 13.G	CORRUGATED METAL WALL PANEL - CUSTOM COLOR TO MATCH XXX
07 42 13.J	1 1/2" METAL PANEL REVEAL
08 44 13.A	ALUMINUM CURTAIN WALL SYSTEM

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NORTHWEST INDEPENDENT SCHOOL DISTRICT

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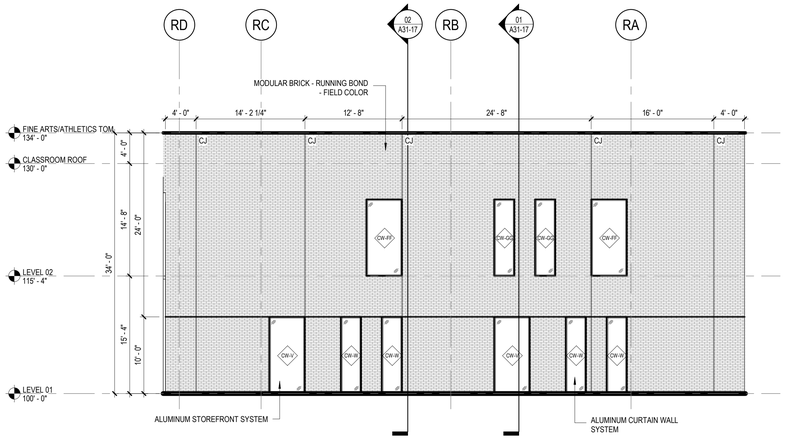
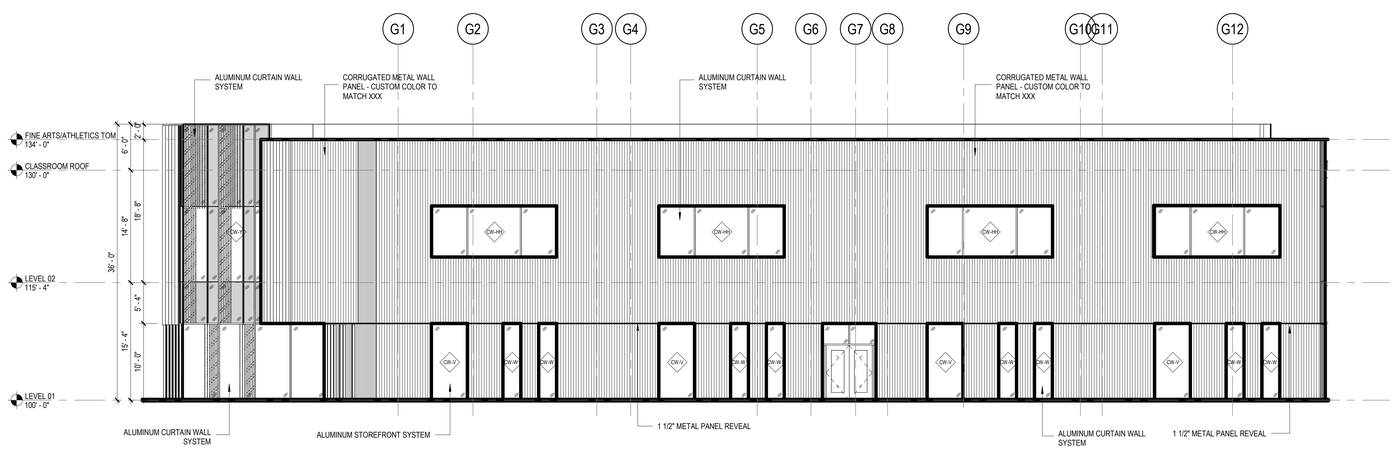


02 ENLARGED EAST ELEVATION - 5
1/8" = 1'-0"



01 ENLARGED ELEVATION NORTH- CLASSROOM COURTYARD 2
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT: REFERENCE X/AXX-XX
- MASONRY EXPANSION JOINT: MATCH BRICK COLOR
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- ALUMINUM COMPOSITE METAL PANEL COLOR TBD
- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

04 20 00.A	MODULAR BRICK - RUNNING BOND - FIELD COLOR
07 42 13.G	CORRUGATED METAL WALL PANEL - CUSTOM COLOR TO MATCH XXX
07 42 13.J	1 1/2" METAL PANEL REVEAL
08 41 13.B	ALUMINUM STOREFRONT SYSTEM
08 44 13.A	ALUMINUM CURTAIN WALL SYSTEM

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04.8.24

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SITE PLAN SUBMITTAL 04/8/2024

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Northwest INDEPENDENT SCHOOL DISTRICT

NORTHWEST INDEPENDENT SCHOOL DISTRICT

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

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SHEET NUMBER

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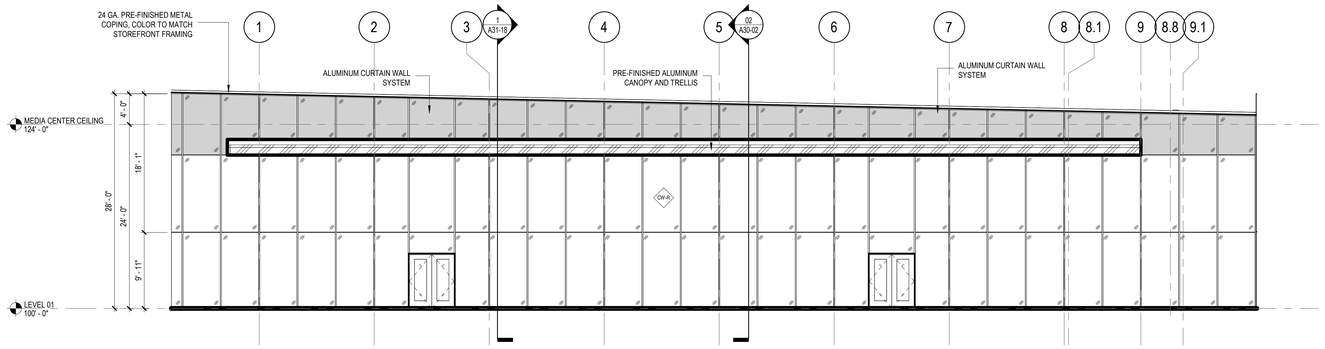
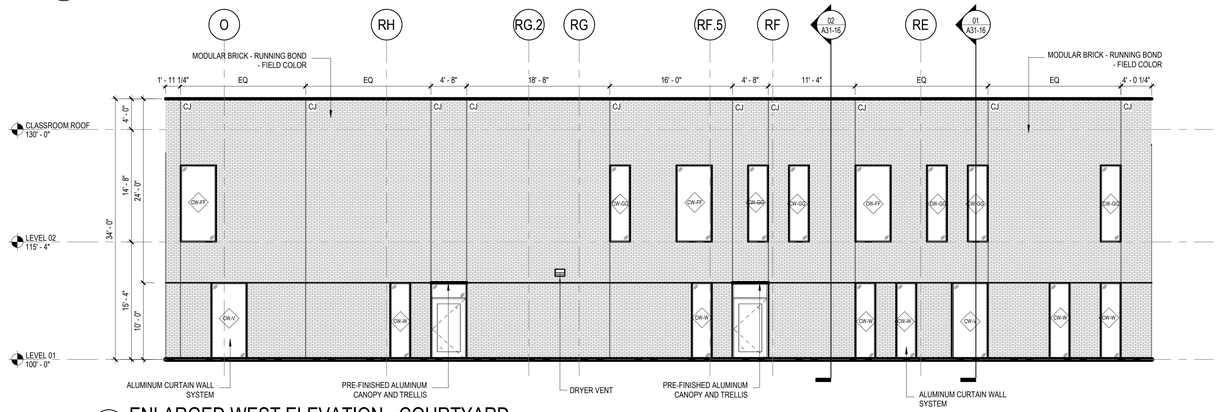
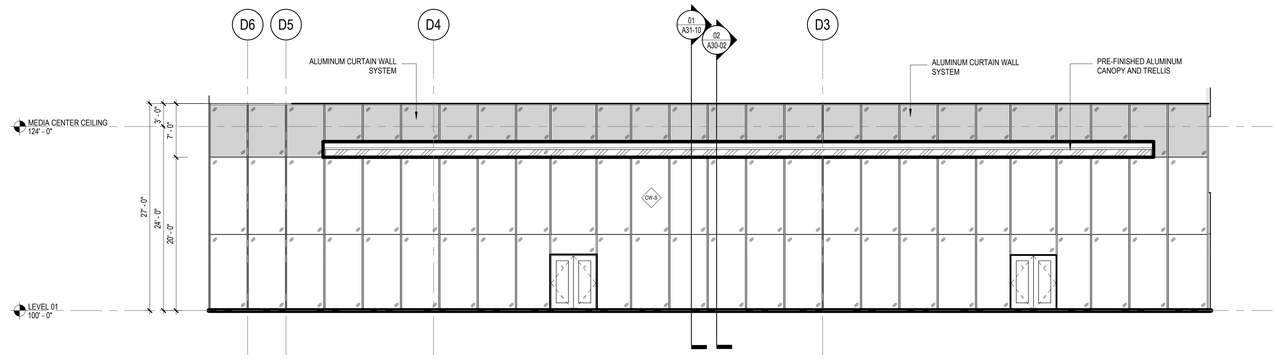


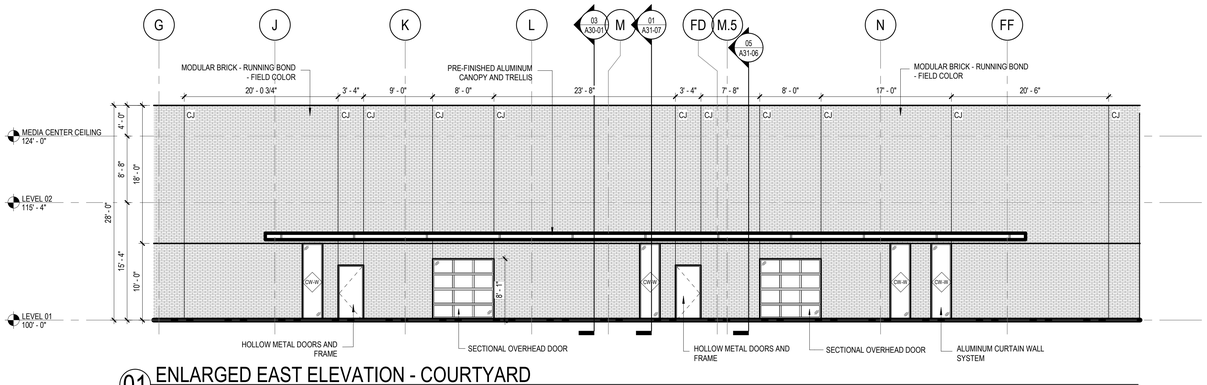
04 ENLARGED NORTH ELEVATION - COURTYARD
1/8" = 1'-0"



03 ENLARGED WEST ELEVATION - COURTYARD
1/8" = 1'-0"



02 ENLARGED SOUTH ELEVATION - COURTYARD
1/8" = 1'-0"



01 ENLARGED EAST ELEVATION - COURTYARD
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE.
2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT: REFERENCE X/AXX-XX
- MASONRY EXPANSION JOINT: MATCH BRICK COLOR
- XX / AX-XX — WALL SECTION TAG
- CORRUGATED METAL WALL PANEL COLOR TBD
- ALUMINUM COMPOSITE METAL PANEL COLOR TBD
- MODULAR BRICK - RUNNING BOND - FIELD COLOR
- MODULAR BRICK - RUNNING BOND - ROTATED BRICK
- VISION GLAZING
- SPANDREL GLAZING
- SPANDREL GLAZING WITH FRIT

SPECIFICATION KEYNOTE LEGEND

04 20 00.A	MODULAR BRICK - RUNNING BOND - FIELD COLOR
07 42 13.I	PRE-FINISHED ALUMINUM CANOPY AND TRELLIS
07 71 00.A	24 GA. PRE-FINISHED METAL COPING, COLOR TO MATCH STOREFRONT FRAMING
08 11 13	HOLLOW METAL DOORS AND FRAME
08 44 13.A	ALUMINUM CURTAIN WALL SYSTEM

Perkins&Will

2218 Bryan St., Suite 200
Dallas, TX 75201
t 214.283.8700
f 214.283.8701
perkinswill.com

CONSULTANTS

CIVIL
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013

STRUCTURAL
Dunaway Associates
550 Bailey Avenue, Suite 400
Forth Worth, Texas 76107

MEP
EMA Engineering & Consulting, Inc.
328 S Broadway Ave
Tyler, Texas 75702

LANDSCAPING
Coleman & Associates
9890 Silver Mountain Drive
Austin, Texas 78737

ACOUSTICAL
BAI, LLC
4099 McEwen Rd. Suite 560
Dallas, Texas 75244

FOOD SERVICES
JMK Foodservice Consulting & Design
3431 Lakeview Pkwy., Suite 205
Rowlett, TX 75088

OWNER
Northwest Independent School District
2001 Texan Drive
Justin, TX 76247

FACILITY

CONTRACTOR

REGISTERED ARCHITECT ROBERT M. DAVIS 21793 STATE OF TEXAS
04.8.24

PROJECT

NISD-MIDDLE SCHOOL #8
7273 Mulkey Road,
NorthlakeTXUSA76247

Northwest INDEPENDENT SCHOOL DISTRICT

NORTHWEST INDEPENDENT SCHOOL DISTRICT

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number	143161.000	

TITLE

ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

A21-07

SITE PLAN SUBMITTAL 04/8/2024

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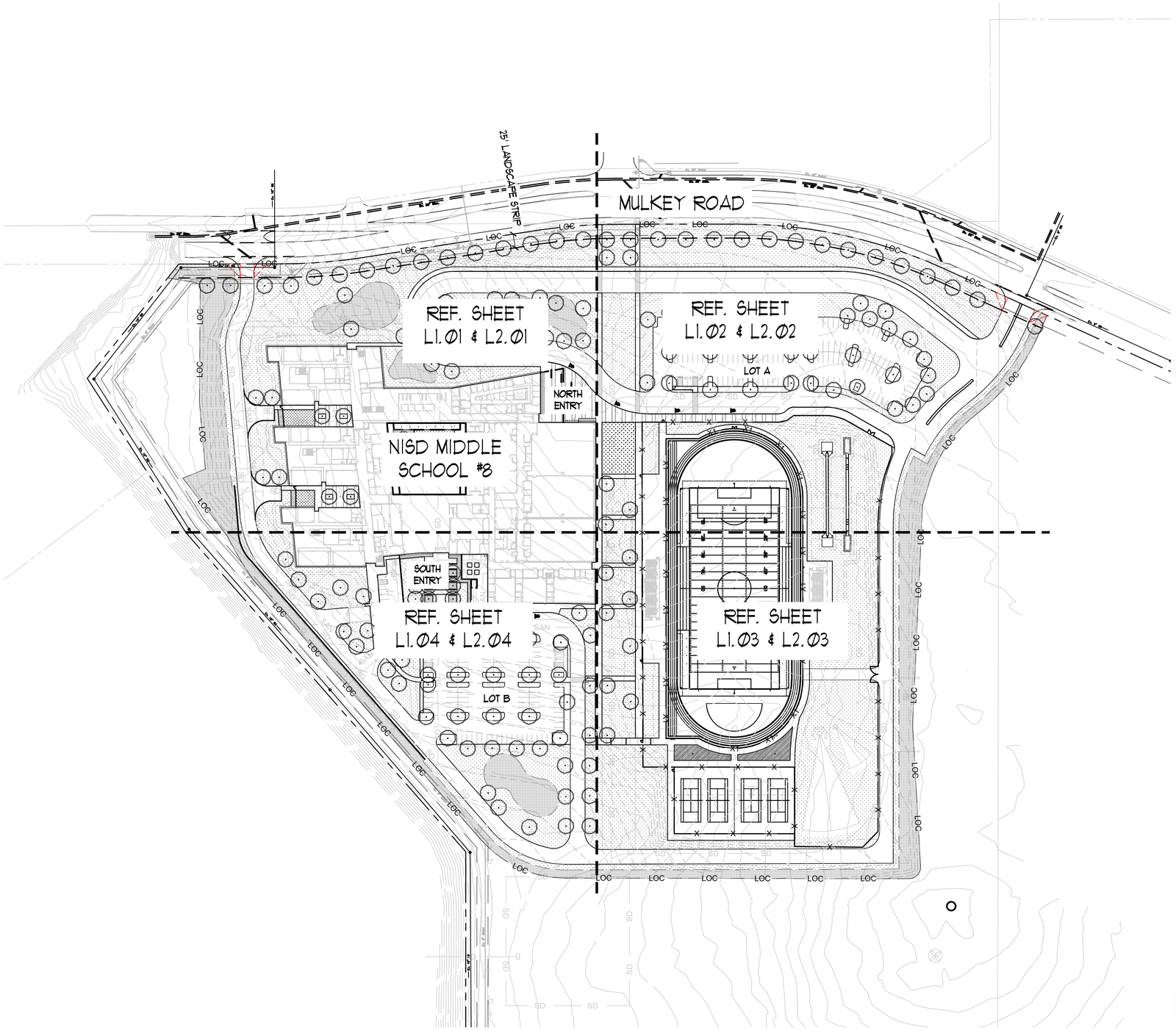


GENERAL CONSTRUCTION NOTES.-

1. LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION TO ENSURE UTILITIES ARE NOT DISTURBED. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITIES.
4. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR IT SHALL BE ASSUMED THAT THE CONTRACTOR CAN IMPLEMENT THE PLANS AS DRAWN AND SPECIFIED.
5. EXISTING CONDITIONS ARE SHOWN SHADED BACK TO ALLOW ALL PROPOSED IMPROVEMENTS TO STAND OUT. EXISTING BASE INFORMATION HAS BEEN IMPORTED FROM CIVIL AND ARCHITECTURAL DRAWINGS. REFER TO THESE DRAWINGS FOR SUPPLEMENTAL INFORMATION.

DRAWING LEGEND	
SYM	DESCRIPTION
—— LOC ——	LIMITS OF CONSTRUCTION
— — — —	PROPERTY LINE
— — — —	MATCHLINE
— — — —	PROPOSED GRADING, REF. CIVIL
— — — —	EXISTING GRADING, REF. CIVIL
— — — —	25' LANDSCAPE STRIP
	25' X 25' VISIBILITY TRIANGLE

TOWN OF NORTHLAKE LANDSCAPE REQUIREMENTS

LANDSCAPE STRIP

MULKEY ROAD	REQUIRED	PROVIDED
	25'	25'

TREES TO BE LOCATED ADJACENT TO ROADWAY AT 50' MAXIMUM ON CENTER.

FOUNDATION PLANTING

50% OF BUILDING WALLS IN HIGH-USE AREAS SHALL HAVE PLANTING BEDS AT LEAST 5' WIDE PLACED ALONG 50% OF SUCH WALLS.

NORTH ENTRY
189 LF EXPOSED = 94.5 LF REQUIRED
101 LF PROVIDED

SOUTH ENTRY
111 LF EXPOSED = 55.5 LF REQUIRED
81.9 LF PROVIDED

INTERIOR PARKING LOT LANDSCAPE

LOT A
159 PARKING SPOTS / 10 = 16 TREES REQUIRED
31 TREES PROVIDED

5% MINIMUM OPEN SPACE
TOTAL PARKING LOT AREA = 59,925.54 SF
LANDSCAPE AREA REQUIRED = 2,996.27 SF
LANDSCAPE AREA PROVIDED = 4,776.80 SF

LOT B
106 PARKING SPOTS / 10 = 11 TREES REQUIRED
22 TREES PROVIDED

5% MINIMUM OPEN SPACE
TOTAL PARKING LOT AREA = 67,395.73 SF
LANDSCAPE AREA REQUIRED = 3,369.79 SF
LANDSCAPE AREA PROVIDED = 2,398.65 SF

NORTH SCALE 1" = 100'
0 50 100 200

MISC. INFORMATION	REVISION	DATE	DESCRIPTION

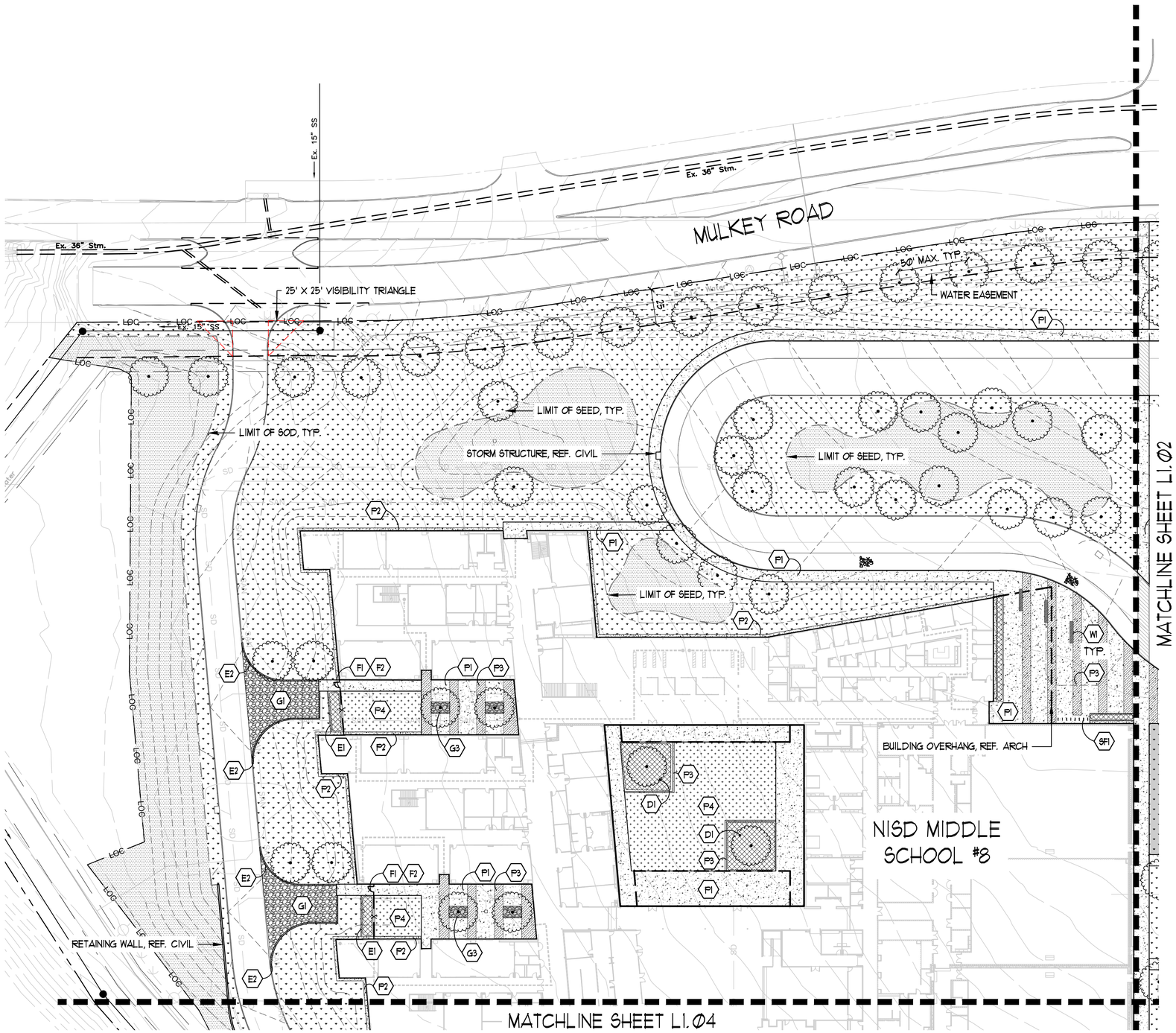
RLK ENGINEERING

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

REGISTERED LANDSCAPE ARCHITECT
MARISSA MCKINNEY
LA#002423
STATE OF TEXAS
04-08-2024

OVERALL LANDSCAPE PLAN & NOTES
NISD MIDDLE SCHOOL #8
TOWN OF NORTHLAKE, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
MARISSA MCKINNEY	ASHLEY SCROGGS		1" = 100'	L1.00
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
GRACIE GILBERT	OLIVIA PITT-PEREZ	04-08-23	RLK: 23063	



NORTH SCALE 1" = 40'

0 20 40 80

LANDSCAPE KEY

SYM	DESCRIPTION
	ORNAMENTAL TREE, MIN. 15" CAL.
	SHADE TREE, MIN. 2.5" CAL.
	BERMUDA SOD
	WILDFLOWER SEED MIX
	PLANTING AREA TO BE COMPRISED OF 50% 5 GAL, 30% 3 GAL, 20% 2 GAL ALL PLANT MATERIAL TO BE SELECTED FROM SECTION 9.10 LIST OF APPROVED PLANTS.

*ALL SLOPES GREATER THAN 3:1 PLANTED WITH SOD WILL REQUIRE ROLLED SOD WITH 12" STAKES. ALL SLOPES GREATER THAN 3:1 PLANTED WITH SEED WILL REQUIRE CURLEX MATS.

CONSTRUCTION KEY

KEY NOTE	SYM	DESCRIPTION	DETAIL
P1		CONCRETE PAVEMENT, FINISH:- LIGHT BROOM, REF. CIVIL FOR DEPTH AND REINFORCEMENT	REF. CIVIL
P2		CONCRETE MAINTENANCE BAND	1/L1.10
P3		CONCRETE PAVERS MANUF.: KEYSTONE HARDSCAPES SIZE.: 4"X8" NOMINAL PATTERN.: 1/2 OFFSET RUNNING BOND COLOR.: TBD	6/L1.10
P4		ARTIFICIAL TURF MANUF.: MATRIX TURF MODEL.: MATRIX WITH HELIX	2 & 3/L1.11
P5		GRASS PAVE	3/L1.10
E1		9" CONCRETE MOW BAND	1/L1.11
E2		12" CONCRETE EDGE AT GRAVEL PAVE	5/L1.10
E3		12" CONCRETE EDGE AT ARTIFICIAL TURF	2/L1.11
E4	STL	STEEL EDGE	4/L1.10
G1		GRAVEL PAVE WITH 5/8" DIA. BASALT	5/L1.10
G2		DECOMPOSED GRANITE WITH STALOK	4/L1.10
G3		GRAVEL AREA	4/L1.10 & 2/L2.10
D1		LANDSCAPE DRAIN	2/L1.10
W1		CONCRETE SEATWALL	3/L1.11
W2		SCREEN WALL	REF. ARCH
F1	— x —	6' HT FENCE WITH CONCRETE MOW BAND MANUF.: AMERISTAR PRODUCT.: MONTAGE PLUS	6/L1.11, 1 & 2/L1.12
F2		4' WIDE SINGLE GATE TO MATCH "F1" FENCE	2/L1.12
F3		6' WIDE DOUBLE MAINTENANCE GATE TO MATCH "F1" FENCE	1/L1.12
F4	— x —	4' HT CHAIN LINK FENCE AT TRACK	6/L1.11
SF1		BIKE RACK MANUF.: DERO PRODUCT.: HOOP RACK FINISH.: POWDER COAT QTY.: 10	4/L1.11

NOTES.:
1.FINAL LOCATIONS OF FURNITURE TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER ON SITE PRIOR TO FIXING IN PLACE.

MISC. INFORMATION

REVISION	DATE	DESCRIPTION

RLK ENGINEERING

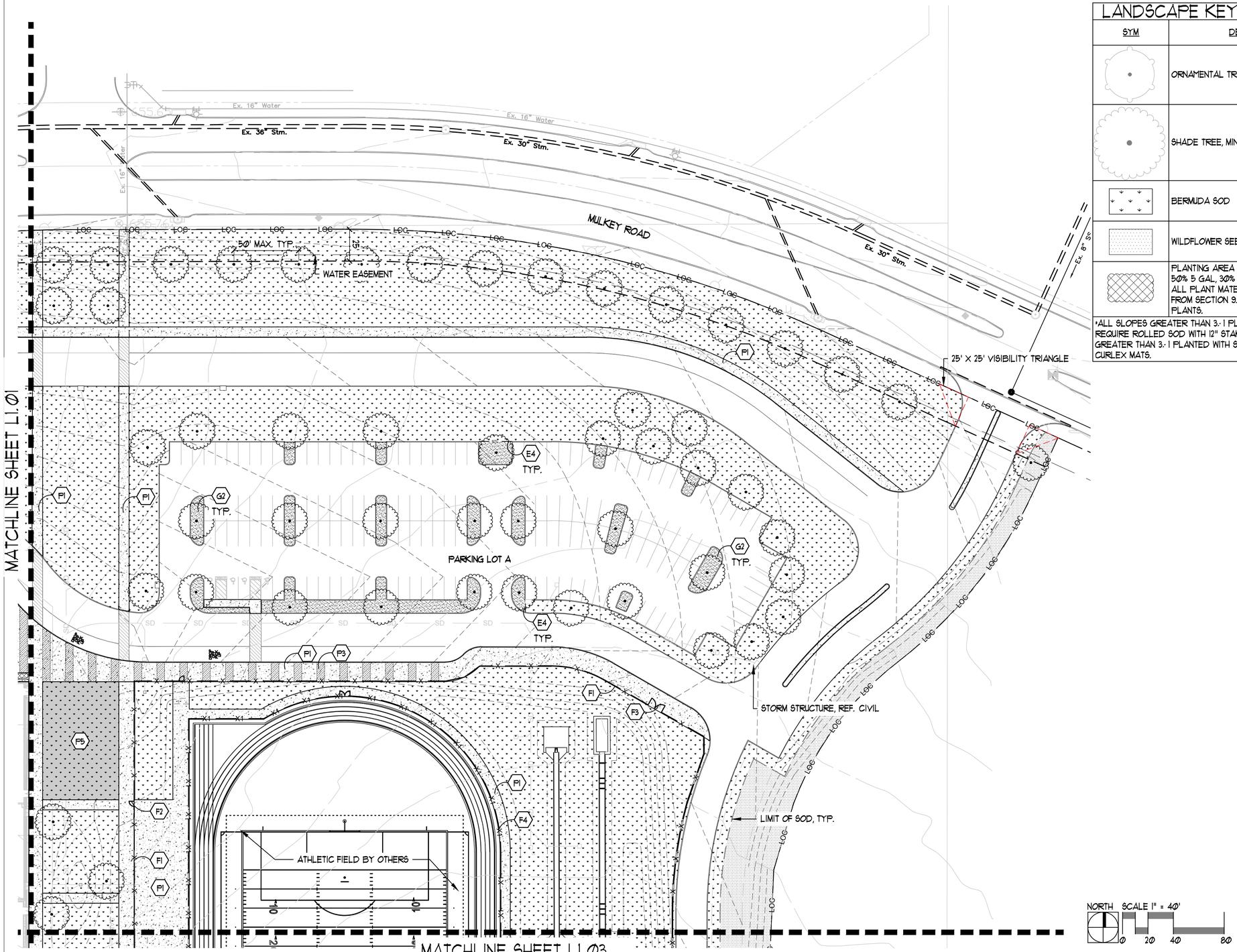
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

REGISTERED LANDSCAPE ARCHITECT MARISSA MCKINNEY 2497 STATE OF TEXAS

04-08-2024

LANDSCAPE PLAN
NISD MIDDLE SCHOOL #8
TOWN OF NORTHLAKE, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
MARISSA MCKINNEY	ASHLEY SCROGGS		1" = 40'	L1.01
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
GRACIE GILBERT	OLIVIA PITT-PEREZ	04-08-23	RLK: 23063	



LANDSCAPE KEY

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CONSTRUCTION KEY

KEY NOTE	SYM	DESCRIPTION	DETAIL
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P3		CONCRETE PAVERS MANUF.: KEYSTONE HARDSCAPES SIZE.: 4"X8" NOMINAL PATTERN.: 1/2 OFFSET RUNNING BOND COLOR.: TBD	6/L1.10
P4		ARTIFICIAL TURF MANUF.: MATRIX TURF MODEL.: MATRIX WITH HELIX	2 & 3/L1.11
P5		GRASS PAVE	3/L1.10
E1		9" CONCRETE MOW BAND	1/L1.11
E2		12" CONCRETE EDGE AT GRAVEL PAVE	5/L1.10
E3		12" CONCRETE EDGE AT ARTIFICIAL TURF	2/L1.11
E4	STL	STEEL EDGE	4/L1.10
G1		GRAVEL PAVE WITH 5/8" DIA. BASALT	5/L1.10
G2		DECOMPOSED GRANITE WITH STALOK	4/L1.10
G3		GRAVEL AREA	4/L1.10 & 2/L2.10
D1		LANDSCAPE DRAIN	2/L1.10
W1		CONCRETE SEATWALL	3/L1.11
W2		SCREEN WALL	REF. ARCH
F1	— x —	6' HT FENCE WITH CONCRETE MOW BAND MANUF.: AMERISTAR PRODUCT.: MONTAGE PLUS	6/L1.11, 1 & 2/L1.12
F2		4' WIDE SINGLE GATE TO MATCH "F1" FENCE	2/L1.12
F3		6' WIDE DOUBLE MAINTENANCE GATE TO MATCH "F1" FENCE	1/L1.12
F4	— x1 —	4' HT CHAIN LINK FENCE AT TRACK	6/L1.11
BR1		BIKE RACK MANUF.: DERO PRODUCT.: HOOP RACK FINISH.: POWDER COAT QTY.: 10	4/L1.11

NOTES.-
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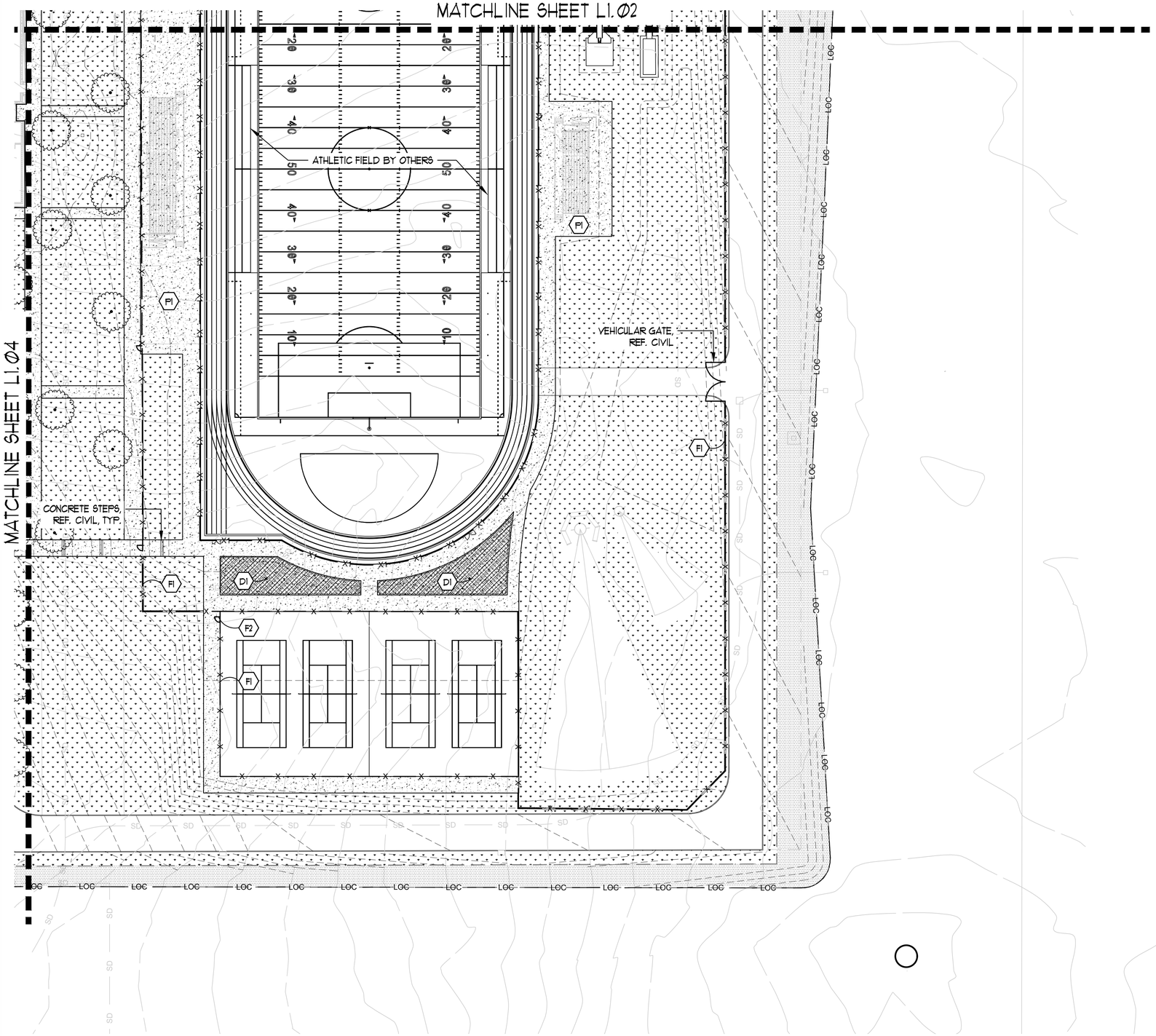
(972) 359-1833 Fax
Texas Registration No. 579

REGISTERED LANDSCAPE ARCHITECT
MARISSA MCKINNEY
LA#002431
STATE OF TEXAS
04-08-2024

LANDSCAPE PLAN
NISD MIDDLE SCHOOL #8
TOWN OF NORTHLAKE, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
MARISSA MCKINNEY	ASHLEY SCROGGS		1" = 40'	L1.02
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
GRACIE GILBERT	OLIVIA PITT-PEREZ	04-08-23	RLK: 23063	



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P3		CONCRETE PAVERS MANUF.:- KEYSTONE HARDSCAPES SIZE.:- 4"X8" NOMINAL PATTERN.:- 1/2 OFFSET RUNNING BOND COLOR:- TBD	6/L1.10
P4		ARTIFICIAL TURF MANUF.:- MATRIX TURF MODEL.:- MATRIX WITH HELIX	2 & 3/L1.11
P5		GRASS PAVE	3/L1.10
E1		9" CONCRETE MOW BAND	1/L1.11
E2		12" CONCRETE EDGE AT GRAVEL PAVE	5/L1.10
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G1		GRAVEL PAVE WITH 5/8" DIA. BASALT	5/L1.10
G2		DECOMPOSED GRANITE WITH STALOK	4/L1.10
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NOTES.-
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NORTH SCALE 1" = 40'
0 20 40 80

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111 West Main
Allen, Texas 75013
(972) 359-1733 Off
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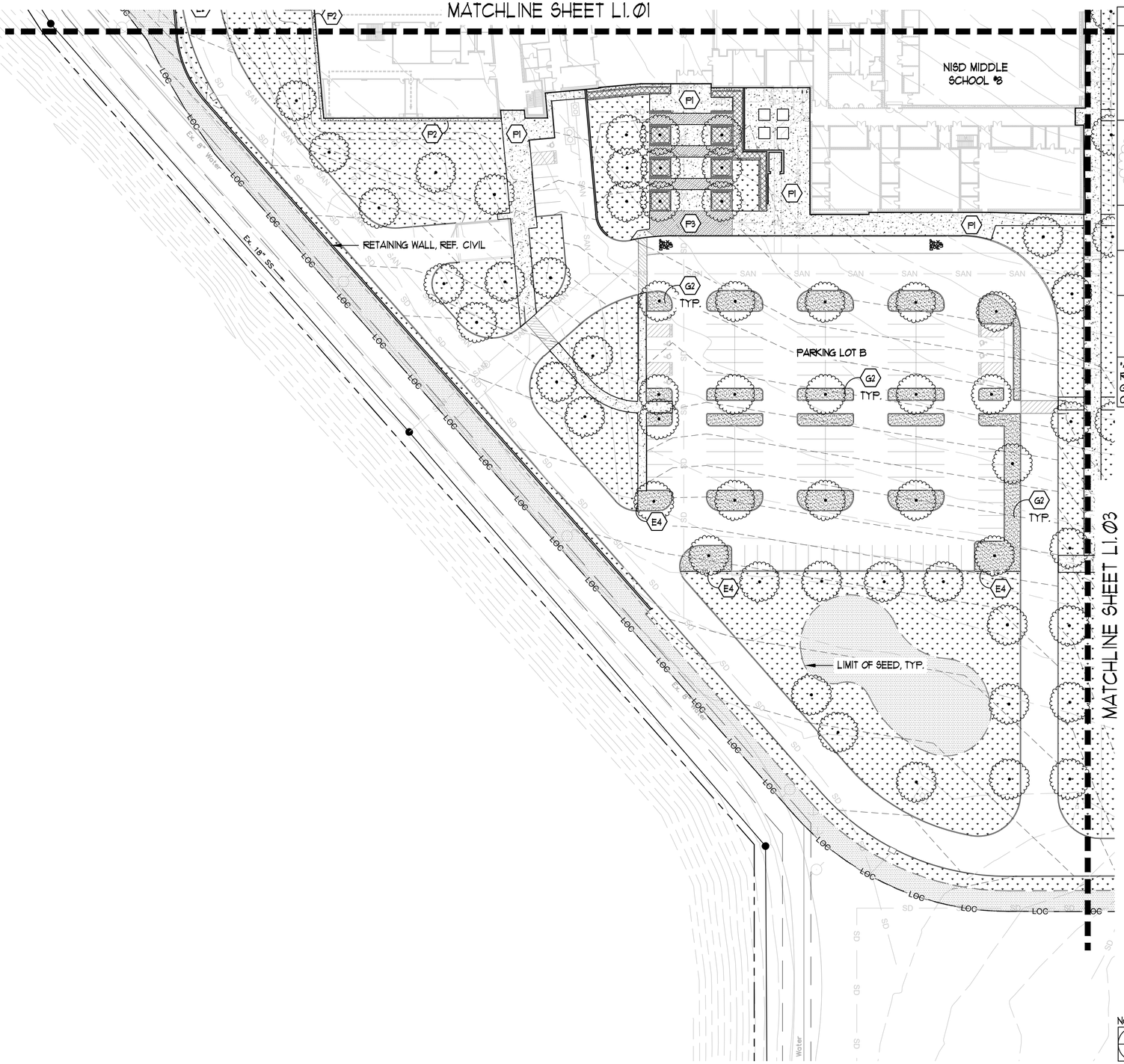
Texas Registration No. 579

REGISTERED LANDSCAPE ARCHITECT MARISSA MCKINNEY 2978 STATE OF TEXAS
04-08-2024

LANDSCAPE PLAN
NISD MIDDLE SCHOOL #8
TOWN OF NORTHLAKE, TEXAS

DESIGNED BY: MARISSA MCKINNEY	TECH REVIEW: ASHLEY SCROGGS	DRAWING FILE:	DRAWING SCALE: 1" = 40'	SHEET: L1.03
DRAWN BY: GRACIE GILBERT	PEER REVIEW: OLIVIA PITT-PEREZ	DRAWING DATE: 04-08-23	PROJECT NUMBER: RLK: 23063	



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SF1		BIKE RACK MANUF.:- DERO PRODUCT.:- HOOP RACK FINISH.:- POWDER COAT QTY.:- 10	4/L1.11

NOTES.-
1. FINAL LOCATIONS OF FURNITURE TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER ON SITE PRIOR TO FIXING IN PLACE.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION

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(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

REGISTERED LANDSCAPE ARCHITECT MARISSA MCKINNEY 2920 STATE OF TEXAS
04-08-2024

LANDSCAPE PLAN
NISD MIDDLE SCHOOL #8
TOWN OF NORTHLAKE, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
MARISSA MCKINNEY	ASHLEY SCROGGS		1" = 40'	L1.04
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
GRACIE GILBERT	OLIVIA PITT-PEREZ	04-08-23	RLK: 23063	

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE:	September 17, 2024
REF. DOC.:	Unified Development Code (UDC); Pecan Square Mixed-Use Planned Development (MPD)
SUBJECT:	Consider a recommendation on proposed amendment to the Pecan Square Mixed-Use Planned Development (MPD) Ordinance No. 17-0413E, as amended, and applicable to approximately 11.54 acres of land generally located south of FM 407 and west of the intersection with Faught Road - Case # 24-PDA00001 i. Public Hearing ii. Consider Recommendation
GOALS/ OBJECTIVES:	Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

Site	Approximately 11.54 acres south of FM 407 and west of intersection with Faught Road
Owner:	Northlake Bible Church Inc.
Applicant/Developer:	Arlos Group, LLC
Current Zoning:	Mixed-Use Planned Development (MPD)

- Site within Estate Subdistrict of MPD

Background:

- Church acquired property in 2019
- Discovered Estate Subdistrict does not list Church/Place of Worship as permitted use at location
    - Applicant initially submitted application to revise concept plan for property to Commercial Subdistrict which lists Church/Place of Worship as permitted use
    - Concept plan amendment requires Town Council approval only
    - Town Council tabled consideration of concept plan amendment at July 25th meeting in order to work together with applicant to address concerns with change from Estate Subdistrict
- Applicant updated application to amend planned development, providing for typical zoning process with public hearings and consideration of recommendation by P&Z

Proposed Amendment: Proposed MPD amendment includes:

- Revise Exhibit B, Concept Plan
    - Add Institutional Subdistrict
- Revise Exhibit C - Development Regulations
    - Add definition for Institutional Subdistrict
    - Add permitted uses for Institutional Subdistrict specifically church and daycare

- Add development standards for Institutional Subdistrict
- Add landscaping, buffers, and screening regulations specific to Institutional Subdistrict
- Add lighting regulation specific to Institutional Subdistrict

See the following attachments for more information on the request:

- Exhibit 1 - Aerial/Location Map
- Exhibit 2 - Proposed revisions to MPD
- Exhibit 3 - Supplemental information
- Exhibit 4 - Public comments

Comprehensive Plan's Future Development Plan:

- Suburban Neighborhood place type
  - Provides for low-to-moderate density residential land uses intermixed with areas of supporting commercial development.
  - Supporting uses including limited retail uses. Other ancillary institutional and public uses such as schools and places of worship should be incorporated when appropriate.
- Community Design Considerations
  - Reserve land for parks, schools, churches, and other civic and institutional uses

Staff Analysis:

- Applicant has provided application for planned development amendment in accordance with UDC requirements
- Requested revisions fit with Future Development Plan place type designation of Northlake Comprehensive Plan
- Planned development amendment application is acceptable for consideration

Public Hearing:

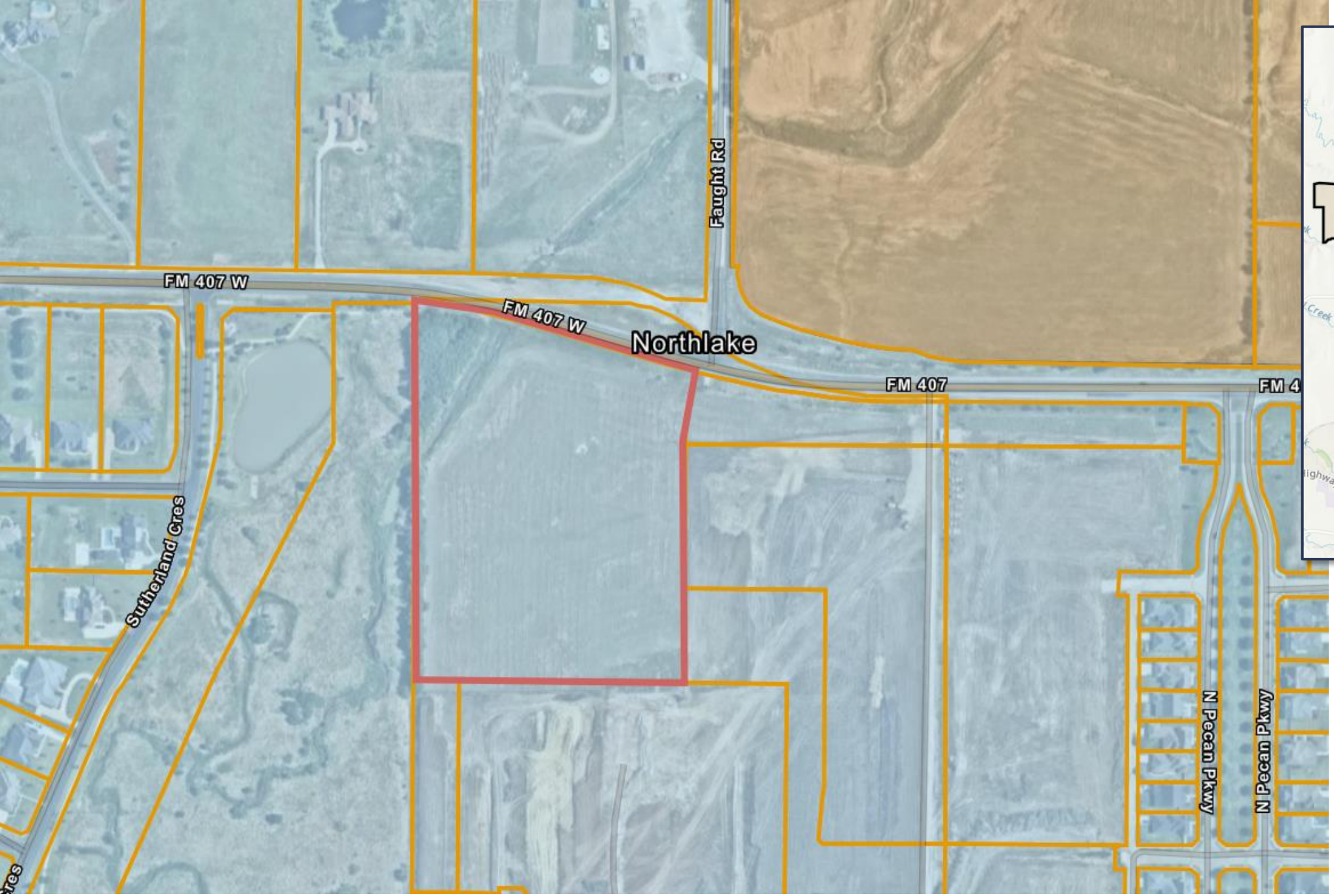
- Public hearing is required prior to acting on zoning change request
- Notices were mailed to Northlake property owners within 200 feet, signs posted, and published in the Denton Record Chronicle and on the Town's website
  - As of September 13th one written comment has been received which is attached.

Next Steps: October 10th Town Council Meeting

- Hold public hearing
- Consider approval of planned development amendment

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of planned development amendment


FM 407 W
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Northlake
Faught Rd
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FM 4
Sutherland Cres
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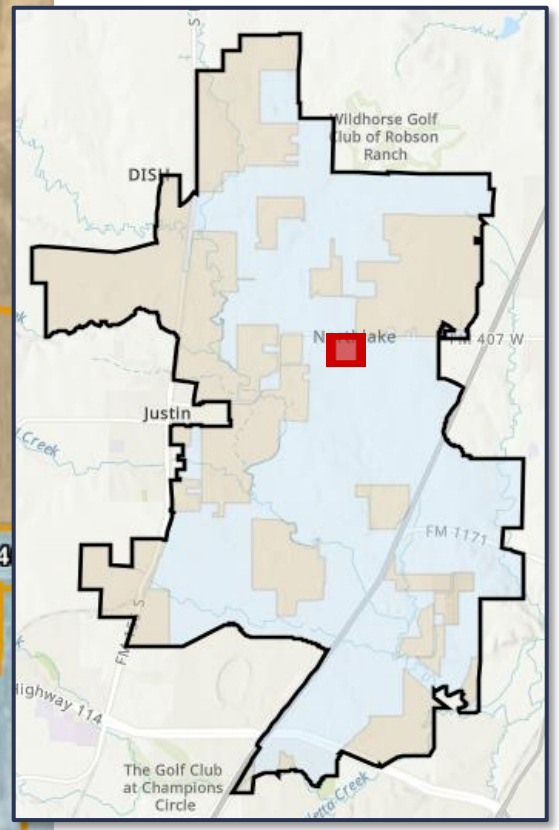

Wildhorse Golf Club of Robson Ranch
DISH
Justin
FM 407 W
FM 1171
Highway 114
The Golf Club at Champions Circle

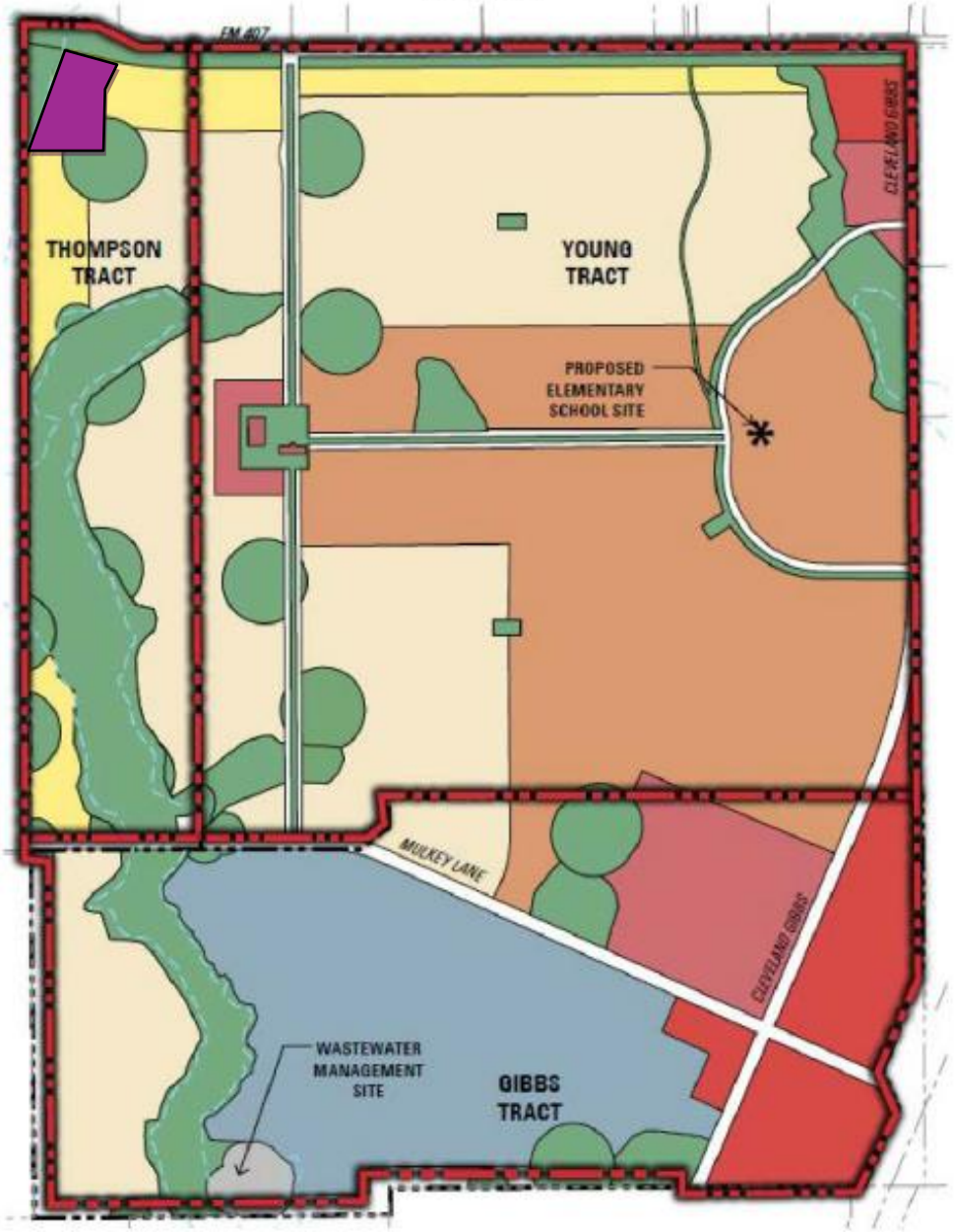
PROPOSED REVISIONS TO THE PECAN SQUARE (THOMPSON TRACT) PD REGULATIONS

FOR

NORTHLAKE BIBLE CHURCH SITE

Exhibit B
Concept Plan

CONCEPT PLAN
OPTION 2



LEGEND	
SYMBOL	DESCRIPTION
	Commercial
	Mixed Use
	Lifestyle

	Traditional
	Estate
	Open Space
	Waste Water Management
	Plant
	School Site

	Boundary Line Between Young, Gibbs and Thompson

Notes
- All locations of boundaries, land uses and roads are approximate

	Institutional

Exhibit C
Development Regulations

I. DEFINITIONS

1. Commercial Subdistrict means the area designated "Commercial" on the Concept Plan.

2. Concept Plan means either of the two concept plans attached as **Exhibit B**, as amended from time to time in accordance with Section III of this Ordinance. The boundaries of each subdistrict on the original Concept Plan are conceptual and are expected to change as the development plan and engineering details for the Property are finalized.

3. Development means the property shown on **Exhibit D** consisting of the Gibbs, Young, and Thompson tracts.

4. District means Northlake Municipal Management District No. 1, including any future expansions and any districts resulting from the subdivision of Northlake Municipal Management District No. 1.

5. EDM means the Engineering Design Manual, as amended following the fifth anniversary of the Town Council's adoption of this PD Ordinance.

6. Estate Subdistrict means the area designated "Estate" on the Concept Plan.

~~6.~~7. Institutional Subdistrict means the area designated “Institutional” on the Concept Plan.

~~7.~~8. Lifestyle Subdistrict means the area designated "Lifestyle" on the Concept Plan.

~~8.~~9. Masonry means brick, stone, stucco, and hardiplank (cementitious fiberboard).

~~9.~~10. Mews lot means a lot accessed by an alley and fronting on an open space area rather than a street.

~~10.~~11. Mixed Use Subdistrict means the area designated "Mixed Use" on the Concept Plan.

~~11.~~12. Open space means the open space areas designated on the Open Space Plan and Concept Plan.

~~12.~~13. Open Space Plan means either of the two open space plans attached as **Exhibit E**, as amended from time to time in accordance with Section V of this Ordinance.

~~13.~~14. PD Ordinance means Ordinance No. 17-0413E creating this planned development district.

~~14.~~15. Property means the 160.374-acre tract of land described on **Exhibit A**.

~~15.~~16. Street Sections means **Exhibit F**.

~~16.~~17. Traditional Subdistrict means the area designated "Traditional" on the Concept Plan.

~~17.~~18. UDC means the Town of Northlake Unified Development Code, as amended following the fifth anniversary of the Town Council's adoption of this PD Ordinance.

II. EFFECTIVE DATE; APPLICABLE REGULATIONS

1. Effective Date. Ordinance No. 17-0413E and this PD Ordinance shall become effective upon publication as required by law and upon HP Gibbs, LP or its designee acquiring ownership of the Property. If HP Gibbs, LP or its designee has not acquired ownership of the Property by December 31, 2018, Ordinance No. 17-0413E and this PD Ordinance shall become void and shall be of no further force or effect, and the preexisting zoning of the Property shall be automatically reinstated on the Property.

2. Applicable Regulations. Development and use of the Property shall comply with this PD Ordinance, the UDC, and the EDM, and any other applicable ordinance not specifically modified herein. In the event of a conflict between this PD Ordinance and any other applicable Town ordinances, this PD Ordinance shall control.

III. CONCEPT PLAN; SITE PLANS

1. Development of the Property shall generally comply with the Concept Plan.

2. The following changes to the Concept Plan are minor and do not require Town approval: realignment of roadways, the size of each subdistrict provided the size does not change by more than 15 percent from the size of the subdistrict shown on the original Concept Plan attached to this PD Ordinance, changes to the configuration of the open space areas shown on the original Concept Plan provided a minimum of 15 percent of the overall Development shall be used as open space. Open space areas shall be a minimum of 0.5 acres in size to satisfy the minimum 15 percent requirement. The amended Concept Plan shall satisfy all applicable regulations.

3. All changes to the Concept Plan that do not fall under Section III(2) shall require Town Council approval. This procedure is not considered a change in zoning, and no public hearing shall be required.

4. No site plan approval shall be required for any development within the Property other than non-residential development (excluding amenity centers and any uses within an open space area). For non-residential development, site plan approval shall be required in accordance with Section 12.15 of the UDC, and the criteria for approval shall be that the site plan demonstrates compliance with this PD Ordinance.

5. With the exception of the approvals required by this Section III, no other concept plan, site plan, development plan, landscaping plan or other plan approvals of any kind are required except in connection with the standard building permit review and approval process.

IV. BASE ZONING DISTRICTS; PERMITTED USES

1. Lifestyle, Traditional, and Estate Subdistricts. The base zoning district for the Lifestyle, Traditional, and Estate Subdistricts shall be the "MU" Mixed Use Zoning District. Permitted uses shall be limited to agricultural uses, single family detached homes, parks, public primary and secondary schools, a public school stadium, and sports facilities, all of which are permitted by right.

~~1.~~2. Institutional Subdistrict. Permitted uses shall be limited to agricultural uses, parks, church/place of worship, and day care, all of which are permitted by right. A Specific Use Permit shall be required for school, primary and secondary (private) and school, college or trade (private).

~~2.~~3. Commercial Subdistrict. Permitted uses shall be all principal and accessory uses which are allowed by right in the "C" Commercial Zoning District, in accordance with Table 5.2 of the UDC. In addition, agricultural uses are permitted by right. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the "C" Commercial Zoning District, in accordance with Table 5.2 of the UDC.

~~3.~~4. Mixed Use Subdistrict. Permitted uses shall be all principal and accessory uses which are allowed by right in the "MU" Mixed Use Zoning District, in accordance with Table 5.2 of the UDC, including but not limited to single family detached and single family attached homes, except as follows: agricultural uses, public primary and secondary schools, a public school stadium, and sports facilities are permitted by right, and multifamily and duplex uses are prohibited. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the "MU" Mixed Use Zoning District, in accordance with Table 5.2 of the UDC.

~~4.~~5. Accessory Uses. All uses that are customarily incidental to the main use on the same platted lot shall be permitted as accessory uses. Accessory uses may include agricultural uses, including in connection with an amenity center. In addition, the following accessory uses identified in the UDC are permitted subject to any restrictions in the UDC that are applicable to these uses: accessory buildings, accessory dwellings, basic utilities, home occupations, and outdoor recreation areas (lighted).

~~5.~~6. Temporary Uses. Temporary uses, including construction offices and temporary concrete/asphalt batching plants, shall be permitted in accordance with Section 5.12 of the UDC. Model homes are permitted by right.

V. OPEN SPACE

1. Development of the Property shall generally comply with the Open Space Plan. The following changes to the Open Space Plan are minor and do not require Town approval: changes to the configuration of the open space areas shown on the original Open Space Plan provided a minimum of 15 percent of the overall Development shall be used as open space. Open space areas shall be a minimum of 0.5 acres in size to satisfy the minimum 15 percent requirement. All other changes to the Open Space Plan shall require Town Council approval. This procedure is not considered a change in zoning, and no public hearing shall be required.

2. The following improvements are permitted within the open space: landscaping, hardscaping, an amenity center, the existing arena and barn, fountains, ponds, lakes, lighting, signage related to the open space, fencing, trails, pavilions, swimming pools, playground equipment, and similar improvements that are customarily found in parks and open spaces.

3. The following uses are permitted within open space: passive and active recreational uses, meeting space and offices, community gardens, other agricultural uses, one or more amenity centers, food truck or other food and entertainment vending operations, fireworks on national holidays, and similar uses.

4. Open space shall be owned and maintained by a home owners association or the District.

5. With the exception of controlled access areas, including but not limited to the amenity center, pool areas, and any buildings, open space shall be open to the general public.

6. Open space may include: playground equipment for small children; multiple purpose hard surfaced play areas; space for court games, such as basketball, tennis, volleyball and in-line hockey; playfield space for non-organized competitive games such as baseball, football or soccer; picnic tables and grills; restrooms; and drinking fountains and sitting areas.

7. The Open Space Plan shall be deemed to fully satisfy all of the Town's requirements for park land dedication, payment of park fees including any fees in lieu of dedication, and private open space.

8. The requirements in this Section V shall be the exclusive open space requirements applicable to the Property. Without limiting the foregoing, Sections 9.6 through 9.9 of the UDC shall not apply.

VI. DEVELOPMENT STANDARDS

1. Residential. Development of the Lifestyle, Traditional, and Estate Subdistricts shall comply with Table 1 below. The following shall comply with the Estate Subdistrict development standards: an amenity center, any modifications to the existing arena and barn, a school, a stadium, and a sports facility. The requirements

in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Lifestyle, Traditional, and Estate Subdistricts.

2. Institutional. The Institutional Subdistrict shall be developed in accordance with the rules applicable to the "NC" Neighborhood Commercial Zoning District, except as modified below:

a. Minimum yard setbacks. 150 ft adjacent to street and 75 feet on side/rear

~~1.~~b. Maximum height. 40 ft. Height may be increased upon approval of a Specific Use Permit.

~~2.~~3. Commercial. The Commercial Subdistrict shall be developed in accordance with the rules applicable to the "C" Commercial Zoning District, except as otherwise modified by this PD Ordinance.

~~3.~~4. Mixed Use. The Mixed Use Subdistrict shall be developed in accordance with Section VI(2) above for non-residential development. In addition, the mixed use development standards in Section 5.9(D) of the UDC shall apply to non-residential development in the Mixed Use Subdistrict. Development of single family detached and attached uses in the Mixed Use Subdistrict shall comply with Table 1 below. The requirements in this Section VI are the exclusive lot size, setback, building height, lot coverage, roof pitch, dwelling size, and masonry requirements applicable to the Mixed Use Subdistrict.

~~4.~~5. Gas Well Setbacks. All future developments adjacent to an existing oil or gas well site shall observe the following setbacks, which shall be the exclusive setback requirements for new development near a gas well, gas pipeline, or any related improvements regardless of any conflicting provisions in the UDC, the Town's building and fire codes, or any other provision of the Town's Code of Ordinances:

a. A minimum 150 feet of separation shall be required from the well bore hole to any property line.

b. A minimum 300 feet of separation shall be required from the well bore hole to the closest buildable portion of a lot.

c. A minimum 20 feet of separation shall be required from any gas well collection pipe line to the closest buildable portion of a lot.

~~5.~~6. Height Exception. Notwithstanding anything to the contrary in this Section VI, there shall be no story or height limit on an amenity center or the existing arena and barn, or for a stadium or sports facilities, including ancillary structures.

~~6.~~7. Overall Density. The maximum residential density shall be three units per gross acre within the overall Development.

[TABLE 1 ON FOLLOWING PAGE]

TABLE 1								
Development Standard	**Subdistrict**							
	Lifestyle		**Traditional**			**Estate**	**Mixed Use**	
							Attached SF	**Detached SF**
Minimum Lot Width	40' (Rear Entry)	50'	50'	60'	70'	100'	22'	40' (Rear Entry)
Minimum Lot Depth	90'	110'	115'	115	125'	200'	80'	90'
Minimum Front Yard Setback	10'	20'	20'	20'	20'	25'	None	10'
Minimum Side Yard Setback	10' spacing between homes on separate lots	5'	5'	5'	5'	10'	None	10' spacing between homes on separate lots
Minimum Rear Yard Setback	7.5'	10'	10'	10'	10’	20'	None	7.5'
Porch Minimum Front Yard Setback	5'	12'	12'	12'	12'	12'	None	5'
Front Porch Minimum Depth	4'	4'	4'	4'	4'	4'	4'	4'
Front Porch Maximum depth	5'	12'	12'	12'	12'	12'	12'	5'
Garage Minimum Front Yard Setback	N/A	20'	20'	20'	20'	25'	N/A	N/A
Garage Minimum Rear Yard Setback	7.5'	10'	10'	10'	10'	10'	3.5'	7.5'
Garage Minimum Side Yard Setback	10' spacing between garages on separate lots	5'	5'	5'	5'	10'	None	10' spacing between garages on separate lots
Maximum Building/Structure Height	40'	40'	40'	40'	40'	40'	50'	40'
Maximum Number of Stories	2	2	2	2	2	2	2.5	2
Maximum Lot Coverage	65%	55%	55%	55%	55%	55%	100%	65%
Minimum Roof Pitch	8:12	6:12	6:12	6:12	6:12	6:12	6:12	8:12
Minimum Dwelling Size	1,300 SF	1,600 SF	1,700 SF	2,000 SF	2,200 SF	2,400 SF	1,200 SF	1,300 SF
Minimum Masonry % on Exterior of Residence (excluding porch floor, columns, and roof trim)	100%	100%	100%	100%	100%	100%	100%	100%
Maximum Size of Accessory Buildings (cumulative)	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	N/A	600 SF
Maximum Building Area Occupied for Home Business/Home Occupation	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Maximum # of Units per Subdistrict (per Concept Plan 1)*	1175		1750			96	490	

TABLE 1							
Development Standard	**Subdistrict**						
	Lifestyle		**Traditional**			**Estate**	**Mixed Use**
							Attached SF / **Detached SF**
Minimum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	N/A	50%	N/A	40%	10%	N/A	N/A
Maximum % of Units per Product Type within Each Subdistrict (per Concept Plan 1)*	50%	N/A	50%	N/A	N/A	N/A	N/A
Maximum # of Units per Subdistrict (per Concept Plan 2)*	1175		1500			96	325
Minimum % of Units per Product Type within each Subdistrict (per Concept Plan 2)*	N/A	50%	N/A	35%	5%	N/A	N/A
Maximum % of Units Per Product Type within Each Subdistrict (per Concept Plan 2)*	50%	N/A	60%	N/A	N/A	N/A	N/A

*Measured at full buildout

Notes to Table 1:

1. Lot coverage is measured as the area covered by the roof of the residence and garage.
2. All wood must be stained or painted.
3. Swimming pools may be located in the required rear yard setback
4. Porch flooring is required to be masonry, concrete, or wood.
5. Porch columns are required to be masonry, wood, or fiberglass.
6. Porch roof trim is required to be wood, fiberglass, or masonry.
7. Roofing materials are required to be asphalt shingles, metal, slate, simulated slate, or tile.
8. Home businesses may be located above or within a garage and must be operated by the home owner.
9. The maximum lot coverage requirements substitute for the maximum impervious cover requirements in the UDC.
10. The front yard setback shall be measured from the street right-of-way to the front face of the building. Covered terraces, eaves, and roof extensions may project into the required front yard.
11. On corner lots, the front yard setback shall be required only along the street on which the home fronts.
12. Every part of a required side yard shall be open and unobstructed except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve inches

into the required side yard, and roof eaves projecting not to exceed 24 inches into the required side yard.

13. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, fences, landscaping, and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed 24 inches into the required rear yard.
14. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
15. Alleys are permitted, but not required. Front entry, rear entry, j-swing, and side entry garages are permitted.
16. A minimum of two enclosed parking spaces per dwelling unit shall be required.
17. In the Estate Subdistrict, a minimum lot size of 20,000 square feet may be substituted for the minimum lot width and lot depth in Table 1.
18. The following residential architectural standards shall apply to the 40' single family lots in the Lifestyle Subdistrict: All residences shall include at least four of the following design features to provide visual relief along the front of the residence:
    - Bay window
    - Brick chimney on exterior wall visible from front of the home
    - Cast stone accents
    - A covered front porch
    - Dormers
    - Gables
    - Variable roof pitch
    - Shutters
19. All single family attached residences shall have a rear entry garage. A minimum of one enclosed parking space per dwelling unit shall be required.

VII. DESIGN STANDARDS

1. The design standards in Section 9.5 of the UDC shall apply except as provided in this Section VII.

2. The sole design standards applicable to residential development shall be the masonry requirements of Table 1 above and the following:

    a. Garages.

        i. Garage doors must be recessed a minimum of nine inches from the garage face. This requirement does not apply to rear entry garages.

        ii. Garage doors shall contain at least three of the following enhancements: shed roofs; faux cedar/wood clad doors; double doors; windows; decorative hardware and lights; and reveals/texture. This requirement does not apply to rear entry garages.

        iii. At least every fifth home in a row along a blockface shall have a minimum three foot offset between the garage doors and either the main front building facade or nearest portion of a front porch. A blockface is one side of a block.

        iv. Detached garages are permitted.

        v. The minimum garage dimensions for a two-car garage shall be 20 feet by 20 feet.

    b. Driveways. All driveways must accommodate the off-street parking of two vehicles without blocking the sidewalk. Driveways shall transition to 12 feet at the street to reduce impervious cover. Driveways shall be constructed without altering drainage swales. Concrete driveways within the right-of-way shall be a minimum of 3,000 PSI concrete with #4 rebar on a 12-inch grid pattern.

VIII. LANDSCAPING, BUFFERS, SCREENING

1. The landscaping and tree preservation requirements of Section 9.10 of the UDC, and the screening and fencing requirements of Section 9.11 of the UDC, shall apply except as follows:

    a. Landscape buffers, setbacks, and materials along streets shall comply with the Street Sections in lieu of the UDC requirements. Section 9.11.B.1.a of the UDC shall not apply.

    b. One street tree shall be required per residential lot. Street trees along

residential streets may be located in the parkway provided the planting does not interfere with utilities or visibility.

c. Section 9.11.A.3.g of the UDC shall not apply

d. Section 9.11.A.3.j of the UDC shall be modified to read as follows: Fences for double frontage lots or corner lots adjacent to a street shall be located at least ten feet from the right-of-way line.

e. Section 9.11.A.3.k of the UDC shall be modified to read as follows: If a corner lot is adjacent to a subdivision's screening wall, a fence may be constructed at least ten feet from the right-of-way line connect with the screening wall.

f. Development shall comply with the FM 407 setback, landscaping, and fencing exhibit attached as **Exhibit G**.

g. The following provisions shall apply for the Institutional Subdistrict:

i. The FM 407 Commercial Street Section in **Exhibit G** shall apply to frontage along the Institutional Subdistrict except that a minimum landscape buffer width of 50 feet shall be provided.

ii. A minimum landscape buffer of 25 feet shall be provided when adjacent to residential. An exemption for tree planting in the buffer shall be provided where landscape buffer is encumbered by an easement.

~~f.~~iii. Screening fence shall be provided by residential developer or homebuilder at the time of adjacent residential development.

~~g.~~h. All required residential landscaping shall be installed by the home builder prior to occupancy of the residence.

~~h.~~i. Landscaping for residential lots shall consist of drought-tolerant plants. Bermuda will be allowed as a drought-tolerant turf on residential lots. St. Augustin grass is prohibited. At least 50 percent of the available pervious portion of the front yard and corner yard on residential lots must have landscape bed coverage and include shrubs, ornamental grasses, perennials, vines, and ground cover. For purposes of this provision, the front yard means the area within the required front yard setback, and the corner yard means the area within the required street side setback. All shrub beds in the front and corner yard must be fully prepped with compost material and top dressed with a two inch to four inch later of shredded hardwood mulch. Acceptance by the Town shall not be delayed until ground cover is established.

~~i.~~j. Colored mulch is prohibited.

~~j.~~k. No other landscaping requirements (including right-of-way landscaping requirements in Sections 7.01-7.05 of the EDM), screening requirements, or fencing requirements shall apply.

IX. STREETS

Development shall comply with the Street Sections. For street types that are not shown on the Street Sections, compliance with standard Town requirements shall be required.

X. SIGNS

In addition to the signage permitted by the UDC, the signage described on **Exhibit H** is permitted.

XI. MISCELLANEOUS

1. All retaining walls not installed by the developer or subdivider shall be (a) constructed and maintained by the owner on the high side; (b) designed so that the face of the retaining wall is on the property line; (c) engineered by a licensed professional engineer if the wall exceeds four feet in height; (d) designed to locate two inch diameter weeps at ten feet on center with weep holes that are three inches above the low side finish grade, cut flush and painted to match the stone; (e) designed to provide a gravel drain pocket and fountain stone per the geotech and engineer's recommendation; (f) designed so that the top of the wall remains flush with the high side finish grade; and (f) designed to allow a high side lot to drain on a low side lot for no more than one lot.

2. In general, block lengths along minor or secondary streets shall not exceed 2,000 feet, and along major streets shall not exceed 2,500 feet. There shall be no minimum block length. For purposes of this provision, major street shall be FM 407, Cleveland-Gibbs, Mulkey, and any collector (as shown in the Street Sections). All other roads hall be considered minor or secondary streets for purposes of this provision.

3. Every lot shall be provided with adequate access to a public street, either by direct frontage on such street, or by public access easement approved by the Town Council; however, mews lots may be served by an alley with a minimum width of 20 feet. Residential driveway access to FM 407, Cleveland-Gibbs, and Mulkey shall be prohibited.

4. The developer or subdivider shall construct all required sidewalks other than those that will be located adjacent to the front or sides of residential lots.

5. No maintenance bond shall be required for the wastewater treatment plant operated by the District.

6. Early grading permits shall be permitted prior to approval of engineering plans at the risk of the developer or subdivider.

7. Building permits may be issued for a maximum of 20 percent of the lots on a platted phase prior to completion and acceptance of all improvements associated with the plat provided each lot for which an early building permit is issued has water service and can be accessed by an all weather road.

8. The Property may be served by a wastewater treatment plant owned and maintained by the District. The wastewater treatment plant may be located on the Property in the general location shown on the Concept Plan.

9. Water wells may not be drilled for the purpose of providing potable water; however, wells may be drilled for the provision of irrigation water, and effluent may be reused for irrigation. If effluent is used, all applicable state laws shall be followed.

10. The maximum length of any cul-de-sac shall be the greater of 600 feet measured from the curb line of the intersecting street to the radius point of the turnaround or, 30 single family lots. The right-of-way radius shall be 50 feet and the curb radius 40 feet within the cul-de-sac turnaround. Cul-de-sac turnarounds are not required to be visible from the intersecting street.

11. In Table II-3 of the EDM, the minimum centerline radius for a residential roadway with a rate of superelevation of 0 shall be changed to 200 feet.

12. In Table II-7 of the EDM, (a) the maximum approach grade for all residential driveways shall be changed to 14 percent, as measured from the garage finished floor to the curb line of the intersecting street; (b) the minimum and maximum driveway throat width for a residential local street shall be eliminated; and (c) the minimum distance from a driveway to an intersection for a local residential street shall be changed to 25 feet, except at the intersection of a local residential street and FM 407, Cleveland-Gibbs, or Mulkey.

13. The following provisions in Section 7.03, Part VII Landscaping in the Public Right-of-Way, of the EDM shall not apply: Minimum landscape requirements will be established by the Town. An 8-inch wide concrete mow strip shall be installed between all planting beds and grassed areas. Only trees with a mature height less than 30 feet may be planted closer than 20 feet to either side of an overhead line. No trees shall be directly under utility lines.

14. Street lights shall be installed in all new subdivisions. For residential streets, street lights shall be installed at each intersection, at major curves, at end of cul-de-sacs, and at maximum intervals of 600 feet. The developer/subdivider shall pay the costs for all street lighting. Street light luminaries shall be high pressure sodium (HPS), metal halide (MH), or LED. Luminaires shall be mounted on poles at least 11 feet high as shown on standard details for street lights or as approved by the Town Administrator. Street lighting shall be designed to direct light down. Street light materials and design shall be determined by the developer or subdivider with the approval of the Town Administrator.

~~14.~~15. In the Institutional Subdistrict, the maximum computed or measured footcandles

at any adjacent property line, including the FM 407 right-of-way, shall not exceed 0.25 footcandles.

~~15.~~16. [The following provision in Section 1.2.2, Part III Drainage, of the EDM shall not apply: If existing channel velocities exceed six (6) feet per second, a maximum increase of ten percent in velocities will be allowed.]

~~16.~~17. Section 3.3 (General Design and Construction Standards, Single Family Lot Grading) of the EDM shall be modified to read in its entirety as follows: All single family lots shall be graded such that the building pads are higher than the street. Lots may be graded to allow drainage towards the adjacent lot and perpendicular to public rights-of-way or drainage easements provided drainage easements are provided for the swales.

~~17.~~18. Section 3.3 (General Design and Construction Standards, Minimum Pipe Sizes and Depths) of the EDM shall be modified to read in its entirety as follows: Minimum pipe sizes are 21" diameter for mains and 18" diameter for inlet leads. Minimum pipe size for lead lines to sag inlets shall be 21". Minimum depth of storm sewer from outside top of conduit to top of curb/pavement is 24 inches.

~~18.~~19. Drainage easements shall include a minimum of ten-foot (10') margin on both sides beyond actual top of bank for improved earthen channels. There shall be no restriction on locating retaining walls within or adjacent to a drainage easement in order to reduce the easement width; however, the Town may require a geotechnical study and/or an underground drainage system design option prior to approval of retaining walls in a drainage easement.

~~19.~~20. Section 26 of Appendix B, Private Development General Notes for Construction Plans, of the EDM shall be modified to read as follows: "Seed/sod shall be furnished to establish ground cover over all disturbed areas as an erosion control measure. The Contractor shall not wait until the completion of the entire project before doing this work." Acceptance of the project shall not be delayed based on compliance with this section.

~~20.~~21. The subdivision acceptance process shall be in accordance with the UDC and EDM in effect at the time of PD adoption.

~~21.~~22. Utility placement shall be as shown on the Street Sections.

~~22.~~23. Water and sewer services may cross open space areas to serve a mews lot.

~~23.~~24. Every platted lot shall have access to the public street system through connections to at least (a) one existing street; and (b) one existing or future street. A connection to a future street may be achieved by constructing a street to the boundary of the platted area with a temporary turnaround, which allows the street to be extended when the adjacent area is platted and developed.

XII. EXHIBITS

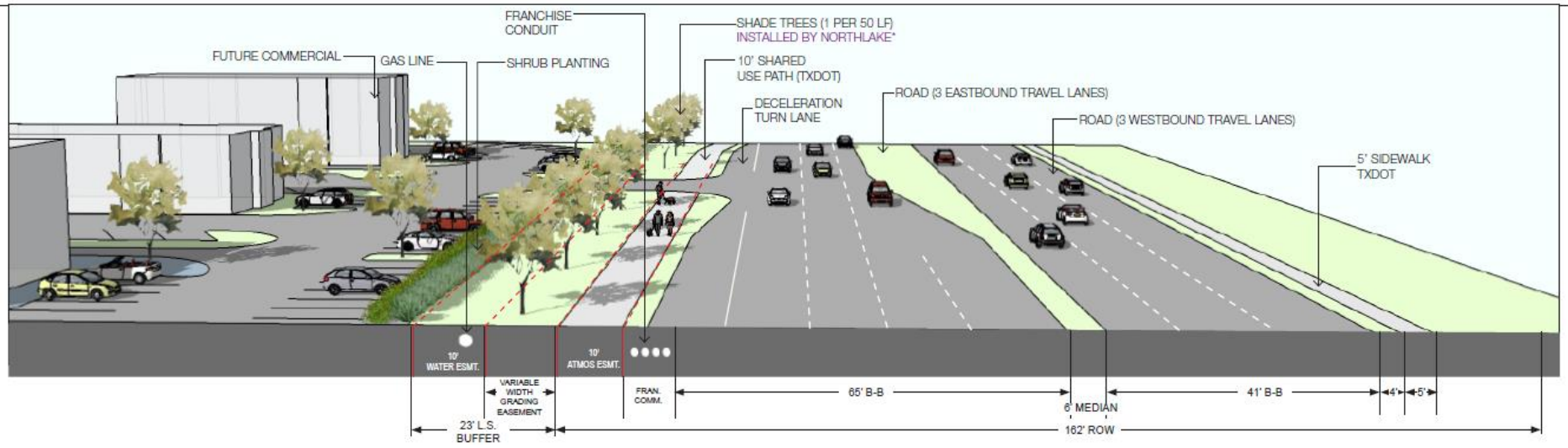
The following exhibits are attached to this PD Ordinance and incorporated herein for all purposes:

Exhibit A Metes and Bounds Description of the Property
Exhibit B Concept Plan (Options 1 & 2)
Exhibit C Development Regulations
Exhibit D Overall Development Boundaries (3 Tracts)
Exhibit E Open Space Plan (Options 1 & 2)
Exhibit F Street Sections
Exhibit G FM 407 Setback, Landscaping, and Fencing Details
Exhibit H Signage

Excerpt from EXHIBIT G

FM 407 COMMERCIAL STREET SECTION - **PROPOSED 162' ROW**

* DEVELOPER WILL ESCROW THE FUNDS FOR THE SHADE TREES



CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL TxDOT SCHEMATIC

PECAN SQUARE

NORTHLAKE BIBLE CHURCH

Property Owner and End-User

ARLOS

General Contractor & Development

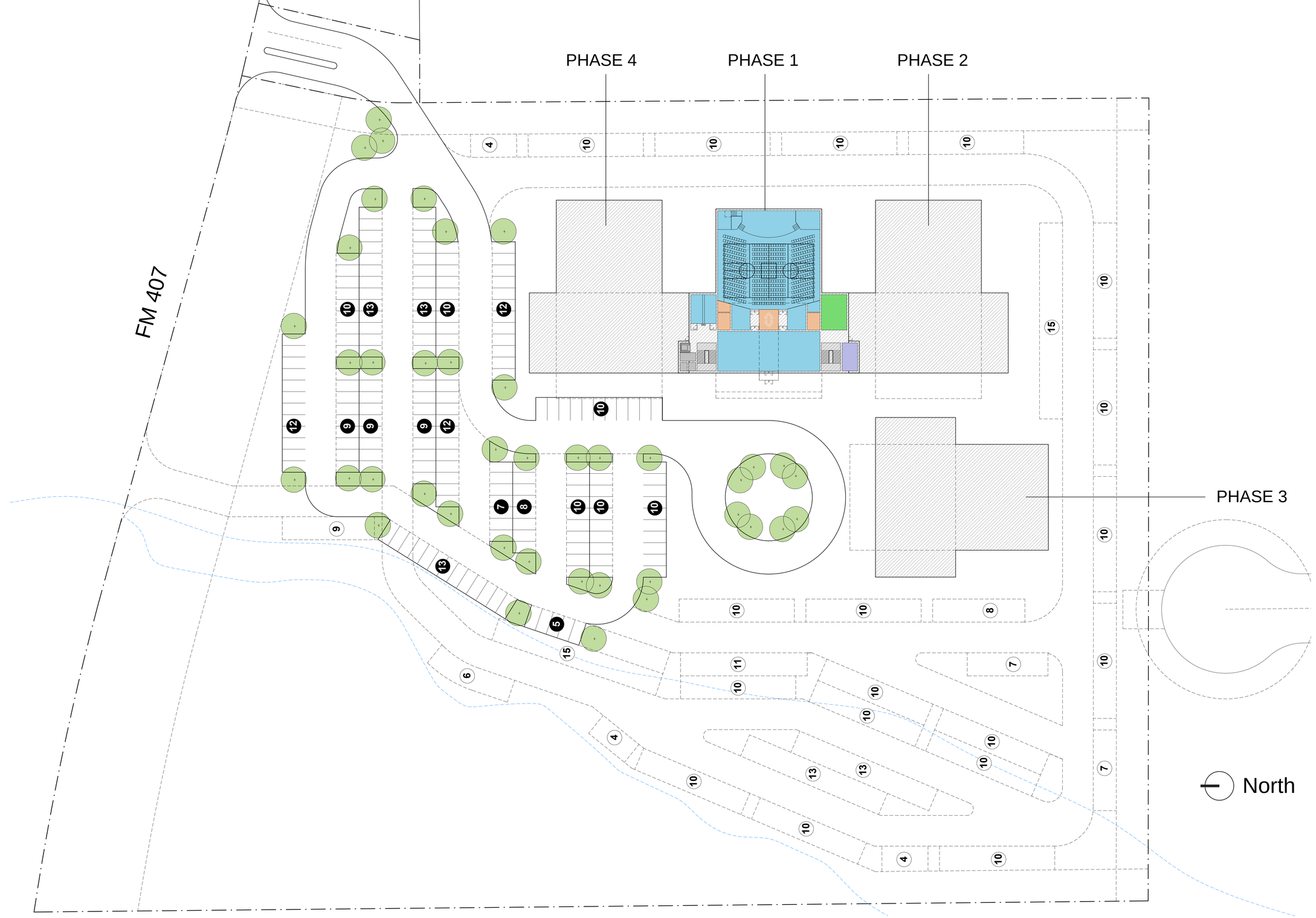
CADRE ARCHITECTURE

Architect and Design Team Lead

Project Team

West Elevation Rendering

North Elevation Rendering



Site Plan, All Phases

NOTIFICATION RESPONSE FORM

CASE INFORMATION

Public Hearing Dates: P&Z – September 17, 2024, 5:30 pm; Town Council – October 10, 2024, 5:30 pm

Case Type: Planned Development Amendment

Case Name: Pecan Square Mixed-Use Planned Development Amendment

Case #: 24-PDA00001

WRITTEN RESPONSE

Please check one: ☐ In favor of request ☐ Neutral/Undecided on request ☑ Opposed to request

Comments (optional):

Signature: Scott Gray Watson **Date:** 9-6-24

Printed Name: Scott Gray Watson

Address: 702 Flamingo Way **City/State/ZIP:** Duncanville/TX/75116

Phone number: 214-984-0181

RETURN COMPLETED FORM VIA MAIL, EMAIL, FAX OR HAND DELIVERY BEFORE THE START OF THE SCHEDULED PUBLIC HEARING.

RETURN RESPONSES AND/OR DIRECT QUESTIONS TO:

Town of Northlake
Nathan Reddin, Development Director
Email: nreddin@town.northlake.tx.us
Phone: 940-242-5703
Fax: 940-648-0363

Address:
1700 Commons Circle Ste. 200
Northlake, Texas 76226

****FOR OFFICE USE ONLY****

Stamp Received
9-10-24

Property within notification area: ☑ Yes ☐ No
Property ID: 68823
Property Size: 75.65 acres