



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
JANUARY 8, 2026, AT 5:30 PM  
TOWN HALL - COUNCIL CHAMBER ROOM  
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a Regular Meeting on January 8, 2026, at 5:30 PM, at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127.

The following items will be considered:

**1. CALL TO ORDER**

- A. Roll Call, Invocation, Pledge of Allegiance

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

The following will be addressed:

- A. Reports and Updates from the Mayor and Town Councilmembers Concerning Items of Community Interest (if necessary)
- B. Briefing - Public Works Departmental Update
- C. Briefing - Agricultural (AG) Zoning District Standards

**3. PUBLIC INPUT**

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

**4. CONSENT ITEMS**

All the items on the Consent Agenda are considered to be routine, or self-explanatory, or have been previously discussed by the Town Council and will be enacted with one motion, one second, and one vote. Any Councilmember may request an item on the Consent Agenda to be taken up for Individual Consideration.

- A. Consider approval of the Town Council Meeting Minutes for November 13, 2025
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with the cities of Colleyville, Keller, Roanoke,

Southlake, and Trophy Club to participate in a regional Special Weapons And Tactics (SWAT) Team

## 5. ACTION ITEMS

The Following Items will be Considered:

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Industrial Planned Development (I-PD) zoning applicable to approximately 57.325 acres of land at the southeast corner of Harmonson Road and McPherson Drive. - Case # 25-PDA00004
  - i. Public Hearing
  - ii. Consider Approval
- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 5.0 acres of land generally located east of Florance Road and 4,000 feet north of FM 407, in the exclusive extraterritorial jurisdiction (ETJ) of the Town. Case # ANX-25-004
  - i. Public Hearing
  - ii. Consider Approval
- C. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances by amending Appendix "A" "Fee Schedule," Article 5.000, "Development Application Fees," Section A5.001, "Development Application Fees," providing for payment of a fee in lieu of tree planting
- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement with MASA for emergency and non-emergency medical transportation benefits; authorizing the enrollment of each household to receive such benefits at a cost of \$6.75 per household paid by the resident; providing an option for residents to opt out of the program; and providing an effective date

## 6. EXECUTIVE SESSION

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

### A. Section 551.071 - Consultation with Attorney

The Town Council may convene in an executive session to consult with its attorney to seek advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- i. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential annexation and development agreement for property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.

- iii. Potential annexation and development agreement for approximately 281 acres of land generally located east of FM 156 and south of Downe Road partly in the extraterritorial jurisdiction of the Town and partly in the Town limits.
- iv. Potential annexation and development agreement for Bob Smith Management Company LTD property consisting of 239.6-acre tract of land generally located east of Cleveland-Gibbs Road and north of Denton Creek in Town limits and in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement for RO Properties, LLC property consisting of 58.2-acre tract of land generally located west of Cleveland-Gibbs Road and north of Whyte Road in the extraterritorial jurisdiction of the Town.
- vi. Potential annexation and development agreement for Bettye Neely property consisting of 97.9-acre tract of land generally located at the southwest corner of Farm-to-Market 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.
- vii. Potential annexation and development agreement amendment for Belmont 407 LLC property consisting of 8.16 acres of land located at 1990 Homestead Way in the extraterritorial jurisdiction of the Town.
- viii. Potential amendment to development agreement between CM West, LLC and the Town of Northlake for development of Creek Meadows West.
- ix. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.
- x. Legal advice from Town Attorney concerning contemplated litigation by Media Choice, LLC, against the Town of Northlake and the Town of Northlake Zoning Board of Adjustment regarding the denial of a permit for a billboard along IH-35W (Zoning Board of Adjustment Case No.: 25-VBOA00005).

**B. Section 551.072 - Real Property**

The Town Council may convene in an executive session to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

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

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

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

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

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

7. **RECONVENE INTO OPEN SESSION**

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

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

8. **ADJOURN**

With no further items to consider, the meeting will be adjourned.

**NOTE:** The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property);551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

**BUDGET STATEMENT:** (Applicable to any budget or tax-related items, pursuant to Section 551.043, Government Code) The following taxpayer impact statement must be on the Town Council meeting agenda at which the Town Council will discuss or adopt a budget for the Town of Northlake: For an average-valued homestead property (\$446,003.00), the Town’s portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$9,418,283, the Town’s portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$9,607,851, and the Town’s portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$8,588,246.

**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 January 2, 2026, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



*Zolaina R. Parker*  
Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.



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**NORTHLAKE TOWN COUNCIL COMMUNICATION**



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**DATE:** January 8, 2026

**Section:** 1. CALL TO ORDER

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**



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**DATE:** January 8, 2026

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

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**

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**DATE:** January 8, 2026

**REF. DOC.:**

**SUBJECT:** Reports and Updates from the Mayor and Town Councilmembers Concerning Items of Community Interest (if necessary)

**GOALS/  
OBJECTIVES:** Protect the Public; 1.3 - Engage with the community to ensure trust

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**BACKGROUND INFORMATION:**

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

**COUNCIL ACTION/DIRECTION:**

Provide Updates As Necessary

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## NORTHLAKE TOWN COUNCIL COMMUNICATION

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**DATE:** January 8, 2026  
**REF. DOC.:** Northlake Strategic Plan  
**SUBJECT:** Briefing - Public Works Departmental Update  
**GOALS/** Invest in Infrastructure; 4.3 - Prioritize road projects and mitigate traffic, Exercise Fiscal  
**OBJECTIVES:** Responsibility; 2.4 - Project future staffing - facilities - and resources

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### **BACKGROUND INFORMATION:**

- Performance Metrics for the 2025 Fiscal year
  - Water
  - Streets
  - Sewer
  - Signs and Markings
  - Stormwater
- Department Roster
- Training
- Licensing
- APWA Accreditation

### **COUNCIL ACTION/DIRECTION:**

Provide Council feedback and direction

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## NORTHLAKE TOWN COUNCIL COMMUNICATION

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**DATE:** January 8, 2026  
**REF. DOC.:** Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045  
**SUBJECT:** Briefing - Agricultural (AG) Zoning District Standards  
**GOALS/** Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning  
**OBJECTIVES:** that enhance desired development

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### **BACKGROUND INFORMATION:**

- October 13, 2022: Council adopted Ordinance No. 22-1013A creating the AG - Agricultural zoning district
  - AG zoning district default zoning for newly annexed property
  - No other properties rezoned to AG
- December 11, 2025: Council tabled consideration of zoning change from Rural Residential (RR) to AG
  - Several comments and concerns expressed about AG district standards, primarily setbacks
  - Council directed staff to bring back item to consider amending AG district standards prior to action on a zoning change
- Staff will provide briefing to:
  - Present current AG district standards in comparison to RR district standards
  - Seek direction from Town Council regarding desired amendments
- Next Steps:
  - Draft UDC amendment based on input to revise AG district standards
  - Proposed schedule for consideration of UDC amendment:
    - January 27, 2026 P&Z Meeting
      - Hold public hearing
      - Consider recommendation on UDC amendment
    - February 12, 2026 Town Council Meeting
      - Hold public hearing
      - Consider approval of UDC amendment
      - Zoning change from RR to AG to be considered separately at same meeting

### **P&Z ACTION:**

Provide direction as Town Council deems necessary

# Agricultural (AG) Zoning District Standards

Comparison to Rural Residential (RR) zoning district standards – Both current and prior to creation of AG

## Initial Zoning Upon Annexation

- Current: “Unless otherwise requested by application of the property owner, the zoning of newly annexed territory shall initially be **Agricultural (AG)**.”
- Prior to creation of AG district: “Unless otherwise requested by application of the property owner, the zoning of newly annexed territory shall be **Rural Residential (RR)**.”

## Statement of Purpose and Intent for Zoning Districts

Current:

- Agricultural District (AG). The agricultural district is characterized by large undeveloped open spaces with ranch and farm use as the primary use. The district is intended to help preserve agricultural uses and maintain the existing rural character of Northlake within the Ranch Preservation [now referred to as Rural Reserve after latest Comprehensive Plan update] character area identified on the Future Land Use Map of the Comprehensive Plan. The agricultural district also serves as a temporary holding zone for other character areas until they are ready to develop in accordance with the Comprehensive plan. Minimum lot sizes are twenty acres.
- Rural Residential District (RR). The rural residential district is characterized by large lot, single-family residential development typically with asphalt roads with bar ditch drainage. Rural residential areas retain some visual aspects of rural character and may have secondary agricultural uses but are primarily residential in nature. Minimum lot sizes are five acres.

Prior to creation of AG district:

- Rural Residential District (RR). The rural residential areas are characterized by large lot, single-family residential, ranch and farm development typically with asphalt roads with bar ditch drainage. Rural residential areas most closely maintain the existing rural character currently within Northlake. Minimum lot sizes are five acres.

## Dimensional and Developmental Standards – Dimensional Requirements

Requirements		AG – Agricultural	RR – Rural Residential (Current)	RR – Rural Residential (Prior to AG)
Min. lot size and dimensions	Area	20 acres	5 acres	5 acres
	Width at BL	500 ft	300 ft	300 ft
	Depth	500 ft	200 ft	200 ft
Minimum yard setbacks	Front	100 ft	50 ft	50 ft
	Side	100 ft	25 ft	25 ft
	Side adj. to street	100 ft	25 ft	25 ft
	Rear	100 ft	40 ft	40 ft
Misc. lot requirements	Min. dwelling unit area	1,200 sf	1,500 sf	1,500 sf
	Max. height	35 ft	35 ft	35 ft
	Maximum coverage	15%	25%	25%
	Key	a, c, h	a, b, h	a, b, c, h

## Agricultural (AG) Zoning District Standards

Comparison to Rural Residential (RR) zoning district standards – Both current and prior to creation of AG

### Dimensional Requirements - Key

- a. Refer to Article 9 for additional design requirements.
- b. All single-family residential dwelling units constructed within this district shall be constructed with an enclosed garage.
- c. 50 ft. maximum height for agricultural structures such as barns and silos. Height may be increased upon approval of a Specific Use Permit.
- h. Maximum coverage is the maximum portion of a lot which may be occupied by buildings or structures, including accessory buildings or structures which are thirty inches (30”) above ground level.

### Permitted Uses

Uses		AG	RR (Current)	RR (Prior to AG)
Agricultural	Farm, ranch, or orchard	P	P	P
	Livestock auction	S		S
	Recreational ranch (Dude Ranch)	S		S
	Stables (commercial)	S		P
	Stables (private)	P	P	P
Residential	Family or group home		S	S
	Single-family detached	P	P	P
	Short-term rental/Vacation home	P	P	S
Educational & Institutional	Cemetery or mausoleum	S		S
	Church/place of worship	S	S	S
	Parks and playgrounds		P	P
	School, college or trade (private)	S	S	
	School, college or trade (public)		S	P
	School, primary and secondary (private)	S	S	S
	School, primary and secondary (public)		S	P
	Semi-public halls, clubs and lodges	S		S
Commercial	Bed and breakfast	S	S	S
	Day care	S	S	S
	Greenhouse/Nursery	S		S
	Veterinarian clinic and/or kennel, outdoor	S		
	Aviation facility	S		S
	Gas drilling/production	S	S	S

P = Use is permitted in district indicated

S = Use is permitted in district indicated upon approval of Specific Use Permit (SUP)

Blank = Use is prohibited in district indicated

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**

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**DATE:** January 8, 2026  
**Section:** 3. PUBLIC INPUT

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**

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**DATE:** January 8, 2026

**Section:** 4. CONSENT ITEMS

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**

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**DATE:** January 8, 2026  
**REF. DOC.:** Northlake Town Charter  
**SUBJECT:** Consider approval of the Town Council Meeting Minutes for November 13, 2025  
**GOALS/  
OBJECTIVES:**

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**BACKGROUND INFORMATION:**

- Approval of Minutes:
  - December 11, 2025 - Regular Meeting

**COUNCIL ACTION/DIRECTION:**

Approve Minutes Draft as Presented



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING MINUTES  
TOWN HALL - COUNCIL CHAMBER ROOM  
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226  
DECEMBER 11, 2025**

The Northlake Town Council convened in a Regular Meeting on December 11, 2025, at 5:30 PM, in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

**1. CALL TO ORDER**

**A. Roll Call, Invocation, Pledge of Allegiance**

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

Roll Call:

Brian Montini, Mayor

Alexandra Holmes, Place 1 - Absent with Notice

Michael Ganz, Place 2

Aaron Fowler, Place 3

Roger Sessions, Place 4

Maryl Lorencz, Mayor Pro Tem Place 5

Josh Pezzuto, Place 6

Also present were:

Drew Corn, Town Manager

Dean Roggia, Town Attorney

Zolaina Parker, Town Secretary

- Invocation was given by Associate Pastor, Brandon McClur, The Tribes Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

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

The following will be addressed:

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

Councilmembers noted the following:

- Aaron Fowler
  - Community is served by Argyle Independent School District and Northwest Independent School District - both districts had great volleyball season

- Mayor Montini -
  - Attended Legislative Update
  - Working on speeding concerns in Prairie View Farms - address possible changes

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

B. Employee Anniversary - Scott Trzebiatowski, Police Officer - 5 Years

The item was presented by Robert Crawford, Chief of Police, recognizing Scott Trzebiatowski for five years of service, and commentary followed.

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

C. Briefing - StarCenter Grand Opening and Community Health Days

The item was presented by Dan Stuchal, Chief Operations Officer and StarCenter representative, and commentary followed.

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

D. Briefing - Proposed Unified Development Code (UDC) text amendment to update standards related to exterior design, landscape variances, and billboards

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

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

3. **PUBLIC INPUT**

The following individuals shared comments as allowed under the Public Input portion of the agenda.

All comments may be viewed in their entirety on the Town's Website <https://www.town.northlake.tx.us/337/Watch-Council-Meetings>.

- Rena Hardeman, address on file – private property rights; liberties and freedom; dangerous buildings ordinance; forefathers helped build the State of Texas; vote carefully

4. **CONSENT ITEMS**

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

Mayor Pro Tem Lorencz moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Pezzuto. Motion Carried.

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

NAYS (0): None

ABSENT (1): Holmes

- A. Consider approval of the Town Council Meeting Minutes for November 13, 2025  
**APPROVED**
  
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to enter into an agreement with CINTAS for the purchase of uniforms and non-garment facility services, in an amount not to exceed \$27,962, for a three-year term  
**APPROVED RESOLUTION NO. 25-84**
  
- C. Consider calling and authorizing a public hearing to be held on January 8, 2025, at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed annexation of approximately 5 acres of land generally located east of Florance Road and 4,000 feet north of FM 407, in the exclusive extraterritorial jurisdiction (ETJ) of the Town  
**APPROVED**

5. **ACTION ITEMS**

- A. Consider approval of an Ordinance of the Town of Northlake, Texas, amending Subsection C, "Powers of the Board," of Section 3.4, "Board of Adjustment," of Chapter 9A, "Unified Development Code," and Article 4.04, "Dangerous Buildings," of Chapter 4, "Building Regulations," of the Code of Ordinances, Town of Northlake, Texas, by creating a Building and Standards Commission and authorizing the Board of Adjustment to hear and determine cases concerning violations of health and safety ordinances and dangerous and substandard buildings pursuant to Texas Local Government Code Ch. 54 and Ch. 214 - Case # 25-UDC00001  
**TABLED/CONTINUED FROM NOVEMBER 13, 2025**  
**APPROVED ORDINANCE NO. 25-1211A**

The item was presented, and discussion followed.

Councilmember Pezzuto moved to approve as amended to include adding a 30 day notice provision, and Fire Marshall/Inspector role update. Motion seconded by Mayor Pro Tem Lorencz. Motion Carried.

AYES (4): Fowler, Montini, Lorencz, Pezzuto  
NAYS (2): Ganz, Sessions  
ABSENT (1): Holmes

- B. Consider approval of an Ordinance of the Town of Northlake, Texas, amending Section 9.5, Exterior Construction and Design Standards, Section 9.10, Landscaping and Tree Protection, and Section 11.18, [Sign] Definitions and Requirements, of the Unified Development Code (UDC) to update standards related to exterior design, landscape variances, and billboards - Case # 25-UDC00002
  - i. Public Hearing
  - ii. Consider Approval**APPROVED ORDINANCE NO. 25-1211B**

The item was presented and discussion followed.

Mayor Montini opened the public hearing at 6:24 p.m., and with no speakers coming forward, the public hearing was closed at 6:25 p.m.

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

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

NAYS (0): None

ABSENT (1): Holmes

- C. Consider approval of an Ordinance of the Town of Northlake, Texas, approving a zoning change from RR – Rural Residential to AG - Agricultural for generally all RR zoned properties larger than 20 acres - Case # 25-ZCA00003

i. Public Hearing

ii. Consider Approval

**ITEM TABLED TO A FUTURE MEETING IN FEBRUARY**

The item was presented and discussion followed.

Mayor Montini opened the public hearing at 6:40 p.m., with the following speakers coming forward:

- Ray Callahan, address on file – expressed support for the item and noted appreciation for the rural nature of Northlake
- Rena Hardeman, address on file – stated concerns regarding private property rights; government use of the comprehensive plan to control property; questioned urgency; referenced a call alleging use against AISD; discussed staff comments; expressed concern regarding eminent domain and removal of rural residential provisions; urged deference to private property rights.
- Michael Savough, address on file – referenced multiple written comments; noted 12 submissions with an estimated 75% disapproval rate; stated the ordinance targets residents; discussed tax revenue impacts; expressed concerns regarding precedent and intent; stated opposition to the item
- Mikah Kidwell, address on file – stated excitement to be part of the City; discussed costs and fees; expressed concern about increased regulatory burden; noted landowners purchased property for rural character
- Mike Montez, address on file – stated residency in Harvest; expressed opposition to changing existing rules; emphasized property rights and Texas values
- Kevin Brennan, address on file – stated concerns regarding surrounding property changes; expressed preference for maintaining status quo; suggested returning the item to Planning & Zoning; recommended considering alternative approaches, including default AG zoning for annexations

With no further speakers coming forward, the public hearing was closed at 6:56 p.m.

Mayor Montini moved to approve the item as presented with proposed future review regarding setbacks. Motion failed for lack-of-a second.

Following further discussion, Mayor Montini moved to table the item to a future meeting in February to allow for additional feedback, briefing, and direction. Motion seconded by Councilmember Ganz. Motion carried.

AYES (6): Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto  
NAYS (0): None  
ABSENT (1): Holmes

- D. Consider approval of a Resolution of the Town of Northlake, Texas, amending Resolution 25-69 and updating the Town Meetings and Holiday Calendar for the 2026 Calendar Year  
**NOT APPROVED – EXISTING CALENDAR REMAINS IN EFFECT**

The item was presented and discussion followed.

Mayor Montini moved to keep the existing calendar as approved in October. Motion seconded by Councilmember Fowler. Motion Carried.

AYES (6): Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto  
NAYS (0): None  
ABSENT (1): Holmes

- E. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A" "Fee Schedule", providing water and sanitary sewer service fee updates to be effective the first billing cycle in January 2026  
**APPROVED ORDINANCE NO. 25-1211C**

The item was presented and commentary followed.

Councilmember Ganz moved to approve the item as presented. Motion seconded by Councilmember Sessions. Motion Carried.

AYES (6): Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto  
NAYS (0): None  
ABSENT (1): Holmes

- F. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending Ordinance No. 17-0413G, the Town of Northlake Fee Schedule; Appendix "A" to the Code of Ordinances, Town of Northlake, Texas, amending Article A4.000 Water and Sanitary Sewer Service Fees  
**APPROVED ORDINANCE NO. 25-1211D**

The item was presented, and discussion followed.

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

AYES (6): Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto  
NAYS (0): None  
ABSENT (1): Holmes

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

The item was presented and commentary followed.

Councilmember Pezzuto moved to Table consideration of the item to a future date and terminate any existing contract/agreement with CareFlight. Motion seconded by Councilmember Fowler. Motion Carried.

AYES (6): Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto  
NAYS (0): None  
ABSENT (1): Holmes

## 6. EXECUTIVE SESSION

The Town Council convened in an Executive Session, at 7:34 p.m. pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

### A. Section 551.071 - Consultation with Attorney

- i. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential annexation and development agreement for property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement for approximately 278 acres of land generally located east of FM 156 and south of Downe Road partly in the extraterritorial jurisdiction of the Town and partly in the Town limits.
- iv. Potential annexation and development agreement for Bob Smith Management Company LTD property consisting of 239.6-acre tract of land generally located east of Cleveland-Gibbs Road and north of Denton Creek in Town limits and in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement for RO Properties, LLC property consisting of 58.2-acre tract of land generally located west of Cleveland-Gibbs Road and north of Whyte Road in the extraterritorial jurisdiction of the Town.
- vi. Potential annexation and development agreement for Bettye Neely property consisting of 97.9-acre tract of land generally located at the southwest corner of Farm-to-Market 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.
- vii. Potential annexation and development agreement amendment for Belmont 407 LLC property consisting of 8.16 acres of land located at 1990 Homestead Way in the extraterritorial jurisdiction of the Town.
- viii. Potential amendment to development agreement between CM West, LLC and the Town of Northlake for development of Creek Meadows West.
- ix. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.

- x. Legal advice from Town Attorney concerning contemplated litigation by Media Choice, LLC, against the Town of Northlake and the Town of Northlake Zoning Board of Adjustment regarding the denial of a permit for a billboard along IH-35W (Zoning Board of Adjustment Case No.: 25-VBOA00005).

**B. Section 551.072 - Real Property**

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

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

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

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

**7. RECONVENE INTO OPEN SESSION**

Mayor Montini reconvened the Regular Meeting at 8:18 p.m., to address Council action regarding the items deliberated during Executive Session.

- A. Consider the use of eminent domain to condemn property and consider a Resolution authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property for construction and maintenance of entryway monumentation on Farm-to-Market 407 and other public purposes permitted by law

**NOT CONSIDERED**

- B. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute a development agreement with Argyle DD 407, LLC, providing municipal services and authorizing fee waivers related to the voluntary annexation and development of property consisting of approximately 4.25 acres and being Lot 3 and Lot 4, Block A, The Hills of Northlake West, in the extraterritorial jurisdiction of the Town.

**APPROVED RESOLUTION NO. 25-85**

The item was presented, and no discussion followed.

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

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

NAYS (0): None

ABSENT (1): Holmes

8. **ADJOURN**

With no further business, Mayor Montini adjourned the meeting at 8:19 p.m.

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Brian G. Montini, Mayor

Attest:

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Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: \_\_\_\_\_

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## NORTHLAKE TOWN COUNCIL COMMUNICATION

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**DATE:** January 8, 2026  
**REF. DOC.:** Texas Interlocal Cooperation Act - Texas Government Code Chapter 791  
**SUBJECT:** Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with the cities of Colleyville, Keller, Roanoke, Southlake, and Trophy Club to participate in a regional Special Weapons And Tactics (SWAT) Team  
**GOALS/ OBJECTIVES:** Protect the Public; 1.4 - Ensure safe community standards and processes, Advance Northlake's Interest; 5.4 - Partner regionally to mitigate adverse impacts

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### **BACKGROUND INFORMATION:**

- Special Weapons And Tactics (SWAT) personnel and equipment needed in volatile situations
- North Tarrant Regional (NTR) SWAT; comprised of municipalities from Tarrant and Denton counties
- FY 2025-2026 Adopted Budget added SWAT duties for 2 existing positions
  - SWAT part-time responsibilities with no interference of daily duties
  - Require consistent monthly training

### **COUNCIL ACTION/DIRECTION:**

Approve Interlocal Agreement to participate in Regional SWAT team as presented



**TOWN OF NORTHLAKE, TEXAS  
OFFICIAL RESOLUTION**

**NO.**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS APPROVING AND AUTHORIZING THE TOWN MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITIES OF KELLER ('KELLER'), SOUTHLAKE ('SOUTHLAKE'), COLLEYVILLE ('COLLEYVILLE'), ROANOKE ('ROANOKE'), TOWN OF TROPHY CLUB ('TROPHY CLUB'), AND THE TOWN OF NORTHLAKE ('NORTHLAKE'), TO PARTICIPATE IN A REGIONAL SPECIAL WEAPONS AND TACTICS (SWAT) TEAM**

**WHEREAS**, Chapter 791 of the Texas Government Code (the Texas Interlocal Cooperation Act) authorizes local governments to contract with one another to perform governmental functions and services, including public safety services; and

**WHEREAS**, the Town Council of the Town of Northlake, Texas ("Town") finds that regional cooperation among local governments enhances public safety and strengthens emergency response capabilities; and

**WHEREAS**, the Town Council further finds that the Interlocal Agreement supports coordinated training, communications interoperability, mutual aid response, and unified operational standards among participating jurisdictions; and

**WHEREAS**, the Town Council has reviewed the Interlocal Agreement and determines that approval of the Agreement is in the best interest of the Town and its residents.

**NOW, THEREFORE**, for and in consideration of the mutual covenants, agreements, and benefits contained herein, the Cities agree as follows:

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:**

**Section 1.** All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

**Section 2.** That the Town Council hereby authorizes the Town Manager to execute an Interlocal Agreement with Cities of Keller, Southlake, Colleyville, Roanoke, and Town of Trophy Club, to participate in a regional Special Weapons And Tactics (SWAT) Team.

**Section 3.** This resolution shall be effective immediately upon approval by the Town Council.

**PASSED AND APPROVED** by the Town Council of the Town of Northlake, Texas, on January 8, 2026.

Town of Northlake, Texas

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Brian G. Montini, Mayor

Attest:

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Zolaina R. Parker, Town Secretary

# North Tarrant Regional SWAT

## INTERLOCAL AGREEMENT

### STATE OF TEXAS

### DENTON AND TARRANT COUNTIES

This Interlocal Agreement (the 'Agreement') is made and entered into by and between the Cities of Keller ('Keller'), Southlake ('Southlake'), Colleyville ('Colleyville'), Roanoke ('Roanoke'), the Town of Trophy Club ('Trophy Club'), and the Town of Northlake ('Northlake'). The aforementioned municipalities are collectively referred to as the 'Cities.'

WHEREAS, the Cities mutually agree and have determined that there exists an ongoing need for the creation and operation of a jointly operated and funded Special Weapons and Tactical Unit (the 'North Tarrant Regional SWAT Team') to operate and have jurisdiction in the Cities; and

WHEREAS, Chapter 791 of the Texas Government Code (the 'Act') provides the authority for the Cities to enter into this Agreement for the creation, operation, and funding of the North Tarrant Regional SWAT Team;

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements, and benefits contained herein, the Cities agree as follows:

### **1. INCORPORATION OF RECITALS**

The recitals stated above are true and correct and are incorporated into this Agreement in their entirety.

### **2. EFFECTIVE DATE; TERM; CONSIDERATION**

(a) Effective Date: This Agreement shall become effective upon approval by the governing bodies of all participating Cities, respectively and shall commence upon the date of the last City executes the Agreement.

(b) Term: The term shall be for one (1) year and shall automatically renew for successive one (1) year terms unless a City provides written notice of non-renewal to all other Cities at least ninety (90) days prior to expiration of the current term.

(c) Consideration: This Agreement is executed by the parties voluntarily and for adequate consideration, the sufficiency of which is acknowledged.

### **3. GOVERNING BODY AUTHORIZATION AND APPROVAL**

This Agreement has been duly authorized by the governing bodies of the respective Cities at legally noticed public meetings by Resolution, pursuant to §791.011(d)(1) of the Texas Government Code.

### **4. GRANTS OF AUTHORITY AND APPROVAL**

For law enforcement purposes and jurisdiction associated with the Agreement, peace officers of the Cities are granted full peace officer authority throughout the Cities.

### **5. DESIGNATION**

(a) Team Member Designation. Each City to the Agreement will adhere to the selection and removal process outlined in the NTR SWAT Manual. The Chief of Police of each City respectively may change the number and designation of peace officers or other personnel by written notice to the Chiefs of Police of the remaining Cities.

(b) Team Commander Designation. Police Chiefs of the Cities shall jointly designate one peace officer to serve as the North Tarrant Regional SWAT Team Commander (the Commander). The Commander, who shall report jointly to the Chiefs of Police of the Cities. It is the preference of the Cities that the designation of Commander be reached by unanimous agreement, but if that is not possible, then the choice may be made by a majority vote of the Police Chiefs of the Cities.

(c) Team Members not to be removed during critical incidents. Each city agrees that Team Members will not be removed from a critical event for the duration of the event. The Team Commander will designate if an event is a critical event. Examples of critical events include matters for which the Team Members are called out, including but not limited to hostage situations, high risk search and arrest warrants, suicidal subjects, terrorist events, large scale arrest operations, barricaded persons, or any event involving a high-risk situation.

(d) Each City member to the Agreement agrees that if the Commander requests that a certain member be removed from the SWAT Team that the City will remove that member from the SWAT Team. The City may ask the reason for the request for the removal of the member.

### **6. SWAT TEAM SUPERVISION**

(a) Operations. The day-to-day supervision of the North Tarrant Regional SWAT Team in regard to operation will be the responsibility of the Commander.

(b) Administration. Matters involving personnel, expenditure of funds and all other administrative matters shall be made by the individual Police Chiefs of the Cities. Matters involving any future joint use of funds, grant applications or other administrative matters that would involve the Cities joints will be made jointly by the Police Chiefs of the Cities, provided that the Police Chiefs cannot obligate their City in regard to an expenditure of funds beyond that which has been agreed to in the Agreement.

## **7. SWAT TEAM RESPONSIBILITIES**

(a) The North Tarrant Regional SWAT Team is responsible for responding to, assessing and resolving, critical incidents, including but not limited to, hostage situations, barricaded subjects, high risk warrant service, terrorist events, providing high threat dignitary protection, and other missions as determined and directed by the Chiefs of the Cities.

(b) The North Tarrant Regional SWAT Team will also provide tactical, administrative and training assistance to all members of the police departments and departments of public safety of the Cities and other Law Enforcement Agencies. The North Tarrant Regional SWAT Team will also provide education to the citizenry of the Cities.

## **8. FUNDING AND EXPENDITURES**

(a) Funds for expenditures related to salary, benefits, equipment, supplies and operation of the North Tarrant Regional SWAT Team shall be provided by the respective Cities.

(b) As required by the Act, the Cities acknowledge and agree that funding under the Agreement will be made from current revenues available to each City. Funds for the participation in, and the obligations of, the Agreement have been made or will be made, in successive years, provided and approved, through the respective annual budgets approved by the City Councils of the Cities.

## **9. EFFECT OF TERMINATION**

Upon any termination of the Agreement, each item of equipment purchased for the North Tarrant Regional SWAT Team shall be owned and kept by the purchasing City. If items are jointly purchased or obtained by a grant at some future date, the Cities will establish the procedures regarding where the item is kept and which agency will retain possession at the termination of this Agreement and other matters at the time the funding is sought or the item is purchased.

## **10. PUBLIC INFORMATION OFFICER**

(a) Media Relations During Incident. The City and law enforcement agency with primary jurisdiction during any specific operations of the North Tarrant Regional SWAT Team will be responsible for overall media relations for that specific operation, although that agency may request assistance from any other agency in regard to media operations.

(b) Public Information Requests. Each city shall be responsible for public information requests that are delivered to that City; however, if a public information request involves an operation of the North Tarrant Regional SWAT Team and is made of more than one city and requires a coordinated response, the City with primary jurisdiction over the event will coordinate the response. The Cities agree that they will comply with the Texas Public Information Act, including any applicable exceptions. The Cities agree that, pursuant to Section 552.117 of the Texas Government Code, the Cities will not release information that they may possess or have access to, regarding the home addresses, telephone numbers or family information about the peace officers of other Cities, to the extent allowed by law.

## **11. INCORPORATION OF OTHER DOCUMENTS**

This agreement incorporates the following documents:

(a) Exhibit "A" attached hereto and incorporated herein is included in this Agreement as if fully set out in the Agreement.

(b) The North Tarrant Regional SWAT Manual (the "Manual"), as it may be amended from time to time in conjunction with consultation with all the Cities Police Chiefs, is hereby incorporated in this Agreement. Each City will be provided a copy of the Manual and any amendments and each City will maintain a current copy of the Manual and any amendments in the administrative offices of their respective Police Departments. No amendments may require increased expenditures or commitments by the City beyond those set forth without the approval of the governing bodies of the Cities.

## **12. SEVERABILITY**

If any portion of the Agreement is determined by a court of competent jurisdiction to be invalid for any reason, the remaining provisions shall remain in full force and effect.

## **13. SURVIVAL**

Notwithstanding any termination of this Agreement, the following Sections and the terms and conditions contained therein, shall remain in effect: Sections 8 "Funding and Expenditures;" 9 "Effect of Termination;" 11 "Severability;" 12 "Survival;" 13 "Waiver by Party;" 14 "Entire Agreement; Amendment;" 15 "Venue; State Law;" 19 "Liability; Sovereign Immunity."

## **14. ENTIRE AGREEMENT; AMENDMENT**

The Agreement, including any and all Exhibits mentioned herein, constitutes the entire Agreement between the Cities hereto with respect to the subject matter hereof. Any amendments to the Agreement, other than changes in procedure to the Manual as set out above, must be made in writing, approved by the governing bodies of the Cities, respectively and signed by the City Manager of each City, or the person with authority to sign agreements for that City, prior to such amendment(s) becoming effective. However, this provision does not affect the right of each City to designate, through their City Manager or designee, a different person to receive notice than the person set out below.

## **15. VENUE: STATE LAW**

The Agreement is governed by the laws of the State of Texas and venue for any action brought to enforce the terms and conditions of the Agreement shall lie exclusively in Tarrant County, Texas.

## **16. REMEDIES CUMULATIVE**

No right or remedy granted or reserved to the Cities is exclusive of any other right or remedy herein by law or equity provided or permitted, but each right or remedy shall be

cumulative or every other right or remedy given hereunder. No covenant or condition of the Agreement may be waived without the consent of the Cities.

## **17. NOTICES**

Each notice or other communication which may be or is required to be given under the Agreement shall be in writing and shall be deemed to have been properly delivered when delivery is accomplished by one of the following methods: (1) personal delivery to the person designated; (2) delivered by certified mail, return receipt requested; (3) delivered via an overnight, express or other delivery service that provides for written receipt of delivery. The persons designated to receive notices are set out below; however, each City has the right, through their City Manager or designee, at any time, to designate a different person to receive notices by giving the Cities fifteen (15) days written notice of such designation. If the person designated below is not available to receive notices, and the City has not designated another person, delivery to any other person of the same or similar title to the person designated shall be considered effective delivery of notice.

## **18. THIRD PARTIES**

No provision of the Agreement shall create any third-party beneficiary. Nothing contained in the Agreement shall be construed to create, expand, or form a basis for liability to any third party under any theory of law. Further, each City retains, and does not hereby waive, its immunities and defenses provided by law.

## **19. LIABILITY; SOVEREIGN IMMUNITY**

To the extent any liability is found to exist, each City hereto agrees that every City is responsible for its own liability. Each City retains full authority to settle any claims against it as the City chooses. The parties agree that no party has waived its sovereign immunity by entering into and performing their respective obligations under this Agreement.

## **20. AUTHORITY TO EXECUTE**

The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

## **21. REPRESENTATIONS**

Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.

**22. MISCELLANEOUS DRAFTING PROVISIONS**

This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

**23. ASSIGNMENT**

This Agreement or any part thereof shall not be assigned or transferred by any party without the prior written consent of the other party.

**24. COUNTERPARTS**

This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

**EXECUTION**

IN WITNESS WHEREOF, the undersigned have executed this North Tarrant Regional SWAT Interlocal Agreement, effective HERE TO ON THE DATE, MONTH AND YEAR SHOWN BELOW:

**CITY OF KELLER**

Aaron Rector, City Manager

Brad Fortune, Chief of Police

Date: \_\_\_\_\_

**CITY OF COLLEYVILLE**

Jerald Ducay, City Manager

Michael Miller, Chief of Police

Date: \_\_\_\_\_

**CITY OF SOUTHLAKE**

Alison Ortowski, City Manager

Ashleigh Casey, Chief of Police

Date: \_\_\_\_\_

**CITY OF ROANOKE**

Cody Petree, City Manager

Jeff Williams, Chief of Police

Date: \_\_\_\_\_

**TOWN OF TROPHY CLUB**

Brandon Wright, Town Manager

Patrick Arata, Chief of Police

Date: \_\_\_\_\_

**TOWN OF NORTHLAKE**

Drew Corn, Town Manager

Robert Crawford, Chief of Police

Date: \_\_\_\_\_

**EXHIBIT 'A'**  
**RESPECTIVE AGENCY EXPENDITURES**

1. Salaries, benefits and insurance of assigned personnel
2. Vehicles and operating expenses for assigned personnel
3. Vehicular and portable radio equipment and operating expenses for assigned personnel
4. Liability insurance coverage for assigned personnel
5. Overtime pay and benefits for assigned personnel
6. Non-SWAT Team related training as required by agency
7. SWAT Team related training as determined by the Commander, and Chief(s) of Police
8. Non-SWAT Team related travel required by agency
9. SWAT related travel as determined by the Commander, Chief(s) of Police
10. SWAT Team equipment and supplies as determined by the Commander, Chief(s) of Police

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**



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**DATE:** January 8, 2026  
**Section:** 5. ACTION ITEMS

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## NORTHLAKE TOWN COUNCIL COMMUNICATION

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**DATE:** January 8, 2026

**REF. DOC.:** Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update; Ironhead Industrial Planned Development (I-PD)

**SUBJECT:** Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Industrial Planned Development (I-PD) zoning applicable to approximately 57.325 acres of land at the southeast corner of Harmonson Road and McPherson Drive. - Case # 25-PDA00004

- i. Public Hearing
- ii. Consider Approval

**GOALS/ OBJECTIVES:** Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

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### BACKGROUND INFORMATION:

Site:

- Approximately 57.325 acres
- Located on the southeast corner of Harmonson Road and McPherson Drive

Owner:

- Ironhead Owner, LP

Current Zoning:

- I-PD - Industrial Planned Development

Future Land Use:

- Industrial Innovation place type
  - Supports industrial uses that sustain community's tax base.
  - May include corporate headquarters and clean industrial uses, such as:
    - Research and development
    - Data centers
    - Showrooms
    - Shipment and warehousing
  - Heavy industrial uses should be limited

Proposed

Amendment:

- Current Planned Development (PD)
  - Based on I-Industrial zoning standards with only one modification:
    - Minimum landscape buffer along Harmonson Road shall be 20 feet instead of 30 feet
- Proposed PD Amendment
  - Purpose to more closely align with PD districts for similar developments in the vicinity
  - Based on I-Industrial zoning standards with some modifications including:

- Additional permitted uses with more refined definitions
- Increase in maximum height from 65 feet to 120 feet
- Increased in Floor Area Ratio (FAR) from 0.5 to 1.0
- Changes to parking standards including:
  - Allowance of minimum 9' x 18' parking spaces
  - Specific screening and fencing standards
- Only amends Exhibit C - Development Regulations of current I-PD
- All proposed changes match nearby and adjacent PDs

Staff Analysis:

- Request conforms with future land use designation of the Northlake Comprehensive Plan
- Planned development amendment is acceptable for consideration

Public hearing:

- Public hearing is required prior to acting on PD amendment request
- Notice of public hearing provided per UDC
- As of December 29th no written comments have been received

P&Z Action:

December 9th Planning and Zoning Meeting

- Held public hearing with no speakers for or against
- Recommended approval of PD amendment unanimously

**P&Z ACTION:**

- Hold public hearing
- Approve, approve with conditions, or disapprove of planned development amendment



**TOWN OF NORTHLAKE, TEXAS  
OFFICIAL ORDINANCE**

**NO.**

**AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING CHAPTER 9A, "UNIFIED DEVELOPMENT CODE," OF THE CODE OF ORDINANCES, TOWN OF NORTHLAKE, TEXAS, AND AMENDING ORDINANCE NO. 24-1212D, BY CHANGING THE DEVELOPMENT REGULATIONS ON THAT CERTAIN TRACT OF LAND LEGALLY DESCRIBED AS AN APPROXIMATELY 57.325 ACRE TRACT OF LAND SITUATED IN THE S. PARK SURVEY, ABSTRACT NO. 1005, THE W. HARMONSON SURVEY, ABSTRACT NO. 642, AND THE H. ANDERSON SURVEY, ABSTRACT NO. 25, IN THE TOWN OF NORTHLAKE; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN EXCEPT AS MODIFIED HEREIN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Town of Northlake, Texas ("Town") is a home rule municipality located in Denton County, Texas; and

**WHEREAS**, the tracts of land described and depicted in Exhibit "A" (the "Property") are incorporated herein for all purposes; and

**WHEREAS**, the Town Council of the Town ("Town Council") heretofore adopted Ordinance No. 24-1212D, which established the zoning of "I-PD" Industrial Planned Development for the Property and established a Site Plan for the Property, attached thereto as Exhibit "B," and established Development Regulations for the Property, attached thereto as Exhibit "C;" and

**WHEREAS**, the Town has initiated an amendment to the Development Regulations of the established "I-PD" Industrial Planned Development District as set forth in Ordinance No. 24-1212D; and

**WHEREAS**, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for zoning of property have been complied with; and

**WHEREAS**, upon review and consideration of the Planning and Zoning Commission following a public hearing at their meeting on December 9, 2025, the Planning and Zoning Commission recommended to the Town Council the adoption of amendments to the Unified Development Code as set forth in this Ordinance; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council at which the Town Council considered the recommendation of the Planning and Zoning Commission, and among other things, the character of the land and its sustainability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the Town, and the Town Council does hereby find that the rezoning approved hereby accomplishes such objectives.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:**

**Section 1.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**Section 2.** After due deliberation and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town, and of the public health, safety, and welfare. The Property is zoned "I-PD" Industrial Planned Development with the Site Plan as provided in Exhibit "B" and Development Regulations as provided in Exhibit "C" attached hereto.

**Section 3.** Chapter 9A, "Unified Development Code," of the Code of Ordinances, Town of Northlake, Texas, is hereby amended as follows:

The use of the Property described in Exhibit "A" shall be subject to the Site Plan attached in Exhibit "B", all applicable regulations contained in the Development Standards provided in Exhibit "C", the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

**Section 4.** This ordinance shall be cumulative of all provisions of ordinances of the Town, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**Section 5.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 6.** All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of the Code of Ordinances, Town of Northlake, Texas, as amended, or

any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**Section 7.** Any person, firm, entity, or corporation who violates any provision of this Ordinance, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Town from filing suit to enjoin the violation, or seek injunctive relief through civil action. Town retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**Section 8.** The Town Secretary is hereby directed to publish the caption and penalty clause of this Ordinance as required by law.

**Section 9.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

**PASSED AND APPROVED** by the Town Council of the Town of Northlake, Texas, on January 8, 2026.

Town of Northlake, Texas

\_\_\_\_\_  
Brian G. Montini, Mayor

Attest:

\_\_\_\_\_  
Zolaina R. Parker, Town Secretary

## EXHIBIT A

### DESCRIPTION OF 57.325 ACRES OR 2,497,074 SQ. FT.

BEING A 57.325 ACRE TRACT OF LAND SITUATED IN THE SIMON E. PARK SURVEY, ABSTRACT NUMBER NO. 1005 AND IN THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, IN DENTON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO FAST TRACK DEVELOPMENT, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-11634, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), AND BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO PML FAMILY PARTNERS, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-23283 (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

BEGINNING AT A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-122 OF THE PLAT RECORDS OF DENTON COUNTY TEXAS (P.R.D.C.T.) AND AN INTERIOR "ELL" CORNER OF SAID FAST TRACK DEVELOPMENT TRACT;

THENCE, SOUTH 00 DEGREES 23 MINUTES 37 SECONDS WEST, WITH AN EAST LINE OF SAID FAST TRACK DEVELOPMENT TRACT AND A WEST LINE OF SAID LOT 3, A DISTANCE OF 1,051.95 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT AND A SOUTHWEST CORNER OF SAID LOT 3, SAID POINT LYING ON THE NORTH LINE OF THAT SAME TRACT OF LAND DESCRIBED TO NORTHLAKE 35 LOGISTICS PARK, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-154908 (D.R.D.C.T.);

THENCE, SOUTH 89 DEGREES 14 MINUTES 32 SECONDS WEST, WITH A SOUTH LINE OF SAID FAST TRACK DEVELOPMENT TRACT AND THE SOUTH LINE OF SAID PML FAMILY PARTNERS TRACT, AND WITH THE NORTH LINE OF SAID NORTHLAKE 35 LOGISTICS PARK TRACT, AND WITH THE NORTH LINE OF LOT 8X, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-56 (P.R.D.C.T.), PASSING AT A DISTANCE OF 1,071.24 FEET A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID PML FAMILY PARTNERS TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,279.99 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID PML FAMILY PARTNERS TRACT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF HARMONSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 21.08 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS "LEASED PREMISES" IN SAID GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-23283, (D.R.D.C.T.);

THENCE, NORTH 85 DEGREES 20 MINUTES 42 SECONDS EAST, WITH THE SOUTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 52.53 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHEAST CORNER THEREOF;

THENCE, NORTH 02 DEGREES 02 MINUTES 28 SECONDS WEST, WITH THE EAST LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 49.76 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER THEREOF;

THENCE, SOUTH 85 DEGREES 20 MINUTES 42 SECONDS WEST, WITH THE NORTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 51.48 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE WEST LINE OF SAID PML FAMILY PARTNERS TRACT, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 137.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE NORTHWEST CORNER OF SAID PML FAMILY PARTNERS TRACT, SAID POINT BEING THE SOUTHERNMOST SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS DEPICTED ON IAAI NORTHLAKE ADDITION, ADDITION TO THE TOWN OF NORTHLAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2020-186, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 89 DEGREES 08 MINUTES 32 SECONDS EAST, WITH THE SOUTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 25.08 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, AND BEING A SOUTHWEST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT, SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 49 MINUTES 41 SECONDS WEST, A DISTANCE OF 853.20 FEET TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,050.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 42 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 35 MINUTES 13 SECONDS WEST, 487.08 FEET;

IN A NORTHERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 487.27 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER;

NORTH 06 DEGREES 21 MINUTES 12 SECONDS WEST, A DISTANCE OF 127.19 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

NORTH 41 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 26.89 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER, SAID POINT LYING AT THE INTERSECTION OF THE CUT-BACK OF SAID HARMONSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF McPHERSON DRIVE (70' RIGHT-OF-WAY);

THENCE, WITH THE SOUTH AND WEST RIGHT-OF-WAY LINES OF SAID McPHERSON DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,344.39 FEET TO A 1/2-REBAR CAPPED "RPLS 4561" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 52 MINUTES 37 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 25 MINUTES 35 SECONDS EAST, 812.25 FEET;

IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 904.08 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS 4561" FOUND FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 74.66 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF SAID LOT 3, THE FOLLOWING TWO BEARINGS AND DISTANCES:

NORTH 89 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 88.44 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 530.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.325 ACRES OR 2,497,074 SQUARE FEET OF LAND, MORE OR LESS.

**EXHIBIT B**  
**Site Plan**

**(on following page)**

NORTHLAKE EXTRATERRITORIAL JURISDICTION (ETJ)

NORTHLAKE EXTRATERRITORIAL JURISDICTION (ETJ)

HARMONSON ROAD

MCPHERSON DRIVE

PROPOSED MCPHERSON DRIVE EXTENSION (RURAL ROAD TYPE C2U-R)

R.O.W. DESIGNATION FOR 100' TOTAL WIDTH (BY PLAT) PROPERTY LINE, TYP. 20' FRONT YARD SETBACK

30' LANDSCAPE BUFFER

PROPOSED LOT LINE, TYP.

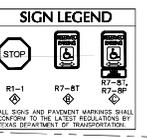
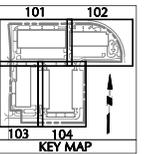
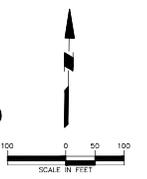
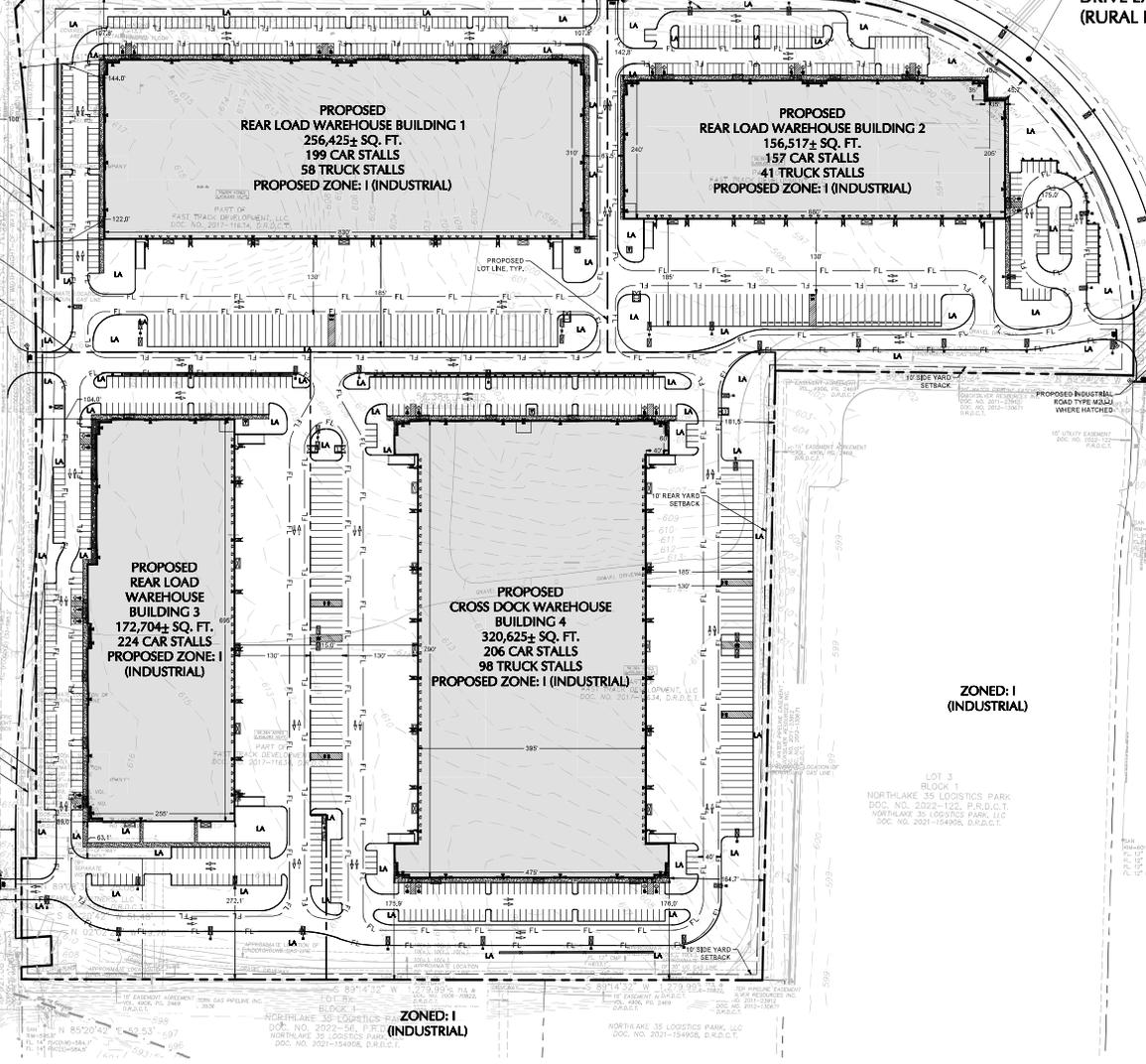
ZONED: I (INDUSTRIAL)

PROPERTY LINE, TYP. R.O.W. ABANDONMENT FOR 100' TOTAL WIDTH (BY PLAT) 20' FRONT YARD SETBACK AND LANDSCAPE BUFFER

TEMPORARY BENCHMARK #1 ELEVATION = 603.68'  
BEING A "X"-CUT SET IN CONCRETE CURB, ON THE WEST RIGHT-OF-WAY LINE OF HARMONSON ROAD, NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT, APPROXIMATELY 66 FEET NORTH FROM THE CENTER OF AN EXISTING STORM SEWER MANHOLE COVER LOCATED ON THE WEST RIGHT-OF-WAY OF HARMONSON ROAD AND APPROXIMATELY 2 FEET EAST FROM AN EXISTING FIRE HYDRANT.

TEMPORARY BENCHMARK #2 ELEVATION = 594.74'  
BEING A "X"-CUT SET IN CONCRETE HEADWALL, ON THE NORTH RIGHT-OF-WAY LINE OF MCPHERSON DRIVE, APPROXIMATELY 398 FEET EAST FROM THE CENTER OF AN EXISTING SANITARY SEWER MANHOLE COVER LOCATED AT THE INTERSECTION OF MCPHERSON DRIVE AND HARMONSON ROAD AND APPROXIMATELY 1044 FEET NORTHEAST FROM AN EXISTING FIRE HYDRANT LOCATED AT THE INTERSECTION OF MCPHERSON DRIVE AND HARMONSON ROAD.

OVERALL SITE DATA TABLE	
PROPOSED ZONE	I (INDUSTRIAL)
PROPOSED USE	WAREHOUSE
TOTAL SITE ACREAGE	96.38 AC
TOTAL IMPERVIOUS AREA	2,026,120 SQ. FT. (46.51 AC)
TOTAL BUILDING AREA	906,271 SQ. FT.
BUILDING HEIGHT	REFER TO INDIVIDUAL BUILDING LABELS
REQUIRED OFFICE PARKING (15,480 SQ. FT.)	50,873 SQ. FT. (11 SPACES/2500 SQ. FT.) = 363 SPACES
REQUIRED WH PARKING (140,920 SQ. FT.)	817,852 SQ. FT. (13 SPACES/6,000 SQ. FT.) = 164 SPACES
TOTAL HANDICAP PARKING	29 SPACES
TOTAL CAR PARKING	793 SPACES (507 SPACES REQUIRED)
TOTAL TRAILER PARKING	205 SPACES



TEMPORARY BENCHMARK #1 ELEVATION = 603.68'  
BEING A "X"-CUT SET IN CONCRETE CURB, ON THE WEST RIGHT-OF-WAY LINE OF HARMONSON ROAD, NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT, APPROXIMATELY 66 FEET NORTH FROM THE CENTER OF AN EXISTING STORM SEWER MANHOLE COVER LOCATED ON THE WEST RIGHT-OF-WAY OF HARMONSON ROAD AND APPROXIMATELY 2 FEET EAST FROM AN EXISTING FIRE HYDRANT.

TEMPORARY BENCHMARK #2 ELEVATION = 594.74'  
BEING A "X"-CUT SET IN CONCRETE HEADWALL, ON THE NORTH RIGHT-OF-WAY LINE OF MCPHERSON DRIVE, APPROXIMATELY 398 FEET EAST FROM THE CENTER OF AN EXISTING SANITARY SEWER MANHOLE COVER LOCATED AT THE INTERSECTION OF MCPHERSON DRIVE AND HARMONSON ROAD AND APPROXIMATELY 1044 FEET NORTHEAST FROM AN EXISTING FIRE HYDRANT LOCATED AT THE INTERSECTION OF MCPHERSON DRIVE AND HARMONSON ROAD.

Date	Description	No.
07/26/2024	REVISIONS PER CITY COMMENTS	2
06/14/2024	REVISIONS PER CITY COMMENTS	1

Signature: SONY DAVID  
PROFESSIONAL LICENSE No. 1424.56

**LANGAN**  
Langan Engineering and Environmental Services, LLC  
2960 Olympus Blvd, Suite 165  
Dallas, TX 75219  
T: 817.328.3200 TBE Firm REG.#4-1769 www.langan.com

Project: IRONHEAD WAREHOUSE DEVELOPMENT  
DENTON COUNTY TOWN OF NORTHLAKE TEXAS

Drawing Title: OVERALL SITE PLAN

Project No. 530073601  
Date: 07/26/2024  
Drawn By: SB  
Checked By: SD  
Drawing No. CS100

**EXHIBIT C**  
**Development Regulations**  
**57.325 ACRES**

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of Ironhead Development (the "Project") on 57.325 acres of land (the "Property") within the Town of Northlake, Texas (the "Town"). These regulations are intended to provide flexibility in terms of development while maintaining standards that will encourage future growth and to align with the development regulations in the Development Agreement between Fast Track Development, LLC and the Town as recorded on April 30, 2024, in the Real Property Records of Denton County as Document Number 44313 (the "Agreement"). Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the Town's Unified Development Code (the "UDC").

Project Location

The Project is located in the S. Park Survey, Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, in the Town of Northlake, Denton County, Texas and is more fully described in the attached legal description, which is attached hereto as **Exhibit A**.

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

- Exhibit A** Legal Description of Property
- Exhibit B** Site Plan

Development Regulations

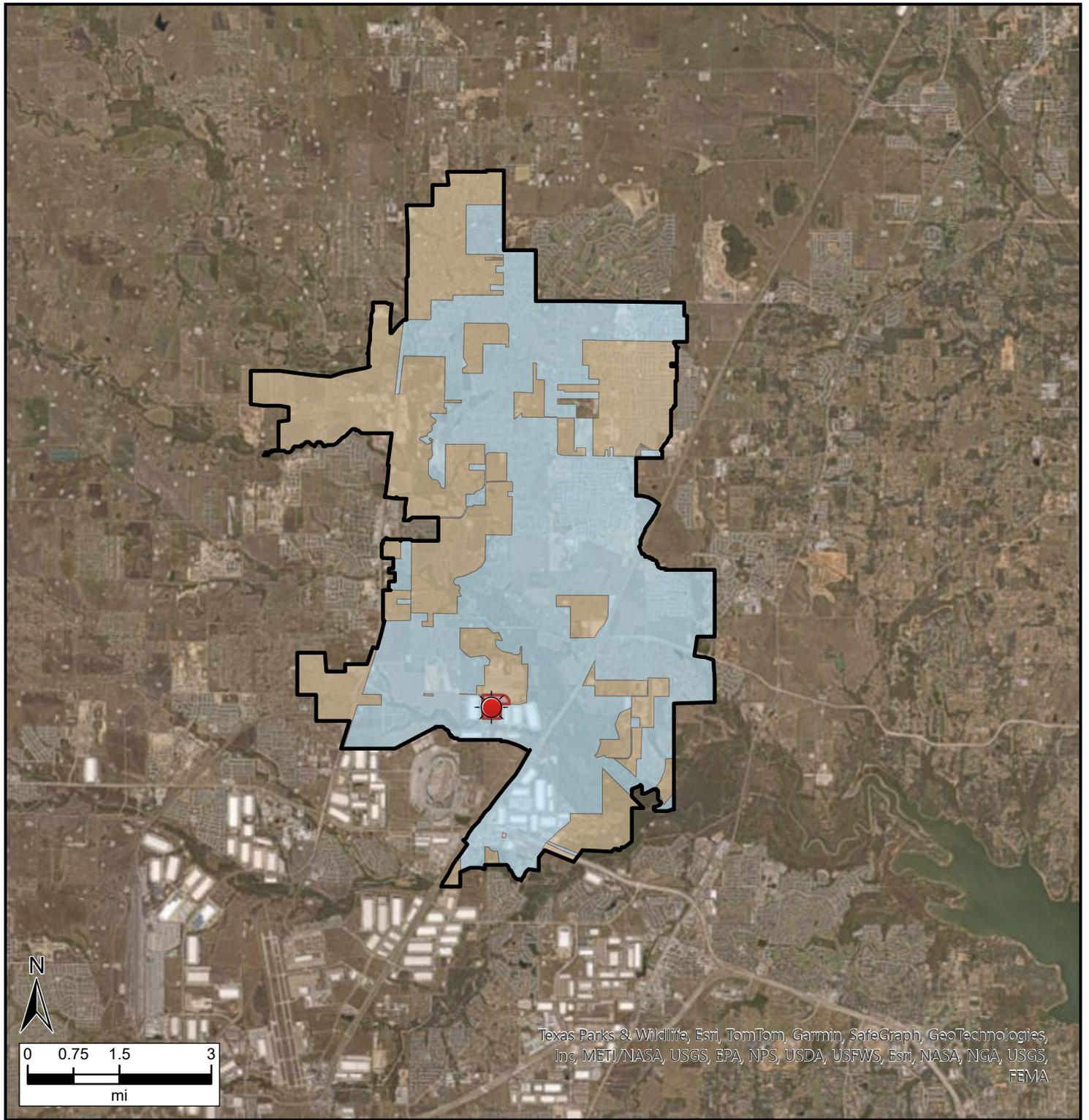
1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC in effect on the effective date of this PD (hereinafter, the "Zoning Ordinance").
2. Site Plan. The Property shall generally comply with the Site Plan, which is attached hereto as **Exhibit B**. The Site Plan and these Development Regulations meet the intent of, and conform with, the Town's Comprehensive Plan.
3. Base Zoning. The base zoning for the Property is the Industrial (I) zoning district as it exists in the Zoning Ordinance. Development within the property shall comply with the applicable land use regulations of the base zoning district except as otherwise provided herein.
4. Permitted Uses. In addition to the uses allowed by right under the Industrial (I) zoning district, the following uses shall be permitted by right within the subject property:
  - a. Call Center and Telemarketing Services
  - b. Cold Storage Warehouse

- c. Data Processing Center and/or Services
  - d. Distribution Warehouse
  - e. Electric power substation (a subsidiary facility of an electric power station through which electricity is passed for transmission, transformation or distribution)
  - f. Electric power generation, or power storage (a facility that generates or stores electricity) to support electric power for multiple properties as either as primary or back-up
  - g. Fueling station (automobiles and trucks plus alternative fueling stations for biodiesel, compressed natural gas, ethanol, electric charging, hydrogen, liquefied natural gas, propane and any other fuel source for vehicles)
  - h. General Warehouse
  - i. Logistics Warehouse
  - j. Moderate manufacturing (manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, including basic industrial processing, provided that such operations are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations)
  - k. Office Showroom
  - l. Outdoor Storage
  - m. Package Delivery Services
  - n. Telecommunication antennas/towers (per Section 8.6 of the UDC)
  - o. Vertical/Indoor farming operation (the practice of growing produce in vertically stacked layers in enclosed structures)
5. Height Regulations. Structures shall not exceed 120 feet in height.
6. Dimensional Regulations. Front, side, side adjacent to street and rear yard setbacks for all uses shall conform to the I-Industrial dimensions set forth in Table 5.1 of the UDC. Floor Area Ratio (FAR) for all commercial uses shall be 1.0.
7. Off-street Parking. Off-street parking shall conform to the parking regulations set forth in Article 10 of the UDC except as follows:
- a. All industrial uses shall meet a minimum of 1 space for each 10,000 square feet of total floor area
  - b. Each standard off-street surface parking space shall measure not less than nine feet (9') by eighteen feet (18') feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
8. Landscape Standards. All development within this PD shall be subject to all applicable landscape standards of the UDC with the following exception:
- a. The minimum landscape buffer along the western property line, adjacent to Harmonson Road, shall be twenty feet (20').
9. Screening and Fencing. (i) outdoor storage areas facing public rights-of-way shall be screened with a minimum three-foot (3') undulating berm or with tree and shrub plantings in compliance with the Town's landscaping standards in effect on the effective date hereof; (ii) loading docks facing public rights-of-way shall be exempt from vertical articulation; (iii) rooftop equipment not

exceeding six feet (6') in vertical height and located fifty feet (50') from exterior walls shall be permitted but shall be screened with a quality metal material (as reasonably determined by Owner) in a color that is light and/or matches the building color, and such screen may be a maximum height of six feet (6'); and (iv) eight-foot (8') black-coated chain-link fencing shall be permitted.

10. In the event of any conflict between this PD and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), this PD shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of this PD are hereby made inapplicable to the Property.

# Location Map - Ironhead



## Legend

 Northlake Boundary

## Town of Northlake Incorporated Area and ETJ

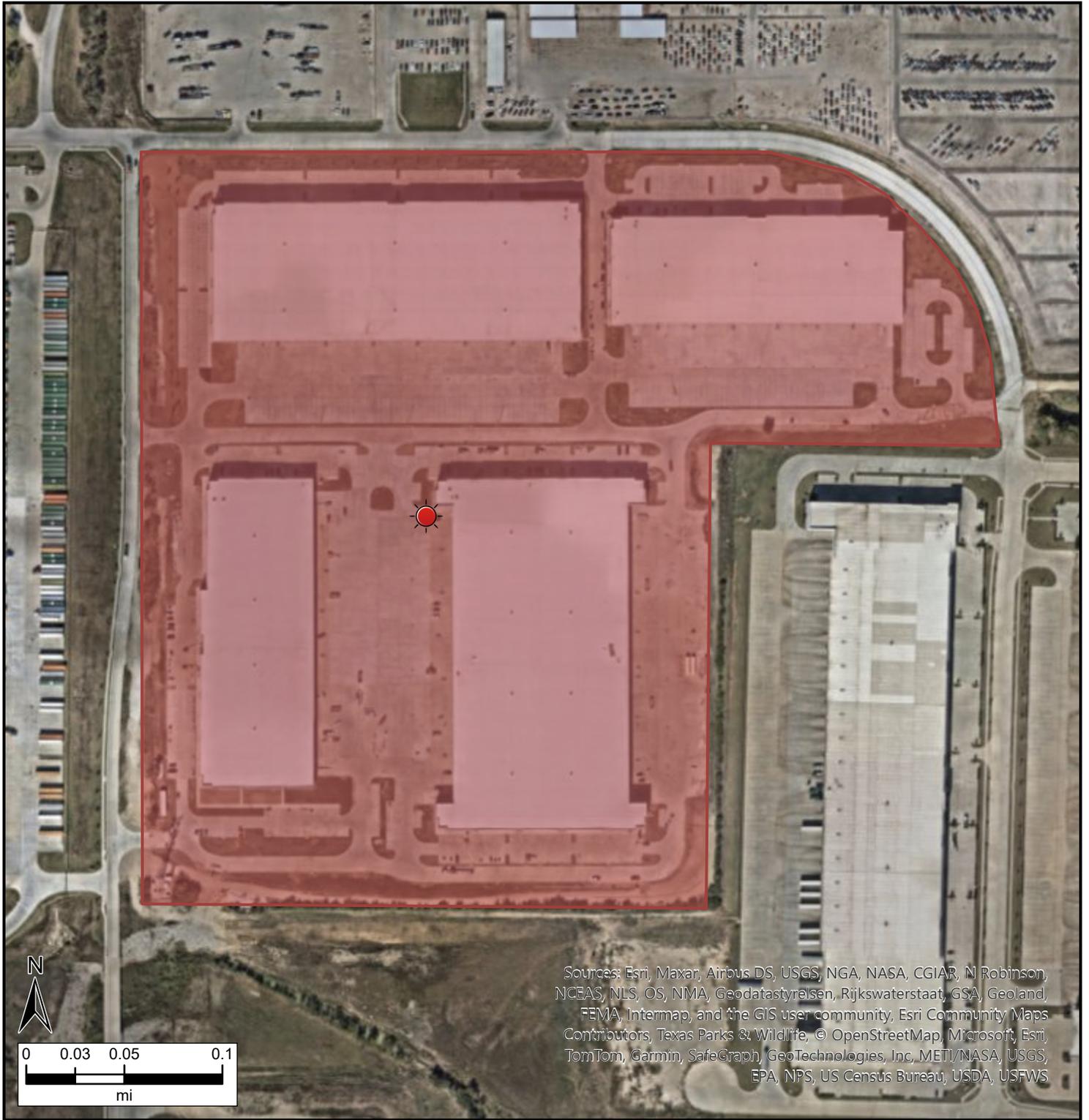
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



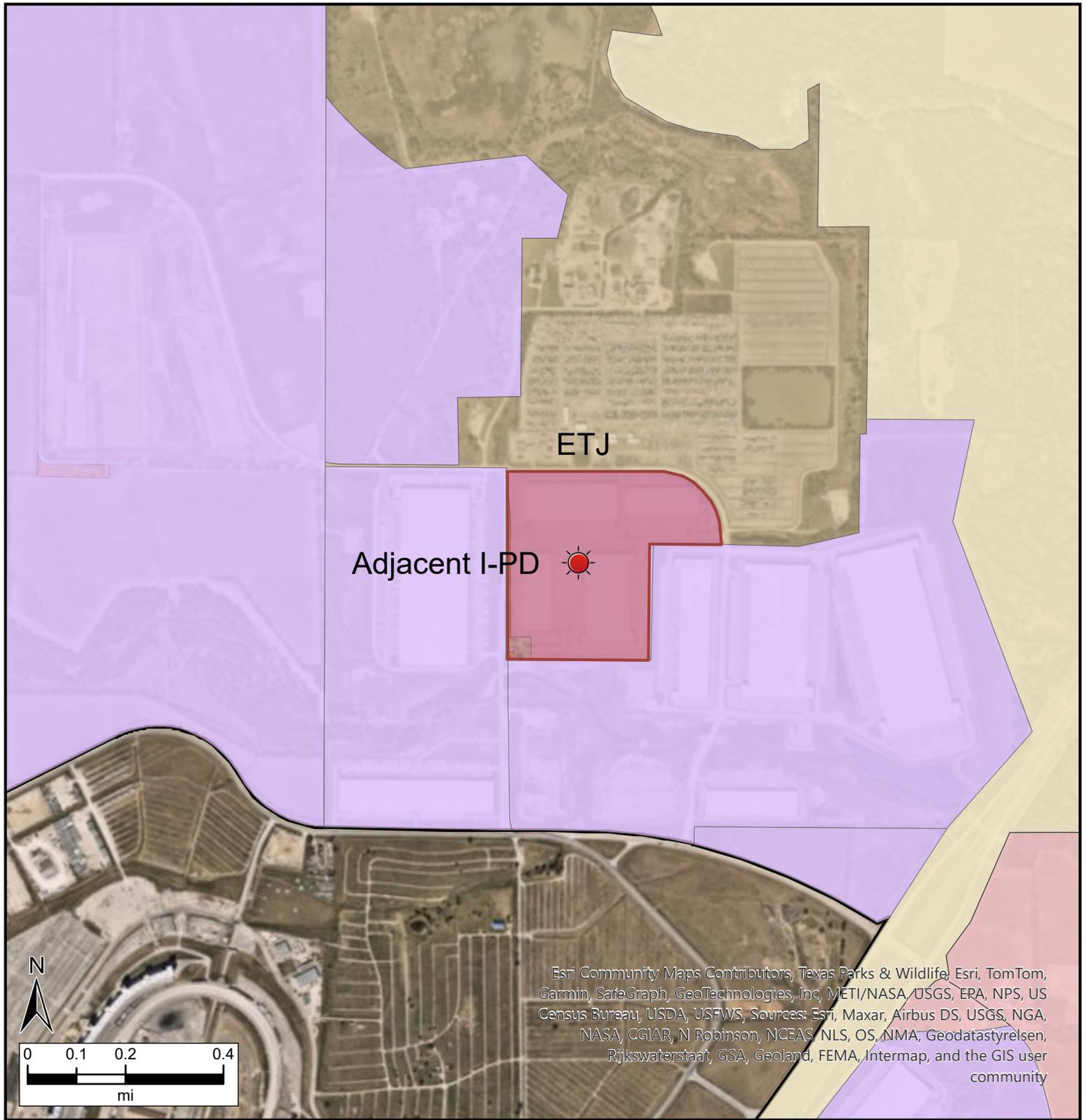
# Aerial Map - Ironhead



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



# Zoning Map - Ironhead



## Legend

### Town of Northlake Zoning

- Commercial
- Commercial\Planned Development
- Neighborhood Commercial
- Industrial
- Industrial\Planned Development
- Mixed-Use\Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Residential\Planned Development
- Rural Estate min 1 ac
- Rural Estate\Planned Development min 1 ac
- Agricultural
- Northlake Boundary
- Town of Northlake Incorporated Area and ETJ
- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



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## NORTHLAKE TOWN COUNCIL COMMUNICATION

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**DATE:** January 8, 2026

**REF. DOC.:** Texas Local Government Code, Chapter 43 - Municipal Annexations; Petition requesting annexation

**SUBJECT:** Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 5.0 acres of land generally located east of Florance Road and 4,000 feet north of FM 407, in the exclusive extraterritorial jurisdiction (ETJ) of the Town.  
Case # ANX-25-004

- i. Public Hearing
- ii. Consider Approval

**GOALS/ OBJECTIVES:** Advance Northlake's Interest; 5.1 - Manage the town's municipal boundaries, Advance Northlake's Interest; 5.2 - Capture and incorporate the exterritorial jurisdiction

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### BACKGROUND INFORMATION:

- Florance Endeavors, LLC owns 5 acres in Northlake ETJ
  - Located east of Florance Road and 4,000 feet north of FM 407
  - Northlake Vista final plat approved for site
- October 9, 2025: Town Council approved development agreement (DA) with Florance Endeavors, LLC
  - Constitutes petition for voluntary annexation with service plan
  - Effective upon execution of agreement which occurred on December 22, 2025
- December 11, 2025: Town Council called and authorized public hearing to be held at this meeting:
  - All required notice provided

### COUNCIL ACTION/DIRECTION:

- Hold public hearing
- Approve annexation ordinance



**TOWN OF NORTHLAKE, TEXAS  
OFFICIAL ORDINANCE**

**NO. 25-1009B**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, PROVIDING FOR THE ANNEXATION OF A TERRITORY MORE SPECIFICALLY DESCRIBED HEREIN, BUT GENERALLY COMPRISING APPROXIMATELY 5.0 ACRES OF LAND SITUATED IN THE A.M. FELTUS SURVEY, ABSTRACT NO. 1593, IN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY OF THE LIMITS OF SAID TOWN OF NORTHLAKE, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Town of Northlake, Texas is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area upon the request of the landowner(s); and

**WHEREAS**, on December 22, 2025, a development agreement executed between Florance Endeavors, LLC, the owner of certain property located within the extraterritorial jurisdiction of the Town, and the Town of Northlake was recorded in the Real Property Records of Denton County; and

**WHEREAS**, the development agreement constitutes a petition for voluntary annexation into the Town pursuant to Chapter 43, Subchapter C-3, of the Texas Local Government Code; and

**WHEREAS**, the development agreement constitutes a service plan pursuant to Section 43.0672 of the Texas Local Government Code; and

**WHEREAS**, development agreement is effective upon approval of Town Council which occurred on October 9, 2025, and upon full execution of the agreement which occurred on December 22, 2025; and

**WHEREAS**, pursuant to the requirements of subchapter C-3 of chapter 43 of the Local Government Code, a public hearing to hear arguments for and against the requested annexation was scheduled before the Northlake Town Council on January 8, 2026; and

**WHEREAS**, all of the territory described herein is adjacent to and within one mile of the present, corporate limits of the Town, and within the extraterritorial jurisdiction of the Town; and

**WHEREAS**, all requirements of the law have been met for this annexation, including compliance with Section 43.0673 of the Texas Local Government Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:**

**Section 1.** All of the territory described herein is, for all purposes, annexed into the Town, and the Town limits are extended to include such territory, to wit: An approximate 5.0 acres of land situated in the A.M. Feltus Survey, Abstract No. 1593, more particularly described in Exhibit "A" attached hereto and incorporated herein, for all purposes.

**Section 2.** The owners and inhabitants of the annexed territory are entitled to all of the rights and privileges of all other citizens and property owners of the Town and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

**Section 3.** The official map and boundaries of the Town, previously adopted, is amended to include the newly annexed territory as a part of the Town of Northlake, Texas. The Town Secretary is directed and authorized to perform or cause to be performed all acts necessary to revise the official map of the Town to add the territory annexed as required by law.

**Section 4.** The Town Secretary is directed to file or cause to file the certified copy of this Ordinance in the office of the County Clerk of Denton County, Texas, and provide a copy of this Ordinance to the Denton County, mapping department and the Denton County Central Appraisal District.

**Section 5.** This Ordinance shall be cumulative of all provisions of ordinances of the Town, except where the provisions are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**Section 6.** If any section, sentence, phrase, paragraph or word of this ordinance be found to be illegal, invalid or unconstitutional, or if any portion of said property is incapable of being annexed by the town, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of any other ordinance of the town. The town council declares that it would have adopted the valid portion and applications of this ordinance and would have annexed and does hereby annex the valid property without the invalid part, and to this end the provisions of the ordinance are declared to be severable.

**Section 7.** This ordinance shall be in full force and effect from and after its passage and it is so ordained.

**PASSED AND APPROVED** by the Town Council of the Town of Northlake, Texas, on January 8, 2026.

Town of Northlake, Texas

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Brian G. Montini, Mayor

Attest:

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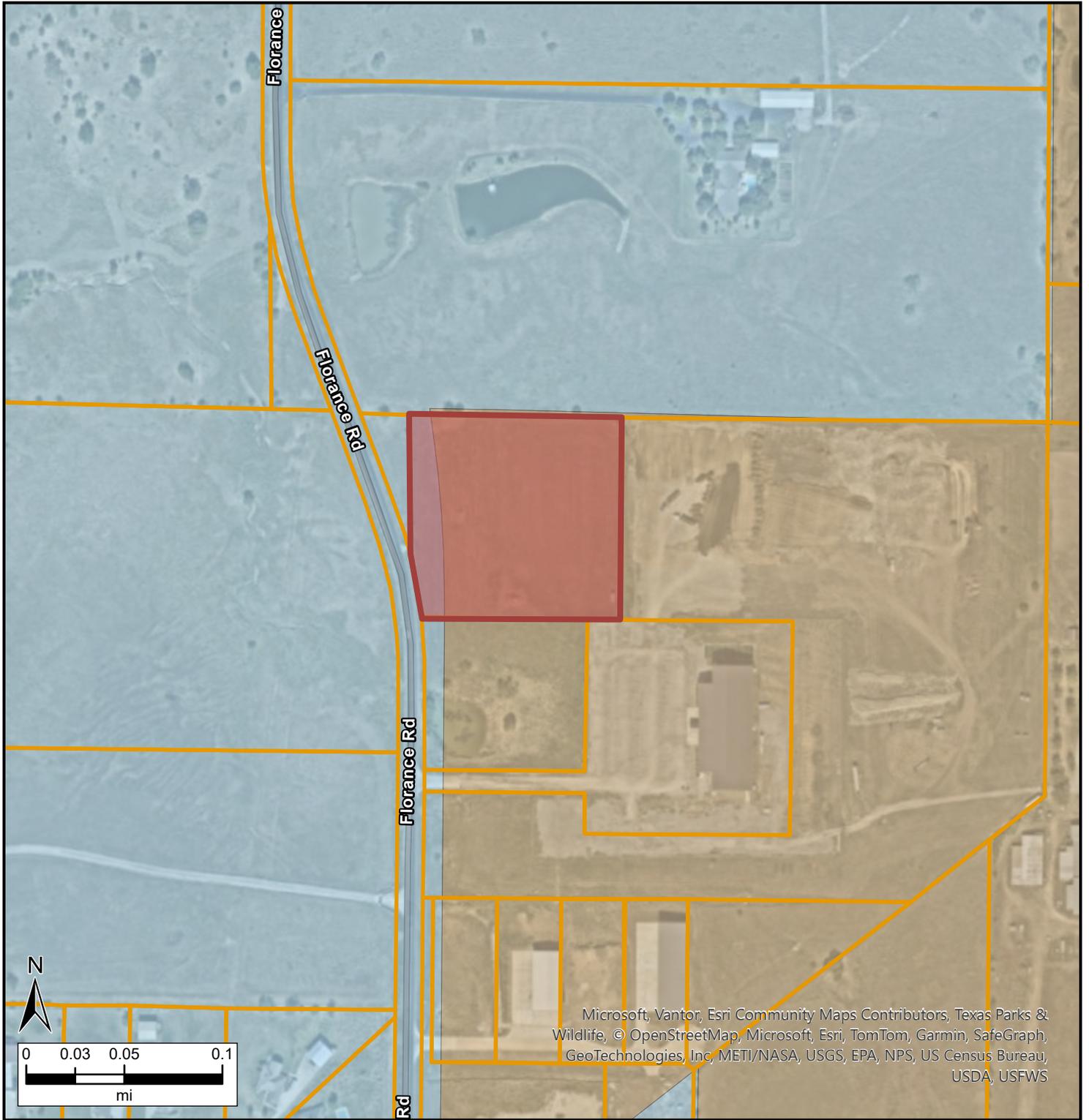
Zolaina R. Parker, Town Secretary

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**All that certain lot, tract or parcel of land situated in the A.M. FELTUS Survey, Abstract No. 1593, Denton County, Texas, being a portion of a tract of land described in deed to Scrivner Family Trust; Thurman L. Scrivner, by deed recorded in Instrument No. 2004-6331, Deed Records, Denton County, Texas, and being more particularly described as being 217,795 square feet or 5.00 acres of land, conveyed to Florance Endeavors, LLC, by general warranty deed recorded in Instrument No. 2023-52618, Deed Records, Denton County, Texas.**

# ANX-25-004



## Legend

-  Parcels
-  Northlake Boundary
- Town of Northlake Incorporated Area and ETJ**
-  Incorporated Area
-  Extraterritorial Jurisdiction
-  Limited Purposes Annexation



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## NORTHLAKE TOWN COUNCIL COMMUNICATION

---



**DATE:** January 8, 2026

**REF. DOC.:** NORTHLAKE CODE OF ORDINANCES, APPENDIX A FEE SCHEDULE, SECTION A5.001

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

**GOALS/  
OBJECTIVES:** Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development, Plan Intentionally and Responsibly; 3.4 - Plan for access to nature

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### **BACKGROUND INFORMATION:**

- December 11th Town Council Meeting
  - Ordinance No. 25-1211B adopted amending the Unified Development Code (UDC)
    - Added fee in lieu of tree planting option for landscape plan compliance
    - Provided for specific fee to be adopted in fee schedule based on size, number, and type of trees
    - Payments to be deposited in fund for purpose of landscape beautification and tree planting
- Shade trees to be planted in landscape strips typically require minimum of 2.5 caliper inches
  - 3 caliper inches required in some planned development districts
- Proposed fee
  - \$400 per caliper inch
  - Fee to replace one required 2.5-inch caliper tree is \$1,000
  - Fee designed to cover total cost for planting similar tree based on estimates from recent projects

### **COUNCIL ACTION/DIRECTION:**

Approve ordinance to add fee in lieu of tree planting



**TOWN OF NORTHLAKE, TEXAS  
OFFICIAL ORDINANCE**

**NO.**

**AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING APPENDIX "A" "FEE SCHEDULE," ARTICLE 5.000, "DEVELOPMENT APPLICATION FEES," SECTION A5.001, "DEVELOPMENT APPLICATION FEES," PROVIDING FOR PAYMENT OF A FEE IN LIEU OF TREE PLANTING; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Town of Northlake, Texas is a Home Rule municipality located in Denton County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town has previously established and promulgated the Town of Northlake's Fee Schedule to include various fees to include, without limitation: Building and Construction Fees; Temporary Vending Fees; Business Related Fees; Cost Recovery Fee Schedule; Development Application Fees; Public Works/Engineering Fees; Health Related Fees; Overweight Vehicle Permit Fees; Miscellaneous Fees; Fire and Public Safety Related Fees; Animal Control Fees; and Municipal Court Fees; and

**WHEREAS**, the Town has amended the Unified Development Code (UDC), pursuant to Ordinance No. 25-1211B, to provide an option for payment of a fee in lieu of tree planting as a means of alternate landscape plan compliance in cases where planting required trees on the site is determined to be impossible or impractical; and

**WHEREAS**, the UDC amendment provides that the fee shall be based on the size, number, and type of trees to be planted, and that payment shall be deposited in a fund for the purpose of landscape beautification and tree planting; and

**WHEREAS**, the Town Council finds it necessary to amend the fee schedule to add a fee in lieu of tree planting; and

**WHEREAS**, the Town Council has reviewed the proposed amendment to the Fee Schedule and hereby finds and determines that the amendment as set out herein is in the best interest of the Town of Northlake and promotes the health, safety, and general welfare of the citizens of Northlake and the public at large.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS**

**THAT:**

**Section 1.** All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this ordinance as if copied in their entirety.

**Section 2.** Appendix "A," "Fee Schedule," Article A5.000, "Development Application Fees," Section A5.001, "Development Application Fees," of the Code of Ordinances, Town of Northlake is hereby amended to add the following fee under Subsection (a), "General Fees":

(20) Funds in lieu of tree planting: \$400 per caliper inch of shade tree ,

**Section 3.** This Ordinance shall be cumulative of all provisions of ordinances of the Town of Northlake, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**Section 4.** It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

**PASSED AND APPROVED** by the Town Council of the Town of Northlake, Texas, on January 8, 2026.

Town of Northlake, Texas

\_\_\_\_\_  
Brian G. Montini, Mayor

Attest:

\_\_\_\_\_  
Zolaina R. Parker, Town Secretary

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## NORTHLAKE TOWN COUNCIL COMMUNICATION

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**DATE:** January 8, 2026  
**REF. DOC.:** Texas Code 774.003  
**SUBJECT:** Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement with MASA for emergency and non-emergency medical transportation benefits; authorizing the enrollment of each household to receive such benefits at a cost of \$6.75 per household paid by the resident; providing an option for residents to opt out of the program; and providing an effective date  
**GOALS/ OBJECTIVES:** Protect the Public; 1.2 - Collaborate with fire and medical services

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### **BACKGROUND INFORMATION:**

- August 28, 2025 - briefed on the CareFlite contract renewal
- December 11, 2025 - Careflight contract cancelled
- Concerns raised regarding
  - Doubling of participation cost
  - Coverage gaps inside Northlake due to limited CareFlite service areas
- MASA is an alternative provider that offers benefit coverage for medical transport regardless of transport carrier and location
  - Cost: \$6.75 per household per month, billed through water bill
  - Provides nationwide coverage per claim
    - Up to \$750 for emergency ground ambulance
    - Up to \$7,500 for emergency air ambulance
    - Up to \$750–\$7,500 for hospital-to-hospital ambulance transport
  - Coverage begins upon Council approval or date to be decided
  - Residents can opt out of benefit coverage
  - MASA will assist with resident communications and opt-out procedure

### **COUNCIL ACTION/DIRECTION:**

Approve Resolution authorizing Town Manager to execute an agreement with MASA



**TOWN OF NORTHLAKE, TEXAS  
OFFICIAL RESOLUTION**

**NO.**

**A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AGREEMENT WITH MASA FOR EMERGENCY AND NON-EMERGENCY MEDICAL TRANSPORTATION BENEFITS; AUTHORIZING THE ENROLLMENT OF EACH HOUSEHOLD TO RECEIVE SUCH BENEFITS AT A COST OF \$6.75 PER HOUSEHOLD PAID BY THE RESIDENT; PROVIDING AN OPTION FOR RESIDENTS TO OPT OUT OF THE PROGRAM; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Town of Northlake, Texas (“Town”), recognizes the importance of ensuring that residents have access to dependable emergency and non-emergency medical transportation services; and

**WHEREAS**, MASA provides comprehensive medical transportation benefits that reduce financial burdens on residents in times of medical need; and

**WHEREAS**, the Town Council finds that entering into an agreement with MASA to offer these benefits on a town-wide basis will promote the health, safety, and welfare of Northlake residents; and

**WHEREAS**, the program will enroll each household within the Town in the MASA benefit at a cost of \$6.75 per household, to be paid by the resident, unless the household elects to opt out; and

**WHEREAS**, the Town Council desires to authorize the Town Manager to take all necessary steps to execute the agreement and implement the program, including establishing and administering a resident opt-out process.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:**

**Section 1.** All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

**Section 2.** The Town Council hereby approves and authorizes the Town Manager to execute an agreement with MASA for the provision of emergency and non-emergency medical transportation benefits.

**Section 3.** The Town Council authorizes the enrollment of each household within the Town of Northlake in MASA at a rate of \$6.75 per household, to be charged to and paid by the

resident, unless the resident opts out of the program.

**Section 4.** This resolution shall be effective immediately upon approval by the Town Council.

**PASSED AND APPROVED** by the Town Council of the Town of Northlake, Texas, on January 8, 2026.

Town of Northlake, Texas

\_\_\_\_\_  
Brian G. Montini, Mayor

Attest:

\_\_\_\_\_  
Zolaina R. Parker, Town Secretary

# The premier provider of medical transport coverage

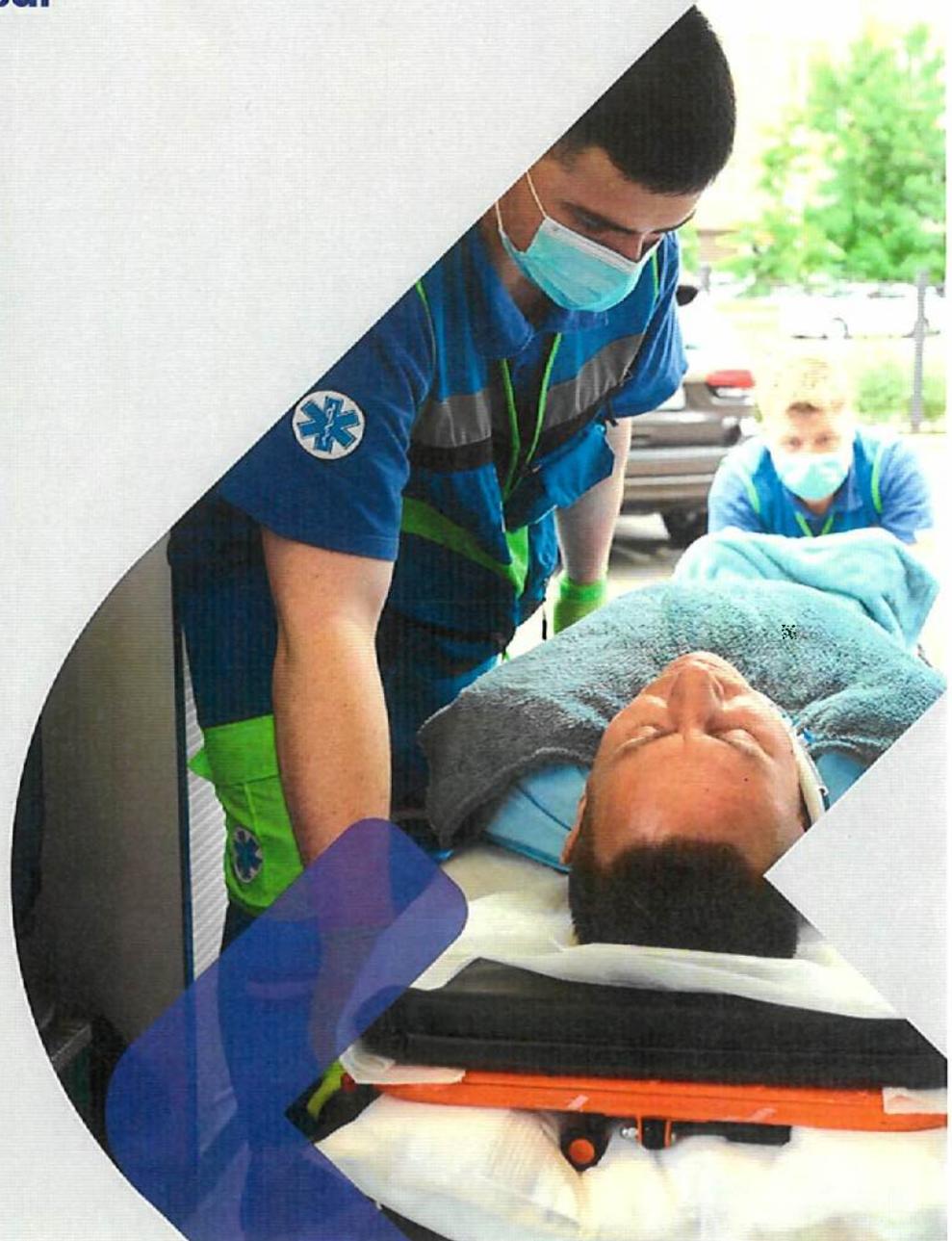
## Group benefits proposal

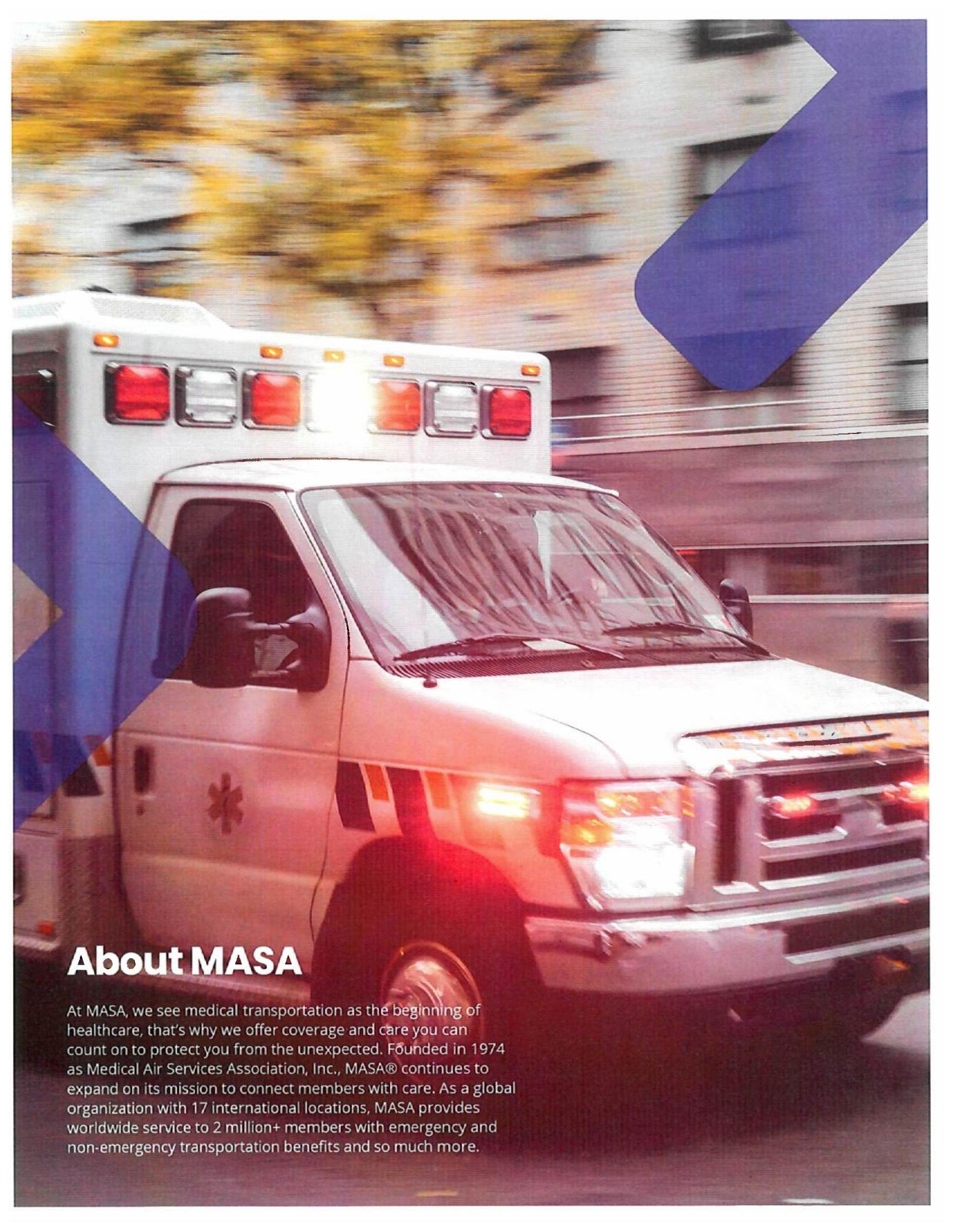
10/31/2025

Proposal for: Town of Northlake

Effective Date: 1/1/26

Proposal valid thru 1/1/26





## About MASA

At MASA, we see medical transportation as the beginning of healthcare, that's why we offer coverage and care you can count on to protect you from the unexpected. Founded in 1974 as Medical Air Services Association, Inc., MASA® continues to expand on its mission to connect members with care. As a global organization with 17 international locations, MASA provides worldwide service to 2 million+ members with emergency and non-emergency transportation benefits and so much more.



## Provide comprehensive coverage and care for medical transportation

When emergencies happen, residents may be exposed to uncovered costs and complex medical transport needs. Help them stay protected and prepared. Shield them from financial loss and connect them with expert service with MASA.

### Protection from rising costs, when they need it most

The cost of emergency transportation is outpacing inflation, increasing significantly since 2019.<sup>1</sup> Increased complexity of in-transport services and longer transport times due to hospital closures, have raised operational costs of ambulance services and the costs of critical care rendered during transportation.<sup>2</sup> Unfortunately, those costs are getting passed on to patients.

### Did you know?

# 56%

of Americans don't have the funds to cover a \$1,000 in an emergency<sup>4</sup>



More than **54.1M** emergency responses occur each year<sup>5</sup>



The average air ambulance charge is **\$69,000**<sup>6</sup>



The average ground ambulance charge is **\$2,008**<sup>6</sup>



There are over **14,000** licensed EMS agencies nationwide<sup>5</sup>

1: MASA, Emergency medical transportation: The true costs — and how they're rising, 2024  
2: MASA, An unseen crisis: hospital closures throughout the U.S. limit access to care, 2024  
3: FAIR Health, 2023  
4: Bankrate, 2024  
5: NEMSIS, National EMS Data Report, 2024  
6: MASA claims data, January 2024

# MASA: Protecting Residents

## Ground Ambulance Memberships and Rates

Many Texas municipalities have launched membership programs to assist residents with ambulance transport costs. While these initiatives are well-intentioned, their benefits are often limited – coverage applies only if you're transported by that specific provider. This is important, especially in North Texas with us being a mobile society and frequently crossing through different service areas.

Each program also varies in coverage details, eligibility, and pricing.

Below is a sample list of Texas providers and municipalities offering these programs, along with their current rates:

- Odessa Fire EMS Lifeline - \$7/month
- StarSaver - \$69/year (equivalent of \$5.75/month)
- UT Health East Texas EMS - \$5/month
- Arlington EMS Ready Care - \$67.50/year (equivalent of \$5.63/month)
- Hurst Fire Department - \$75/year (equivalent of \$6.25/month)
- Crowley Fire Department - \$65/year (equivalent of \$5.42 monthly)

## Air Ambulance Memberships and Rates

Air ambulance providers have long offered membership programs—some for decades—to help offset emergency air transport costs. Similar to ground ambulance memberships, these programs limit coverage to the provider with whom the membership is held.

To simplify participation, many municipalities integrate these programs into utility billing, often at a discounted resident rate. Some automatically enroll residents with an opt-out option, while others require manual enrollment.

However, manual sign-ups can increase administrative workload and create challenges with resident awareness and participation.

Below are two air medical providers currently partnering with municipalities:

- CareFlite - \$2/month
- AirMedCare Network - \$6/month (*last known rate*)

# MASA: Protecting Residents

MASA provides a unique opportunity to create value for residents by providing coverage benefits for residents. They are covered for both air and ground transport, regardless the provider.

Provider specific programs, such as what the Town currently has in place through the water bill, if you are not transported by that provider, you are not covered. MASA eliminates that unknown.

When an emergency happens, you never know where you are going to be, nor do you know who will be transporting you. As members, residents can have the peace mind knowing that regardless where they are in all 50 states, D.C. and Canada, they can access the care they need, when they need it, receiving relief in dealing with the out-of-pocket bills.

MASA is the only solution to our knowledge that offers the coverage like this, in the manner that we do.

## Emergency Ground Ambulance Coverage

MASA provides coverage up to limits of the plan for emergency ground transportation to a medical facility

## Emergency Air Ambulance Coverage

MASA provides coverage up to limits of the plan for emergency air transportation to a medical facility

## Hospital to Hospital Ambulance Coverage

If specialized care is required but not available at the initial emergency facility. MASA provides coverage up to the plan limits for ground or air ambulance transfer to the nearest appropriate medical facility.

Benefit	Essentials
Emergency Ground Ambulance Coverage	\$750 max / claim
Emergency Air Ambulance Coverage	\$7,500 max / claim
Hospital to Hospital Ambulance Coverage	\$750-\$7,500 max / claim & type

# MASA plan rates

Product	Monthly Rate
Essentials	\$6.75

## Assumptions & comments

- With our strong retention rates, we show not only that MASA solves a real problem, but also that we deliver on our promises—relieving both the financial and mental burden of ground and air ambulance transports, **regardless of provider.**
- **1 in 7 ratio:** For every 7 people wearing glasses/contacts, there's 1 ambulance transport.
- **Trend in Refusal to be transported:** 1 in 4 refuse to be transported due to the fear of the bill. This delay could result in a worsening in the prognosis.
- **Medical Claim Denials:** Over a 3-year period, there has been an increase by 200% in denials for air ambulance transports by medical plans as medical carriers are becoming stricter on the medical necessity threshold being met. Even with a denial by the medical, MASA still looks for a reason to pay the claim for the member as a member-centric carrier.
- **Eligibility:** Enrollment will be required of all residents receiving water bill and then there will be an opt out option.
- **Communication:** MASA will create the materials and communication to be sent out to the residents or work collaboratively with the Town to create.

## Insight to the value

- 1 ground ambulance transport is the equivalent of up to **9+ years** of the cost of MASA
- 1 air ambulance transport is the equivalent of up to **92+ years** of the cost of MASA

**Disclaimers**

This material is for informational purposes only and does not provide any coverage. The benefits listed, and the descriptions thereof, do not represent the full terms and conditions applicable for usage and may only be offered in some memberships or policies. Premiums and benefits vary depending on the plan selected. For a complete list of benefits, premiums, terms, conditions, and restrictions, please refer to the applicable member services agreement or policy for your state. For additional information and disclosures about MASA plans, visit:

<https://info.masaglobal.com/disclaimers>

Maximum Benefit Amount pays up to seven hundred fifty dollars (\$750) for out-of-pocket expenses for Emergency Ground Ambulance and up to seven thousand five hundred dollars (\$7,500) for out-of-pocket expenses for Emergency Air Ambulance under the Essentials Insurance Policy. The out-of-pocket expenses for Hospital-to-Hospital Coverage will pay up to seven hundred fifty dollars (\$750) for ground ambulance transportation and up to seven thousand five hundred dollars (\$7,500) for air ambulance transportation.

MASA Group shall mean individually and in the collective, as applicable, Medical Air Services Association, Inc., Medical Air Services Association of Florida, Inc., and MASA Insurance Services, Inc.

masaAccess 

## MASA Frequently Asked Questions

### 1. Can someone opt out at any time?

**Answer:** Yes. Residents may opt out at any time, and they may also opt back in later. If a resident opts out, their coverage continues through the end of that month. Likewise, when someone opts back in, coverage begins on the first day of the following month.

### 2. Why is the average cost of a transport higher than the benefit amount?

**Answer:** The average transport cost represents the *billed* charges. Most residents will have Medicare or medical insurance, and their insurer will adjudicate the claim first before MASA steps in.

- For **air ambulance transports**, when the transport is deemed medically necessary, the \$7,500 MASA benefit often covers a substantial portion—and in many cases all—of a member's out-of-pocket responsibility.
- For **ground ambulance transports**, out-of-pocket costs vary depending on the medical plan. While the \$750 benefit may not eliminate the entire balance in every situation, it significantly reduces the financial burden and helps ensure residents feel confident calling 911 without worrying about the cost. In many cases, depending on provider, distance, and level of care, the \$750 can cover the full out-of-pocket amount.

From an ROI perspective, the value is notable: a single \$7,500 air benefit equates to roughly 92 years of MASA monthly fees, illustrating how impactful the coverage can be.

### 3. How do members file with MASA?

**Answer:** The process is simple. Once a member receives their bill and/or Explanation of Benefits (EOB), they can submit it directly to MASA—no claim forms required. Documents may be emailed or uploaded through the member portal. We will provide the Town with communication resources and support ongoing education on how to file a claim, how to opt out or opt in, and how the benefits work.

## Additional Points & Clarifications

- **MASA covers all air and ground providers**, ensuring members receive benefits regardless of which provider responds. In today's mobile world, this flexibility is essential. You are covered in all 50 states, D.C. and Canada.
- This solution was originally designed for employer groups of 5,000+ employees and employer-paid. When approached about a municipal option, we were able to adapt it specifically for this opportunity.
- Outside of this automatic enrollment structure, residents would likely *not* have access to MASA at this rate. Employers can still choose to offer enhanced MASA plans with higher benefit caps for air ambulance, no ground ambulance limits, repatriation, and even international coverage. Residents whose employers offer these plans may opt out of the water bill enrollment at any time.

- Since Denton County ESD provides EMS for Northlake, expanded MASA participation will ultimately benefit the ESD. With more residents covered, they should see increased collections on balances after medical insurance payments, along with shorter revenue cycles. This additional revenue can help reduce pressure on tax increases or subsidies while supporting improved equipment, training, and overall patient outcomes.
- MASA is committed to partnering with the Town on resident communications, including how to opt out, the value of the program, benefit explanations, and acknowledgment of the Town's efforts in providing this service.

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**



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**DATE:** January 8, 2026

**Section:** 6. EXECUTIVE SESSION

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**



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**DATE:** January 8, 2026

**Section:** 7. RECONVENE INTO OPEN SESSION

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**NORTHLAKE TOWN COUNCIL COMMUNICATION**



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**DATE:** January 8, 2026  
**Section:** 8. ADJOURN

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