



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
JANUARY 27, 2026, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. **CALL TO ORDER**
2. **ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

A. Briefing - Approved Plats Report

3. **PUBLIC INPUT**

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

4. **ACTION ITEMS**

A. Consider approval of December 9, 2025 Meeting Minutes

- B. Consider a recommendation on proposed text amendments to Article 5, Zoning Districts, of the Unified Development Code (UDC) to update standards related to the Agricultural (AG) zoning district - Case # 25-UDC00004
- i. Public Hearing
 - ii. Consider Recommendation

5. **ADJOURN**

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

CERTIFICATION

I, Zolaina R. Parker, Town Secretary, for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on January 21, 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.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: January 27, 2026
REF. DOC.: Unified Development Code (UDC); Engineering Design Manual (EDM)
SUBJECT: Briefing - Approved Plats Report
**GOALS/
OBJECTIVES:** Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Northlake Bible Church - Final Plat

Site:

- 11.536 acres
- Located south of FM 407 and west of intersection of Faught Road

Zoning:

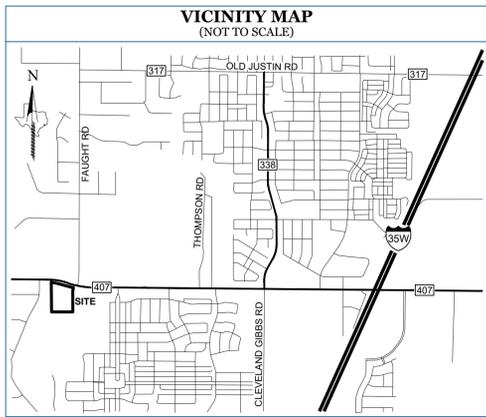
- MPD - Mixed-Use Planned Development

Summary:

- 1-lot for proposed Church which has received site plan approval

P&Z ACTION:

Provide feedback as P&Z deems necessary



LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
CIRS =
D.R.D.C.T. = DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
= BOUNDARY LINE
= LOT LINE
= CENTERLINE
= EXISTING EASEMENT LINE
= PROPOSED EASEMENT LINE
= ADJOINING PROPERTY LINE
= OLD LOT/DEED LINE

GENERAL NOTES

- The purpose of this plat is create one (1) lot of record
- This property is located in "Non-shaded Zone X" and Zone "A" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0485G.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202)
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- See Page 2 for Line and Curve Tables.
- Drainage-way Maintenance:** The drainage way(ies) traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainageways. The Town of Northlake will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt, or other substances which would result in unsanitary conditions, and the town shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The Town of Northlake shall not be liable for any damages resulting from the occurrence of these phenomenon nor the failure of any structure(s) within the drainageways.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°00'00" W	18.97'
L2	N 90°00'00" E	15.85'
L3	N 00°00'00" W	30.05'
L4	N 89°42'18" E	15.00'
L5	S 00°00'00" E	30.13'
L6	S 54°50'37" W	15.07'
L7	S 25°19'18" E	20.64'
L8	S 14°45'16" W	19.99'
L9	S 57°06'53" W	8.12'
L10	S 56°40'46" W	9.27'
L11	S 52°57'53" W	10.85'
L12	S 32°17'44" W	6.33'
L13	S 16°46'37" W	6.41'
L14	S 03°29'31" E	15.72'
L15	S 02°01'23" E	18.77'
L16	S 05°19'59" W	18.86'
L17	S 03°51'13" W	22.31'
L18	S 08°13'32" W	19.47'
L19	S 06°26'59" W	12.76'
L20	S 02°42'59" W	25.36'
L21	S 77°17'06" W	13.32'
L22	S 65°34'21" W	7.10'
L23	S 70°43'25" W	6.88'
L24	S 42°12'23" W	3.64'
L25	S 09°15'11" W	11.65'

LINE TABLE

LINE	BEARING	DISTANCE
L26	S 65°52'43" W	13.94'
L27	S 73°10'29" W	15.99'
L28	S 56°30'33" W	16.96'
L29	S 52°19'37" W	18.40'
L30	S 65°00'00" W	18.21'
L31	S 60°11'56" W	20.73'
L32	S 73°14'27" W	14.60'
L33	S 04°58'25" W	12.96'
L34	S 47°44'54" W	21.27'
L35	S 17°11'14" W	50.26'
L36	S 58°41'27" W	11.15'
L37	S 38°58'39" W	16.96'
L38	S 19°30'59" W	16.44'
L39	S 30°33'33" W	75.54'
L40	S 41°56'14" W	18.26'
L41	S 02°57'17" E	7.75'
L42	S 09°13'05" W	12.30'
L43	S 46°29'27" W	7.19'
L44	S 24°06'48" W	15.89'
L45	S 15°40'04" E	17.03'
L46	S 04°07'01" W	15.19'
L47	S 12°09'46" W	42.82'
L48	S 19°27'34" W	11.27'
L49	S 18°26'53" W	17.66'

ELECTRIC EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 00°03'17" W	341.17'
E2	S 88°40'11" E	2.54'
E3	S 01°19'49" W	15.08'
E4	N 88°40'11" W	15.09'
E5	N 01°19'49" E	15.08'
E6	S 88°40'11" E	2.54'
E7	N 00°03'17" E	343.68'
E8	S 74°39'23" E	10.37'

FIRE LANE LINE TABLE

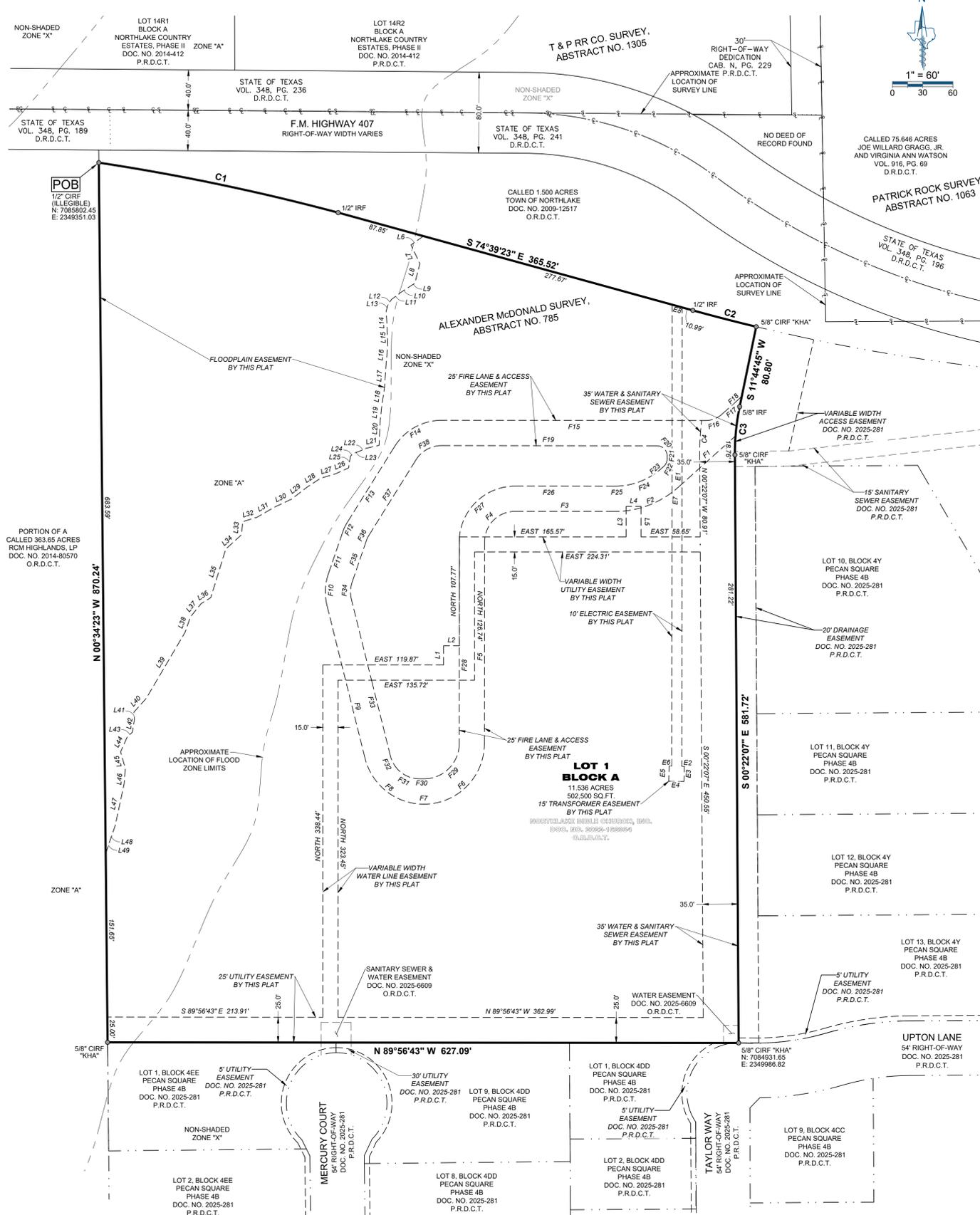
LINE	BEARING	DISTANCE
F1	S 48°16'01" W	76.08'
F3	N 89°56'43" W	99.22'
F5	S 00°03'17" W	199.64'
F7	N 90°00'00" W	0.44'
F9	N 14°02'35" W	155.63'
F11	N 18°59'09" E	44.05'
F13	N 32°02'33" E	88.83'
F15	S 89°56'43" E	261.99'
F17	N 48°16'01" E	21.53'
F18	N 44°31'26" E	5.21'
F19	S 89°56'43" E	212.15'
F21	S 00°03'17" W	2.86'
F23	S 48°16'01" W	2.81'
F26	N 89°56'43" W	99.24'
F28	S 00°03'17" W	204.44'
F30	N 90°00'00" W	4.34'
F33	N 14°02'35" W	159.54'
F35	N 18°59'09" E	44.05'
F37	N 32°02'33" E	88.83'

FIRE LANE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
F2	95.00'	69.29'	41°47'16"	S 69°09'39" W	67.78'
F4	30.00'	47.12'	90°00'00"	S 45°03'17" W	42.43'
F6	60.00'	94.19'	89°56'47"	S 45°01'36" W	84.81'
F8	60.00'	79.54'	75°57'25"	N 52°01'18" W	73.84'
F10	55.00'	31.71'	33°01'44"	N 02°28'17" E	31.27'
F12	45.00'	10.25'	13°03'24"	N 25°30'51" E	10.23'
F14	55.00'	55.69'	58°00'44"	N 61°02'55" E	53.34'
F16	25.00'	18.23'	41°47'16"	N 69°09'39" E	17.83'
F20	10.00'	15.71'	90°00'00"	S 44°56'43" E	14.14'
F22	10.00'	8.41'	48°12'44"	S 24°09'39" W	8.17'
F24	70.00'	47.10'	38°32'57"	S 67°32'30" W	46.21'
F25	70.00'	3.96'	3°14'18"	S 88°26'07" W	3.96'
F27	55.46'	81.48'	84°10'45"	S 47°46'13" W	74.34'
F29	34.99'	55.15'	90°17'50"	S 44°51'44" W	49.62'
F31	30.00'	27.52'	52°34'02"	N 63°42'59" W	26.57'
F32	30.00'	12.25'	23°23'22"	N 25°44'16" W	12.16'
F34	30.00'	17.29'	33°01'44"	N 02°28'17" E	17.06'
F36	20.00'	4.56'	13°03'24"	N 25°30'51" E	4.55'
F38	30.00'	30.38'	58°00'44"	N 61°02'55" E	29.09'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2233.11'	243.04'	6°14'09"	S 78°15'22" E	242.92'
C2	1960.50'	64.96'	1°53'55"	S 75°36'32" E	64.96'
C3	227.00'	48.00'	12°06'53"	S 05°41'20" W	47.91'
C4	262.00'	34.26'	7°29'34"	N 03°22'40" E	34.24'



CERTIFICATE OF APPROVAL

APPROVED by the Town of Northlake on this _____ day of _____, 2025.

Town Manager
Town of Northlake, Texas

ATTEST:
Town Secretary
Town of Northlake, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DENTON \$

WHEREAS, **NORTHLAKE BIBLE CHURCH, INC** is the owner of an 11.536 acre tract of land out of the A. McDonald Survey, Abstract No. 785, situated in the Town of Northlake, Denton County, Texas, being all of a called 11.5358 acre tract of land conveyed to Northlake Bible Church, Inc. by deed of record in Document Number 2022-162954 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with illegible yellow plastic cap found in the south right-of-way line of F.M. Highway 407 (right-of-way width varies), being the southwest corner of a called 1,500 acre tract of land conveyed to Town of Northlake by deed of record in Document Number 2009-12517 of said Official Records, also being the northwest corner of said 11.5358 acre tract and hereof;

THENCE, along the south right-of-way line of F.M. Highway 407, being the common south line of said 1,500 acre tract and the common north line of said 11.5358 acre tract, the following three (3) courses and distances:

- Along a curve to the right, having a radius of 2,233.11 feet, a chord bearing of S78°15'22"E, a chord length of 242.92 feet, a delta angle of 06°14'09", an arc length of 243.04 feet to a 1/2 inch iron rod found;
- S74°39'23"E, a distance of 365.52 feet to a 1/2 inch iron rod found;
- Along a tangent curve to the left, having a radius of 1,960.50 feet, a chord bearing of S75°36'32"E, a chord length of 64.96 feet, a delta angle of 01°53'55", an arc length of 64.96 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found at the northeast corner of said 11.5358 acre tract and hereof;

THENCE, leaving the south right-of-way line of F.M. Highway 407, along the east line of said 11.5358 acre tract, in part being the common west line of a called 18,247.9 acre tract of land conveyed to CND-Pecan Square II, LLC by deed of record in Document Number 2021-160252 of said Official Records, and in part being the common northmost west line of a called 18,963.5 acre tract of land conveyed to MHI Partnership, Ltd. by deed of record in Document Number 2021-160253 of said Official Records, the following three (3) courses and distances:

- S11°44'45"W, a distance of 80.80 feet to a 5/8 inch iron rod found;
- Along a tangent curve to the left, having a radius of 227.00 feet, a chord bearing of S05°41'20"W, a chord length of 47.91 feet, a delta angle of 12°06'53", an arc length of 48.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found;
- S00°22'07"E, a distance of 581.72 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found at an interior ell corner of said 18,963.5 acre tract, being the southeast corner of said 11.5358 acre tract and hereof;

THENCE, N89°56'43"W, along the south line of said 11.5358 acre tract, being the common westernmost north line of said 18,963.5 acre tract, a distance of 627.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found in the east line of a called 363.65 acre tract of land conveyed to RCM Highlands, LP by deed of record in Document Number 2014-80570 of said Official Records, being the westernmost northwest corner of said 18,963.5 acre tract, also being the southwest corner of said 11.5358 acre tract and hereof;

THENCE, N00°34'23"W, along the west line of said 11.5358 acre tract, being the common east line of said 363.65 acre tract, a distance of 870.24 feet to the **POINT OF BEGINNING**, and containing an area of 11.536 acres (502,500 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **NORTHLAKE BIBLE CHURCH, INC**, does hereby adopt this plat, designating herein described property as **NORTHLAKE BIBLE CHURCH ADDITION**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **NORTHLAKE BIBLE CHURCH INC**

BY: _____ Date _____

STATE OF TEXAS \$
COUNTY OF _____ \$

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$

THAT I, **MATTHEW RAABE**, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

Notary Public in and for the State of Texas

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PAGE 1 OF 1

FINAL PLAT
NORTHLAKE BIBLE CHURCH ADDITION
LOT 1, BLOCK A

BEING 11.536 ACRES OF LAND OUT OF THE
ALEXANDER McDONALD SURVEY, ABSTRACT NO. 785
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

ZONED: MIXED-USE PLANNED DEVELOPMENT

JOB NUMBER 2407.009-04
DATE 08-27-2025
REVISION 12-01-2025
DRAWN BY MMF/DJJ

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spricer, Jr.
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Northlake Bible Church Inc
133 Old Town Blvd
Lantana, TX 76226

ENGINEER
Baird Hampton & Brown
Contact: Miguel Segovia
16300 Ridgela Place, Suite 700
Fort Worth, TX 76116
(817) 338-1277

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: January 27, 2026
REF. DOC.: Northlake Home Rule Charter
SUBJECT: Consider approval of December 9, 2025 Meeting Minutes
**GOALS/
OBJECTIVES:** Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Approve Minutes:
 - December 9, 2025 - Regular Meeting

P&Z ACTION:

Approve Minutes Draft as Presented



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
DECEMBER 9, 2025**

The Northlake Planning & Zoning Commission convened in a Regular Meeting on December 9, 2025, at 5:32 PM, in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Roll Call:

Linda King, Chairperson

Chris Amarante, Place 1

Sal Esposito, Place 3 - Absent with Notice

Danny Simpson, Place 6

Robert Keeker, Vice Chairperson - Absent with Notice

Roger Nolan, Place 2

Saketh Parsa, Place 5 - - Absent with Notice

Also present were:

Drew Corn, Town Manager

Zolaina Parker, Town Secretary

Tina Ogletree, Records Clerk

Nathan Reddin, Development Services Director

Lora Hutchings, Planning & Dev Coordinator

2. PUBLIC INPUT

None.

3. ACTION ITEMS

A. Consider approval of November 18, 2025 Meeting Minutes

APPROVED

The item was presented, and discussion followed.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Nolan. Motion Carried.

AYES (4): Amarante, Nolan, King, Simpson

NAYS (0): None

ABSENT (3): Esposito, Parsa, Keeker

- B. Consider a recommendation on a proposed 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 Recommendation

APPROVED RECOMMENDATION

The item was presented, and discussion followed.

Chairperson King opened the public hearing at 5:42 p.m., with the following coming forward to speak:

- Kevin Brannet, address on file - how it helps landowners, seems to be set to help developers; will oppose; position of certainty and position of uncertainty; lives next to 3 large acres
- Brandon Beard, address on file - philosophy and larger setbacks; has affected property; Harvest resident; holding designation for development; 4 times the setback requirements for his property
- Lisa Galvin, address on file - lives behind Argyle, RR does allow it, RR was explained to protect from the density of Harvest; would like to see that recommendation; not opposed to school - would hate to see AISD bus barn; would destroy the area
- Micah Kidwell, address on file - wants clarity on what will change cause regarding paperwork; purchased land for building a home
- Michael Savoie, address on file - property will be affected; purpose of City government is not build homes on every lot; zoning was what it was for everyone; conservation over law was Pecan Square; city makes money; quality of life issue; respecting citizens of Town; more balanced to growth and success of Town
- Rena Hardeman, address on file - private property rights; Texas pro property rights in US; 5.1 and 5.3 restricts considerably; double and quadruple setbacks; taking of 25 acres; addressed idea of school; response to announcement by AISD; keeping school from coming into Northlake; oversight by Council in 2015; punishing landowners not right

With no further speakers the public hearing was closed at 6:00 p.m. and the Regular meeting reconvened.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Simpson. Motion Carried.

AYES (3): Amarante, King, Simpson

NAYS (1): Nolan

ABSENT (3): Keeker, Parsa, Esposito

- C. Consider a recommendation on an amendment to the I – PD Industrial Planned Development 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 Recommendation

APPROVED RECOMMENDATION

The item was presented, and discussion followed.

Chairperson King opened the public hearing at 6:28 p.m., and with no speakers coming forward, the public hearing was closed at 6:28 p.m.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Nolan. Motion Carried.

AYES (4): Amarante, Nolan, King, Simpson

NAYS (0): None

ABSENT (3): Keeker, Parsa, Esposito

- D. Consider approval of a Site Plan of DHL Northlake Building 3, a proposed 368,280 square-foot warehouse building on a 22.589-acre tract of land to be platted as Lot 2, Block 1, Northlake Logistics Center, and located at 4055 McPherson Drive - Case # 25-SP00010

APPROVED

The item was presented, and discussion followed.

Commissioner Simpson moved to approve the item as presented. Motion seconded by Commissioner Nolan. Motion Carried.

AYES (4): Amarante, Nolan, King, Simpson

NAYS (0): None

ABSENT (3): Keeker, Parsa, Esposito

- E. Consider approval of a Site Plan of DHL Northlake Building 4, a proposed 1,114,760 square-foot warehouse building on a 74.713-acre tract of land to be platted as Lot 1, Block 1, Northlake Logistics Center, and located at 4101 McPherson Drive - Case # 25-SP00011

APPROVED

The item was presented, and discussion followed.

Commissioner Nolan moved to approve the item as presented. Motion seconded by Commissioner Amarante. Motion Carried.

AYES (4): Amarante, Nolan, King, Simpson

NAYS (0): None

ABSENT (3): Keeker, Parsa, Esposito

- F. Consider approval of a Site Plan of Bank of America, a proposed 4,320 square-foot bank on a 1.704-acre lot known as Lot 1A, Block A, Harvest Town Center, and generally located at the northeast corner of FM 407 and Harvest Way. Case # 25-SP00008

APPROVED

The item was presented, and discussion followed.

Commissioner Amarante moved to approve the item with the following condition:

- Allow future modifications for landscape plan to allow for accommodation of monument sign without requiring further approval from Planning and Zoning

Motion seconded by Commissioner Nolan. Motion Carried.

AYES (4): Amarante, Nolan, King, Simpson

NAYS (0): None

ABSENT (3): Keeker, Parsa, Esposito

4. **ADJOURN**

With no further business, Chairperson King adjourned the meeting at 6:39 p.m.

Commission Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____



DATE: January 27, 2026
REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045
SUBJECT: Consider a recommendation on proposed text amendments to Article 5, Zoning Districts, of the Unified Development Code (UDC) to update standards related to the Agricultural (AG) zoning district - Case # 25-UDC00004
i. Public Hearing
ii. Consider Recommendation
GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

- 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
- January 8, 2026: Council briefed on current AG district standards in comparison to RR district standards
 - Council provided direction to revise all AG setbacks to match RR setbacks
 - Council further directed reducing the Specific Use Permit (SUP) fee from \$500 to \$100 for agricultural uses
- This UDC text amendment proposed to consider updating AG zoning district standards
 - Including reduction of AG setbacks to match RR setbacks per direction of Council
 - P&Z recommendation required for action on UDC text amendment
- Next Steps:
 - February 12, 2026 Town Council meeting
 - Hold Public Hearing
 - Consider approval of UDC text amendment
 - Zoning change from RR to AG to be considered separately at same meeting

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of UDC text amendment

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