

PLANNING AND ZONING COMMISSION

REGULAR MEETING
TUESDAY, JANUARY 27, 2026 - 5:30 PM

LINDA KING, CHAIRPERSON

ROBERT KEEKER, VICE CHAIRPERSON

CHRIS AMARANTE, COMMISSIONER

ROGER NOLAN, COMMISSIONER

SAL ESPOSITO, COMMISSIONER
SAKETH PARSA, COMMISSIONER
DANNY SIMPSON, COMMISSIONER



TOWN OF NORTHLAKE

I. CALL TO ORDER

JANUARY 27, 2026



TOWN OF NORTHLAKE

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

JANUARY 27, 2026



BRIEFING - APPROVED PLATS REPORT

- 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

TOWN OF NORTHLAKE

3. PUBLIC INPUT

JANUARY 27, 2026

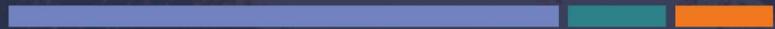


PUBLIC INPUT

- Residents and guests may address Commission on any matter or issue that are not the subject of a public hearing
- No action by law may be taken on the topic
- Presiding officer may impose time limit on this portion of the agenda

TOWN OF NORTHLAKE

4. ACTION ITEMS



JANUARY 27, 2026



ACTION ITEMS

- A. Consider approval of meeting minutes from December 9, 2025
- 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-UCD00004
 - I. Public Hearing
 - II. Consider Recommendation

BACKGROUND

- October 13, 2022: Ordinance No. 1013A adopted
 - Created 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

BACKGROUND (CONT.)

- 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

PURPOSE AND INTENT

- 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.

DIMENSIONAL & DEVELOPMENTAL STANDARDS

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

DIMENSIONAL & DEVELOPMENTAL STANDARDS

Miscellaneous Lot Requirements	AG – Agricultural	RR – Rural Residential
Key	a, c, h	a, b, h

- 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 Uses	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 Uses	Single-family detached	P	P	P
	HUD-code manufactured home			
	Recreational vehicle			
	Vacation/short-term rental	P	P	S

PERMITTED USES

Uses		AG	RR (Current)	RR (Prior to AG)
Educational & Institutional	Cemetery or mausoleum	S		S
	Church/place of worship	S	S	S
	School, college or trade (public)		S	P
	School, college or trade (private)	S	S	
	School, primary & secondary (public)		S	P
	School, primary & secondary (private)	S	S	S
	Semi-public halls, clubs & lodges	S		S
Commercial	Bed and Breakfast	S	S	S
	Day Care	S	S	S
	Greenhouse or Nursery	S		S
	Aviation Facility	S		S
	Gas drilling/production	S	S	S

NEXT STEPS

- **P&Z Action**

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

- **Council Action at February 12th 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

TOWN OF NORTHLAKE

5. ADJOURN

JANUARY 27, 2026

