



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
FEBRUARY 12, 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 February 12, 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. Employee Anniversary - Dwight Thornton, Police Department - 15 Years
- C. Briefing - Finance Department Update
- D. Briefing - Fiscal Year 2026 First Quarter Investment & Financial Report (Oct - Dec 2025)
- E. Briefing - Proposed Policy for Changing Roadway Speed Limits & Requiring Stop Signs
- F. Briefing - Proposed Municipal Development District (MDD) Creation & Development Corporations Dissolution

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 January 22, 2026
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving the cancellation of the February 26, 2026, Regular Town Council Meeting
- C. Consider approval of a Resolution of the Town of Northlake, Texas, awarding Bid No. 26-01 and authorizing the Town Manager to execute an agreement/contract with Premier Site Services LLC, for Canyon Falls Retaining Wall Repair, in an amount not to exceed \$549,550
- D. Consider calling and authorizing a public hearing to be held on March 12, 2026, 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 199 acres of land generally located east of FM 156 and south of Downe Road, in the exclusive Extraterritorial Jurisdiction (ETJ) of the Town
- E. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amendment to the Hotel Conference Center Master Development Agreement with Lodging Host Hotel Corp. ("LHHC") to increase construction participation in an amount not to exceed \$400,000
- F. Consider approval of a Resolution of the Town of Northlake, Texas, adopting the Town of Northlake Strategic Plan as set forth in Exhibit "A" and Superseding Prior Strategic Plans
- G. Consider approval of a Resolution of the Town Council of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute any agreements and conveyance documents necessary for the acquisition of rights-of-way along Cleveland-Gibbs Road in a total amount not to exceed \$500,000

5. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending Table 5.1, "Dimensional Requirements," of Section 5.6, "Dimensional and Development Standards Summary," of the Unified Development Code (UDC) to update minimum yard setback standards for the "AG" Agricultural Zoning District - Case # 25-UDC00004
 - i. Public Hearing
 - ii. Consider Approval
- B. 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," revising the fee for Specific Use Permits
- C. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending Chapter 9A, "Unified Development Code," of the Code of Ordinances of the Town of Northlake, Texas, as amended, by changing the zoning classification of certain properties in the Town of Northlake from "RR" Rural Residential to "AG" Agricultural and revising the official zoning map in accordance

CONTINUED/TABLED FROM DECEMBER 11, 2025 REGULAR TOWN COUNCIL MEETING

- D. Consider adoption of an Ordinance of the Town of Northlake, Texas, calling and ordering a General Uniform (Municipal) Election to be held in the Town of Northlake on May 2, 2026, and if required, a Runoff Election on June 13, 2026, for the purpose of electing Councilmembers to Places 1, 2, and 3; prescribing the time and designating the locations, and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County Elections Administrator; authorizing the Town Manager to execute the agreement and contract; and providing an effective date
- E. Consider adoption of an Ordinance of the Town of Northlake, Texas, calling and ordering a Special Election to be held in the Town of Northlake, Texas, and within the proposed boundaries of the Northlake Municipal Development District on May 2, 2026, for the purpose of submitting to the qualified voters of the Town a proposition to terminate the Northlake Community Development Corporation and the Northlake Economic Development Corporation and abolish the combined three-fourths of one percent (0.75%) sales and use tax imposed for the benefit of the corporations; to reauthorize and reallocate a sales and use tax of one-fourth of one percent (0.25%) to the Town of Northlake for municipal purposes; to authorize the qualified voters within the proposed boundaries of the Northlake Municipal Development District to create a Municipal Development District and to provide that a one-half of one percent (0.50%) sales and use tax shall be imposed and dedicated to the Municipal Development District; all subject to voter approval; establishing the boundaries of the Municipal Development District; providing for the conduct of the election; authorizing a joint election agreement with Denton County; providing for early voting; providing for notice and publication; providing a severability clause; 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 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.

- iv. 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.
- v. 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.
- vi. Potential amendment to the Second Amended and Restated Interlocal Cooperation Agreement of Law Enforcement Services with the Belmont Fresh Water Supply District No. 1 of Denton County, Texas.
- vii. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.

B. 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.
- iii. Potential amendment to economic development agreement with Northlake Innkeepers for the construction of the Northlake conference center.

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.

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).

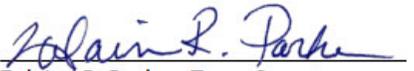
BUDGET STATEMENT: (Applicable to any budget or tax-related items, pursuant to Section 551.043, Government Code) The following taxpayer impact statement must be on the Town Council meeting agenda at which the Town Council will discuss or adopt a budget for the Town of Northlake: For an average-valued 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 February 6, 2026, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

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

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
Section: 1. CALL TO ORDER

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026

Section: 2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: N/A
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

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

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Employee Anniversary Policy
SUBJECT: Employee Anniversary - Dwight Thornton, Police Department - 15 Years
**GOALS/
OBJECTIVES:** Protect the Public; 1.5 - Attract and retain top quality staff

BACKGROUND INFORMATION:

- Began law enforcement career in 2005
- Joined Northlake in January 2011 as Traffic Officer
- Promoted to Sergeant in 2013
- Promoted to Captain in 2024
- Oversees Operations Division and special projects

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Northlake Strategic Plan
SUBJECT: Briefing - Finance Department Update
**GOALS/
OBJECTIVES:** Exercise Fiscal Responsibility; 2.2 - Manage the long-term financial plan

BACKGROUND INFORMATION:

Staffing Updates

- Hired a Purchasing Agent to manage purchasing and procurement processes
- Municipal Court transitioned under the Finance Department
 - Court of Record

Process & Software Improvements

- New systems and software to streamline processes and enhance accountability and tracking
 - RAMP Purchasing Card System: Automated purchasing workflows and approval processes
 - Paperless Invoice Processing: Transitioned from paper to digital invoice process for uploading, tracking, and approvals
 - OpenGov Procurement Software: Improved workflows for purchase order requests

Upcoming Projects

- Implementation of a new payment processor for utility billing
- Preparation and publication of the Popular Annual Financial Report (PAFR)

Awards & Recognition

- Fiscal Year 2026 Distinguished Budget Presentation Award
 - Special recognition for the Capital Improvement Plan and Long-Term Planning sections
- Fiscal Year 2024 Certificate of Achievement for Excellence in Financial Reporting

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Fiscal Year 2025-2026 Adopted Budget
SUBJECT: Briefing - Fiscal Year 2026 First Quarter Investment & Financial Report (Oct - Dec 2025)
**GOALS/
OBJECTIVES:** Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources

BACKGROUND INFORMATION:

Quarterly Investment Reports displayed on Town website:

<https://www.town.northlake.tx.us/334/Quarterly-Investment-Reports>

- Fiscal Year (FY) 2026 first quarter total cash and investment book value: \$99,278,454
- First quarter total interest earnings: \$1,080,850
 - \$204,270 (15%) less than the prior quarter.
- Decrease of 13% (\$14,523,178) from last quarter in total book value
 - Decrease is primarily due to spending down of capital project funds, specifically for the StarCenter building and associated infrastructure

Quarterly Financials displayed on Town website:

<https://www.town.northlake.tx.us/472/Quarterly-Financial-Reports>

- Year-to-Date (YTD) Budget Highlights:
 - 25% of the fiscal year transpired
 - Revenues have outpaced expenditures in YTD actuals vs. budgeted
 - Due to partial annual collections of property taxes and other revenues while large expenditures (example: debt service and interest payments) have not yet been expensed
 - 23% of revenues collected
 - 39% of property taxes received for year
 - 10% of sales taxes collected for year
 - 11% of budgeted expenditures spent
 - 21% of personnel expenditures spent
 - \$2.9 million of capital project expenditures spent
 - Booked expenses for year-to-date include notable project expenses for
 - Fort Worth Additional Capacity Phase 1
 - Public Works Building
 - Southwest (Catherine Branch) Elevated Storage Tank
 - Faught Road Reconstruction and Waterlines
 - Chadwick Commons Infrastructure Projects
 - An uptick in invoices for project expenses is expected in the second quarter as bid process are completed and construction begins for new projects and continues for existing

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary



QUARTERLY INVESTMENT REPORT
For the Quarter Ended

December 31, 2025

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the Town of Northlake is in compliance with the Public Funds Investment Act and the Investment Policy and its incorporated strategies.

John Thomson, Finance Director

Investment Officer

A handwritten signature in black ink, appearing to read 'John Thomson', is written over a horizontal line.

Disclaimer: These reports were compiled using information provided by the Town. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	September 30, 2025		December 31, 2025		
	Book Value	Market Value	Book Value	Market Value	Ave. Yield
Pools/Bank/MMA/MMF	\$ 98,491,525	\$ 98,491,525	\$ 87,124,452	\$ 87,124,452	4.00%
Securities/CDs	15,310,106	15,310,106	12,154,002	12,154,002	4.16%
Totals	\$ 113,801,632	\$ 113,801,632	\$ 99,278,454	\$ 99,278,454	4.02%

Quarter End Average Yield (1)

Total Portfolio	4.02%
Rolling Three Month Treasury	3.85%
Rolling Six Month Treasury	3.89%
TexPool	3.83%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	4.02%
Rolling Three Month Treasury	3.85%
Rolling Six Month Treasury	3.89%
Quarterly TexPool Yield	3.83%

Interest Earnings (Approximate)

Quarterly Interest Income	\$ 1,080,850
Year-to-date Interest Income	\$ 1,080,850

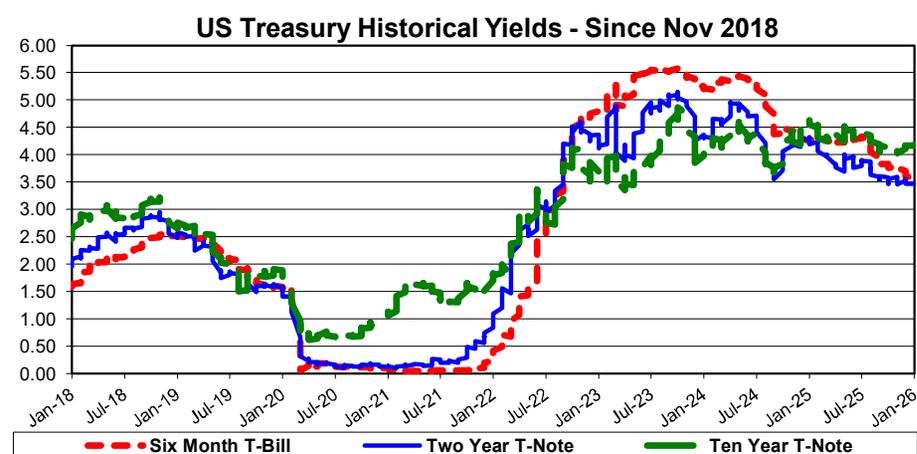
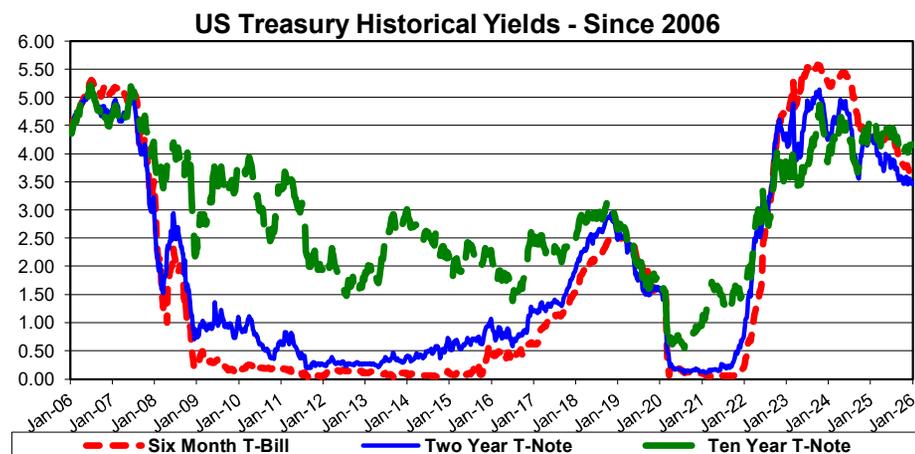
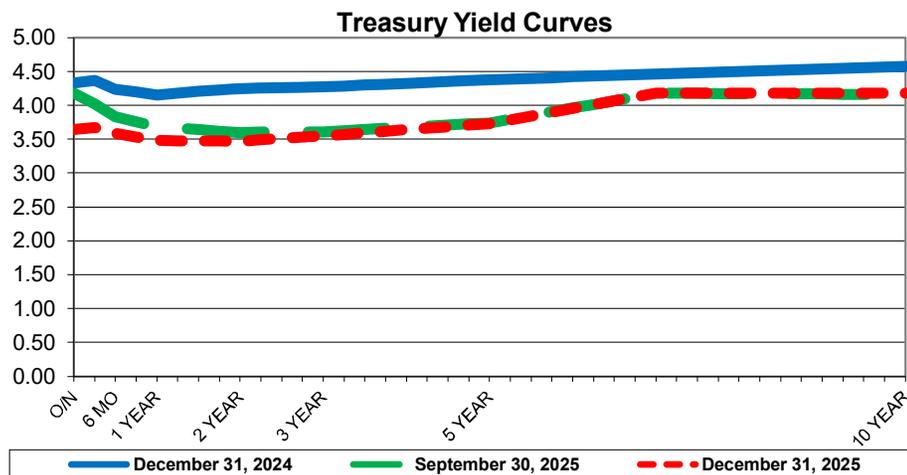
(1) **Quarter End Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Economic Overview

12/31/2025

The Federal Open Market Committee (FOMC) cut the Fed Funds target again 12/10 to 3.50% - 3.75% (Effective Fed Funds trade +/-3.64%). Additional rate cuts during 2026 are uncertain, but could include one spring and one fall. December Non-Farm Payroll only added 50k (slightly below 60k expectation). 2025 averaged 49k per month. The S&P 500 Stock Index almost reached 7,000. The yield curve dips between 1 and 2 years rising thereafter. Crude Oil held steady below \$60. Inflation continues above the FOMC 2% target (Core PCE +/-2.8% September). The Markets have had muted reactions to uncertain economic and political events.



**Investment Holdings
December 31, 2025**

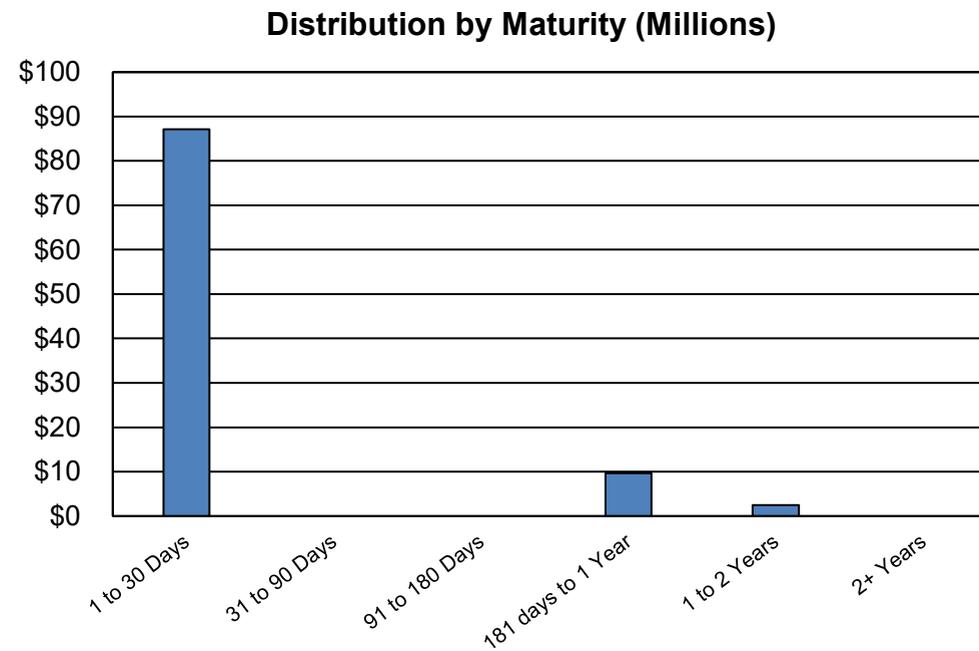
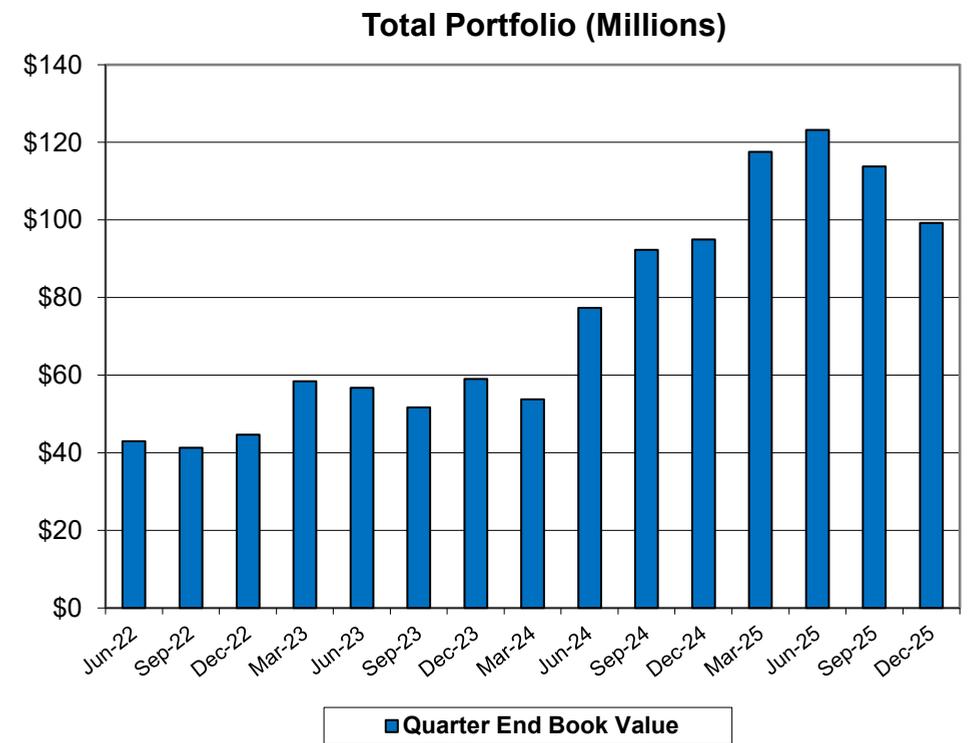
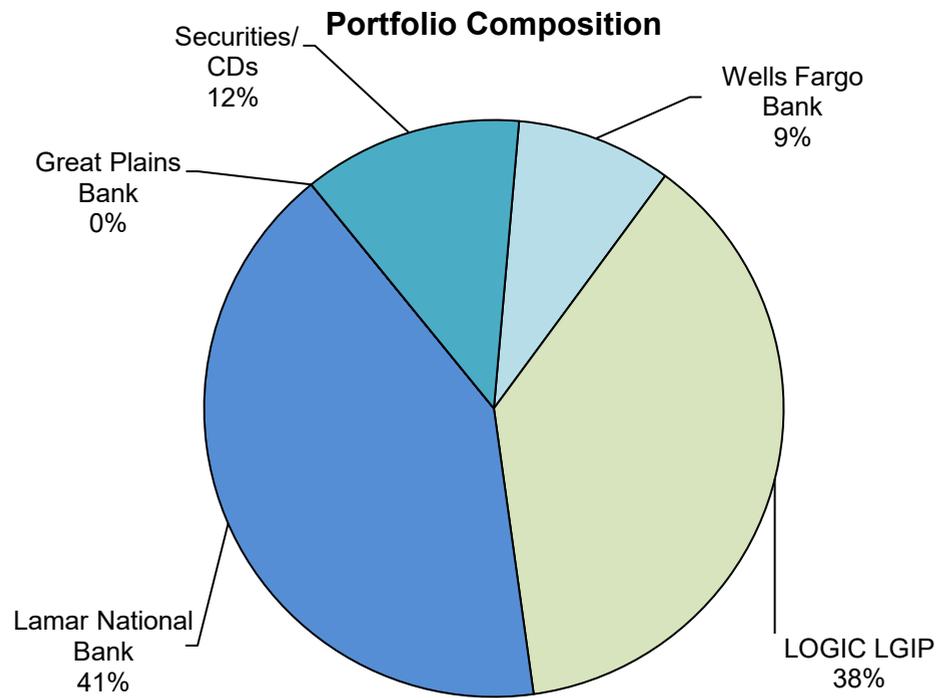


Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Wells Fargo - Investment Account		0.48%	01/01/26	12/31/25	\$ 84,587	\$ 84,587	1.00	\$ 84,587	1	0.48%
Wells Fargo - General Account MMF		3.66%	01/01/26	12/31/25	7,703,253	7,703,253	1.00	7,703,253	1	3.66%
Wells Fargo - Grants		0.00%	01/01/26	12/31/25	831,227	831,227	1.00	831,227	1	0.00%
Lamar National Bank MMA		4.18%	01/01/26	12/31/25	124,962	124,962	1.00	124,962	1	4.18%
Lamar National Bank MMA #2		4.18%	01/01/26	12/31/25	19,249,297	19,249,297	1.00	19,249,297	1	4.18%
Lamar National Bank ICS account		4.23%	01/01/26	12/31/25	124,967	124,967	1.00	124,967	1	4.23%
Lamar National Bank ICS account #2		4.23%	01/01/26	12/31/25	21,540,950	21,540,950	1.00	21,540,950	1	4.23%
Great Plains Bank - Checking		0.00%	01/01/26	12/31/25	10	10	1.00	10	1	0.00%
Great Plains Bank - ICS Account		2.96%	01/01/26	12/31/25	2,321	2,321	1.00	2,321	1	2.96%
LOGIC 2024 GO Bonds		3.95%	01/01/26	12/31/25	1,554	1,554	1.00	1,554	1	3.95%
LOGIC 2024 CO Bonds		3.95%	01/01/26	12/31/25	1,400,750	1,400,750	1.00	1,400,750	1	3.95%
LOGIC 2025 GO Bond		3.95%	01/01/26	12/31/25	24,629,744	24,629,744	1.00	24,629,744	1	3.95%
LOGIC Debt Service Fund		3.95%	01/01/26	12/31/25	2,115,770	2,115,770	1.00	2,115,770	1	3.95%
LOGIC Hotel/Motel Fund		3.95%	01/01/26	12/31/25	1,282,028	1,282,028	1.00	1,282,028	1	3.95%
LOGIC LGIP		3.95%	01/01/26	12/31/25	8,033,033	8,033,033	1.00	8,033,033	1	3.95%
East West Bank CD		4.07%	01/05/26	04/04/25	5,154,002	5,154,002	100.00	5,154,002	276	4.15%
First Nat'l Bank of McGregor CD		4.10%	07/01/26	10/01/25	2,000,000	2,000,000	100.00	2,000,000	273	4.16%
First Nat'l Bank of McGregor CD		4.10%	10/01/26	10/01/25	2,500,000	2,500,000	100.00	2,500,000	365	4.16%
First Nat'l Bank of McGregor CD		4.10%	01/04/27	10/01/25	2,500,000	2,500,000	100.00	2,500,000	460	4.16%
Total					\$ 99,278,454	\$ 99,278,454		\$ 99,278,454	41	4.02%

(1) (2)

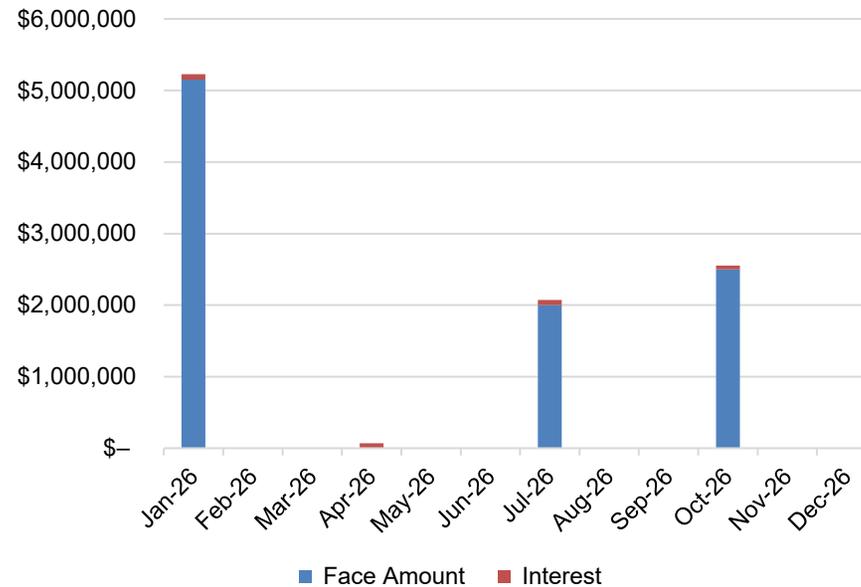
(1) **Weighted average life** - For purposes of calculating weighted average life, cash equivalent investments are assumed to have a one day maturity.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for pool, and bank account investments.



Maturity Cash Flows

Month	Face Amount	Interest	Total
Jan-26	\$ 5,154,002	\$ 74,639	\$ 5,228,642
Feb-26	—	—	—
Mar-26	—	—	—
Apr-26	—	70,767	70,767
May-26	—	—	—
Jun-26	—	—	—
Jul-26	2,000,000	71,553	2,071,553
Aug-26	—	—	—
Sep-26	—	—	—
Oct-26	2,500,000	51,671	2,551,671
Nov-26	—	—	—
Dec-26	—	—	—
TOTALS	\$ 9,654,002	\$ 268,631	\$ 9,922,633



Book & Market Value Comparison



Issuer/Description	Yield	Maturity Date	Book Value 09/30/25	Increases	Decreases	Book Value 12/31/25	Market Value 09/30/25	Change in Market Value	Market Value 12/31/25
Wells Fargo - Investment Account	0.48%	01/01/26	\$ 84,512	\$ 75	\$ -	\$ 84,587	\$ 84,512	\$ 75	\$ 84,587
Wells Fargo - General Account MMF	3.66%	01/01/26	5,439,329	2,263,924	-	7,703,253	5,439,329	2,263,924	7,703,253
Wells Fargo - Grants	0.00%	01/01/26	831,227	-	-	831,227	831,227	-	831,227
Lamar National Bank MMA	4.18%	01/01/26	124,947	15	-	124,962	124,947	15	124,962
Lamar National Bank MMA #2	4.18%	01/01/26	19,050,140	199,158	-	19,249,297	19,050,140	199,158	19,249,297
Lamar National Bank ICS account	4.23%	01/01/26	124,997	-	(30)	124,967	124,997	(30)	124,967
Lamar National Bank ICS account #2	4.23%	01/01/26	21,310,642	230,308	-	21,540,950	21,310,642	230,308	21,540,950
Great Plains Bank - Checking	0.00%	01/01/26	10	-	-	10	10	-	10
Great Plains Bank - ICS Account	2.96%	01/01/26	1,971,013	-	(1,968,692)	2,321	1,971,013	(1,968,692)	2,321
LOGIC 2024 GO Bonds	3.95%	01/01/26	1,538	16	-	1,554	1,538	16	1,554
LOGIC 2024 CO Bonds	3.95%	01/01/26	3,853,220	-	(2,452,471)	1,400,750	3,853,220	(2,452,471)	1,400,750
LOGIC 2025 GO Bond	3.95%	01/01/26	23,453,281	1,176,463	-	24,629,744	23,453,281	1,176,463	24,629,744
LOGIC Debt Service Fund	3.95%	01/01/26	2,094,085	21,685	-	2,115,770	2,094,085	21,685	2,115,770
LOGIC Hotel/Motel Fund	3.95%	01/01/26	5,201,914	-	(3,919,886)	1,282,028	5,201,914	(3,919,886)	1,282,028
LOGIC LGIP	3.95%	01/01/26	14,950,670	-	(6,917,637)	8,033,033	14,950,670	(6,917,637)	8,033,033
East West Bank CD	4.19%	10/06/25	10,208,717	-	(10,208,717)	-	10,208,717	(10,208,717)	-
East West Bank CD	4.07%	01/05/26	5,101,389	52,613	-	5,154,002	5,101,389	52,613	5,154,002
First Nat'l Bank of McGregor CD	4.10%	07/01/26	-	2,000,000	-	2,000,000	-	2,000,000	2,000,000
First Nat'l Bank of McGregor CD	4.10%	10/01/26	-	2,500,000	-	2,500,000	-	2,500,000	2,500,000
First Nat'l Bank of McGregor CD	4.10%	01/04/27	-	2,500,000	-	2,500,000	-	2,500,000	2,500,000
TOTAL / AVERAGE	4.02%		\$ 113,801,632	\$ 10,944,256	\$(25,467,434)	\$ 99,278,454	\$ 113,801,632	\$(14,523,178)	\$ 99,278,454



1st Quarter Year-to-Date Financials

Fiscal Year 2025-2026 (October 2025 - December 2025)

Overview

Year-to-date (YTD) refers to the period of time beginning the first day of the fiscal year up to the current date. The Town of Northlake provides a quarterly YTD report that provides useful information for Town leaders and residents. This information provides insights regarding the Town's budget and actual spending and trends in revenues and expenditures. Quarterly reports cover the following periods:

- First Quarter: October to December
- Second Quarter: January to March
- Third Quarter: April to June
- Fourth Quarter: July to September

Please note that the Town's fiscal year always begins on October 1st and ends on September 30th of the following year. For example, Fiscal Year 2025-2026 began on October 1, 2025 and will end on September 30, 2026.

Operational Revenues and Expenditures

As of the creation of this report, 25% of the Town's fiscal year has expired, with 24% of operational revenues having been collected and 11% of operational expenditures having been spent. This operational view of the budget shows all revenues and expenditures after excluding revenues and expenditures related to capital projects and internal fund transfers.

Revenues have outpaced expenditures at the beginning of the fiscal year because the Town has started to collect on key revenue sources, such as property tax and utilities, while larger expenditures, like debt service and interest payments, have yet to be expensed. The Town's operational budget for Fiscal Year 2025-2026 budgets \$52,171,580 for revenues and \$52,039,476 for expenses.

Revenues and Expenditure: Budgeted vs. YTD Actuals

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Broken down by

Types

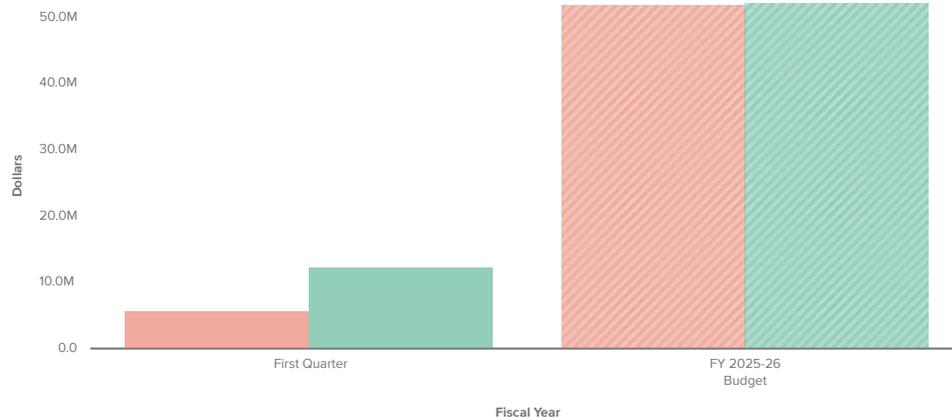
Funds Project



Sort **Large to Small**

- REVENUES
- EXPENSES

Visualization



Revenues vs. Expenses for Operating Budget

	First Quarter	FY 2025-26 Budget
REVENUES	\$12,270,575	\$52,171,580
EXPENSES	\$5,814,400	\$52,039,476
REVENUES LESS EXPENSES	\$6,456,175	\$132,104

Property Tax & Assessment Revenue

As of the first quarter, the Town has collected 39% of the property taxes and assessments that are expected to be received during the fiscal year. The Town levies a property tax rate of \$0.295 per \$100 of valuation. This property tax rate is one of the lowest in the region. Including fines and penalties, the Town expects to collect \$11.3 million in property taxes and assessments in Fiscal Year 2026.

Collected Town property taxes are split between the General Fund and the Debt Service Fund. Collected taxes deposited into the General Fund help to fund the daily governmental operations. Taxes deposited into the Debt Service fund are used to make principal and interest payments on debt that the Town has assumed for water, sewer, road, and facility projects. The General Fund has a rate of \$0.161839 per \$100 of valuation, while the Debt Service Fund has a rate of \$0.133161. The combined rate of these two funds equals the \$0.295 property tax rate levied by the Town.

The Town also operates one Public Improvement District in the Highlands and three Tax Increment Reinvestment Zones. The Public Improvement District is funded by assessments collected from property owners in the district; assessments are based on a set schedule. Tax Increment Reinvestment Zones are funded by property tax within each zone that is collected by the Town and then passed along to each zone.

Property Tax Revenue

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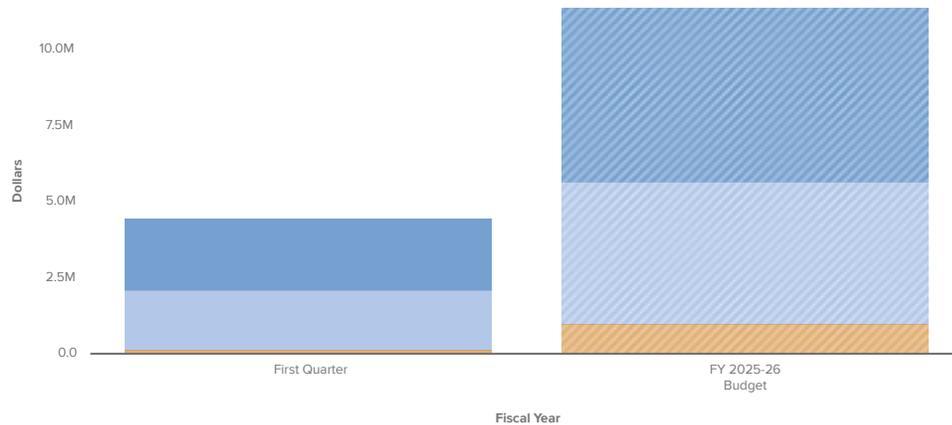
Governmental Property Taxes



Sort **Large to Small**

- General
- Debt
- Special Taxing District

Visualization



Property Taxes & Assessment Revenues

	First Quarter	FY 2025-26 Budget
General	\$2,401,037	\$5,702,680
Debt	\$1,981,640	\$4,688,649
Special Taxing District	\$123,897	\$986,967
TOTAL	\$4,506,574	\$11,378,296

Sales Tax Revenue

As of the first quarter, the Town has collected 10% of sales taxes that are expected to be received during the fiscal year. Sales taxes are split between two categories: General and Special Revenue. These categories are then split between four funds: General Fund, the Economic Development Corporation (EDC), Community Development Corporation (CDC), and the Sports Venue Fund - with the later three all part of the Special Revenue category. The Town estimates that it will collect roughly \$3.9 million in sales tax in Fiscal Year 2026.

As of the end of the first quarter, the General Fund has collected \$200,555; the EDC and CDC has collected \$75,208 each; and the Sports Venue Fund has collected \$50,139.

Received and reported sales tax lags by two months. For example, sales tax received and reported in December is actually for the month of October. As such, sales tax for the holiday season (November and December) is not reported in the first quarter report. This can lead to a lower-than-expected reported sales tax for the first quarter of the fiscal year.

Sales Tax Revenue

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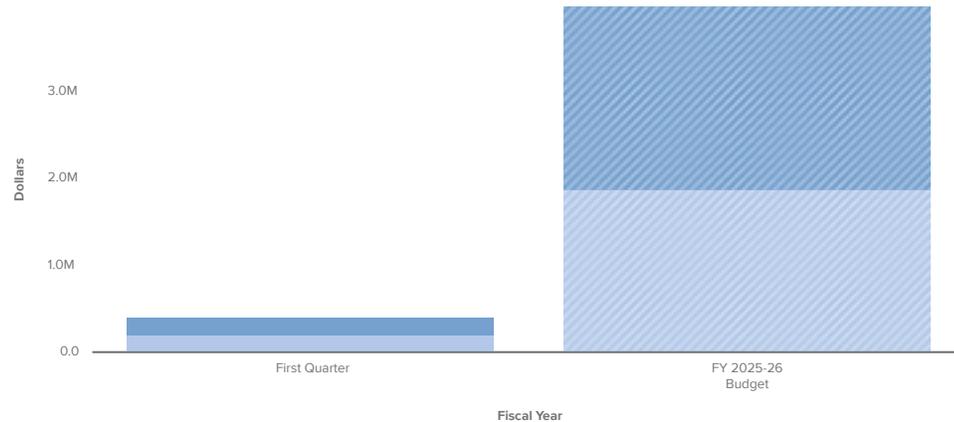
Governmental Sales Tax



Sort Large to Small ▾

- General
- Special Revenue

Visualization



Sales Tax

	First Quarter	FY 2025-26 Budget
General	\$200,555	\$2,100,000
Special Revenue	\$200,555	\$1,883,200
TOTAL	\$401,110	\$3,983,200

Personnel Expenses

After capital projects, personnel is the largest expenditure category for the Town. As of the first quarter, 21% of personnel expenditures have occurred.

Personnel expenditures includes salary, benefits, and supply and equipment costs for personnel.

Police and Public Works (which is split between Utilities and Streets) are the Town's two highest cost centers when it comes to personnel costs. To date, the Town has expended \$2.1 million on personnel, with roughly 48% going to Police and 21% to Public Works.

Personnel Expenses by Department

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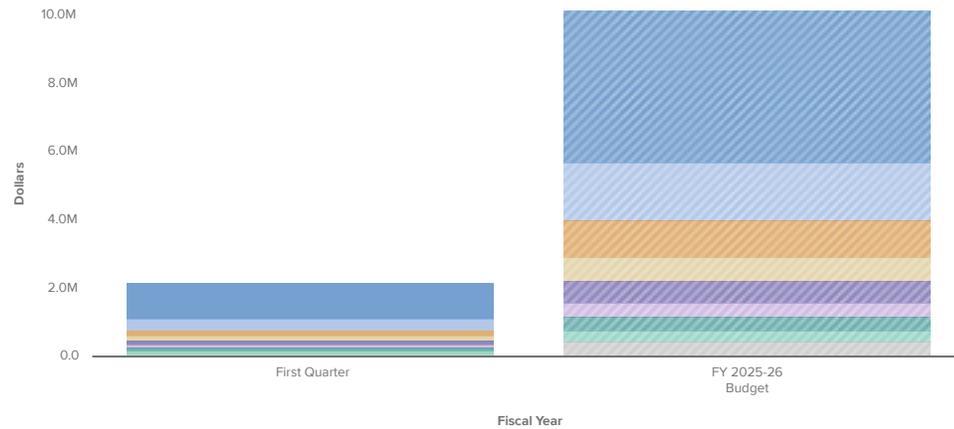
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Departments Personnel

Visualization



Sort Large to Small ▾

- (30) Police
- (70) Utilities
- (50) Streets
- (13) Finance
- (20) Development Services
- (14) Administrative Services
- (11) Town Manager's Office
- (16) Municipal Court
- More (4 grouped)

Personnel Expenses

	First Quarter	FY 2025-26 Budget
Police	\$1,063,350	\$4,431,513
Utilities	\$327,911	\$1,686,955
Streets	\$147,384	\$1,052,416
Finance	\$159,399	\$694,301
Development Services	\$128,798	\$657,336
Administrative Services	\$91,484	\$419,490
Town Manager's Office	\$83,896	\$389,620
Municipal Court	\$87,817	\$311,789
Town Secretary's Office	\$38,023	\$243,364
Communications and Marketing	\$23,663	\$102,800
Stormwater & Drainage	\$21,168	\$99,428
Non-Departmental	\$4,203	\$19,500

	First Quarter	FY 2025-26 Budget
TOTAL	\$2,177,097	\$10,108,512

Capital Projects

The largest annual expense for the Town is capital project expenses. The major project for Fiscal Year 2025-2026 is the completion of the Stars Center (sports venue) project. Additional projects of note include the Southwest (Catherine Branch) Elevated Storage Tank, Faught Road Reconstruction and Waterlines, and the new Public Works Building. While the Town is engaged with projects in various stages of planning, bidding, and construction, few have been booked in the first quarter. The Town expects to see an uptick payout for capital project expenses in the second and third quarters. As of the end of the first quarter the Town has booked \$2.9 million in project expenses.

To fund capital projects, the Town uses a variety of methods, including fees and debt. The Town plan to issue \$20 million dollars in debt during FY 2026. This debt issuance will be Certificates of Obligation. These bonds will support the construction of a number of road, water, sewer, and building projects.

View the Town's [Capital Improvement Program](#) here.

Capital Project Expenses

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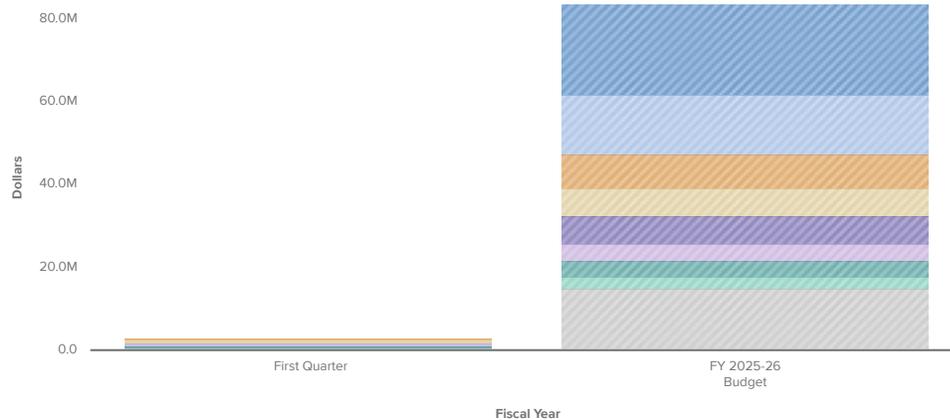
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Project* EXPENSES...

Visualization



Sort Large to Small ▾

- (22) Sports Venue
- (06) Fort Worth Phase 1
- (21) Public Works Building
- (12) Southwest (Catherine Branch) EST
- (27) StarCenter Site Public Infrastructure
- (08) Faught Road Reconstruction
- (28) Chadwick Commons Public Infrastructure
- (32) Kay Lane Reconstruction
- More (13 grouped)

Capital Project Expenses

	First Quarter	FY 2025-26 Budget
Sports Venue	\$0	\$21,734,838
Fort Worth Phase 1	\$52,070	\$14,202,991
Public Works Building	\$236,040	\$8,214,614
Southwest (Catherine Branch) EST	\$846,336	\$6,833,901
StarCenter Site Public Infrastructure	\$19,143	\$6,853,199
Faught Road Reconstruction	\$810,523	\$4,000,000
Chadwick Commons Public Infrastructure	\$500,091	\$3,818,668
Kay Lane Reconstruction	\$0	\$2,900,000
Florance Road Reconstruction	\$0	\$2,685,642
Northwest (Florance) EST	\$0	\$2,480,120
Thompson Road Reconstruction	\$0	\$2,040,000
Multi-Road Reconstruction	\$0	\$2,000,000

	First Quarter	FY 2025-26 Budget
Fort Worth Water Phase 2	\$0	\$2,000,000
Catherine Branch Sewer (P2)	\$387,708	\$1,404,300
Canyon Falls Trail Wall Repair	\$35,830	\$1,000,000
Faught Road Waterlines	\$0	\$1,000,000
Harvest/Northlake Commons Trail Connector	\$0	\$200,000
ADA Compliance Study	\$13,916	\$110,000
Pecan Square Interceptor	\$27,213	\$0
Town Hall & Police Facility	\$16,765	\$0
Denton Creek Connectors	\$8,924	\$0
TOTAL	\$2,954,558	\$83,478,273

Revenues for Capital Projects

The chart below shows the revenues collected in Fiscal Year 2026 that are restricted to capital projects. These revenues can be utilized to support current and future capital projects. Key revenue sources to support capital projects include bond proceeds, impact and assessment fees, and transfers in from other funds, such as the Water and Wastewater Fund.

The Town expects to collect \$23.8 million in revenues for capital projects. To date, the Town has collected \$1.2 million, or 5% of these revenues. The lack of collected revenues is primarily due to timing. For example, the Town has plans to issue debt and receive bond proceeds in the second and third quarter of Fiscal Year 2026.

When compared with the chart showing capital project expenses, the observer may notice that capital project costs for Fiscal Year 2026 are greater than expected revenues related to capital projects. This is due to the nature of the report and Town budget practices: the Town rolls the remaining amount budgeted for expenses for a project into the budget for the next fiscal year but does not roll collected revenues. To learn more about what funding sources are supporting what projects, visit the Town's [Capital Improvement Program](#).

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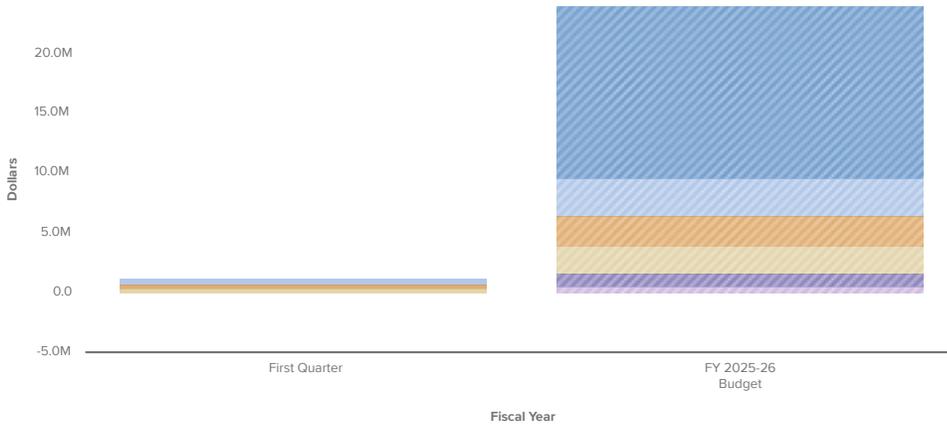
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Broken down by
REVENUES* Funds ▾



Sort Large to Small ▾

Visualization



- (47000) Bond Proceeds
- (46750) Roadway Impact F...
- (46700) Sewer Impact Fees
- (46600) Water Impact Fees
- (46760) Roadway Assessm...
- (49005) Interest Income
- (46800) Cost Recovery Fees

Revenue to Support Capital Projects

	First Quarter	FY 2025-26 Budget
Bond Proceeds	\$0	\$14,275,000
Roadway Impact Fees	\$551,767	\$3,198,267
Sewer Impact Fees	\$379,327	\$2,506,018
Water Impact Fees	\$326,747	\$2,179,965
Roadway Assessment Fees	\$0	\$1,150,000
Interest Income	-\$11,808	\$509,438
Cost Recovery Fees	\$0	\$30,000

	First Quarter	FY 2025-26 Budget
TOTAL	\$1,246,033	\$23,848,688

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Town of Northlake Ordinance: Operation of Vehicles 11.03, Division 2 - Speed Limits
SUBJECT: Briefing - Proposed Policy for Changing Roadway Speed Limits & Requiring Stop Signs
GOALS/ OBJECTIVES: Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

- Policy proposal to set roadway speed limits as follows:
 - Local Residential and Local Collectors lowered to 5 mph below design speed
 - Minor and Primary Arterials lowered below design speed require speed study
- Policy proposal to require stop signs as follows:
 - Use TMTCD Signal Warrant Analysis Guidelines
 - Traffic study for existing intersections and traffic impact analysis for proposed
- Impact to Police Department and Public Works Department:
 - Additional reporting to TXDOT required for activity on roadways with a 25mph speed limit
 - Each speed limit sign \$90 including installation and equipment \$300 per sign
 - Annual reporting and posting of traffic warnings, citations, and accidents for every street at 25 mph now required
- Overview of traffic stops, accidents and behavioral changes after speed limit changes

Street Type	Description	Design Speed	Proposed Speed
Local Residential	Two-lane, undivided	30	25
Local Collector	Two-lane, undivided	35	30
Minor Arterial (U)	Four-lane, undivided	40	Speed study
Minor Arterial (D)	Four-lane, divided	45	Speed study
Primary Arterial	Six-lane, divided	45	Speed study

COUNCIL ACTION/DIRECTION:

Provide direction as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Texas Local Government Code, Chapter 377 - Municipal Development Districts
SUBJECT: Briefing - Proposed Municipal Development District (MDD) Creation & Development Corporations Dissolution
GOALS/ OBJECTIVES: Advance Northlake's Interest; 5.1 - Manage the town's municipal boundaries, Promote Economic Vitality; 6.2 - Target business development through economic incentives

BACKGROUND INFORMATION:

- Town has two development corporations each funded by dedicated 3/8 cent (0.375%) sales tax
 - Economic Development Corporation (EDC) - Type A development corporation
 - Community Development Corporation (CDC) - Type B development corporation
 - Municipal Development District (MDD) proposed to be created to replace and enhance EDC and CDC
 - Duties, Function, and Structure of MDD
 - Similar to development corporations with primary purpose of economic and community development
 - Boundaries can include ETJ and collect sales tax in ETJ
 - Administered by board appointed by Town Council
 - Minimum of 4 members
 - Can include residents of ETJ
 - Projects to be within district (including ETJ) but may be outside district if approved by board as "beneficial to the district"
- Current distribution of 2% local sales tax
 - 1.00% to General Fund
 - 0.375% to EDC
 - 0.375% to CDC
 - 0.25% to Sports Venue
- Proposed distribution of 2% local sales tax
 - 1.25% to General Fund
 - Includes additional 0.25% reallocated from dissolved development corporations
 - 0.50% to MDD reallocated from dissolved development corporations
 - 0.25% to Sports Venue
- Proposed movement of funds
 - EDC and CDC fund balance to be transferred to Town
 - Funds may be transferred from Town to MDD by Interlocal Agreement (ILA)
- Election Process
 - Town Council to call special election to consider:
 - Proposition A:
 - Creates MDD subject to approval of Proposition B
 - Voters in town limits and ETJ can vote on proposition

- Proposition B:
 - Terminates development corporations subject to approval of Proposition A
 - Abolishes EDC & CDC sales taxes and reallocates as proposed above
 - Only Northlake voters in town limits can vote on proposition
- Action item on this agenda to call special election to be held at same time as general election
 - Election day on May 2, 2026
 - Early voting April 20th – 28th

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
Section: 3. PUBLIC INPUT

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
Section: 4. CONSENT ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Northlake Home Rule Charter
SUBJECT: Consider approval of the Town Council Meeting Minutes for January 22, 2026
**GOALS/
OBJECTIVES:** Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Approval of Minutes:
 - January 22, 2026 - Regular Meeting

COUNCIL ACTION/DIRECTION:

Approved Minutes Draft as presented



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
&
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD
MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
JANUARY 22, 2026**

The Northlake Town Council convened in a Regular Meeting Agenda & Tax Increment Reinvestment Zone Number Two Board Meeting on January 22, 2026, at 5:30 PM, in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

A. Roll Call, Invocation, Pledge of Allegiance

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

Roll Call:

Brian G. Montini, Mayor

Alexandra Holmes, Place 1

Michael Ganz, Place 2

Aaron Fowler, Place 3

Roger Sessions, Place 4

Maryl Lorencz, Mayor Pro Tem Place 5

Josh Pezzuto, Place 6

Also present were:

Drew Corn, Town Manager

Dean Roggia, Town Attorney

Zolaina Parker, Town Secretary

Tina Ogletree, Records Clerk

- Invocation was given by Pastor Robert Balduc, St. Peter Lutheran Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

Items addressed were as follows:

- Mayor Pro Tem Lorencz - Town Manager facilitated a tour of Dallas Stars Center; expressed gratitude.

- Mayor Montini - Dallas Stars Center - March 31st, planning for an Opening Ceremony

This item was for informational purposes only, and no votes or actions were taken.

3. PUBLIC INPUT

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

- Joel McGregor - address on file - not in agreement with TIRZ

4. CONSENT ITEMS

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

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

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

NAYS (0): None

ABSENT (0): None

- A. Consider approval of the Town Council Meeting Minutes for January 8, 2026

APPROVED

- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amended purchase agreement/contract with Flock Group Inc., that will renew and add additional license plate reader (LPR) services at an additional annual payment amount of \$60,000 per year and a not to exceed amount of \$120,000 for the remainder of the current contract

APPROVED RESOLUTION NO. 26-05

- C. Consider approval of a Resolution of the Town of Northlake, Texas declaring certain property as surplus and authorizing its sale

APPROVED RESOLUTION NO. 26-06

- D. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to execute Lease Agreements with Commercial Vehicle Leasing LLC, d/b/a D&M Leasing, for police vehicles in an amount not to exceed \$480,624

APPROVED RESOLUTION NO. 26-07

- E. Consider approval of a Resolution of the Town of Northlake, Texas, consenting to the creation of the Northlake Municipal Management District No. 3

APPROVED RESOLUTION NO. 26-08

- F. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with the City of Justin, for a Regional Animal Control Feasibility Study, and sharing in the cost of said study, in an amount not to exceed \$4,000

APPROVED RESOLUTION NO. 26-09

5. **TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD MEETING**

Mayor Montini recessed the Town Council Regular - Meeting at 5:38 p.m., and convened for a meeting of the Tax Increment Reinvestment Zone Number Two Board, to consider the following:

A. Public Input

- None

B. Consider approval of the Meeting Minutes for August 21, 2025, and October 9, 2025

APPROVED

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (0): None

C. Consider approval of an amendment to the Final Project and Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Zone"); providing for approval of tax abatements in the zone; and recommending adoption of an ordinance by the Town Council to approve the same

APPROVED

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (0): None

D. Consider approval of a Tax Abatement Agreement ("Agreement") by and between the Town of Northlake, a Texas home rule municipality located in Denton County, Texas (the "Town"); the Board of Directors of Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Board"), and MP 10X Development, LLC, a Texas limited liability company (the "Company")

SEE ALSO TOWN COUNCIL AGENDA POSTED ON DECEMBER 23, 2025

APPROVED

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (0): None

With no further items to consider, Mayor Montini adjourned the Tax Increment Reinvestment Zone Number Two Board Meeting, at 5:40 p.m., and reconvened the Town Council - Regular Meeting.

Note: The official minutes of the Tax Increment Reinvestment Zone Number Two Board meeting will not be considered final until formally approved by the Board at its next duly called and posted regular meeting in accordance with the Texas Open Meetings Act.

6. ACTION ITEMS

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Final Project and Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Zone"); providing for approval of tax abatements in the zone; providing a severability clause; and providing an effective date

- i. Public Hearing
- ii. Consider Approval

APPROVED ORDINANCE NO. 26-0122A

The item was presented, and discussion followed.

Mayor Montini opened the public hearing at 5:55 p.m., with the following speakers coming forward:

- Joel McGregor, address on file - since giving everyone money, use to put up a soundwall next to his house

With no further speakers coming forward, the public hearing was closed at 5:56 p.m.

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

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto
NAYS (0): None
ABSENT (0): None

- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving a Tax Abatement Agreement ("Agreement") by and between the Town of Northlake, a Texas home rule municipality located in Denton County, Texas (the "Town"); the Board of Directors of Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Board"), and MP 10X Development, LLC, a Texas limited liability company (the "Company")

SEE ALSO TOWN COUNCIL AGENDA POSTED ON DECEMBER 23, 2025
APPROVED RESOLUTION NO. 26-10

The item was presented, and discussion followed.

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

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto
NAYS (0): None
ABSENT (0): None

- C. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute a Chapter 380 Economic Development Agreement between the Town of Northlake, Northlake Economic Development Corporation, Northlake Community Development Corporation, and MP 10X Development, LLC
APPROVED RESOLUTION NO. 26-11

The item was presented, and discussion followed.

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

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Pezzuto
NAYS (0): None
ABSENT (0): None

7. EXECUTIVE SESSION

The Town Council convened in an Executive Session, at 5:58 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 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.
- iv. 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.
- v. 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.
- vi. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.

B. 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 amendment to economic development agreement with Northlake Innkeepers for the construction of the Northlake conference center.

8. **RECONVENE INTO OPEN SESSION**

Mayor Montini reconvened the Regular Meeting at 6:30 p.m., to address Council action regarding the items deliberated during Executive Session. No votes or actions were taken on any of the items deliberated.

9. **ADJOURN**

With no further business, Mayor Montini adjourned the meeting at 6:31 p.m.

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Town of Northlake Code, Chapter 1, Article 2
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving the cancellation of the February 26, 2026, Regular Town Council Meeting
GOALS/ OBJECTIVES: Protect the Public; 1.3 - Engage with the community to ensure trust

BACKGROUND INFORMATION:

- Proposed cancellation of February 26, 2026 Town Council Meeting
 - No impact to business operations

COUNCIL ACTION/DIRECTION:

Approve cancellation of the February 26, 2026 Town Council Meeting



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, CANCELLING THE REGULAR TOWN COUNCIL MEETING SCHEDULED FOR FEBRUARY 26, 2026

WHEREAS, the Town Council of the Town of Northlake, Texas, regularly meets on the second and fourth Thursday of every month at 5:30 p.m., in accordance with the Town Council Rules of Order and Procedures; and

WHEREAS, the Town Council has determined that it is advisable to cancel the February 26, 2026, Regular Town Council Meeting.

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 cancels the Regular Town Council Meeting scheduled for February 26, 2026.

Section 3. That this Resolution is effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on February 12, 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Town of Northlake Fiscal Year 2025-2026 Adopted Budget
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, awarding Bid No. 26-01 and authorizing the Town Manager to execute an agreement/contract with Premier Site Services LLC, for Canyon Falls Retaining Wall Repair, in an amount not to exceed \$549,550
GOALS/ OBJECTIVES: Invest in Infrastructure; 4.4 - Provide adequate water and sewer infrastructure

BACKGROUND INFORMATION:

- Halff Associates, Inc., inspected site on March 25, 2025
 - Retaining walls and bridge abutments near Canyon Falls Pedestrian Trail show structural failure, erosion, and drainage issues
- Council deliberated on the issue during Executive Session on May 22, 2025
- Council approved a project budget of \$1,000,000 in the Fiscal Year 2026 Capital Improvement Plan
 - \$200,000 for design
 - \$800,000 for construction
- Town Engaged Halff Associates, Inc., to provide topographic survey and Construction Plans
- Repairs will help address safety concerns and preserve infrastructure and will include:
 - Concrete Flumes
 - Mow Strips
 - Erosion Control
 - Trail Restoration
- Approval granted to begin design work by Town Council on July 10th, 2025
- Requests for Bids initiated on January 10, 2026
- Bidding closed on January 28, 2026
 - Two Bids received
- Lowest Responsible Bidder — Premier Site Services, LLC
 - Bid of \$549,550

COUNCIL ACTION/DIRECTION:

Award bid in amount of \$549,550, and contract with Premier Site Services LLC for Canyon Falls Retaining Wall Repair



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, AWARDED BID NO. 26-01 AND AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AGREEMENT/CONTRACT WITH PREMIER SITE SERVICES LLC FOR CANYON FALLS RETAINING WALL REPAIR, IN AN AMOUNT NOT TO EXCEED \$549,550; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide a secure trail route to customers and the public; and

WHEREAS, Halff, Town Engineers, designed the plans for Canyon Falls Retaining Wall Repair; and

WHEREAS, the repair will address erosion, drainage, and structural issues with the trail retaining walls; and

WHEREAS, the Town has issued a request for bid for the project, received two bids and has qualified the lowest bidder, Premier Site Services LLC; and

WHEREAS, Halff recommends the award to Premier Site Services LLC for an amount not to exceed \$549,550.

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 finds and determines that a public purpose and necessity exists for the Town to enter into a construction contract for the Canyon Falls Retaining Wall Repair with consultation from Town staff and other Town consultants.

Section 3. The Town Council hereby authorizes the Town Manager to finalize and enter into a construction contract with Premier Site Services LLC for the Canyon Falls Retaining Wall Repair, in an amount not to exceed \$549,550.

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 February 12, 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary



Town of Northlake, TX

Finance

John Thomson, Finance Director

1500 Commons Circle, Suite 300, Northlake, TX 76226-1598

EVALUATION TABULATION

CIP No. PROJECT - 26-01

CANYON FALLS RETAINING WALL REPAIR

RESPONSE DEADLINE: January 28, 2026 at 2:00 pm

Report Generated: Wednesday, January 28, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Premier Site Services, LLC	\$549,550.00
A&D Paving, LLC	\$723,523.09

TABLE A: MOBILIZATION AND CONSTRUCTION

Table A: Mobilization and Construction					A&D Paving, LLC		Premier Site Services, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	Mobilization Note: This Item may not exceed 5% of the Grand Total Bid Amount	1	LS	\$29,625.75	\$29,625.75	\$16,000.00	\$16,000.00
X	2	Temporary Traffic Control Including Barriers, Warning	1	LS	\$12,540.00	\$12,540.00	\$7,500.00	\$7,500.00
X	3	Construction Staking	1	LS	\$15,675.00	\$15,675.00	\$21,000.00	\$21,000.00
X	4	General Site Preparation	9.5	STA	\$7,862.40	\$74,692.80	\$400.00	\$3,800.00
X	5	Sawcut and Remove Concrete Pavement and Flatwork	4800	SF	\$1.96	\$9,408.00	\$5.00	\$24,000.00
X	6	Remove Existing Storm Drain Pipe - 18-inch CSP	20	LF	\$52.67	\$1,053.40	\$60.00	\$1,200.00

EVALUATION TABULATION
 CIP No. PROJECT - 26-01
 CANYON FALLS RETAINING WALL REPAIR

Table A: Mobilization and Construction					A&D Paving, LLC		Premier Site Services, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	7	Unclassified Excavation	530	CY	\$49.79	\$26,388.70	\$9.00	\$4,770.00
X	8	Stormwater Pollution Prevention Plan	1	LS	\$1,567.50	\$1,567.50	\$6,600.00	\$6,600.00
X	9	Sediment Control Fence	850	LF	\$4.03	\$3,425.50	\$6.00	\$5,100.00
X	10	Inlet Protection	5	EA	\$172.43	\$862.15	\$750.00	\$3,750.00
X	11	Construction Entrance/Exit	1	EA	\$3,265.63	\$3,265.63	\$5,500.00	\$5,500.00
X	12	4" Top Soil and Block Sodding	1500	SY	\$15.43	\$23,145.00	\$18.00	\$27,000.00
X	13	Tied-Concrete Block Erosion Control Mat	2600	SF	\$9.63	\$25,038.00	\$12.00	\$31,200.00
X	14	24-inch Protection Rock Riprap	330	CY	\$233.36	\$77,008.80	\$140.00	\$46,200.00
X	15	6-inch Concrete Riprap	240	SY	\$85.76	\$20,582.40	\$78.00	\$18,720.00
X	16	4-inch Sidewalk	4800	SF	\$9.50	\$45,600.00	\$10.50	\$50,400.00
X	17	Concrete Flume	65	CY	\$505.81	\$32,877.65	\$340.00	\$22,100.00
X	18	Concrete Mow Strip	35	CY	\$538.99	\$18,864.65	\$380.00	\$13,300.00
X	19	Flowable Fill	10	CY	\$257.49	\$2,574.90	\$350.00	\$3,500.00
X	20	18" Storm Drain	35	LF	\$129.50	\$4,532.50	\$75.00	\$2,625.00
X	21	12" Storm Drain	75	LF	\$124.84	\$9,363.00	\$60.00	\$4,500.00

EVALUATION TABULATION
 CIP No. PROJECT - 26-01
 CANYON FALLS RETAINING WALL REPAIR

Table A: Mobilization and Construction					A&D Paving, LLC		Premier Site Services, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	22	Trench Safety	110	LF	\$9.50	\$1,045.00	\$3.50	\$385.00
X	23	18" Headwall Parallel Wings CH-PW-0	2	EA	\$28,576.80	\$57,153.60	\$5,800.00	\$11,600.00
X	24	18" Headwall Flared Wings CH-FW-0	1	EA	\$17,337.60	\$17,337.60	\$5,500.00	\$5,500.00
X	25	12" Sloped Headwall	1	EA	\$13,456.80	\$13,456.80	\$5,500.00	\$5,500.00
X	26	1.5' X 1.5' Grate Inlet	2	EA	\$7,425.00	\$14,850.00	\$900.00	\$1,800.00
X	27	2' x 2' Type Y Inlet	1	EA	\$3,150.00	\$3,150.00	\$1,100.00	\$1,100.00
X	28	Rock Retaining Wall - Repair	150	SF	\$52.25	\$7,837.50	\$70.00	\$10,500.00
X	29	Rock Retaining Wall - Removal and Replacement	720	SF	\$62.70	\$45,144.00	\$85.00	\$61,200.00
X	30	Paint Steel Rail in Place	212	LF	\$8.36	\$1,772.32	\$16.00	\$3,392.00
X	31	Remove, Repair, Paint, and Replace Steel Rail	621	LF	\$38.14	\$23,684.94	\$48.00	\$29,808.00
Total							\$623,523.09	\$449,550.00

TABLE B: CONSTRUCTION ALLOWANCE

Contractors are required to include a \$100,000 construction allowance for contingencies as a part of their bid.

EVALUATION TABULATION
 CIP No. PROJECT - 26-01
 CANYON FALLS RETAINING WALL REPAIR

Table B: Construction Allowance					A&D Paving, LLC		Premier Site Services, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	32	Construction Allowance (required to be \$100,000)	1	LS	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Total							\$100,000.00	\$100,000.00

Bids certified correct by:





February 3, 2026

Mr. Eric Tamayo and Mr. John Thomson
Public Works Director; Finance Director
Town of Northlake
1500 Commons Circle
Northlake, TX 76226

Re: Bid No. 26-01: Canyon Falls Retaining Wall Repair – Premier Site Services, LLC References

Dear Mr. Tamayo and Mr. Thomson:

Bids for the Canyon Falls Retaining Wall Repair project were opened on Wednesday, January 28, 2026, at the Town of Northlake. Bids were received from two (2) different bidders and ranged from high bid of \$623,523.09 and low bid of \$449,550.00. Premier Site Services, LLC (PSS) was the apparent low bidder. The Town of Northlake (Town) asked Halff Associates, Inc. (Halff) to review the qualifications and references of the apparent low bidder. In response to this request, Halff personnel reached out to five (5) references that had similar project scope, scale and contract price to the Canyon Falls Retaining Wall Repair project and received a response back from Neil Palmer, AG Smith Partners and MT Stone Lake about PSS's quality of the construction services, safety compliance and overall satisfaction.

Halff contacted Neil Palmer, owner of a residential property improvement project with a broad scope of work, including pavement, bridge work, improvements to a 4-million-gallon pond with liner, "drainage and water mitigation, land work, irrigation, berms, and more". Mr. Palmer has a very high opinion of PSS and their work, stating he "would hire them tomorrow if I needed their services[, I] highly recommend [them]". He mentioned PSS's workmanship for drainage and paving improvements were well executed, with "extremely good quality on all drainage" with a large amount of flow running through the property. Mr. Palmer noted PSS was very knowledgeable and they worked closely with both the City and County of Denton to ensure things were done correctly. Mr. Palmer stated there were "zero concerns on safety or performance of their crews" and "they have met deadlines ahead of schedule".

Halff personnel reached out to Mark Taylor of AG Smith Partners. Mr. Taylor noted Premier Site Services had previously completed several projects for AG Smith Partners, including Mercy Culture, a large site containing a church and school, with playground, turf field, retaining walls and irrigation needs. He noted the retaining walls and groundwork needed was approximately \$100,000 to \$120,000 alone. Mr. Taylor has a very positive opinion of PSS, noting that he has known Brad for 20 years and does "a ton of repeat work with them". He stated the quality of workmanship for drainage was above and beyond, and that PSS "regraded throughout the entire 17-acre site, put in new drainage systems, and coordinated with the city and permitting. They put in a massive retaining wall and were able to do a large amount of groundwork regrading without touching the parking lot and raising costs." Mr. Taylor emphasized that PSS completed their work in a timely manner despite multiple change orders from the client, and they "worked closely with City staff to get everything done right in terms of drainage and all that permitting, time-consuming stuff", reducing what could have been a 6 month addition to the project completion down to closer to 60



days, without any safety or quality issues. He noted that while there were post-construction issues, this was due to the client completing roof work and directing the flow to the completed turf field, which was not equipped to handle the additional flow. PSS “came back and redid the drainage and only charged the cost of labor. That was really above and beyond, [and is] pretty unheard of”.

Halff personnel also spoke with Patrick Pine of MT Stone Lake. Mr. Pine stated PSS had completed several recent projects, noting PSS is capable of a large variety of tasks and often fills in as [his] default subcontractor. Of note, one of their recent projects required “retaining walls, landscape, irrigation, pavement flatwork, and ... conduit for electrical. There were several retaining walls, one of which was over 20 ft tall, and a ton of rocks with mass grading. The budget for retaining walls and grading came out to almost \$1.5 million.” Mr. Pine highlighted their quality of work and pace, noting that despite a rainy season that delayed trucks from the quarry, “they put in the work to keep the project on schedule” and assured safety on site. He noted that his company had ‘inherited’ the project, and upon discussing several changes from the original cost-prohibitive design with the city, “Brad and them [at PSS] put together irrigation plans to keep things rolling along, to keep costs down from changing the design [any further] and any delays if that had gone to someone else [at an outside company].” He stated there were no issues with the work completed by PSS and that he would “definitely would hire them again, and I have before. They jump on anything we need them to in order to meet needs of the project and they’re great at what they do.”

Section 252.043 in the Local Government Code states if competitive sealed bids are received, the contract must be awarded to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the municipality. After considering the purchase price and reputation of the bidders, Halff has determined that Premier Site Services, LLC is the lowest responsible bidder.

Should you have any questions or comments regarding the statements recorded in this letter please feel free to call me at (817) 764-7446.

Sincerely,

HALFF

A handwritten signature in black ink, appearing to read "Kevin Gronwaldt".

Kevin Gronwaldt, PE, LGPP
Public Works Team Leader

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026

REF. DOC.: Texas Local Government Code, Chapter 43 - Municipal Annexations; Pistone-Downe Development Agreement

SUBJECT: Consider calling and authorizing a public hearing to be held on March 12, 2026, 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 199 acres of land generally located east of FM 156 and south of Downe Road, in the exclusive Extraterritorial Jurisdiction (ETJ) of the Town

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

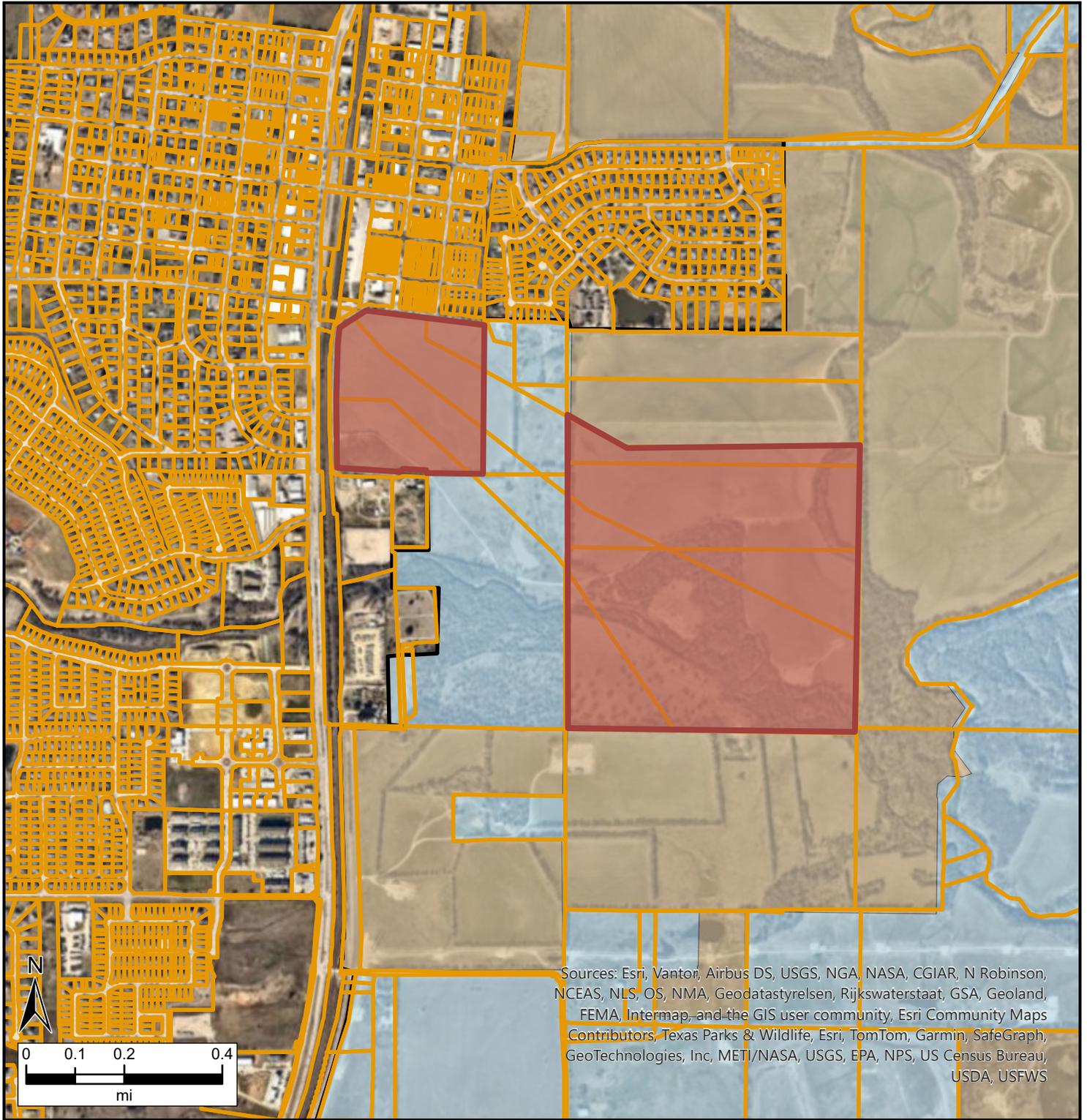
BACKGROUND INFORMATION:

- Arthur Downe, Gloria Downe, and Beverly Pistone own approximately 281 acres in Northlake's Town limits and extraterritorial jurisdiction (ETJ)
 - ≈82 acres in Town limits
 - ≈199 acres in Northlake's ETJ
 - Located east of FM 156 and south of Downe Road
- January 8, 2026: Town Council authorized negotiation of development agreement (DA)
 - Proposed development with single-family residential and neighborhood commercial uses
 - Calls for annexation of property in ETJ
 - Separate annexation petition to be submitted prior to this Council meeting
- Next Steps
 - Call public hearing for voluntary annexation
 - Advertise notice and post on Town website
 - Hold public hearing and consider annexation at March 12th Town Council meeting
 - Zoning for property to be considered at same meeting following annexation

COUNCIL ACTION/DIRECTION:

Call public hearing for March 12th, 2026, to receive comments on annexation request

26-ANX00001



Legend

-  Parcels
-  Northlake Boundary
-  Incorporated Area
-  Extraterritorial Jurisdiction
-  Limited Purposes Annexation

Town of Northlake Incorporated Area and ETJ





NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Northlake Town Council at a meeting to begin at 5:30 p.m. on Thursday, March 12, 2026, at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas, where all interested persons may appear and be heard on the petition filed by the landowners pursuant to Local Government Code, Section 43.0671 requesting annexation of approximately 199 acres of land generally located east of FM 156 and south of Downe Road, in the exclusive extraterritorial jurisdiction (ETJ) of the Town. A map of the area proposed for annexation is available at Town Hall and at www.town.northlake.tx.us. Case # 26-ANX00001.

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, hereby certify that the above notice was posted on the official bulletin board at the Town of Northlake, Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, and on the Town's website on the 27th day of February 2026, by 5:00 p.m.

Scheduled for publication in the Denton Record-Chronicle on February 28, 2025.

Zolaina R. Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Master Development Agreement with Lodging Host Hotel Corp.
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amendment to the Hotel Conference Center Master Development Agreement with Lodging Host Hotel Corp. ("LHHC") to increase construction participation in an amount not to exceed \$400,000
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.2 - Manage the long-term financial plan, Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- Town partnered with Lodging Host Hotel Corp. (LHHC) to develop conference center with hotel
 - Hotel privately funded
 - Conference center funded by hotel occupancy tax (HOT) with management by hotel operator, LHHC
- Master Development Agreement with LHHC approved in 2019 and amended in 2022
- Council approved a construction budget of \$6.3 million as part of the Capital Improvement Plan in Fiscal Year 2025
- Construction costs reimbursed to developer to date - \$5.9 million
- Cost increases due primarily to project delays and rising construction costs
- Town's developer reimbursement proposed to increase by \$400,000 which remains within budget
- Final developer reimbursement with proposed increase now \$6.3 million

COUNCIL ACTION/DIRECTION:

Consider approval of increase to construction participation in an amount not to exceed \$400,000



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

CONSIDER APPROVAL OF A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AMENDMENT TO THE HOTEL CONFERENCE CENTER MASTER DEVELOPMENT AGREEMENT WITH LODGING HOST HOTEL CORP. ("LHHC") TO INCREASE CONSTRUCTION PARTICIPATION IN AN AMOUNT NOT TO EXCEED \$400,000

WHEREAS, the Town Council of the Town of Northlake, Texas (the "Town"), approved a Master Development Agreement (the "Agreement") on September 12, 2019, for the Cambria Hotel and Conference Center; and

WHEREAS, the Town approved the First Amendment to the Agreement on May 12, 2022, which increased the Town's authorized construction participation to a total amount not to exceed \$5,900,000; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to execute a Second Amendment to the Agreement, the form of which is attached to this Resolution as **Exhibit A**, to increase the construction participation amount by \$400,000 for a total amount not to exceed \$6,300,000.

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 form of the Second Amendment to the Agreement, having been reviewed by the Town Council of Northlake and found to be acceptable and in the best interest of the Town and its citizens, is hereby approved.

Section 3. The Town Manager is authorized to negotiate the Second Amendment to the Agreement, and upon approval as to form by the Town Attorney, is hereby authorized to execute the Second Amendment to the Agreement on behalf of the Town, which increases the authorized construction participation by \$400,000 for a total amount not to exceed \$6,300,000.

Section 4. This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on February 12, 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

**SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT BY AND
BETWEEN THE TOWN OF NORTHLAKE, TEXAS, AND LODGING HOST HOTEL
CORP**

This Second Amendment to the MASTER DEVELOPMENT AGREEMENT for the Northlake Cambria Hotel and Conference Center (“Second Amendment”) is made and entered into as of the Effective Date, by and between the Town of Northlake, a Texas home-rule municipality (“Town”), and Lodging Host Hotel Corp. (“LHHC”). The Town and LHHC are sometimes hereinafter referred to individually as a “party” and collectively as the “parties.”

RECITALS

WHEREAS, on April 25, 2019, the parties entered into that certain Memorandum of Understanding and later a MASTER DEVELOPMENT AGREEMENT for the Northlake Cambria Hotel and Conference Center, which is incorporated into this Second Amendment by reference as if fully set forth herein (the “Agreement”); and

WHEREAS, in accordance with the terms of the Agreement, LHHC was, among other things, obligated to construct a Hotel and Conference Center (the “Project” as defined in the Agreement); and

WHEREAS, on May 12, 2022, the Town Council approved Resolution No. 22-23, which authorized an increase in the Town’s construction participation for the Project in an amount not to exceed \$5,900,000 and approved a First Amendment to the Agreement (the “First Amendment”); and

WHEREAS, LHHC has fulfilled its obligation under the Agreement, as amended by that First Amendment, to construct a Hotel and Conference Center, and LHHC has transferred ownership of the Conference Center to the Town; and

WHEREAS, the parties desire to ensure that all construction costs for the Project are paid in full and the purpose of this Second Amendment is to increase the amount of construction participation by the Town in an amount not to exceed \$400,000, for cost overruns and other construction cost increases, so the total and final amount of construction participation costs paid by the Town for the Project is \$6,300,000; and

WHEREAS, the recitals in the Agreement and the First Amendment are incorporated into this Second Amendment as if fully set forth herein, and the defined terms shall continue to have the meanings assigned to such terms in the Agreement and the First Amendment unless otherwise defined herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and LHHC agree as follows:

1. Incorporation of Recitals. The recitals in this Second Amendment are true and correct and are incorporated as a part of this Second Amendment for all purposes.
2. Amendment. Section 8 of the Agreement, as amended by that First Amendment, is amended by this Second Amendment to add a new subparagraph (b) after the first paragraph in Section 8 to read as follows:

“(b) Notwithstanding the paragraph above, the Town has determined that the design of the Conference Center is acceptable to the Town and the Town has determined that the Project is complete and the parties agree that the Town has paid \$5,900,000.00 for the completion of the Conference Center as required by the Agreement; however, it is necessary to increase the construction participation amount by the Town in the not-to-exceed amount of \$400,000 to pay for cost overruns and to ensure that all construction costs are paid in full. Accordingly, the total and final amount of construction participation costs paid by the Town for the Project is \$6,300,000.

LHHC HEREBY AFFIRMS AND CERTIFIES THAT THERE ARE NO OUTSTANDING LIENS OR OTHER CONSTRUCTION COST CLAIMS FOR THE PROJECT AND ALL CONSTRUCTION LOANS HAVE BEEN PAID IN FULL, AND LHHC EXPRESSLY AGREES TO PROTECT, DEFEND, SAVE, HOLD HARMLESS, AND INDEMNIFY THE TOWN AGAINST ANY AND ALL CLAIMS OR LIENS IN ANY WAY RELATED TO CONSTRUCTION COSTS FOR THE PROJECT.”

3. Except as amended herein, all other terms and conditions of the Agreement, as amended by that First Amendment, shall remain in full force and effect. This Second Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The execution of this Second Amendment may be accomplished by facsimile or electronic signatures and shall be deemed fully executed upon the exchange among the parties of signed facsimile or electronic copies of this Second Amendment.

[signature pages follow]

IN WITNESS WHEREOF, the Parties hereto have caused this Second Amendment to be executed by their duly authorized officers and to be effective as of the last date set forth below (the “Effective Date”).

TOWN:
TOWN OF NORTHLAKE, TEXAS

Drew Corn, Town Manager

ATTEST:

Zolaina Parker, Town Secretary

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2026, Drew Corn, Town Manager of the Town of Northlake, Texas, a Texas home rule municipality, on behalf of said Town.

Notary Public, State of Texas

LHHC:

Lodging Host Hotel Corp

Kevin P. Hilchey, President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____, the _____ of Lodging Host Hotel Corp., a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Town of Northlake Home Rule Charter - § 4.01 Powers of the Council
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, adopting the Town of Northlake Strategic Plan as set forth in Exhibit "A" and Superseding Prior Strategic Plans Plan Intentionally and Responsibly; 3.3 - Review and revise town plans as needed
GOALS/ OBJECTIVES:

BACKGROUND INFORMATION:

- October 18, 2025: Northlake Council Strategic Planning Retreat
 - Proctored by Alan E. Sims
 - Final report from planning session provided as Exhibit "1"
- Planning session resulted in updates to:
 - Town Vision
 - Current: Northlake is a distinctive hometown that welcomes promising opportunities while respecting and preserving our rural lifestyle.
 - Proposed: To be a family - centered community rooted in providing an exceptional quality of life and preserving tradition while embracing the future through balanced, intentional actions.
 - Town Values
 - Current: Service, Integrity, Trust, Excellence
 - Proposed: Excellence, Integrity, Innovation, Family Centered
 - Town Strategies
 - Proposed added strategy 5.4 - Promote cultural initiatives that reflect Northlake's historic identity
 - Proposed added strategy 6.4 - Support local businesses' success and growth
- Town Staff developed proposed strategic plan provided as Exhibit "A"
 - Incorporates Council's desires as outlined in Exhibit "1"
 - Several strategies streamlined and realigned to better align with Council goals

COUNCIL ACTION/DIRECTION:

Adopt Updated Strategic Plan



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, ADOPTING THE TOWN OF NORTHLAKE STRATEGIC PLAN AS SET FORTH IN EXHIBIT “A”; SUPERSEDING PRIOR STRATEGIC PLANS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas (the “Town”) 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, the Town Council desires to establish a clear and unified long-term vision to guide policy decisions, operational priorities, and allocation of resources for the benefit of the Town and its residents; and

WHEREAS, the Town Council has participated in and reviewed a comprehensive strategic planning process resulting in the development of the Town of Northlake Strategic Plan; and

WHEREAS, the Town Council finds that adoption of the Strategic Plan will promote effective governance, accountability, and alignment of Town initiatives with the community’s goals and values.

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 are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The Town Council hereby adopts the Town of Northlake Strategic Plan, as set forth in Exhibit “A”, which is attached hereto and incorporated herein for all purposes.

Section 3. Upon adoption of this Resolution, the Strategic Plan adopted herein shall supersede all prior strategic plans or strategic planning documents previously adopted by the Town Council.

Section 4. The Town Manager is authorized and directed to implement the Strategic Plan and to take all actions reasonably necessary to carry out its goals, objectives, and initiatives, consistent with applicable law and available resources.

Section 5. This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on February 12, 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary



OUR VISION

To be a family – centered community rooted in providing an exceptional quality of life and preserving tradition while embracing the future through balanced, intentional actions.

OUR MISSION

The Town of Northlake delivers exceptional quality of life through responsive, effective, and affordable core services.

OUR CORE VALUES

- Excellence
- Integrity
- Innovation
- Family Centered

PROPOSED

OUR GOALS	OUR STRATEGY
<p>1 Protect the Public</p>	<p>1.1 - Ensure police presence in the community. 1.2 - Collaborate with fire and medical services. 1.3 - Engage with the community to ensure trust. 1.4 - Ensure safe community standards and processes.</p>
<p>2 Exercise Fiscal Sustainability</p>	<p>2.1 - Sustain the low property tax rate. 2.2 - Manage the long-term financial plan by developing sustainable service plans. 2.3 - Attract and retain quality staff at projected levels. 2.4 - Leverage technology and equipment to deliver services.</p>
<p>3 Plan Intentionally and Responsibly</p>	<p>3.1 - Enhance desired development through code changes. 3.2 - Embrace and adapt to state legislative actions. 3.3 - Review and revise town plans as needed. 3.4 - Plan for access to nature.</p>
<p>4 Invest in Infrastructure</p>	<p>4.1 - Leverage funding sources for needed infrastructure financing. 4.2 - Prioritize road projects and mitigate traffic. 4.3 - Provide adequate water and sewer infrastructure. 4.4 - Plan and construct necessary Town facilities, including Police Department and supporting resources.</p>
<p>5 Advance Northlake's Interests</p>	<p>5.1 - Manage the town's municipal boundaries by strategically annexing and incorporating extraterritorial jurisdiction. 5.2 - Influence local, regional, and state issues. 5.3 - Partner regionally to mitigate adverse impacts. 5.4 - Promote cultural initiatives that reflect Northlake's historic identity.</p>
<p>6 Promote Economic Vitality</p>	<p>6.1 - Diversify sources of revenue. 6.2 - Target business development through economic incentives. 6.3 - Advance development of sports and entertainment corridor along SH-114. 6.4 - Support local businesses' success and growth.</p>

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Town of Northlake Master Thoroughfare Plan
SUBJECT: Consider approval of a Resolution of the Town Council of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute any agreements and conveyance documents necessary for the acquisition of rights-of-way along Cleveland-Gibbs Road in a total amount not to exceed \$500,000
**GOALS/
OBJECTIVES:** Invest in Infrastructure; 4.3 - Prioritize road projects and mitigate traffic

BACKGROUND INFORMATION:

- Purchase of right-of-way along Cleveland-Gibbs Road from Whyte Way to 200 feet south of Edna Street
 - Supports planned expansion and long-term improvement of Cleveland-Gibbs Road
 - Preservation of sufficient right-of-way for ultimate roadway width and design
- Purchase amount not exceed \$500,000
- Master Thoroughfare Plan identifies Cleveland-Gibbs Road for future expansion
 - Expansion supports increased development activity along and near the Cleveland-Gibbs Road corridor
 - Secures transportation corridors prior to full build-out of adjacent properties

COUNCIL ACTION/DIRECTION:

Approve Resolution Authorizing Town Manager to Negotiate and Execute Agreement



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE ANY AGREEMENTS AND CONVEYANCE DOCUMENTS NECESSARY FOR THE ACQUISITION OF RIGHTS-OF-WAY ALONG CLEVELAND-GIBBS ROAD IN A TOTAL AMOUNT NOT TO EXCEED \$500,000; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas (the “Town”) 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 Local Government Code; and

WHEREAS, expenditures for the acquisition of land or rights-of-way are authorized by Texas Local Gov’t Code Sec. 252.022, and the Town has the power of eminent domain pursuant to its Charter and applicable law; and

WHEREAS, the acquisition of rights-of-way along Cleveland-Gibbs Road is consistent with the ultimate development of the Town’s thoroughfare network and is necessary for the orderly development of the network pursuant to the Town’s Master Thoroughfare Plan; and

WHEREAS, the Town Council finds that the acquisition of rights-of-way along Cleveland-Gibbs Road is necessary to implement the Town’s Master Thoroughfare Plan and to preserve and protect the public health, safety, and welfare of the Town, the State, and its residents.

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 Manager is hereby authorized to negotiate and execute any agreements and conveyance documents necessary for the acquisition of rights-of-way along Cleveland-Gibbs Road in a total amount not to exceed \$500,000, upon approval as to form by the Town Attorney. Further, the Town Manager is authorized to recommend the exercise of the Town’s eminent domain authority to the Town Council for the acquisition of the same.

Section 3. This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on February 12, 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
Section: 5. ACTION ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045
SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, amending Table 5.1, "Dimensional Requirements," of Section 5.6, "Dimensional and Development Standards Summary," of the Unified Development Code (UDC) to update minimum yard setback standards for the "AG" Agricultural Zoning District - Case # 25-UDC00004
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

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
 - Separate action item to update fee on this same agenda
- This UDC text amendment proposed to consider updating AG zoning district standards by:
 - Reducing AG setbacks to match RR setbacks per direction of Council
- Zoning change from RR to AG to be considered separately on same agenda
- P&Z Action:
 - January 27th meeting
 - Held public hearing
 - Recommended approval of UDC text amendment as presented

COUNCIL ACTION/DIRECTION:

- Hold public hearing
- Approve, approve with conditions, or disapprove of the UDC text amendment as proposed in attached ordinance



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING TABLE 5.1, "DIMENSIONAL REQUIREMENTS," OF SECTION 5.6, "DIMENSIONAL AND DEVELOPMENTAL STANDARDS SUMMARY," OF THE UNIFIED DEVELOPMENT CODE TO UPDATE MINIMUM YARD SETBACK STANDARDS FOR THE "AG" AGRICULTURAL ZONING DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas, (the "Town") 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, the Town previously adopted the Town's Unified Development Code ("UDC"), codified as Exhibit 9A of Chapter 9, "Planning and Miscellaneous Development Regulations," of the Code of Ordinance of the Town of Northlake, Texas; and

WHEREAS, the UDC provides for text amendments in certain situations; and

WHEREAS, the Town Council reviewed and recommended updates to the minimum yard setback standards for the "AG" Agricultural zoning district; and

WHEREAS, upon review and consideration by the Planning and Zoning Commission following public hearing at their meeting on January 27, 2026, the Planning and Zoning Commission recommended approval of the amendment as outlined herein; and

WHEREAS, the Town Council held a public hearing on February 12, 2026, after proper notification thereof with respect to the adoption of the proposed UDC text amendments in accordance with the UDC and the Texas Local Government Code; and

WHEREAS, upon review and consideration of the Planning and Zoning Commission's recommendation and the evidence, testimony, and public comments at the public hearing held by the Town Council, and in accordance with Sections 211.001 and 211.004 of the Texas Local Government Code, and other applicable law, the Town Council has determined that the amendment as outlined herein is in the best interest of the health, safety, and general welfare of the citizens of the Town of Northlake and the public.

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. Table 5.1, "Dimensional Requirements," of Section 5.6, "Dimensional and Development Standards Summary," of the UDC is hereby amended to modify the minimum yard setback standards for the "AG" Agricultural Zoning District to read as follows:

Requirements		AG - Agricultural
Minimum yard setbacks	Front	50 ft.
	Side	25 ft.
	Side adj. to street	25 ft.
	Rear	40 ft.

Section 3. Any person, firm or corporation violating any of the provisions of this Ordinance shall be punished in accordance to Section 1.01.009 of the Code of Ordinance of the Town of Northlake, Texas, and no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

Section 4. If any section, sentence, phrase, paragraph or word of this Ordinance is found to be illegal, invalid, or unconstitutional for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this Ordinance, or any other ordinance of the town. The Town Council declares that it would have adopted the valid portion and applications of this Ordinance without the invalid part, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. This Ordinance shall be cumulative of all provisions of ordinances of the Town of Northlake, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior ordinance of the Town, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the Town, whether codified or un-codified, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 6. All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of this Ordinance, or any other ordinances affecting the matters addressed 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. The Town Secretary of the Town of Northlake is hereby directed to publish the caption and penalty clause of this Ordinance as provided by the Town's Charter.

Section 8. 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 February 12, 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

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

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 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," revising the fee for Specific Use Permits
GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

- Current fee for Specific Use Permit (SUP)
 - \$100.00 for residential use
 - \$500.00 for nonresidential use
- January 8, 2026: Council briefed on current AG district standards in comparison to RR district standards
 - AG zoning district allows for some uses not permitted in RR zoning district
 - Some of the uses require SUP approval which requires additional fee
 - Council provided direction to revise all AG setbacks to match RR setbacks
 - Separate action item on agenda to consider this UDC amendment
 - Council further directed reducing the SUP fee from \$500.00 to \$100.00 for agricultural uses
- Proposed SUP fee amendment per Council directive
 - \$100.00 for residential use
 - \$100.00 for agricultural use
 - \$500.00 for all other nonresidential uses

COUNCIL ACTION/DIRECTION:

Approve ordinance to revise fee for Specific Use Permits



**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," REVISING THE FEE FOR SPECIFIC USE PERMITS; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas (the "Town") 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 (the "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 Council finds it necessary to amend the Fee Schedule to help support and reduce the burden on agricultural uses requiring a Specific Use Permit; and

WHEREAS, the Town Council has reviewed the proposed amendment to the Fee Schedule and hereby finds and determines in the exercise of its legislative power and governmental functions that the amendment as set out herein is in the best interest of the Town and promotes the health, safety, and general welfare of the citizens of the Town 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":

(6) Specific use permit: \$100.00 for residential and agricultural use, \$500.00 for all other nonresidential use.

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 February 12, 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026

REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, amending Chapter 9A, "Unified Development Code," of the Code of Ordinances of the Town of Northlake, Texas, as amended, by changing the zoning classification of certain properties in the Town of Northlake from "RR" Rural Residential to "AG" Agricultural and revising the official zoning map in accordance therewith - Case # 25-ZCA00003

CONTINUED/TABLED FROM DECEMBER 11, 2025 REGULAR TOWN COUNCIL MEETING

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

BACKGROUND INFORMATION:

Background:

- October 13, 2022: Town Council adopted Ordinance No. 1013A creating the AG - Agricultural zoning district
 - AG zoning district default zoning for newly annexed property
 - No other properties rezoned to AG

Current Zoning:

- Rural Residential (RR) - Single-family residential and agricultural uses on minimum lot size of 5 acres

Proposed Zoning:

- Agricultural (AG) - Single-family residential and agricultural uses with minimum lot size of 20 acres

Summary:

- Rezoning proposed to:
 - Better implement the Comprehensive Plan by preserving larger lots
 - Become base zoning for Rural Reserve place type of Comprehensive Plan
 - Rural Reserve calls for minimum lot sizes of 5 acres to 20 acres
 - Still provides:
 - Opportunity to rezone to RR (5-acre lot minimum); or
 - Allow similar 1 home per 5 acre density through clustering and conservation
 - Planned Development zoning
 - Conservation Residential Overlay
 - Serve as base zoning for areas outside of Rural Reserve place type for following purposes
 - Provide zoning at least intensive use
 - AG zoning more commonly used as base zoning
 - Reduce confusion or false impression that 5-acre residential lots

planned

- Only undeveloped properties over 20 acres proposed for zoning change
 - Adjacent tracts under the same ownership considered together as one property
 - Attached map shows properties proposed for rezoning

Staff Analysis:

- Proposed zoning change conforms with the Northlake Comprehensive Plan
- Zoning change request is acceptable for consideration

Public hearing:

- Public hearing required prior to acting on proposed zoning change
- Notice of public hearing provided per UDC and state law
 - Second notice mailed due to some notices being marked less than 10 days before initial public hearing
 - Third notice mailed as courtesy notification regarding consideration of the related UDC amendment
- Public hearing held and closed at December 11th Town Council meeting
 - No further public hearing required
 - Separate public hearing to be held at this meeting on related UDC amendment to reduce AG zoning setbacks

P&Z Actions:

- November 18th Meeting
 - Held public hearing
 - Public hearing continued to December 9th meeting to provide for additional notice and time for consideration
- December 9th Meeting
 - Held public hearing
 - Recommended approval of zoning change 3-1

Town Council Actions:

- December 11th meeting
 - Held and closed public hearing
 - Tabled zoning change to allow for UDC amendment to consider reducing AG zoning setbacks

P&Z ACTION:

- Approve or disapprove of proposed zoning change



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING CHAPTER 9A, "UNIFIED DEVELOPMENT CODE," OF THE CODE OF ORDINANCES OF THE TOWN OF NORTHLAKE, TEXAS, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES IN THE TOWN OF NORTHLAKE FROM "RR" RURAL RESIDENTIAL TO "AG" AGRICULTURAL AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR SEVERABILITY; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, as an incorporated home rule municipality in the State of Texas, has been given the authority by its charter and by Chapter 211 of the Texas Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-1024A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of "RR" Rural Residential for certain properties in the Town of Northlake, Denton County, Texas; and

WHEREAS, the Unified Development Code provides for zoning changes or zoning map amendments; and

WHEREAS, the Town of Northlake has initiated a rezoning of generally all "RR" Rural Residential zoned undeveloped properties larger than twenty (20) acres to the "AG" Agricultural zoning district; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 24-0222A on February 22, 2024, the Northlake Next Comprehensive Plan 2045, and the rezoning complies with recommendations of the plan; and

WHEREAS, all requirements of Chapter 211 of the Texas 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 public

hearings at their meetings on November 18, 2025, and December 9, 2025, the Planning and Zoning Commission recommended approval of the zoning change as provided herein; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on December 11, 2025 with respect to the zoning change described herein; and

WHEREAS, upon review and consideration of the Planning and Zoning Commission's recommendation and the evidence, testimony, and public comments at the public hearing held by the Town Council, and in accordance with Sections 211.001 and 211.004 of the Texas Local Government Code, and other applicable law, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest, health, safety, and general welfare to approve the zoning change to "AG" Agricultural as described herein.

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. The properties identified in Exhibit "A" to be rezoned from "RR" to "AG" are hereby zoned "AG" Agricultural. The use of the Property shall be subject to all applicable regulations for the "AG" Agricultural zoning district contained in the Unified Development Code and all other applicable and pertinent ordinances of the Town of Northlake and the Unified Development Code and Official Zoning Map are hereby amended accordingly. The Official Zoning Map of the Town shall be revised in compliance with this Ordinance, and the Development Services Director of the Town, or his designee, is hereby directed to mark and indicate on the official Zoning Map of the Town the zoning changes made in this Ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this Ordinance shall be punished in accordance to Section 1.01.009 of the Town of Northlake Code of Ordinances, and no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

Section 4. If any section, sentence, phrase, paragraph or word of this ordinance is found to be illegal, invalid or unconstitutional for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance, or any other ordinance of the town. The town council declares that it would have adopted the valid portion and applications of this ordinance without the invalid part, and to this end the provisions of the ordinance are declared to be severable.

Section 5. With the exception of those Ordinances expressly repealed herein, this Ordinance shall be cumulative of all provisions of Ordinances of the Town of Northlake, except where

the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior Ordinance of the Town, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the Ordinances of the Town, whether codified or un-codified, which are not in conflict with the provisions of the Ordinance, shall remain in full force and effect.

Section 6. All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of this Ordinance, or any other Ordinances affecting the matters addressed 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 the Ordinance but may be prosecuted until final disposition by the courts.

Section 7. The Town Secretary of the Town of Northlake is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

Section 8. 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 February 12, 2026.

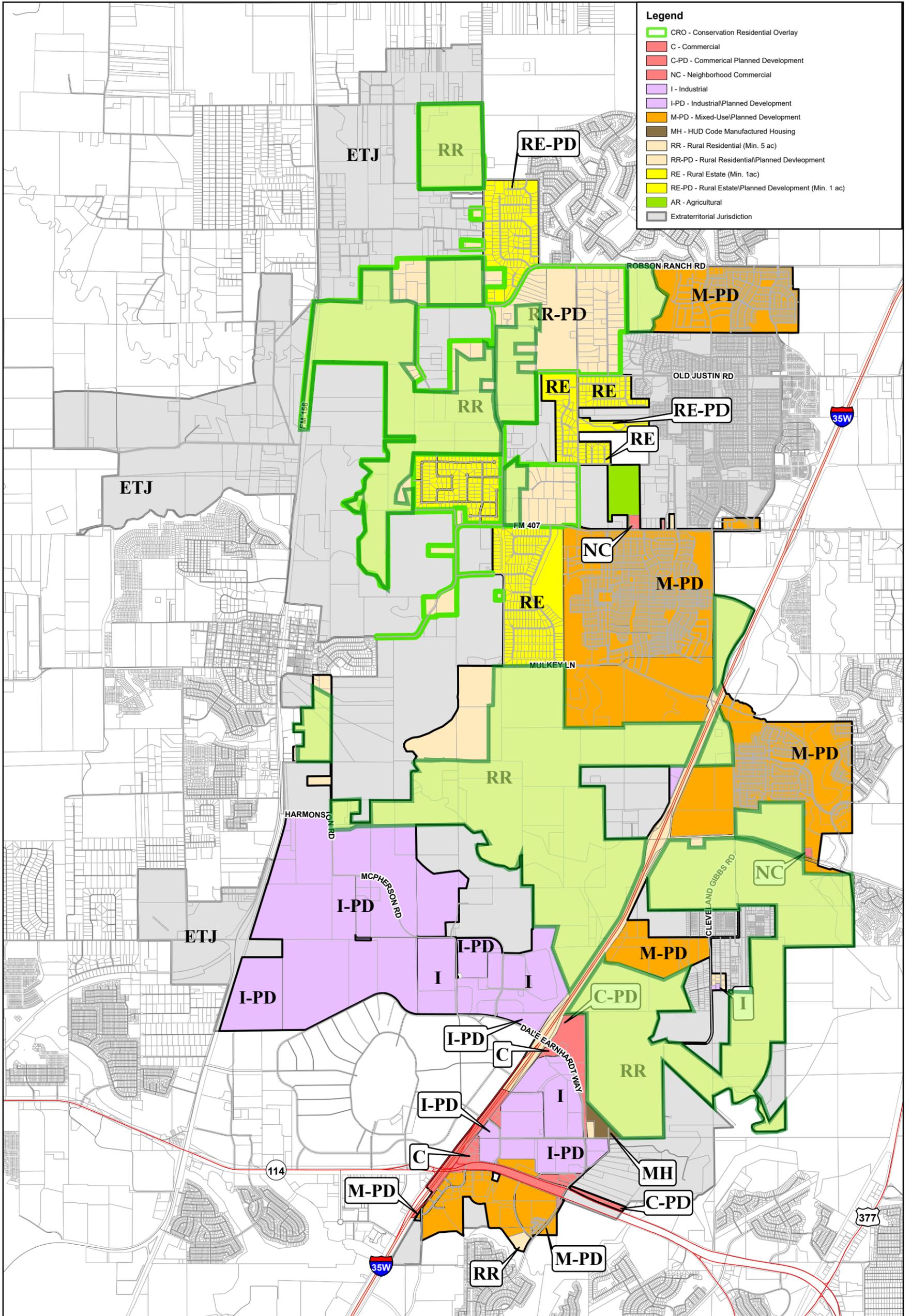
Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

EXHIBIT A



Legend	
	CRO - Conservation Residential Overlay
	C - Commercial
	C-PD - Commercial Planned Development
	NC - Neighborhood Commercial
	I - Industrial
	I-PD - Industrial/Planned Development
	M-PD - Mixed-Use/Planned Development
	MH - HUD Code Manufactured Housing
	RR - Rural Residential (Min. 5 ac)
	RR-PD - Rural Residential/Planned Development
	RE - Rural Estate (Min. 1ac)
	RE-PD - Rural Estate/Planned Development (Min. 1 ac)
	AR - Agricultural
	Extrajurisdictional Jurisdiction



0 2,000 4,000 Feet

1:48,000

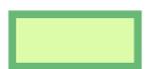
Date: 11/6/2025



DENTON COUNTY, TEXAS
OFFICIAL ZONING MAP

Current through Ordinance 25-1009C

Areas proposed to be rezoned from RR to AG



NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026

REF. DOC.: Texas Election Code; Northlake Home Rule Charter

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, calling and ordering a General Uniform (Municipal) Election to be held in the Town of Northlake on May 2, 2026, and if required, a Runoff Election on June 13, 2026, for the purpose of electing Councilmembers to Places 1, 2, and 3; prescribing the time and designating the locations, and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County Elections Administrator; authorizing the Town Manager to execute the agreement and contract; and providing an effective date

**GOALS/
OBJECTIVES:** Plan Intentionally and Responsibly; 3.2 - Embrace and adapt to state legislative actions

BACKGROUND INFORMATION:

- Calling/Ordering General Election:
 - Town Council shall order no later than the 62nd day before election day
 - February 13, 2026
 - Election shall be held on Uniform Election date
 - May 2, 2026
- Town Secretary shall notice election per Texas Election Code posting requirements:
 - Town Hall, Website and Paper of Record (Denton Record Chronicle)
- Contract with Denton County Elections Administration for election services:
 - Election held jointly with other political subdivisions
 - Denton County Elections Administration determining voting locations
 - Locations will be added to Election Services Agreement (incorporated herein by reference) as Exhibit A
- Candidate Filing Period:
 - January 14, 2026 - February 13, 2026
- General Election Voting Process for Town Residents:
 - Residents in Town Limits - Vote on the following candidates:
 - Councilmember - Place 1
 - Councilmember - Place 2
 - Councilmember - Place 3

COUNCIL ACTION/DIRECTION:

Approve proposed Ordinance calling General Election and authorize staff to contract with Denton County for election services



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, CALLING AND ORDERING A GENERAL ELECTION TO BE HELD IN THE TOWN OF NORTHLAKE ON MAY 2, 2026, AND IF REQUIRED, A RUNOFF ELECTION ON JUNE 13, 2026, FOR THE PURPOSE OF ELECTING COUNCIL MEMBERS TO PLACES 1, 2 AND 3; PRESCRIBING THE TIME AND DESIGNATING THE LOCATIONS, AND MANNER OF CONDUCTING THE ELECTION TO BE IN ACCORDANCE WITH THE JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES WITH DENTON COUNTY AND THE DENTON COUNTY ELECTIONS ADMINISTRATOR; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT AND CONTRACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas, is a home-rule municipality organized under the laws of the State of Texas; and

WHEREAS, the General Uniform Election for the Town of Northlake, as set forth by the Texas Election Code (the "Code"), is required to be held on May 2, 2026, at which time the voters will elect Council Member positions designated as Town Council Places 1, 2, and 3; and

WHEREAS, the Town Council finds that it is in the public interest to enter into a Joint Election Agreement and Election Services Contract (the "Contract") with Denton County, to provide the most efficient and convenient voting opportunities; and

WHEREAS, in accordance with Sections 31.092 and 271.002 of the Code, the Town Council of Northlake desires to hold a joint election with Denton County and to enter into a Contract for Election Services whereby the general election will be administered by the Denton County Elections Administrator.

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

SECTION 1. The facts and recitations contained in the above preamble of this Ordinance are hereby incorporated herein for all purposes.

SECTION 2. The Town Council hereby calls and orders a General Uniform Election to be held on May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing Council Members to Town Council Places 1, 2, and 3, for two-year terms, each beginning May 2026 and continuing through May 2028, or until their successors are duly elected and qualified.

SECTION 3. Eligible persons wishing to become candidates must file application with the Town



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

Secretary of the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, and may do so beginning, January 14, 2026, at 8:00 a.m., and continuing through February 13, 2026, until 5:00 p.m. (deadline). Each application shall be on a form meeting the requirements of Section 141.031 of the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by lot in a drawing by the Town Secretary. Notice of the time and place for such drawing shall be given in accordance with the Town Charter and State Law.

SECTION 4. The Election shall be held in accordance with and shall be governed by the election laws of the State of Texas. Pursuant to Chapter 271 of the Code. The Election shall be conducted under the jurisdiction of the Denton County Elections Department (the “Elections Administrator”) pursuant to the Contract. By and among the County, the Town, and other participating entities, if any, described by the Contract. The Contract providing for the joint election and the conduct of the Election by the Elections Administrator shall be presented to the Town Council for consideration and approval. The Town Secretary or the Town Secretary’s designee is authorized to amend or supplement the Contract to the extent required for the Election to be conducted in an efficient and legal manner as determined by the Elections Administrator. The Town Council authorizes the Town Manager to enter and execute the Contract. The Town Secretary and Mayor are hereby authorized to perform all duties and take all actions as required by the Contract.

SECTION 5. Denton County shall designate the Main Early Voting Location for early voting for the Election.

SECTION 6. Early voting by personal appearance will be held jointly with other Denton County political subdivisions at Denton County’s Main Early Voting Site, located at the Denton County Elections Office in Denton, Texas beginning on April 20, 2026, and continuing through April 28, 2026, at the times set forth as follows:

Denton County Elections Administration 701 Kimberly Drive, Suite A101 Denton, Texas 76208	
DATE	TIME
Monday, April 20, 2026	8:00 a.m. - 5:00 p.m.
Tuesday, April 21, 2026	NO VOTING – STATE HOLIDAY – SAN JACINTO
Wednesday, April 22, 2026 through Saturday, April 25, 2026	8:00 a.m. - 5:00 p.m.
Sunday, April 26, 2026	11:00 a.m. - 5:00 p.m.
Monday, April 27, 2026 - Tuesday, April 28, 2026,	7:00 a.m. - 7:00 p.m.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

Branch offices for early voting by personal appearance may also be established as outlined in the Contract between the Town of Northlake and Denton County.

The polling places for the Election are hereby designated to be those locations identified by the Elections Administrator provided, however, such locations may be changed if so directed by the Elections Administrator as provided in the Contract without further action of the Town. The County or the Elections Administrator are hereby authorized and directed to make such changes in polling locations as may be necessary for the proper conduct of the Election, without further action by the Town.

SECTION 7. Any eligible registered voter may cast their vote at any of the additional early voting locations. The final early voting locations will be available via the Denton County Elections Administration website www.votedenton.gov.

SECTION 8. The Denton County Election Administrator is hereby appointed to serve as the Early Voting Clerk and the Election Administrator's permanent county employees are appointed as deputy early voting clerks. Election officials shall be appointed by Denton County as authorized by Chapter 271 of the Code.

Applications for ballot by mail shall be submitted via the following methods:

REGULAR MAIL:	Frank Phillips, Early Voting Clerk P.O. Box 1720 Denton, Texas 76202
COMMON OR CONTRACT CARRIER	Frank Phillips, Early Voting Clerk Denton County Elections 701 Kimberly Drive Denton, Texas 76208
FAX:	(940) 349-3201
EMAIL:	elections@dentoncounty.gov

Applications for ballots by mail which are hand-delivered must be received no later than the close of business on April 20, 2026. Applications for ballots by mail which are submitted via mail, fax, email, or contract carrier must be received no later than the close of business April 24, 2026. A hardcopy of the application must be received within 4 (four) business days, and it must include a wet signature to be considered a valid application.

Federal Post Card Applications must be received no later than the close of business on April 20, 2026.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 9. The Election shall be conducted pursuant to the election laws of the State of Texas and in accordance with the Constitution of the State of Texas. In the event no candidate receives a majority of votes for an office, there shall be a runoff election held on June 13, 2026.

SECTION 10. This Ordinance shall be construed with any action of the Denton County Commissioners Court providing for the conduct of a joint election with other public entities as herein contemplated.

SECTION 11. The Contract between the Town of Northlake and Denton County which is incorporated herein as “Exhibit A” for all purposes is hereby approved and will list the polling locations agreed upon. In the event of a conflict between this ordinance and the Contract, the Contract shall control.

SECTION 12. The Town Secretary shall issue notice of said election to be published one time in the Denton Record Chronicle, which is hereby found and declared to be a newspaper of general circulation in the Town of Northlake, not less than ten (10) days nor more than thirty (30) days prior to the date of said election; in addition, notice of said election shall be posted on the bulletin board in Town Hall not later than the twenty-first (21st) day before election day and remain posted through election day.

SECTION 13. The Mayor and the Town Secretary, in consultation with the Town Attorney, are hereby authorized and directed to take all actions necessary to comply with the provisions of federal and state law in carrying out and conducting the Election, whether or not expressly authorized herein.

SECTION 14. The Town Secretary and/or Town Attorney are hereby authorized and directed to approve any technical changes or corrections in this Ordinance or to any of the instruments authorized by this ordinance to (i) correct any ambiguity, mistake, or omission, or (ii) to comply with the requirements of the Texas Election Code, as amended, or any other applicable law.

SECTION 15. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereto to any person or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 16. Multilingual Election Materials. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in English and Spanish in compliance with the Federal Voting Rights Act of 1965, as amended (the “Voting Rights Act”), and the Election Code, including particularly Chapter 272 of the Election Code pertaining to bilingual requirements.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 17. This Ordinance shall be effective immediately upon adoption.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 12th day of February 2026.

Town of Northlake, Texas

Brian G. Montini, Mayor

Attest:

Zolaina R. Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026

REF. DOC.: Texas Election Code; Northlake Home Rule Charter

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, calling and ordering a Special Election to be held in the Town of Northlake, Texas, and within the proposed boundaries of the Northlake Municipal Development District on May 2, 2026, for the purpose of submitting to the qualified voters of the Town a proposition to terminate the Northlake Community Development Corporation and the Northlake Economic Development Corporation and abolish the combined three-fourths of one percent (0.75%) sales and use tax imposed for the benefit of the corporations; to reauthorize and reallocate a sales and use tax of one-fourth of one percent (0.25%) to the Town of Northlake for municipal purposes; to authorize the qualified voters within the proposed boundaries of the Northlake Municipal Development District to create a Municipal Development District and to provide that a one-half of one percent (0.50%) sales and use tax shall be imposed and dedicated to the Municipal Development District; all subject to voter approval; establishing the boundaries of the Municipal Development District; providing for the conduct of the election; authorizing a joint election agreement with Denton County; providing for early voting; providing for notice and publication; providing a severability clause; and providing an effective date

**GOALS/
OBJECTIVES:** Plan Intentionally and Responsibly; 3.2 - Embrace and adapt to state legislative actions

BACKGROUND INFORMATION:

- Specifics regarding background for proposed Special Election addressed in Briefing Communication Item 2.E.
- Calling/Ordering Special Election:
 - Town Council shall order no later than the 62nd day before election day
 - February 13, 2026
 - Election shall be held on Uniform Election date
 - May 2, 2026
- Town Secretary shall notice election per Texas Election Code posting requirements:
 - Town Hall, Website and Paper of Record (Denton Record Chronicle)
- Contract with Denton County Elections Administration for election services:
 - Election held jointly with other political subdivisions
 - Denton County Elections Administration determining voting locations
 - Locations will be added to Election Services Agreement (incorporated herein by reference) as Exhibit A
- Special Election Voting Process for Town Residents & Extraterritorial Jurisdiction (ETJ) Residents:
 - Residents in Town Limits - Vote on Proposition A **and** Propostion B
 - Residents in ETJ - Vote **only** on Proposition A

- Proposed Ballot Language:
 - **PROPOSITION A:**
 - Subject to the termination of the Northlake Community Development Corporation and the Northlake Economic Development Corporation and the abolition of the combined three-fourths of one percent (0.75%) sales and use tax imposed for the benefit of the Corporations; authorizing the creation of the Northlake Municipal Development District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the district, which boundaries shall automatically conform to any changes in the corporate boundaries and extraterritorial jurisdiction of the Town of Northlake.
 - **PROPOSTION B:**
 - Subject to the creation of the Northlake Municipal Development District; the termination of the Northlake Community Development Corporation and the Northlake Economic Development Corporation and the abolition of the sales and use taxes at a combined rate of three-fourths of one percent (0.75%) imposed for the benefit of the Corporations; and the imposition, reauthorization and reallocation of a sales and use tax of one-fourth of one percent (0.25%) for the benefit of the Town of Northlake for municipal purposes.

COUNCIL ACTION/DIRECTION:

Approve proposed Ordinance calling Special Election and authorize staff to contract with Denton County for election services



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, CALLING AND ORDERING A SPECIAL ELECTION TO BE HELD IN THE TOWN OF NORTHLAKE, TEXAS, AND WITHIN THE PROPOSED BOUNDARIES OF THE NORTHLAKE MUNICIPAL DEVELOPMENT DISTRICT FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE TOWN A PROPOSITION TO TERMINATE THE NORTHLAKE COMMUNITY DEVELOPMENT CORPORATION AND THE NORTHLAKE ECONOMIC DEVELOPMENT CORPORATION AND ABOLISH THE COMBINED THREE-FOURTHS OF ONE PERCENT (0.75%) SALES AND USE TAX IMPOSED FOR THE BENEFIT OF THE CORPORATIONS; TO REAUTHORIZE AND REALLOCATE A SALES AND USE TAX OF ONE-FOURTH OF ONE PERCENT (0.25%) TO THE TOWN OF NORTHLAKE FOR MUNICIPAL PURPOSES; TO AUTHORIZE THE QUALIFIED VOTERS WITHIN THE PROPOSED BOUNDARIES OF THE NORTHLAKE MUNICIPAL DEVELOPMENT DISTRICT TO CREATE A MUNICIPAL DEVELOPMENT DISTRICT AND TO PROVIDE THAT A ONE-HALF OF ONE PERCENT (0.50%) SALES AND USE TAX SHALL BE IMPOSED AND DEDICATED TO THE MUNICIPAL DEVELOPMENT DISTRICT; ALL SUBJECT TO VOTER APPROVAL; ESTABLISHING THE BOUNDARIES OF THE MUNICIPAL DEVELOPMENT DISTRICT; PROVIDING FOR THE CONDUCT OF THE ELECTION; AUTHORIZING A JOINT ELECTION AGREEMENT WITH DENTON COUNTY; PROVIDING FOR EARLY VOTING; PROVIDING FOR NOTICE AND PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas, is a home-rule municipality organized under the laws of the State of Texas; and

WHEREAS, the Town previously established the Northlake Community Development Corporation pursuant to Chapter 505, Subchapter B of the Texas Local Government Code (Type B) and the Northlake Economic Development Corporation pursuant to Chapter 504, Subchapter A of the Texas Local Government Code (Type A); and

WHEREAS, the Northlake Community Development Corporation is currently funded by a voter-approved three-eighths of one percent (0.375%) sales and use tax and the Northlake Economic Development Corporation is currently funded by a voter-approved three-eighths

of one percent (0.375%) sales and use tax, for a combined total of three-fourths of one percent (0.75%); and

WHEREAS, the Town Council finds it to be in the best interest of the Town and its residents to submit to the voters the question of abolishing the sales and use tax imposed by each corporation and terminating the corporations, and creating the Northlake Municipal Development District pursuant to Chapter 377 of the Texas Local Government Code, and reauthorizing and reallocating the existing total sales and use tax of three-fourths of one percent (0.75%), so that one-half of one percent (0.50%) is dedicated to the Northlake Municipal Development District and one-fourth of one percent (0.25%) is deposited into the Town's general fund, all contingent upon voter approval;

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

Section 1. The facts and recitations contained in the above preamble of this Ordinance are hereby incorporated herein for all purposes.

Section 2. The Town Council of Northlake, Texas, hereby calls and orders a special election as prescribed by Chapters 504, 505, and 377 of the Texas Local Government Code, Texas Tax Code Section 321.409, and the Texas Election Code, to be held at the Northlake Town Hall, 1500 Commons Circle, Northlake, Texas 76226, on May 2, 2026, from 7:00 a.m. until 7:00 p.m.

Section 3. Voting on the date of the Special Election, and early voting therefor shall be by the use of a lawfully approved voting system. The preparation of the voting equipment to be used in connection with such voting system and the official ballots for the Special Election shall conform to the Texas Election Code, as amended, so as to permit the electors to vote "For" or "Against" the propositions. Said ballots shall have printed therein such provisions, markings, and language as may be required by law, and the propositions shall be set forth on said ballots in substantially the following form and language:

TOWN OF NORTHLAKE
SPECIAL ELECTION MAY 2, 2026
OFFICIAL BALLOT
TOWN OF NORTHLAKE PROPOSITIONS
TOWN OF NORTHLAKE
PROPOSITION A:
THIS IS A TAX INCREASE

FOR ___ Subject to the termination of the Northlake Community Development Corporation and the Northlake Economic Development Corporation and the abolition of the combined three-fourths of one percent (0.75%) sales and use tax imposed for the benefit of the Corporations; authorizing the creation of the Northlake Municipal Development District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the district, which boundaries shall automatically conform to any changes in the corporate boundaries and extraterritorial jurisdiction of the Town of Northlake.

AGAINST ___

TOWN OF NORTHLAKE

PROPOSITION B:

FOR ___ Subject to the creation of the Northlake Municipal Development District; the termination of the Northlake Community Development Corporation and the Northlake Economic Development Corporation and the abolition of the sales and use taxes at a combined rate of three-fourths of one percent (0.75%) imposed for the benefit of the Corporations; and the imposition, reauthorization and reallocation of a sales and use tax of one-fourth of one percent (0.25%) for the benefit of the Town of Northlake for municipal purposes.

AGAINST ___

VOTERS IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN WILL VOTE ON PROPOSITION A ONLY, AND VOTERS IN THE TOWN LIMITS WILL VOTE ON BOTH PROPOSITIONS A AND B.

SECTION 4. If Propositions A or B are not approved by a majority of the votes cast, then none of the propositions shall take effect, the Northlake Municipal Development District shall not be created, no reallocation or adoption of sales and use tax shall occur, and the Town's existing sales and use tax structure shall remain unchanged. In no event shall the Town impose an additional sales and use tax or reallocate existing sales and use tax revenues without full voter approval as required by law. Voters in the extraterritorial jurisdiction of the Town will vote on Proposition A only, and voters in the Town limits will vote on both Propositions A and B.

SECTION 5. If Proposition A and B are both approved by a majority of the votes cast, the boundaries of the Northlake Municipal Development District shall conform to the corporate boundaries of the Town of Northlake and the Town's extraterritorial jurisdiction; thereafter, the boundaries of the Northlake Municipal Development District shall conform

automatically to any change in the corporate boundaries of the Town of Northlake and the Town’s extraterritorial jurisdiction.

SECTION 6. The election shall be held in accordance with and shall be governed by the election laws of the State of Texas, pursuant to Chapter 271 of the Texas Election Code. The Election shall be conducted under the jurisdiction of the Denton County Elections Department (the “Elections Administrator”) pursuant to a Joint Election Services Contract and/or Joint Election Agreement (the “Contract”) by and among the County, the Town and other participating entities, if any, described in the Contract. The Contract providing for the joint election and the conduct of the Election by the Elections Administrator shall be presented to the Town Council for consideration and approval. The Town Secretary or the Town Secretary’s designee is authorized to amend or supplement the Contract to the extent required for the Election to be conducted in an efficient and legal manner as determined by the Elections Administrator. The Town Council authorizes the Town Manager to enter and execute the Contract. The Town Secretary and Mayor are hereby authorized to perform all duties and take all actions as required by the Contract.

SECTION 7. Denton County shall designate the Main Early Voting Location for early voting for the election.

SECTION 8. Early voting by personal appearance will be held jointly with other Denton County political subdivisions at Denton County’s Main Early Voting Site, located at the Denton County Elections Office in Denton, Texas, beginning on April 20, 2026, and continuing through April 28, 2026, during the times set forth as follows:

Denton County Elections Administration 701 Kimberly Drive, Suite A101 Denton, Texas 76208	
DATE	TIME
Monday, April 20, 2026	8:00 a.m. - 5:00 p.m.
Tuesday, April 21, 2026	NO VOTING – STATE HOLIDAY – SAN JACINTO
Wednesday, April 22, 2026 through Saturday, April 25, 2026	8:00 a.m. - 5:00 p.m.
Sunday, April 26, 2026	11:00 a.m. - 5:00 p.m.
Monday, April 27, 2026 - Tuesday, April 28, 2026,	7:00 a.m. - 7:00 p.m.

Branch offices for early voting by personal appearance may also be established as outlined in the Contract between the Town of Northlake and Denton County.

The polling places for the Election are hereby designated to be those locations identified by the Elections Administrator provided, however, such locations may be changed if so directed by the Elections Administrator as provided in the Contract without further action of the Town. The County or the Elections Administrator are hereby authorized and directed to make such changes in polling locations as may be necessary for the proper conduct of the Election, without further action by the Town.

SECTION 9. Any eligible registered voter may cast their vote at any of the additional early voting locations. The final early voting locations will be available via the Denton County Elections Administration website www.votedenton.gov.

SECTION 10. The Denton County Election Administrator is hereby appointed to serve as the Early Voting Clerk and the Election Administrator’s permanent county employees are appointed as deputy early voting clerks.

Applications for ballot by mail shall be submitted via the following methods:

REGULAR MAIL:	Frank Phillips, Early Voting Clerk P.O. Box 1720 Denton, Texas 76202
COMMON OR CONTRACT CARRIER	Frank Phillips, Early Voting Clerk Denton County Elections 701 Kimberly Drive Denton, Texas 76208
FAX:	(940) 349-3201
EMAIL:	elections@dentoncounty.gov

Applications for ballots by mail which are hand-delivered must be received no later than the close of business on April 20, 2026. Applications for ballots by mail which are submitted via mail, fax, email, or contract carrier must be received no later than the close of business April 24, 2026. A hard copy of the application must be received within 4 (four) business days, and it must include a wet signature to be considered a valid application.

Federal Post Card Applications must be received no later than the close of business on April 20, 2026.

SECTION 11. The election shall be conducted pursuant to the election laws of the State of Texas and in accordance with the Constitution of the State of Texas.

SECTION 12. This ordinance shall be construed with any action of the Denton County Commissioners Court providing for the conduct of a joint election with other public entities as herein contemplated.

SECTION 13. The Contract between the Town of Northlake and Denton County which is incorporated herein by reference as “Exhibit A” for all purposes is hereby approved. In the event of a conflict between this Ordinance and the Contract, the Contract shall control.

SECTION 14. The Town Secretary shall issue notice of said election to be published one time in the Denton Record Chronicle, which is hereby found and declared to be a newspaper of general circulation in the Town of Northlake, not less than ten (10) days nor more than thirty (30) days prior to the date of said election; in addition, notice of said election shall be

posted on the bulletin board in Town Hall not later than the twenty-first (21st) day before election day and remain posted thorough election day.

SECTION 15. The Mayor and the Town Secretary, in consultation with the Town Attorney, are hereby authorized and directed to take all actions necessary to comply with the provisions of federal and state law in carrying out and conducting the election, whether or not expressly authorized herein.

SECTION 16. The Town Secretary and/or Town Attorney are hereby authorized and directed to approve any technical changes or corrections in this Ordinance or to any of the instruments authorized by this ordinance to (i) correct any ambiguity, mistake, or omission, or (ii) to comply with the requirements of the Texas Election Code, as amended, or any other applicable law.

SECTION 17. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereto to any person or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 18. Multilingual Election Materials. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in English and Spanish in compliance with the Federal Voting Rights Act of 1965, as amended (the "Voting Rights Act"), and the Election Code, including particularly Chapter 272 of the Election Code pertaining to bilingual requirements.

SECTION 19. This Ordinance shall be effective immediately upon adoption.

PASSED AND APPROVED on this the ___ day of _____, 20__.

Brian G. Montini, Mayor

ATTEST:

Zolaina R. Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
Section: 6. EXECUTIVE SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026

Section: 7. RECONVENE INTO OPEN SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 12, 2026
Section: 8. ADJOURN
