



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 24, 2026, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. CALL TO ORDER

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Briefing - Town Council actions on Planning & Zoning Commission items
- B. Briefing - Approved Plats Report

3. PUBLIC INPUT

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

4. ACTION ITEMS

- A. Consider approval of minutes for January 27, 2026
- B. Consider a recommendation on a request for a comprehensive plan amendment to change the future land use designation from Industrial Innovation to Suburban Neighborhood for an approximately 281-acre tract of land generally located east of FM 156 and south of Downe Road with 82 acres of the tract within the Town limits and the remaining 199 acres in the Town's exclusive extraterritorial jurisdiction (ETJ) to be annexed on March 12, 2026. Case # 26-CPA00001
 - i. Public Hearing
 - ii. Consider Recommendation
- C. Consider a recommendation on a request for a zoning change to MPD – Mixed-Use Planned Development for an approximately 281-acre tract of land generally located east of FM 156 and south of Downe Road with 82 acres of the tract within the Town limits and zoned AG – Agricultural and the remaining 199 acres in the Town's exclusive extraterritorial jurisdiction (ETJ) to be annexed on March 12, 2026. Case # 26-PDA00001
 - i. Public Hearing
 - ii. Consider Recommendation

5. ADJOURN

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

CERTIFICATION

I, Zolaina R. Parker, Town Secretary, for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on February 18, 2026, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Zolaina R. Parker
Zolaina R. Parker, Town Secretary

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

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: February 24, 2026
REF. DOC.: Unified Development Code (UDC); Comprehensive Plan
SUBJECT: Briefing - Town Council actions on Planning & Zoning Commission items
GOALS/ OBJECTIVES: 407

BACKGROUND INFORMATION:

- Zoning change from Rural Residential (RR) to Agricultural (AG)
 - October 13, 2022 Town Council Meeting
 - Created AG zoning district with adoption of Ordinance No. 22-1013A
 - AG zoning district default zoning for newly annexed property
 - No other properties rezoned to AG
 - November 18, 2025 P&Z Meeting
 - Held public hearing
 - Public hearing continued to December 9th meeting to provide for additional notice and time for consideration
 - December 9, 2025 P&Z Meeting
 - Held public hearing
 - Recommended approval of zoning change 3-1
 - December 11, 2025 Town Council Meeting
 - Held and closed public hearing
 - Tabled zoning change to allow for UDC amendment to consider reducing AG zoning setbacks
 - February 12, 2026 Town Council Meeting
 - Approved zoning change by 6-1 vote following approval of UDC amendment at same meeting
- Unified Development Code (UDC) amendment to reduce AG zoning district setback standards
 - December 11, 2025 Town Council Meeting
 - Tabled consideration of zoning change from 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 Town Council Meeting
 - 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
 - January 27, 2026 P&Z Meeting
 - Held public hearing
 - Unanimously recommended approval of UDC text amendment as presented
 - February 12, 2026 Town Council Meeting

- Held public hearing
- Approved as presented by 5-2 vote

P&Z ACTION:

Provide feedback as P&Z deems necessary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: February 24, 2026
REF. DOC.: Unified Development Code (UDC); Engineering Design Manual (EDM)
SUBJECT: Briefing - Approved Plats Report
GOALS/ 401
OBJECTIVES:

BACKGROUND INFORMATION:

NISD Middle School No. 8 - Final Plat

Site:

- 148.450 acres
- Located on south side of Mulkey Lane at Pecan Parkway

Zoning:

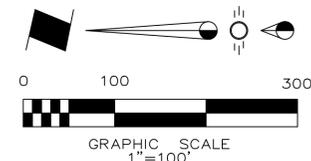
- MPD - Mixed-Use Planned Development

Summary:

- Barksdale Middle School under construction on west side of lot at 6901 Mulkey Lane
- Future high school planned on east side of lot

P&Z ACTION:

Provide feedback as P&Z deems necessary



Called 99.3817 Acres
Pecan Square Phase 2B, LLC
Doc. No. 2020-118324
O.R.D.C.T.

Called 16.9558 Acres
HP Gibbs, LP
Doc. No. 2017-134732
O.R.D.C.T.

A=08'47'17"
R=885.00'
T=68.00'
L=135.74'
CB=N85°32'01"E
135.61'

A=08'47'17"
R=985.00'
T=75.69'
L=151.08'
CB=N85°32'01"E
150.93'

F. Thornton Survey ~ Abst. 1244
J. Cleveland Survey ~ Abst. 1461

Lot 1, Block A
6,466,491 Sq. Ft.
148.450 Acres

Drainage Easement: Dedicated Along
Center Line of Existing Channel And
Being The Width Of The Tributary
Flood Plain Plus 10'. To Be Replotted
When Remainder Of Lot Is Developed.

Called 6.260 Acres
Northlake Municipal Management
District No. 1
Doc. No. 2019-36648

**NISD MIDDLE
SCHOOL No. 8**

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

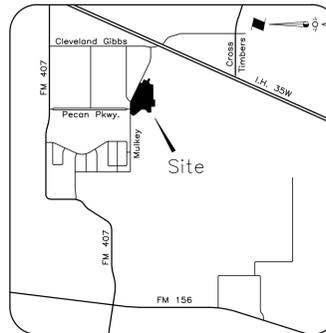
Owner
Northwest Independent School District
2001 Texan Drive
Justin, Texas 76247
Telephone 817 215-0000

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

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-131
October 06, 2025

Curve Data Chart

	Inner	Outer	Inner	Outer	Inner	Outer
1	A=270°03'03" R=126.00' T=30.31' L=59.49'	A=31°58'43" R=100.00' T=28.65' L=55.81'	A=180°00'00" R=43.00' T=0' L=135.09'	A=52°31'14" R=112.00' T=55.28' L=102.67'	A=180°00'00" R=69.00' T=39.98' L=54.97'	A=104°59'00" R=30.00' T=34.09' L=50.95'
2	A=31°58'43" R=100.00' T=28.65' L=55.81'	A=31°58'43" R=100.00' T=28.65' L=55.81'	A=52°31'14" R=112.00' T=55.28' L=102.67'	A=52°31'14" R=112.00' T=55.28' L=102.67'	A=26°18'08" R=274.00' T=63.60' L=124.89'	A=16°08'24" R=298.00' T=42.30' L=84.33'
3	A=31°58'43" R=100.00' T=28.65' L=55.81'	A=31°58'43" R=100.00' T=28.65' L=55.81'	A=52°31'14" R=112.00' T=55.28' L=102.67'	A=52°31'14" R=112.00' T=55.28' L=102.67'	A=26°18'08" R=274.00' T=63.60' L=124.89'	A=16°08'24" R=298.00' T=42.30' L=84.33'
4	A=90°00'00" R=30.00' T=30.00' L=47.12'	A=48°56'10" R=150.00' T=52.83' L=101.58'	A=29°52'32" R=100.00' T=26.88' L=52.14'	A=29°52'32" R=100.00' T=26.88' L=52.14'	A=16°09'24" R=302.00' T=42.80' L=85.16'	A=17°07'19" R=326.00' T=49.88' L=97.42'
5	A=38°48'07" R=150.00' T=52.83' L=101.58'	A=48°56'10" R=150.00' T=52.83' L=101.58'	A=38°25'27" R=176.00' T=60.09' L=134.13'	A=38°25'27" R=176.00' T=60.09' L=134.13'	A=22°24'35" R=200.00' T=35.01' L=64.58'	A=28°12'32" R=226.00' T=49.88' L=160.50'
6	A=99°57'52" R=30.00' T=35.73' L=52.34'	A=89°49'49" R=30.00' T=29.91' L=47.04'	A=82°32'03" R=30.00' T=26.33' L=43.21'	A=82°32'03" R=30.00' T=26.33' L=43.21'	A=06°43'27" R=274.00' T=16.10' L=32.16'	A=90°00'00" R=40.00' T=40.00' L=56.83'
7	A=90°00'00" R=30.00' T=30.00' L=47.12'	A=48°14'01" R=100.00' T=37.62' L=71.97'	A=82°32'03" R=30.00' T=26.33' L=43.21'	A=22°24'35" R=200.00' T=35.01' L=64.58'	A=90°00'00" R=40.00' T=40.00' L=56.83'	A=125°06'47" R=30.00' T=39.18' L=55.04'
8	A=48°14'01" R=100.00' T=37.62' L=71.97'	A=48°14'01" R=100.00' T=37.62' L=71.97'	A=83°35'25" R=30.00' T=26.82' L=43.77'	A=83°35'25" R=30.00' T=26.82' L=43.77'	A=38°37'56" R=80.00' T=28.04' L=53.94'	
9	A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=56.00' T=56.00' L=87.96'				

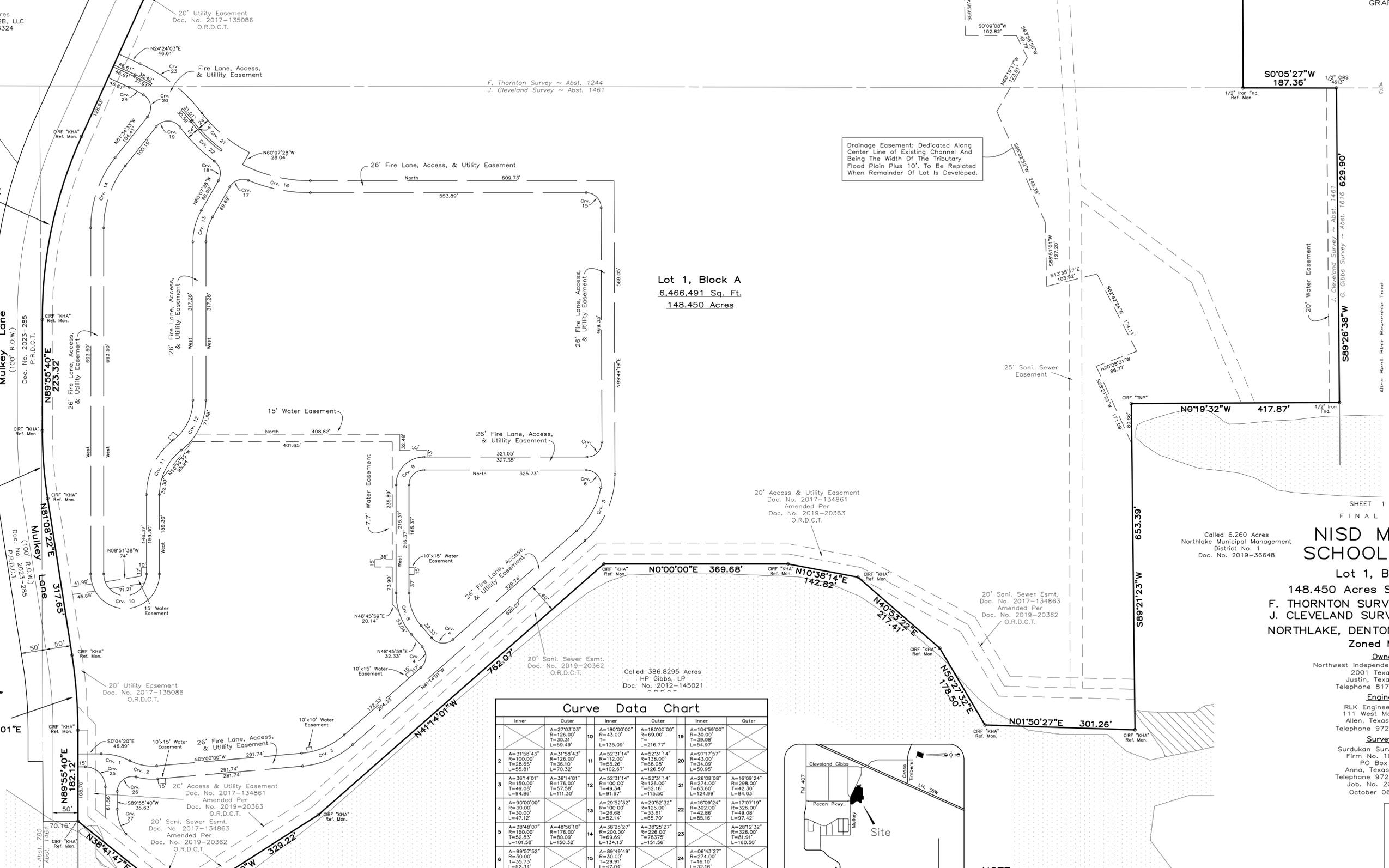


NOTE:
According to the Flood Insurance Rate Map (FIRM) Map No. 48121C0485 G, dated April 11, 2011, prepared by Federal Emergency Management Agency (FEMA) for Denton County, Texas, portions of this tract lie with in Zone AE (shaded with dots and base flood elevation lines marked), Zone X Special Flood Hazard Area (striped area with 0.2% annual chance of Flood Hazard, Areas of 1% annual chance of flood with average depth less than one foot or with drainage areas of less than one square mile) and Zone X (Unshaded). GRAPHICALLY LOCATED ON PLAT.

LEGEND
CIRS 1/2" Capped Iron Rod
4613"Set Stamped "4613"
Ref. Mon.Reference Monument
P.R.D.C.T.Plat Records
Official Records
Denton County, Texas

A. McDonald Survey ~ Abst. 755
J. Cleveland Survey ~ Abst. 1461

SHEET 1 OF 3
FINAL PLAT

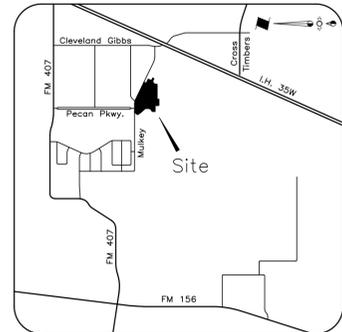
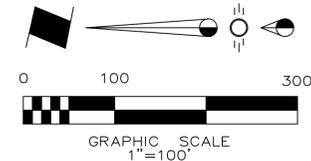


NOTE:

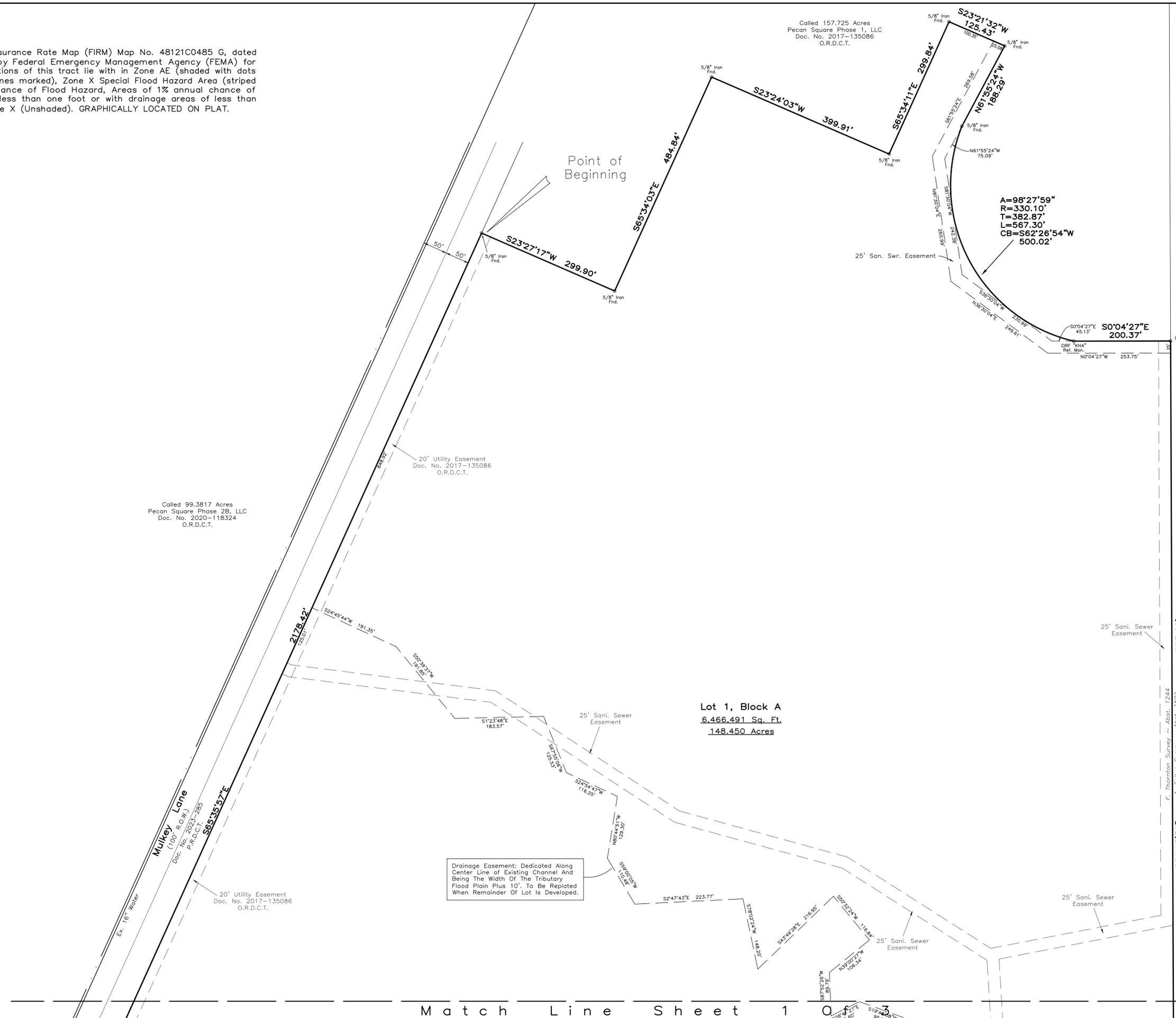
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Called 157.725 Acres
Pecan Square Phase 1, LLC
Doc. No. 2017-135086
O.R.D.C.T.

Called 99.3817 Acres
Pecan Square Phase 2B, LLC
Doc. No. 2020-118324
O.R.D.C.T.



VICINITY MAP
NTS



Lot 1, Block A
6,466,491 Sq. Ft.
148.450 Acres

Drainage Easement: Dedicated Along Center Line of Existing Channel And Being The Width Of The Tributary Flood Plain Plus 10'. To Be Replated When Remainder Of Lot Is Developed.

Alice Beall Blair Revocable Trust
& Jacqueline S. Ligon
Doc. No. 2009-81507
O.R.D.C.T.

SHEET 2 OF 3
FINAL PLAT

NISD MIDDLE SCHOOL No. 8
Lot 1, Block A
148.450 Acres Situated In The
F. THORNTON SURVEY ~ ABST. 1244
J. CLEVELAND SURVEY ~ ABST. 1461
NORTHLAKE, DENTON COUNTY, TEXAS
Zoned M-PD

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

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

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job. No. 2023-131
October 06, 2025

LEGEND
C.I.R.S. 1/2" Capped Iron Rod
4813 Set Stamped "4813"
Ref. Mon. Reference Monument
Plat Records
P.R.D.C.T. Denton County, Texas
Official Records
O.R.D.C.T. Denton County, Texas

Match Line Sheet 1 0

1663.98'
S89°45'39"W
F. Thornton Survey ~ Abst. 1244
A. Pellus Survey ~ Abst. 1591

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, the Northwest Independent School District is the owner of a tract of land situated in the F. Thornton Survey, Abstract No. 1244, and the J. Cleveland Survey, Abstract No. 1461, Town of Northlake, Denton County, Texas, and being all of a called 148.445 acre tract conveyed to the Northwest Independent School District by deed recorded in Document No. 2017-134858, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the south line of Mulkey Lane (a 100' R.O.W.) said point being the most northerly east corner of said called 148.445 acre tract;

THENCE S23°27'17"W, leaving Mulkey Lane, a distance of 299.90 feet to a 5/8" iron found for corner;

THENCE S65°34'03"E, a distance of 484.84 feet to a 5/8" iron found for corner;

THENCE S23°24'03"W, a distance of 399.91 feet to a 5/8" iron found for corner;

THENCE S65°34'11"E, a distance of 299.84 feet to a 5/8" iron found for corner;

THENCE S23°21'32"W, a distance of 125.43 feet to a 5/8" iron found for corner;

THENCE N61°55'24"W, a distance of 188.29 feet to a 5/8" iron found for corner, said point being the beginning of a curve to the left having a central angle of 98°27'59", a radius of 330.10 feet, a tangent length of 382.87 feet, and a chord bearing S62°26'54"W, 500.02 feet;

THENCE in a southwesterly direction along said curve to the left, and arc distance of 567.30 feet to a capped iron stamped "KHA" found for corner and the end of said curve;

THENCE S00°04'27"E, a distance of 200.37 feet to a capped iron stamped ""KHA" found for corner;

THENCE S89°45'39"W, a distance of 1663.98 feet to a 1/2" iron found for corner;

THENCE S00°05'27"W, a distance of 187.36 feet to a capped iron stamped "4613" set for corner;

THENCE S89°26'38"W, a distance of 629.90 feet to a 1/2" iron found for corner;

THENCE N00°19'32"W, a distance of 417.87 feet to a capped iron stamped ""TMP" found for corner;

THENCE S89°21'23"W, a distance of 653.39 feet to a capped iron stamped ""KHA" found for corner;

THENCE N01°50'27"E, a distance of 301.26 feet to a capped iron stamped ""KHA" found for corner;

THENCE N59°27'32"E, a distance of 178.50 feet to a capped iron stamped ""KHA" found for corner;

THENCE N40°53'22"E, a distance of 217.41 feet to a capped iron stamped ""KHA" found for corner;

THENCE N10°38'14"E, a distance of 142.82 feet to a capped iron stamped ""KHA" found for corner;

THENCE N00°00'00"E, a distance of 369.68 feet to a capped iron stamped ""KHA" found for corner;

THENCE N41°14'01"W, a distance of 762.07 feet to a capped iron stamped ""KHA" found for corner;

THENCE N32°33'20"W, a distance of 329.22 feet to a capped iron stamped ""KHA" found for corner;

THENCE N38°41'47"E, a distance of 262.92 feet to a capped iron stamped ""KHA" found for corner in the aforementioned south line of Mulkey Lane;

THENCE N89°55'40"E, with the south line of Mulkey Lane, a distance of 182.12 feet to a capped iron stamped "KHA" found for corner, said point being the beginning of a curve to the left having a central angle of 08°47'17", a radius of 985.00 feet, a tangent length of 75.69 feet, and a chord bearing N85°32'01"E, 150.93 feet;

THENCE in a northeasterly direction along said curve to the left, and with the south line of Mulkey Lane, an arc distance of 151.08 feet to a capped iron stamped "KHA" found for corner and the end of said curve;

THENCE N81°08'22"E, with the south line of Mulkey Lane, a distance of 317.65 feet to a capped iron stamped "KHA" found for corner, said point being the beginning of a curve to the right having a central angle of 08°47'17", a radius of 885.00 feet, a tangent length of 68.00 feet, and a chord bearing N85°32'01"E, 135.61 feet;

THENCE in a northeasterly direction along said curve to the right, and with the south line of Mulkey Lane, an arc distance of 135.74 feet to a capped iron stamped "KHA" found for corner and the end of said curve;

THENCE N89°55'40"E, with the south line of Mulkey Lane, a distance of 223.32 feet to a capped iron stamped "KHA" found for corner, said point being the beginning of a curve to the right having a central angle of 24°28'24", a radius of 885.00 feet, a tangent length of 191.94 feet, and a chord bearing S77°50'09"E, 375.15 feet;

THENCE in a southeasterly direction along said curve to the right, and with the south line of Mulkey Lane, an arc distance of 378.02 feet to a capped iron stamped "KHA" found for corner and the end of said curve;

THENCE S65°35'57"E, with the south line of Mulkey Lane, a distance of 2178.42 feet to the POINT OF BEGINNING and CONTAINING 6,466,491 square feet, or 148.450 acres of land.

STATE OF TEXAS
COUNTY OF DENTON

Now, therefore, know all men by these presents:

That, the Northwest Independent School District, acting herein by and through its duly authorized officer, does hereby adopt this plat designat- ing the herein above described property as NISD Middle School No. 8, Lot 1, Block A, an addition to the Town of Northlake, Texas (Town) and does hereby dedicate to Pecan Square Municipal Management District No. 1 of Denton County ("District") forever, the easements, streets, rights- of-way, and public improvements contained therein without warranty, either expressed or implied. District does hereby dedicate for the public use forever, the easements, the streets, rights-of-way and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the Town of Northlake, Texas, all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the Town's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the District. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities be subordinate to the public's and Town's use thereof.

Northwest Independent School District

By _____

Printed name and title

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the fore- going instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

BASIS OF BEARINGS:

Bearings are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0 Coordinates shown are not grid coordinates.

NOTE:

According to the Flood Insurance Rate Map (FIRM) Map No. 48121C0485 G, dated April 11, 2011, prepared by Federal Emergency Management Agency (FEMA) for Denton County, Texas, portions of this tract lie with in Zone AE (shaded with dots and base flood elevation lines marked), Zone X Special Flood Hazard Area (striped area with 0.2% annual chance of Flood Hazard, Areas of 1% annual chance of flood with average depth less than one foot or with drainage areas of less than one square mile) and Zone X (Unshaded). GRAPHICALLY LOCATED ON PLAT.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat is true and correct, and was prepared from an actual survey made under my supervision on the ground.

By: Preliminary, this document shall not be recorded
Date: for any purpose and shall not be used or viewed
or relied upon as a final survey document.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

APPROVED BY THE TOWN OF NORTHLAKE
Date _____
Town Manager, Town of Northlake
Town Secretary, Town of Northlake

SHEET 3 OF 3
FINAL PLAT
NISD MIDDLE
SCHOOL No. 8
Lot 1, Block A
148.450 Acres Situated In The
F. THORNTON SURVEY ~ ABST. 1244
J. CLEVELAND SURVEY ~ ABST. 1461
NORTHLAKE, DENTON COUNTY, TEXAS
Zoned M-PD

Owner
Northwest Independent School District
2001 Texan Drive
Justin, Texas 76247
Telephone 817 215-0000
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111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job. No. 2023-131
October 06, 2025

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: February 24, 2026
REF. DOC.: Northlake Home Rule Charter
SUBJECT: Consider approval of minutes for January 27, 2026
**GOALS/
OBJECTIVES:** 415

BACKGROUND INFORMATION:

- Approve Meeting Minutes:
 - January 27, 2026

P&Z ACTION:

Approve Minutes Draft as Presented



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
JANUARY 27, 2026**

The Northlake Planning & Zoning Commission convened in a Regular Meeting on January 27, 2026, at 5:30 PM, in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

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

Roll Call:

Linda King, Chairperson	Sal Esposito, Commissioner
Robert Keeker, Commissioner	Roger Nolan, Commissioner - Absent with Notice
Saketh Parsa, Commissioner	Danny Simpson, Commissioner - Absent with Notice
Chris Amarante, Commissioner	

Also present were:

Drew Corn, Town Manager
Zolaina Parker, Town Secretary

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Approved Plats Report

The item was presented by Drew Corn, Town Manager, and commentary followed.

3. PUBLIC INPUT

- None

4. ACTION ITEMS

- A. Consider approval of December 9, 2025 Meeting Minutes
APPROVED**

The item was presented, and discussion followed.

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

AYES (5): Amarante, Esposito, King, Parsa, Keeker

NAYS (0): None

ABSENT (2): Nolan, Simpson

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

i. Public Hearing

ii. Consider Recommendation

APPROVED RECOMMENDATION

The item was presented, and discussion followed.

Chairperson King opened the public hearing at 5:39 p.m., and with the following speakers coming forward:

- Michael Savoie, address on file - not opposed to changes; not looking to develop property; issue with zoning change is that it was intended as a holding zoning for future development; concern is forced zoning; removes ability to have a say; opposed to zoning changes that are not voluntary
- Rena Hardeman, address on file - spoke in support of property rights; referenced Commissioner Nolan as a brave person who voted in favor of property rights; does not recommend approval to Council; addressed concerns regarding developments; questioned meeting attendance

With no further speakers, Chairperson King closed the public hearing and reconvened the Regular Meeting at 5:45 p.m.

Chairperson King moved to approve the item as presented. Motion seconded by Chairperson Amarante. Motion carried.

AYES (5): Amarante, Esposito, King, Parsa, Keeker

NAYS (0): None

ABSENT (2): Nolan, Simpson

5. **ADJOURN**

With no further business, Chairperson King adjourned the meeting at 5:48 p.m.

Commission Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: February 24, 2026

REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045; Downe-Pistone Development Agreement (DA)

SUBJECT: Consider a recommendation on a request for a comprehensive plan amendment to change the future land use designation from Industrial Innovation to Suburban Neighborhood for an approximately 281-acre tract of land generally located east of FM 156 and south of Downe Road with 82 acres of the tract within the Town limits and the remaining 199 acres in the Town's exclusive extraterritorial jurisdiction (ETJ) to be annexed on March 12, 2026. Case # 26-CPA00001

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: 409

BACKGROUND INFORMATION:

Site:

- Approximately 281 acres
 - ≈82 acres in Town limits
 - ≈199 acres in Northlake's extraterritorial jurisdiction (ETJ)
- Located east of FM 156 and south of Downe Road

Owners:

- Arthur Downe, Gloria Downe, and Beverly Pistone

Applicant/Developer:

- Forestar (USA) Real Estate Group, Inc.

Current Zoning:

- Extraterritorial Jurisdiction (ETJ) - No zoning
 - Scheduled to be annexed on March 12, 2026
 - Defaults to AG zoning upon annexation
 - Zoning change to Mixed-Use Planned Development (MPD) proposed immediately following annexation
- Town limits - Zoned Agricultural (AG)
 - Rezoned from Rural Residential (RR) as part of base zoning update approved on February 12th

Proposed Zoning:

- Mixed-Use Planned Development (MPD)
 - Includes both Rural Estate (RE) and Neighborhood Commercial (NC) base zoning
 - Provides mixture of uses including:
 - Single-family residential with a range of lot sizes at

maximum density of 3 units per gross acre

- Limited amount of neighborhood commercial
- Preservation of large open spaces primarily within floodplain

Current Future Land Use Designation:

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

Proposed Future Land Use Designation:

- Suburban Neighborhood place type
 - Provides low-to-moderate density residential land uses
 - 3 to 4 dwelling unit per acre average
 - Range of housing types that support individuals and families at various stages or life
 - Intermixed with areas of supporting commercial development, limited retail uses
 - Amenity-rich neighborhoods to provide:
 - Ample recreation areas and open space
 - Network of trails and sidewalks

Summary:

- Purpose of amendment is to update future land use plan designation of site to:
 - Establish conforming zoning following annexation as outlined in Development Agreement (DA)
 - DA negotiation authorized by Town Council on January 8, 2026:
 - Draft DA under review and comment which includes proposed planned development zoning standards
 - Deal points include:
 - Voluntary annexation of property
 - Development of property pursuant to proposed MPD zoning
 - Primarily single-family residential with a maximum of 845 units
- Comprehensive Plan amendment necessary to update future land use designation to:
 - Provide for proposed zoning to conform to future land use designation
 - Current future land use designation calls for industrial uses

Criteria for approval of amendment:

- Promotes the health, safety, or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town
- Consistent with policies of Comprehensive Plan
 - Takes into account nature of any proposed land use associated with the map amendment; and
 - Compatibility of proposed land use with adjacent land uses
 - Amendment is consistent with the goals and objectives of the Comprehensive Plan
- Addresses circumstances that have changed since last time plan map was considered
 - Implements plan policies better than the current plan map; or
 - Corrects mapping error or addresses deficiency in the plan
- Other criteria deemed relevant and important by reviewing body

Public Hearing:

- Public hearing is required prior to acting on Comprehensive Plan Amendment
- Notice of public hearing provided per UDC
- As of February 18th no written comments have been received

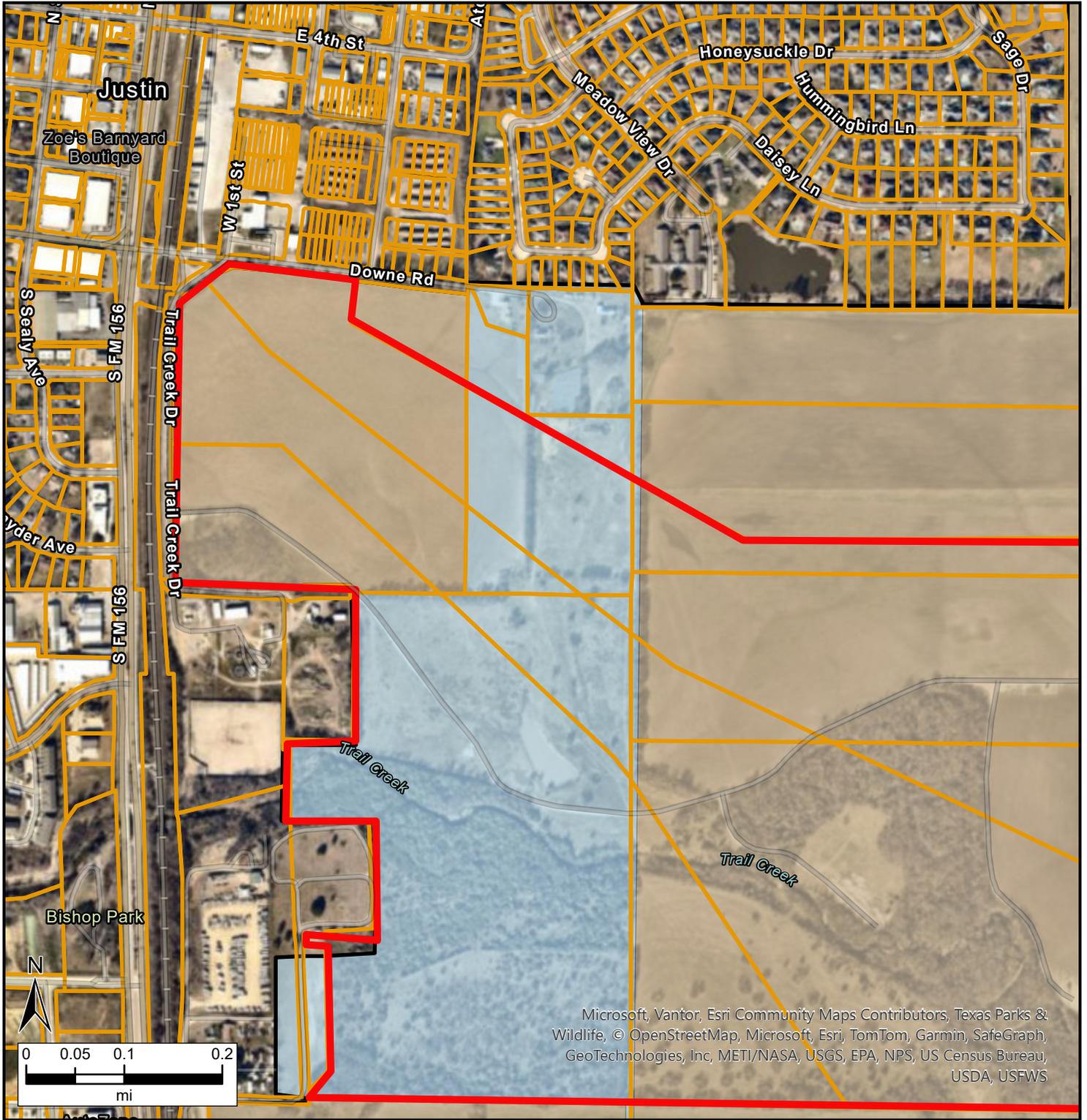
Next Steps:

- P&Z to consider related MPD zoning on this same agenda
- March 12th Town Council Meeting
 - Hold public hearing on Comprehensive Plan amendment
 - Consider approval of Comprehensive Plan amendment

P&Z ACTION:

- Hold public hearing
- Recommend approval or disapproval of request to amend the Comprehensive Plan

26-CPA00001

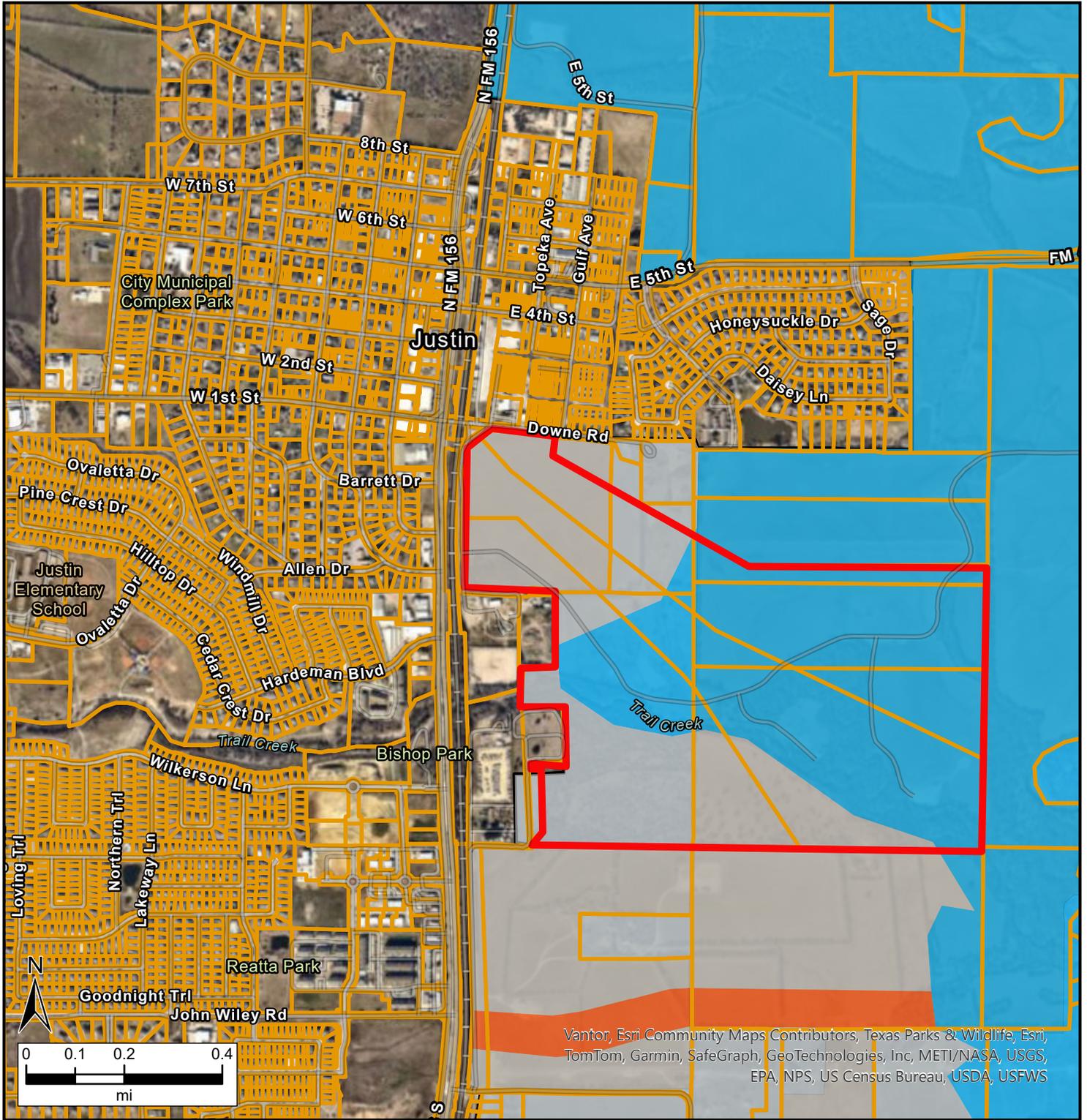


Legend

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

Town of Northlake Incorporated Area and ETJ





Vantor, Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

- Parcels
- Rural Reserve
- Future Development**
- Corridor Commercial
- Suburban Neighborhood
- Floodplain
- Light Industrial/ Commercial Flex
- Industrial Innovation
- Northlake Boundary
- Lifestyle Neighborhood
- Incorporated Area
- Livable Center
- Extraterritorial Jurisdiction
- Neighborhood Retail
- Limited Purposes Annexation
- Rural Estate

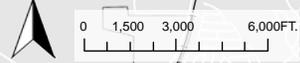
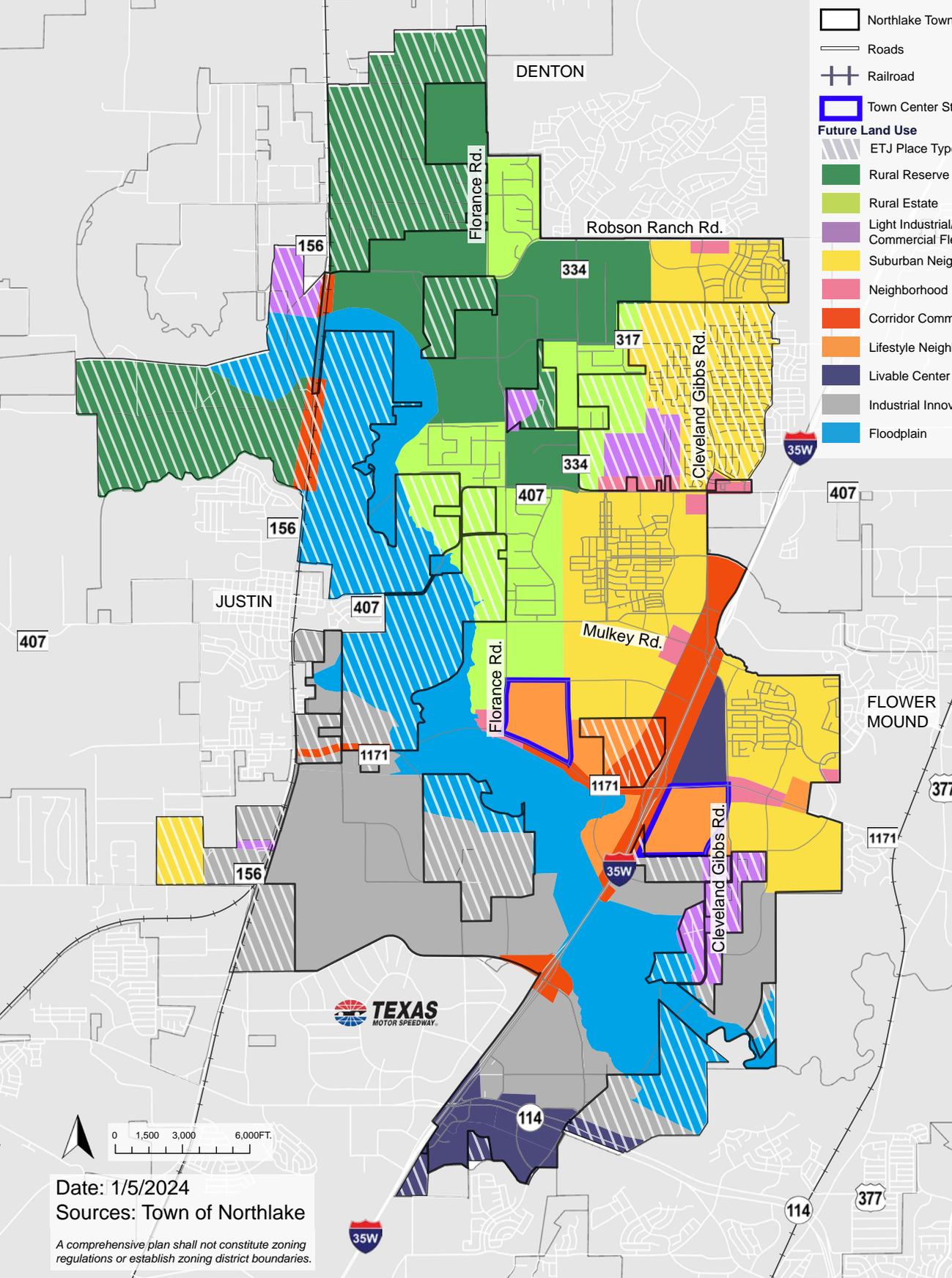
Town of Northlake Incorporated Area and ETJ



MAP 3.1 | NORTHLAKE FUTURE DEVELOPMENT

LEGEND

-  Northlake Town Limits
-  Roads
-  Railroad
-  Town Center Study Areas
- Future Land Use**
-  ETJ Place Types
-  Rural Reserve
-  Rural Estate
-  Light Industrial/Commercial Flex
-  Suburban Neighborhood
-  Neighborhood Retail
-  Corridor Commercial
-  Lifestyle Neighborhood
-  Livable Center
-  Industrial Innovation
-  Floodplain



Date: 1/5/2024
Sources: Town of Northlake

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: February 24, 2026

REF. DOC.: Unified Development Code (UDC); Northlake Next Comprehensive Plan 2045 as amended; Downe-Pistone Development Agreement (DA)

SUBJECT: Consider a recommendation on a request for a zoning change to MPD – Mixed-Use Planned Development for an approximately 281-acre tract of land generally located east of FM 156 and south of Downe Road with 82 acres of the tract within the Town limits and zoned AG – Agricultural and the remaining 199 acres in the Town’s exclusive extraterritorial jurisdiction (ETJ) to be annexed on March 12, 2026. Case # 26-PDA00001

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: 407

BACKGROUND INFORMATION:

Site:

- Approximately 281 acres
 - ≈82 acres in Town limits
 - ≈199 acres in Northlake's extraterritorial jurisdiction (ETJ)
- Located east of FM 156 and south of Downe Road

Owners:

- Arthur Downe, Gloria Downe, and Beverly Pistone

Applicant/Developer:

- Forestar (USA) Real Estate Group, Inc.

Current Zoning:

- Extraterritorial Jurisdiction (ETJ) - No zoning
 - Scheduled to be annexed on March 12, 2026
 - Defaults to AG zoning upon annexation
 - Zoning change to Mixed-Use Planned Development (MPD) proposed immediately following annexation
- Town limits - Zoned Agricultural (AG)
 - Rezoned from Rural Residential (RR) as part of base zoning update approved on February 12th

Proposed Zoning:

- Mixed-Use Planned Development (MPD)
 - Includes both Rural Estate (RE) and Neighborhood Commercial (NC) base zoning
 - Provides mixture of uses including:
 - Single-family residential with a range of lot sizes at maximum density of 3 units per gross acre

- Limited amount of neighborhood commercial
- Preservation of large open spaces primarily within floodplain

Future Land Use:

- Currently Industrial Innovation place type
- Proposed change to Suburban Neighborhood place type
 - See previous item on this agenda

Summary:

- Purpose is to rezone/establish zoning following annexation as outlined in Development Agreement (DA)
 - DA negotiation authorized by Town Council on January 8, 2026:
 - Draft DA under review and comment which includes proposed planned development zoning standards
 - Deal points include:
 - Voluntary annexation of property
 - Development of property pursuant to proposed MPD zoning
 - Primarily single-family residential with a maximum of 845 units

Staff Analysis:

- Comprehensive Plan amendment necessary for requested zoning to conform with the future land use designation
- Request conforms with entitlements proposed in DA
- Planned development zoning is acceptable for consideration upon approval of related Comprehensive Plan amendment

Public Hearing:

- Public hearing is required prior to acting on PD zoning
- Notice of public hearing provided per UDC
- As of February 18th no written comments have been received

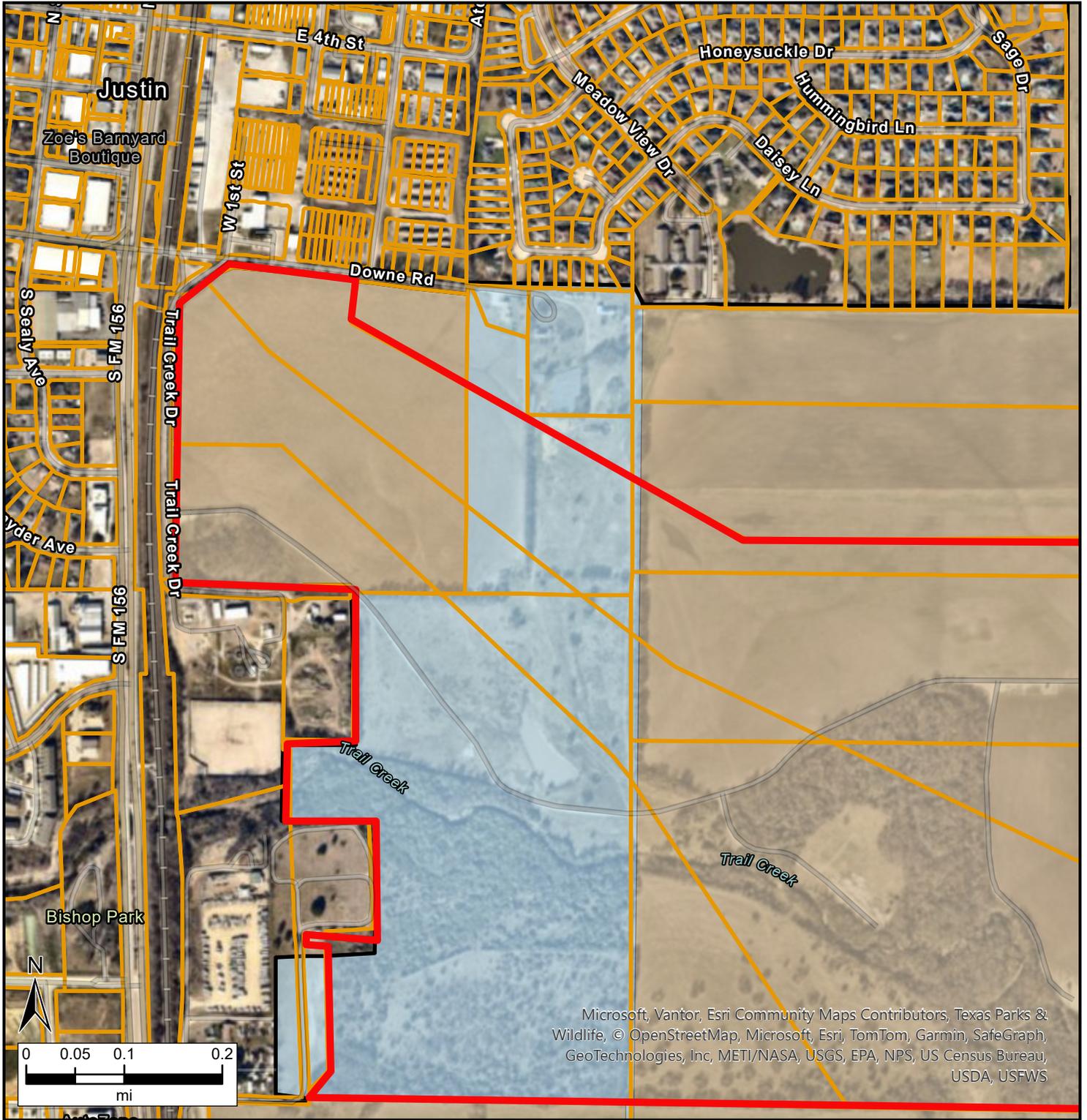
Next Steps:

- March 12th Town Council Meeting
 - Following approval of annexation and comprehensive plan amendment:
 - Hold public hearing on PD zoning
 - Consider approval of planned development zoning

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of planned development zoning as presented

26-PDA00001



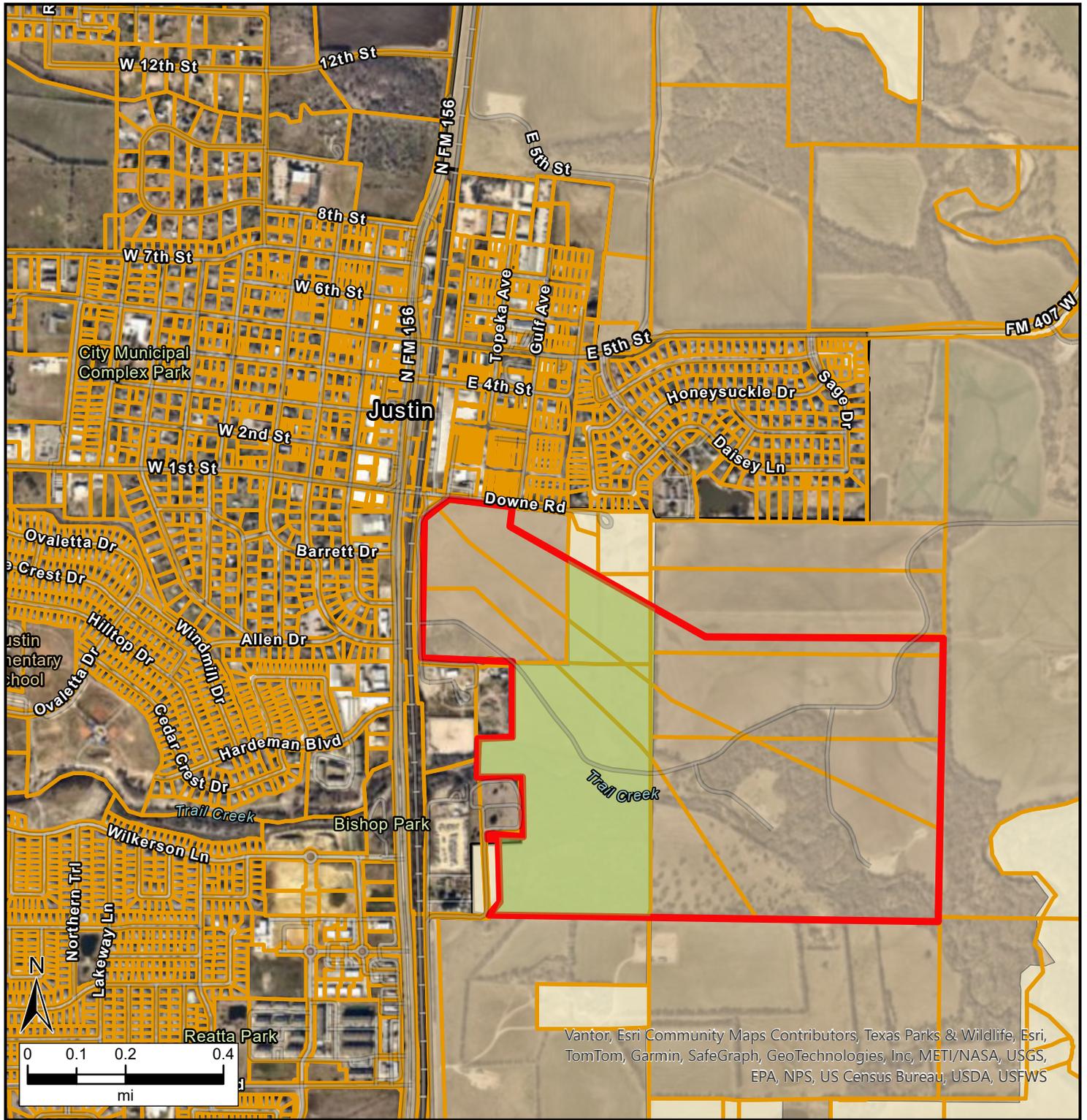
Legend

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

Town of Northlake Incorporated Area and ETJ



26-PDA00001



Vantor, Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

- | | |
|---------------------------------|--|
| Parcels | Rural Residential/Planned Development |
| Town of Northlake Zoning | Rural Estate min 1 ac |
| Commercial | Rural Estate/Planned Development min 1 ac |
| Commercial/Planned Development | Agricultural |
| Neighborhood Commercial | Northlake Boundary |
| Industrial | Town of Northlake Incorporated Area and ETJ |
| Industrial/Planned Development | Incorporated Area |
| Mixed-Use/Planned Development | Extraterritorial Jurisdiction |
| HUD Code Manufactured Housing | Limited Purposes Annexation |
| Rural Residential min 5 ac | |



EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

PARCEL 2

FIELD NOTES to all that certain tract of land situated in the S. Roberts Survey Abstract Number 207, F. Borden Survey Abstract Number 1127 and the E. Springer Survey Abstract Number 1166, Denton County, Texas and being part of the remainder of the called 220 acre First Tract, part of the remainder of the called 63.08 acre Second Tract and part of the remainder of the called 80.2 acre Third Tract described in the deed from Franklin Life Insurance Company to S. H. Downe et ux recorded in Volume 300, Page 5 of the Deed Records of Denton County, Texas; part of the called 0.052 acre tract #2A and part of the called 0.463 acre Tract #2B described in the deed from City of Justin to S. H. Downe et al recorded in Document Number 2014-30996; the subject tract being Parcel 2 in the Downe Family Division and more particularly described as follows with bearings relative to Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

BEGINNING for the Northwest corner of the tract being described herein at a railroad spike at a fence corner post at the Northerly Northwest corner of the said 0.463-acre Tract #2B in a wire fence on the South side of First Street;

THENCE South 84 Degrees 08 Minutes 31 Seconds East generally along a wire fence with the North line of the 0.463-acre Tract #2B a distance of 552.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (herein after referred to as 1/2IRS) for the Northerly Northwest corner of the herein described tract and the Northwest corner of Parcel 1;

THENCE Easterly across the Down Family lands the following three calls:

1. South 01 Degrees 07 Minutes 06 Seconds West a distance of 176.20 feet to a 1/2IRS;
2. South 62 Degrees 00 Minutes 46 Seconds East a distance of 2,033.31 feet to a 1/2IRS;
3. North 89 Degrees 20 Minutes 59 Seconds East a distance of 2,152.40 feet to a 1/2IRS near an old wire fence for the Northeast corner of the herein described tract and the Southeast corner of Parcel 1 on the East line of the said 220 acre First Tract in the East line of the said E. Springer Survey;

THENCE South 00 Degrees 39 Minutes 01 Seconds East along the wire fence with the East line of the 220-acre First Tract a distance of 1,764.62 feet to a 1/2IRS for the Southeast corner of the herein described tract and the Northeast corner of Parcel 3;

THENCE Northwesterly across the Down Family lands the following three calls:

1. North 64 Degrees 52 Minutes 38 Seconds West a distance 2,754.63 feet to a

- 1/2IRS;
2. North 52 Degrees 49 Minutes 40 Seconds West a distance of 2,322.16 feet to a 1/2IRS;
3. North 44 Degrees 15 Minutes 57 Seconds West a distance of 388.59 feet to a 1/2IRS for the West corner of the herein described tract and the North corner of Parcel 3 in a wire fence on the North line of the said 0.052-acre tract #2A;

THENCE North 52 Degrees 59 Minutes 38 Seconds East generally along a wire fence with the North line of the 0.052-acre tract #2A passing the East line thereof and the West line of the said 0.463-acre Tract #2B and continuing along the same course, in all, a total distance of 126.95 feet to the PLACE OF BEGINNING and enclosing 91.626 acres of land, more or less.

PARCEL 3

FIELD NOTES to all that certain tract of land situated in the S. Roberts Survey Abstract Number 207, F. Borden Survey Abstract Number 1127 and the E. Springer Survey Abstract Number 1166, Denton County, Texas and being part of the remainder of the called 220 acre First Tract, part of the remainder of the called 63.08 acre Second Tract and part of the remainder of the called 80.2 acre Third Tract described in the deed from Franklin Life Insurance Company to S. H. Downe et ux recorded in Volume 300, Page 5 of the Deed Records of Denton County, Texas; and part of the called 0.052-acre tract #2A described in the deed from City of Justin to S. H. Downe et al recorded in Document Number 2014-30996; the subject tract being Parcel 3 in the Downe Family Division and more particularly described as follows with bearings relative to Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

BEGINNING for the Northwest corner of the tract being described herein at a 1/2-inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at a reentrant corner of the called 1.198-acre Tract #1A described in the deed from S. H. Downe et al to the City of Justin recorded in Document Number 2014-30997 of the said Real Property Records and being in a wire fence on the East side of Trail Creek Drive;

THENCE North 44 Degrees 35 Minutes 40 Seconds East generally along a wire fence with the East line of the said 1.198-acre Tract #1A a distance of 41.06 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at an angle point therein;

THENCE North 53 Degrees 29 Minutes 18 Seconds East continuing along the wire fence with the East line of the said acre Tract #1A a distance of 86.89 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Northeast corner thereof and the Southwest corner of the said 0.052-acre tract #2A;

THENCE North 52 Degrees 59 Minutes 38 Seconds East continuing along the wire fence with the West line of 0.052-acre tract #2A a distance of 53.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (herein after referred to as 1/2IRS) for the North corner of the herein described tract and the West corner of Parcel 2;

THENCE Southeasterly across the Downe Family lands the following three calls:

1. South 44 Degrees 15 Minutes 57 Seconds East a distance of 388.59 feet to 1/2IRS;
2. South 52 Degrees 49 Minutes 40 Seconds East a distance of 2,322.16 feet to 1/2ERS;
3. South 64 Degrees 52 Minutes 38 Seconds East a distance of 2,754.63 feet to a 1/2IRS near an old wire fence for the Northeast corner of the herein described tract and the Southeast corner of Parcel 2 on the East line of said 220-acre First Tract in the East line of the said E. Springer Survey;

THENCE South 00 Degrees 39 Minutes 01 Seconds East generally along a wire fence with the East line of the said 220 acre First Tract passing at a distance of 770.0 feet a 18 inch hackberry tree and continuing along the same course, in all, a total distance of 820.05 feet to the Southeast corner thereof and the Southeast corner of the E. Springer Survey on the East bank of Trail Creek from which a 4 inch steel fence corner post bears North 87 Degrees 08 Minutes 22 Seconds East a distance of 7.7 feet;

THENCE Westerly with the South line of the 220-acre First Tract the following four calls:

1. North 89 Degrees 51 Minutes 14 Seconds West a distance 277.15 feet to a 24-inch oak tree;
2. South 89 Degrees 21 Minutes 40 Seconds West along a wire fence a distance of 651.61 feet to a 3-inch wood fence corner post;
3. South 89 Degrees 48 Minutes 51 Seconds West along a wire fence a distance of 424.42 feet to a cross-tie fence corner post;
4. North 89 Degrees 41 Minutes 13 Seconds West a distance of 321.33 feet to a 1/2IRS 5.4 feet North of a wire fence for the Southwest corner of the herein described tract and the Southeast corner of Parcel 4;

THENCE Northwesterly across the Downe Family lands the following three calls:

1. North 34 Degrees 28 Minutes 42 Seconds West a distance of 1,924.83 feet to a 1/2IRS;
2. North 47 Degrees 41 Minutes 39 Seconds West a distance of 2059.12 feet to a 1/2IRS;
3. North 90 Degrees 00 Minutes 00 Seconds West a distance of 505.62 feet to a 1/2IRS near a wire fence for the Westerly Southwest corner of the herein described tract and the Northwest corner of Parcel 4 on the East line of the said 1.198-acre Tract #1A on the East side of Trail Creek Drive;

THENCE Northeasterly generally along the said wire fence on the East side of Trail Creek Drive with the East line of the 1.198-acre Tract #1A the following three calls:

1. Along the arc of a curve to the right having a radius of 5,408.14 feet, an arc length of 359.08 feet (chord bearing North 01 Degrees 33 Minutes 47 Seconds East a distance of 359.02 feet) to a 1/2-inch iron rod with a yellow plastic cap

stamped "COLEMAN RPLS 4001" found at the end of the said curve;

2. North 03 Degrees 47 Minutes 24 Seconds East a distance of 219.90 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found;

3. North 11 Degrees 50 Minutes 49 Seconds East a distance of 41.06 feet to the PLACE OF BEGINNING and enclosing 97.141 acres of land, more or less.

PARCEL 4

FIELD NOTES to all that certain tract of land situated in the S. Roberts Survey Abstract Number 207, F. Borden Survey Abstract Number 1127 and the E. Springer Survey Abstract Number 1166, Denton County, Texas and being part of the remainder of the called 220 acre First Tract, part of the remainder of the called 63.08 acre Second Tract and part of the remainder of the called 80.2 acre Third Tract described in the deed from Franklin Life Insurance Company to S. H. Downe et ux recorded in Volume 300, Page 5 of the Deed Records of Denton County, Texas; the subject tract being Parcel 4 in the Downe Family Division and more particularly described as follows with bearings relative to Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

BEGINNING for the Westerly Southwest corner of the tract being described herein at a 1/2-inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Northwest corner of the called 5.0 acre tract from S. H. Downe to the City of Justin recorded in Volume 411, Page 1955 of the said Deed Records in the East line of the called

1.198 acre Tract #1A described in the deed from S. H. Downe et al to the City of Justin recorded in Document Number 2014-30997 of the Real Property Records of Denton County, Texas and being in a wire fence on the East side of Trail Creek Drive;

THENCE North 01 Degrees 52 Minutes 00 Seconds West along the said wire fence on the East side of Trail Creek Drive with the East line of the said 1.198-acre Tract #1A a distance of 507.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the beginning of a curve to the right having a radius of 5,408.14 feet;

THENCE Northwesterly continuing along the wire fence on the East side of Trail Creek Drive with the East line of the said 1.198 acre Tract #1 along the arc of the said curve, an arc length of 164.29 feet (chord bearing North 01 Degrees 12 Minutes 34 Seconds West a distance of 164.28 feet) to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (herein after referred to as 1/2IRS) for the Northwest corner of the herein described tract and the Southwest corner of Parcel 3;

THENCE Southeasterly across the Downe Family lands the following three calls:

1. South 90 Degrees 00 Minutes 00 Seconds East a distance of 505.62 feet to a 1/2IRS;
2. South 47 Degrees 41 Minutes 39 Seconds East a distance of 2,059.12 feet to a 1/2IRS;

3. South 34 Degrees 28 Minutes 42 Seconds East a distance of 1,924.83 feet to a 1/2IRS 5.4 feet North of a wire fence for the Southeast corner of the herein described tract and the Southwest corner of Parcel 3 in the South line of the said 220 acre First tract;

THENCE North 89 Degrees 41 Minutes 13 Seconds West generally along a wire fence with the South line of the 220-acre First Tract a distance 1,060.94 feet to the Southwest corner thereof and the Southeast corner of the said 80.2-acre Third Tract and also being the Southwest corner of the E. Springer Survey and the Southeast corner of the said F. Borden Survey;

THENCE North 89 Degrees 20 Minutes 42 Seconds West continuing generally along a wire fence with the South line of the 80.2-acre Third Tract a distance of 1,468.68 feet to a cross tie fence corner post at the Southwest corner thereof and the Southeast corner of the called 3.5 tract of land described in the deed to Justin Cemetery Association recorded in Volume 1828, Page 426 of the said Deed Records;

THENCE North 03 Degrees 26 Minutes 51 Seconds West with the West line of the 80.2 acre Third Tract and the East line of the said 3.5 acre tract a distance of 58.66 feet to a chain link fence corner post at the Southwest corner of the called 1.50 acre tract described in the deed from S. H. Downe to Justin Cemetery Association recorded in Volume 4368, Page 929 of the Real Property Records of Denton County, Texas;

THENCE North 42 Degrees 41 Minutes 32 Seconds East generally along a chain link fence with the South line of the said 1.50 acre a distance of 148.04 feet to a chain link fence corner post at the Southeast corner thereof;

THENCE North 02 Degrees 18 Minutes 28 Seconds West generally along a chain link fence with the East line of the said 1.50 acre a distance of 573.93 feet to a 1/2-inch iron rod found at the Northeast corner thereof in the South line of the called 0.75-acre tract described in the deed from S. H. Downe to Justin Cemetery Association recorded in Volume 344, Page 227 of the said Deed Records;

THENCE North 85 Degrees 04 Minutes 30 Seconds East generally along a chain link fence with the South line of the said 0.75 acre a distance of 220.75 feet to a fence corner post at the Southeast corner thereof;

THENCE North 02 Degrees 38 Minutes 35 Seconds West partially along a chain link fence with the East line of the said 0.75 acre passing at a distance of 335.8 feet a chain link fence corner post and continuing, in all, a total distance of 475.02 feet the Northeast corner thereof;

THENCE South 85 Degrees 00 Minutes 31 Seconds West with the North line of the said 0.75 acre passing at a distance of 50 feet the Northwest corner thereof and the Northeast corner of the said 3.5 acre tract and continuing along the same course and passing at a distance of 72.5 feet a chain link fence corner post and continuing along a fence, in all, a total distance of 348.40 feet to a chain link fence corner post at the Northwest corner thereof and a salient corner of the said 80.2 acre Third Tract;

THENCE North 02 Degrees 33 Minutes 49 Seconds West with the West line of the said 80.2-acre Third Tract a distance of 333.84 feet to a 1/2-inch iron rod found at a reentrant corner thereof;

THENCE North 88 Degrees 31 Minutes 27 Seconds West continuing with the West line of the said 80.2-acre Third Tract a distance of 22.04 feet to a bois d'arc fence corner post at a salient corner thereof;

THENCE North 01 Degrees 53 Minutes 14 Seconds West continuing with the West line of the said 80.2-acre Third Tract a distance of 53.06 feet to a 1/2" IR for the Southwest corner of the called 5 acre tract from S. H. Downe to the City of Justin recorded in Volume 411, Page 320 of the said Deed Records;

THENCE South 88 Degrees 27 Minutes 45 Seconds East with the South line of the said 5-acre tract a distance of 309.42 feet to a cross-tie fence corner post at the Southeast corner thereof;

THENCE North 01 Degrees 49 Minutes 58 Seconds West generally along a wire fence with the East line of the 5-acre tract a distance of 664.64 feet to the Easterly Northeast corner thereof from which a 2 inch steel fence corner post bears North 18 Degrees 00 Minutes 18 Seconds West a distance of 4.1 feet;

THENCE North 88 Degrees 52 Minutes 34 Seconds West generally along a wire fence with the North line of the 5-acre tract a distance of 257.50 feet to a 2 inch steel fence corner post at a reentrant corner thereof;

THENCE North 01 Degrees 52 Minutes 34 Seconds West generally along a wire fence continuing with the North line of the 5-acre tract a distance of 20.00 feet to a cross-tie fence corner post at the Northerly Northeast corner thereof;

THENCE North 88 Degrees 51 Minutes 38 Seconds West generally along a wire fence continuing with the North line of the 5-acre tract a distance of 550.20 feet to the PLACE OF BEGINNING and enclosing 92.580 acres of land, more or less.

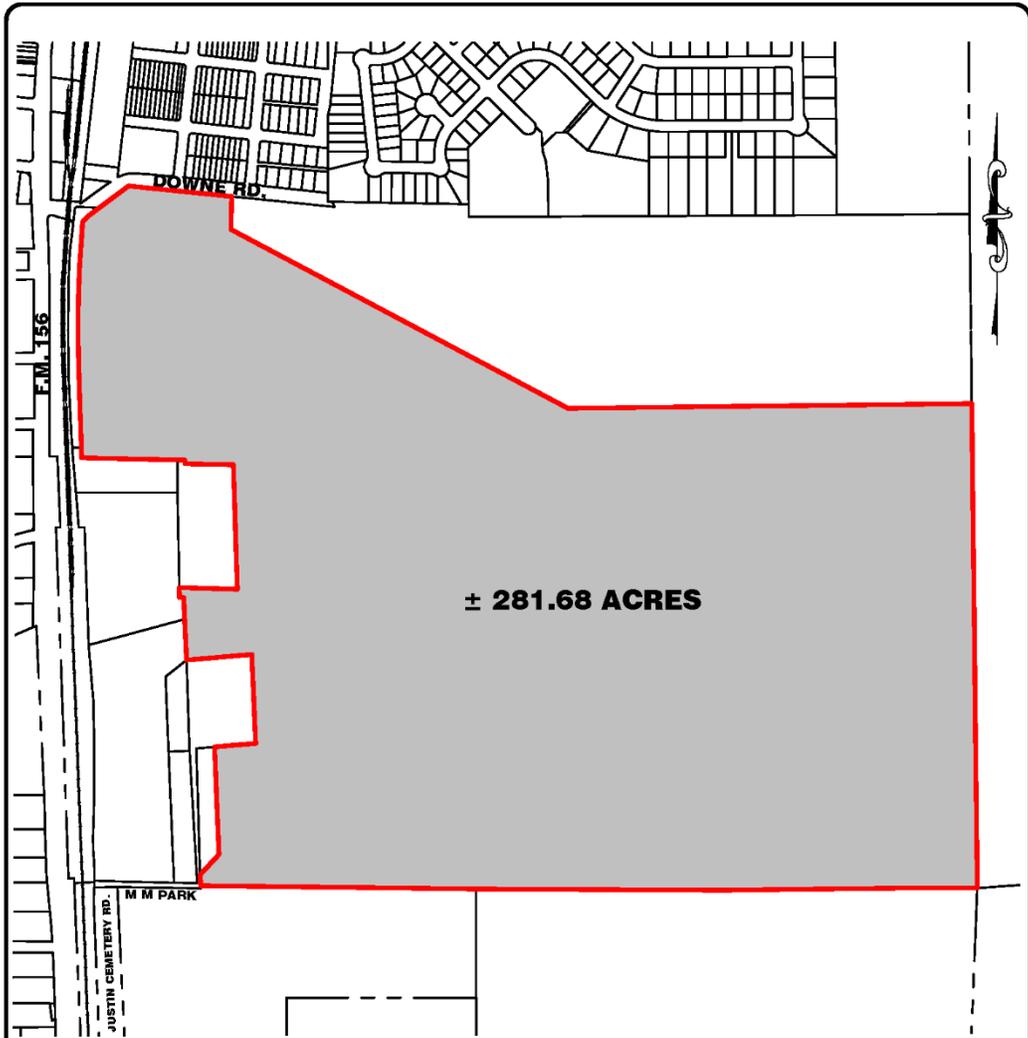


EXHIBIT "B" MAP SHOWING
 F.M. 156 & DOWNE ROAD, SITUATED IN A PORTION OF THE
 TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

 <p style="font-size: small;">2559 SW Grapevine Pkwy, Grapevine, Texas 76051 817-329-4373 DEng Pfm # F-2944 TSDrvy Pfm # 10021700</p>	Job No.:	24061	Scale:	N.T.S.	Sheet 1 of 1	NOTE: THE INTENT OF THIS EXHIBIT IS TO PICTORIALY SHOW THE LOCATION OF THE BOUNDARY. ITS IS NOT INTENDED AS AN ACTUAL SURVEY. CALLS SHOWN ARE REFERENCES ONLY. NO STATEMENT IS MADE TO THE VALIDITY OF THESE CALLS.
	Drafted:	L.J.C.	Checked:	J.N.R.		
	Date Prepared:	9/4/2025				
	Revised:		Revised:			

E:\24061-FM 156 & Downe Road\COGON\LAND PLAN\DEVELOPMENT EXHIBITS\24061-EXHIBIT B.dwg

EXHIBIT B
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

1.1 Definitions.

- (a) Concept Plan means the Concept Plan on **Exhibit C**, as amended in accordance with this Ordinance.
- (b) Development Regulations means the regulations on this **Exhibit B**.
- (c) District means the municipal management district that will be created that includes the Property within its boundaries.
- (d) Effective Date means the date of the adoption of this Ordinance by the Town.
- (e) Governing Regulations means the regulations set forth in Section 1.2 below.
- (f) Open Space and Parks Plan means the illustrative parks, trail, and open space plan attached as **Exhibit D**.
- (g) Property means the property described by metes and bounds on **Exhibit A**.
- (h) Public Infrastructure means the water, sewer, drainage, roadway, and other public infrastructure necessary for the development of the Property.
- (i) UDC means the Unified Development Code of the Town in effect on the Effective Date.
- (j) Zoning Ordinance means the Town's comprehensive zoning ordinance in effect on the Effective Date.

1.2 Governing Regulations. Development of the Property is governed solely by the following development regulations and applicable federal law:

- (a) The Concept Plan, which Concept Plan is considered to be a development plan as provided for in Section 212.172 of the Texas Local Government Code;
- (b) the UDC;
- (c) the other generally applicable Town ordinances in effect on the Effective Date;
- (d) the building codes adopted by the Town in effect on the Effective Date;
- (e) the Development Regulations;
- (f) the Open Space and Park Plan;

1.3 Concept Plan Revisions. The Concept Plan was created to illustrate the boundary and general layout of the project, and development of the Property shall generally comply with the Concept Plan. Development permitted by the Neighborhood Commercial (NC) zoning district regulations in the Zoning Ordinance, as modified by the Development Regulations, may be located on the Property notwithstanding the Concept Plan including within any areas designated for single family land use on the Concept Plan. Notwithstanding the foregoing, upon the written request of the owner/developer, the Town's staff members may, but are not required to, administratively approve any amendments to the Concept Plan that the Town's staff members are authorized by ordinance to approve without further Town Council approval. Any such amendment shall automatically replace the attached Concept Plan and become part of this Ordinance without requiring a formal zoning amendment.

1.4 Conflicts. In the event of a conflict between the Town's Master Thoroughfare Plan, as amended, and the Concept Plan, the Concept Plan shall control and the only thoroughfares required within the boundaries of the Property shall be those shown on the Concept Plan. In the event of any conflict between these Development Regulations and any of the other Governing Regulations, these Development Regulations control.

1.5 Roadways.

(a) If a traffic impact analysis is required pursuant to the Governing Regulations, the scope of the traffic impact analysis shall be limited to determining the improvements needed to the intersection of FM 156 and Downe Road that are directly attributable to the development of the Property.

(b) The only improvements to perimeter roadways shall be those recommended by a traffic impact analysis, which shall also determine the timing of such improvements.

(c) The only thoroughfare improvements required to be constructed or funded by the owner/developer are those shown within the boundaries of the Property on the Concept Plan and that are identified on the Concept Plan as being constructed by the owner/developer. The only thoroughfare right-of-way dedication required within the boundaries of the Property is the right-of-way identified on the Concept Plan as being dedicated by the owner/developer, which shall be dedicated in phases when a portion of the Property is final platted adjacent to such right-of-way.

1.6 Manufactured Housing. A maximum of one HUD-certified manufactured home may be located within the Property, from time to time, for any purpose necessary for the creation or administration of the District (including, but not limited to, providing qualified voters within the District or qualifying persons to serve on the Board of Directors of the District). The owner/developer will notify the Town of the location of, make and model of, HUD number for, and 911 address of the manufactured home within 30 days after the home is occupied. A home permitted by this section: (a) is not required to be located on a platted lot; (b) does not require a building permit; (c) does not require a certificate of substantial completion; (d) does not otherwise have to comply with the Governing Regulations; (e) does not require any permit or other approval by the Town; and (f) will be promptly removed when no longer needed for the

creation or administration of the District. The Town will assist the owner/developer in obtaining water, sewer, and utility service for a home permitted by this section.

1.7 Water Wells. Water wells may be drilled within the Property for the sole purpose of providing irrigation water; subject, however, to all applicable rules and regulations of the Town and the Texas Commission on Environmental Quality. Water wells may not be used to provide potable water without the consent of the Town.

1.8 Director Qualifying Lots. The conveyance, from time to time, by metes and bounds or otherwise of any portion of the Property to any person for the purpose of qualifying such person to be a member of the board of directors of the District shall not be considered a subdivision of land requiring a plat or otherwise requiring the approval of the Town; provided, however, no structure, other than manufactured housing authorized above, shall be constructed on any property conveyed for such purpose unless and until a plat of such portion has been approved by the Town.

1.9 Base Zoning. For purposes of applying these Development Regulations, the base zoning district shall be Rural Estate (RE), except that any portion of the Property proposed for development as a non-residential use other than a public school shall have a base zoning district of Neighborhood Commercial (NC). Table 5.1 of the UDC shall not apply to portions of the development governed by the RE base zoning district.

1.10 Permitted Uses.

(a) The following uses are permitted by right:

(i) Accessory uses, including, but not limited to home occupations and an amenity center.

(ii) Agricultural uses.

(iii) Single family detached homes.

(iv) Temporary uses, as follows, which shall be permitted as long as lots are being developed within the Property or buildings are being constructed and sold within the Property: a concrete or asphalt batch plant, model homes, construction offices which may be in a trailer, and sales offices which may be in a trailer.

(v) Public schools, K-12, located within the depicted Single-Family boundaries shown on the concept Plan.

(b) Neighborhood Commercial (NC) uses shall be permitted pursuant to the Neighborhood Commercial (NC) zoning district in the Zoning Ordinance, and shall be restricted to no more than twenty-five (25) acres within the Property (including the Additional Land). Such uses shall be permitted to the same extent the NC zoning district permits them (either by right or by SUP).

1.11 Single Family Development. The following requirements apply to single family development:

(a) No detailed site plan shall be required for single family.

(b) The maximum residential density shall be three dwelling units per gross acre within the Property.

(c) Single family lots shall comply with the following table, which shall be the exclusive lot size, setback, height, garage orientation, dwelling unit size, and coverage requirements for single family development:

	30'-39' wide lots	40'-44' wide lots	45'-49' wide lots	50'-59' wide lots	60' wide lots
Minimum lot width at building line	30'	40'	45'	50'	60'
Minimum lot depth	85'	100'	100'	100'	100'
Minimum lot area	2,550sf	4,000sf	4,500sf	5,000sf	6,000sf
Minimum front yard building setback measured at street ROW	20'	20'	20'	20'	20'
Minimum side yard building setback on interior lots	0' and 6'	5'	5'	5'	5'
Minimum side yard building setback on corner lots adjacent to street ROW	10'	10'	10'	10'	10'
Minimum rear yard building setback	15'	15'	15'	15'	15'
Garage orientation	Front entry or rear entry	Front entry or rear entry	Front entry	Front entry	Front entry
Maximum lot coverage (building footprint)	70%	70%	70%	70%	70%
Minimum dwelling unit size (square feet)	1,100 SF	1,200 SF (except 1,100 SF for a corner lot)	1,200 SF (except 1,100 SF for a corner lot)	1,400 SF (except 1,200 SF for a corner lot)	1,900 SF (except 1,400 SF for a corner lot)
Maximum building or structure height	35'	35'	35'	35'	35'

(d) No corner lot shall be considered to have two front yards.

1.12 Neighborhood Commercial Development. Neighborhood Commercial (NC) uses shall be developed in accordance with the zoning district regulations applicable to land in the Town's NC zoning district regulations in Table 5.1 and Table 5.2 of the UDC, which shall be the exclusive dimensional requirements applicable to neighborhood commercial development.

1.13 Landscaping.

(a) For single family lots, the front, side, and rear yard shall be sodded and irrigated with a minimum of two (2) trees that are a minimum three inches in caliper picked from the approved plant list described in the UDC, except that only one (1) tree is required for lots less than fifty feet (50') in width. Landscape strips shall be provided for single family lots in a manner generally consistent with Attachment 1. If franchise utility providers prohibit planting trees in the landscape buffer within the landscape strips shown on Attachment 1, the trees that would have been planted in the buffer will be planted within the parkway adjacent to open space. No other landscaping requirements shall apply to single family development.

(b) No tree preservation requirements shall apply.

1.14 Screening. For single family residential development, screening shall be generally consistent Attachment 2; however, the owner/developer may revise screening locations shown on Attachment 2 provided the same linear footage illustrated on Attachment 2 is provided. No other screening shall be required in connection development of the Property.

1.15 Sidewalks. All sidewalks shall be minimum four feet width for residential paving sections.

1.16 Fencing. Fencing for single family lots shall be minimum of six feet in height constructed of wood, or a similar material, with steel posts. Fences facing open space lots shall be tubular steel, wrought iron, or a similar material approved by the Architectural Review Committee or the Architectural Control Committee of the homeowners association. Amenity fencing for uses such as dog parks, baseball fields, soccer fields, pickleball courts, tennis courts, football fields, and similar uses may be constructed of chain link fencing no shorter than four feet in height or other materials approved by the private architectural review committee.

1.17 Parks and Open Space.

(a) The exclusive open space requirement for development of the Property shall be compliance with the Concept Plan and Open Space and Park Plan and the requirements below.

(b) No park land dedication requirements (including cash in lieu of dedication requirements) or park development fee requirements shall apply to the Property (including the Additional Land).

(c) All areas designated as open space on the Open Space and Park Plan shall be privately owned by a homeowners association, the owner/developer, or the District. Open space areas that consist of floodplain require maintenance of a 50-foot wide area

adjacent to developed lots by a homeowners association, the owner/developer, or the District, and no other open space maintenance shall be required other than trail maintenance as required by this section.

(d) Trails shall generally comply with **Exhibit D**; however, the owner/developer may revise trail locations shown on **Exhibit D** provided the same linear footage illustrated on **Exhibit D** is provided. Trails shall be constructed of crushed granite, concrete, natural earth, wood chips, asphalt, or other similar materials approved by the developer's landscape architect, and shall be owned and maintained by the owner/developer or the District.

(e) Open space areas shown on the Open Space and Park Plan shall include floodplain areas.

(f) Open space areas shown on the Open Space and Park Plan shall be accessible and open to the general public (excluding amenity centers).

1.18 **Entry Monument.** A subdivision monument or identity sign may be a maximum of 35 feet in height, and is permitted within the median as shown on **Exhibit D**.

1.19 **Garages and Driveways.** Single family homes may have front entry or rear entry garages. Driveways must be a minimum of 18 feet in width for 40 foot wide front entry lots that are at least 40 feet in width, and a minimum of nine feet in width for rear entry lots that are less than 40 feet in width. A minimum of two enclosed parking spaces are required for each single family lot that is at least 40 feet in width, and a minimum of one enclosed parking space is required for each single family lot that is less than 40 feet in width.

1.20 **Building Design Standards.** Single family residential homes shall comply with the following:

(a) The front elevation of the main structure must include a minimum 6:12 roof pitch required for main structures. This requirement does not apply to porches, dormers, or accessory structures, such as shed roofs.

(b) The primary roof material shall consist of 30-year architectural shingles or better quality materials.

(c) Front building elevations shall consist of a minimum of thirty percent masonry materials, not including areas of an elevation located over a roof. The overall exterior wall area of each home, exclusive of windows, window walls, doors, garage doors, and portions of a facade located under a porch covering, shall be a minimum of fifty percent masonry materials. Masonry is defined as (i) brick; (ii) stucco; (iii) cement board; (iv) cementitious fiber board; (v) stone; and (vi) similar materials of equal or similar characteristics, which require written approval from the Architectural Review Committee or the Architectural Control Committee of the homeowners association.

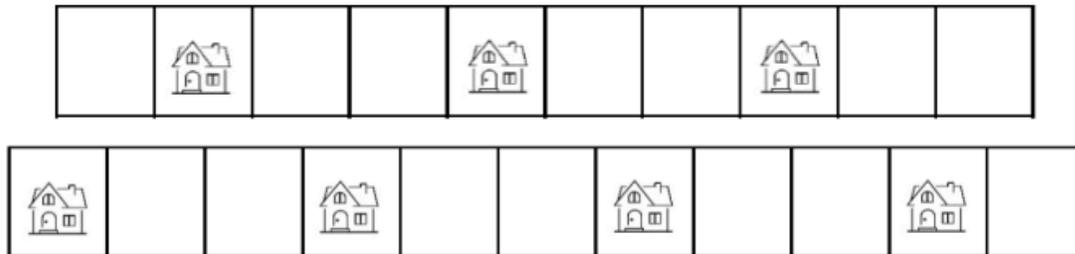
(d) Homes with the same front elevations must be separated by a minimum of two lots.

(e) Front home elevations shall not be repeated directly across the street from each other as illustrated below:

Example: lot lines match, same elevation



Example: lot lines staggered, same elevation



(f) Modifications to Subsections 1.20(c)-(e) may be approved by the private architectural review committee.

1.21 Gas Well Setback Requirements. New construction of permanent structures shall be a minimum 150 feet from an existing well head. New construction of non-permanent structures, such as soccer fields, open space amenities, and other similar improvements, may be located adjacent to an existing pad site boundary notwithstanding the 150-foot setback. The closest lot line of a lot containing a new building shall be a minimum of 300 feet from the boundary of the nearest gas well pad site. No other oil and gas setback requirements of any kind apply to new structures and buildings.

1.22 Building Permits. Building permits and certificates of occupancy may be issued for model homes prior to completion of all Public Infrastructure for the final platted phase of development, provided adequate fire protection is in place.

1.23 Lighting. Decorative lighting, such as string lighting, for residential uses is not subject to business hours limitations, but non-residential development shall be subject to the Town's dark sky regulations, if any.

1.24 Sign Regulations. Signage shall be subject to the Town's sign regulations in effect on the Effective Date. The Town Council may approve additional exceptions to such sign regulations upon receipt of a written request from the owner.

1.25 Minor Amendments.

(a) The masonry requirements described above for single family development, and the masonry requirements in the UDC that are applicable to other types of development. The Town Council may approve a reduction to the masonry requirements upon receipt of a written request from the owner/developer.

(b) The minimum single family dwelling unit size described in the table above may be reduced by ten percent (10%) with Town Council approval. The Town Council may approve additional reductions upon receipt of a written request from Owner.

1.26 Miscellaneous.

(a) The second point of required access to a subdivision may be satisfied by providing (i) a divided entry to a subdivision, subject to written approval by the Fire Marshal; or (ii) a knox box (or other Town approved method of entry that is industry standard) in the southwest corner of the Property to provide access through the Justin Cemetery for emergency vehicles.

(b) The owner/developer shall have the right to begin early grading, at its sole risk, upon approval of a preliminary plat and grading plan.

(c) A final plat shall generally conform to an approved preliminary plat; however, the lot count on the final plat may vary by a maximum of ten percent from the lot count shown on an approved preliminary plat without requiring approval of an amended preliminary plat. If a final plat does not generally conform to an approved preliminary plat, the Town Manager may administratively approve the changes without requiring an amended preliminary plat, provided the changes comply with the Governing Regulations.

(d) The Town agrees to accept, own, and maintain all Public Infrastructure that is constructed in accordance with these Development Regulations and the Governing Regulations, except the District shall maintain the bridge, its footings, and all appurtenances related thereto and shall protect the same from deterioration, flood or causeway damage. Upon the expiration of ten (10) years, the District shall inspect the bridge and notify the Town of the results of the inspection. The District shall own and maintain all drainage facilities on the Property that are not located within dedicated rights of way directly adjacent to roadways.

(e) Expirations of plats and other permits shall be governed exclusively by Section 245.005, Texas Local Government Code.

(f) No plat shall be denied on the basis of noncompliance with zoning or the comprehensive plan if it complies with these Development Regulations and the Governing Regulations. A plat that complies with these Development Regulations and the Governing Regulations shall be approved.

(g) A final plat shall be recorded, and building permits shall be issued, prior to completion and acceptance of all of the Public Infrastructure and other public

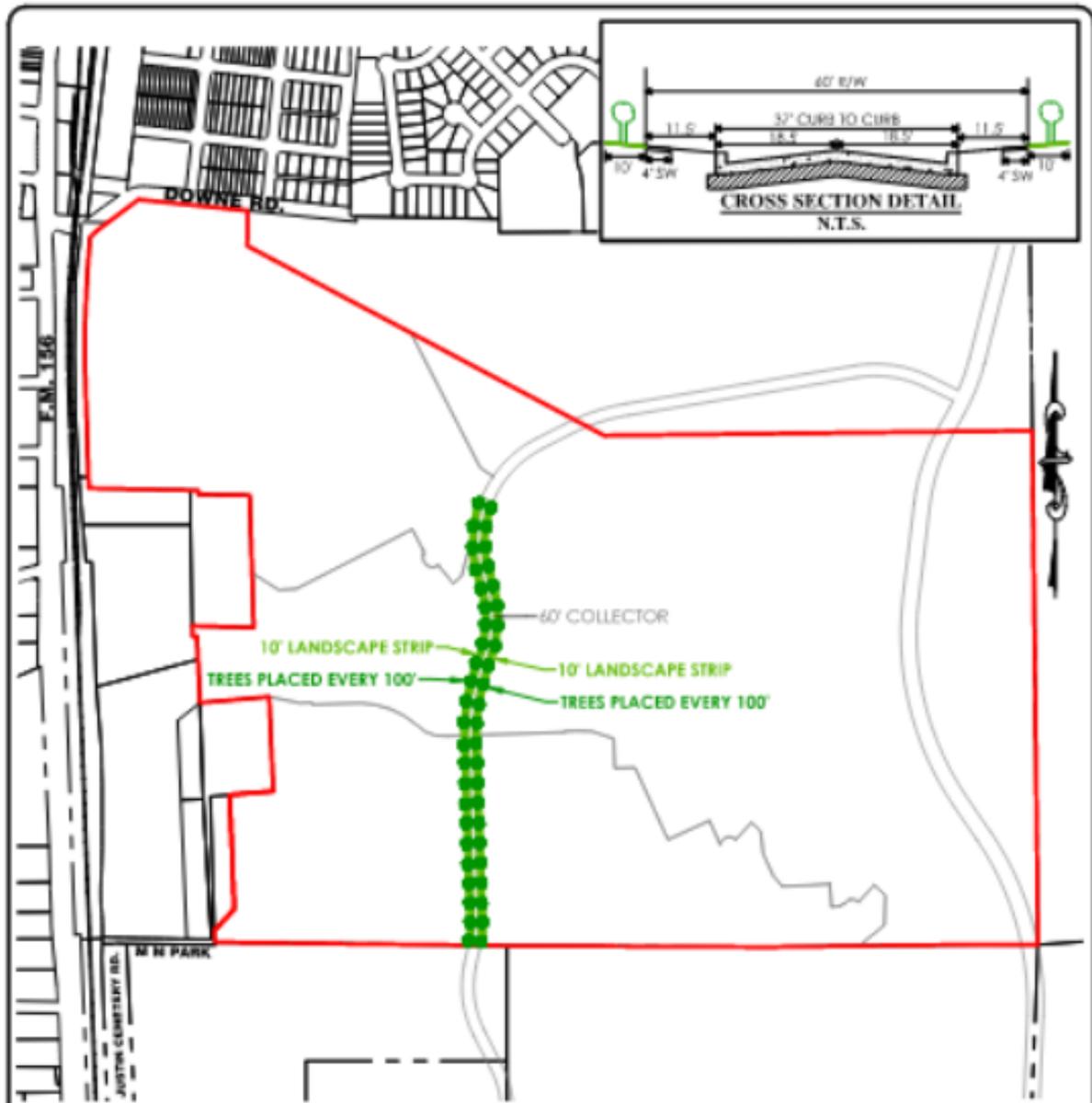
improvements associated with the final plat, provided security for completion of such improvements is provided by the subdivider through performance, payment, and maintenance bonds acceptable to the Town, with the Town being named as additional obligee on such bonds, or as otherwise permitted by the Governing Regulations.

(h) An applicant may submit and receive approval of a preliminary drainage study before submitting a preliminary plat application.

1.27 Regulations Regarding Building Products, Materials, or Methods.

The Property constitutes an area of architectural importance and significance and the Town Council of the Town of Northlake, Texas, hereby designates it as an area of architectural importance and significance for purposes of Chapter 3000 of the Texas Gov't Code (the "Code"). Pursuant to these Development Regulations and §3000.002(d) of the Code, the owner of the Property voluntarily consented to the application of all of the Governing Regulations that govern the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building on the Property, regardless of whether a different building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. In addition, the Owner of the Property voluntarily consented to the application of the Governing Regulations that establish a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building, regardless of whether the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. The covenants contained herein shall run with the land and shall bind the owner and all successors and assigns.

Attachment 1
Single Family Landscape Strips



**ATTACHMENT 1 - LANDSCAPE STRIP FOR
F.M. 156 & DOWNE ROAD, SITUATED IN A PORTION OF THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS**



Job No.: 24061	Scale: N.T.S.	Sheet 1 of 1
Drafted: L.J.C.	Checked: J.N.R.	
Date Prepared: 9/24/2025		
Revised: 9/30/2025	Revised:	

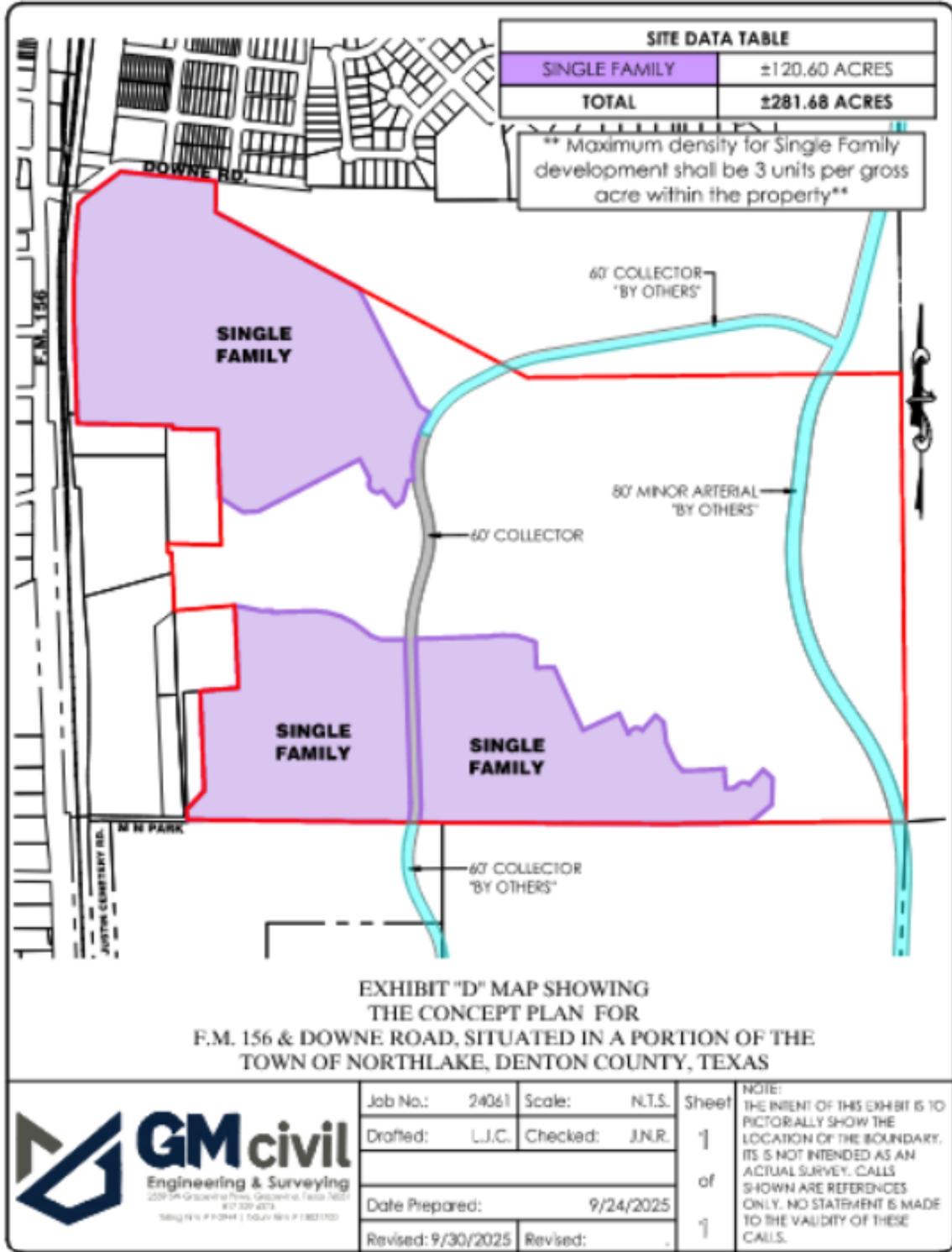
NOTE:
THE INTENT OF THIS EXHIBIT IS TO
PICTORIALLY SHOW THE
LOCATION OF THE BOUNDARY.
IT IS NOT INTENDED AS AN
ACTUAL SURVEY. CALLS
SHOWN ARE REFERENCES
ONLY. NO STATEMENT IS MADE
TO THE VALIDITY OF THESE
CALLS.

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Attachment 2
Single Family Screening

DRAFT

**EXHIBIT C
CONCEPT PLAN**



**EXHIBIT D
OPEN SPACE AND PARK PLAN**

