



OFFICIAL NOTIFICATION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, August 22, 2019, at a meeting to begin at 6:30 pm at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas. The purpose of this hearing is to hear comments for or against a zoning change request to amend the Mixed-Use Planned Development (MPD) zoning district adopted by Ordinance No. 18-0726 for The Ridge at Northlake, by adding Temporary Manufactured Home as an allowable use in a specific portion of the district which is approximately 370 acres of land situated in the Patrick Rock Survey, Abstract No. 1063, and generally located on the south side of Robson Ranch Road approximately 3,200 feet east of Faught Road. TMRY Ridge LP is the owner/applicant. JBI Partners, Inc. is the land planner. Case # PD-19-003.

ABOUT THIS REQUEST

A summary of the proposed amendment is provided on the following pages, beginning with a letter of request, followed by an excerpt from the development standards with proposed changes underlined, and an exhibit showing the general area where the temporary manufactured home will be located. If you would like more information or have any questions about this request, please contact Nathan Reddin, Development Director, at 940-242-5703 or nreddin@town.northlake.tx.us. You may also visit Northlake Town Hall between the hours of 8:00 am to 5:00 am, Monday – Friday.

PUBLIC HEARING PROCESS

The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Town Council. During the public hearing, interested persons are asked to sign in and speak before the Town Council to provide comments for or against the request before the Town Council. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property are notified of the request by mailing of this notice thirty (30) days prior to the date of the public hearing. Notifications are also published in the Denton Record-Chronicle fifteen (15) days prior to the date of the public hearing.

WRITTEN RESPONSE PROCESS

You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Council is informed of the percentage of responses in support and in opposition of the request. If the owners of more than twenty (20) percent of the Northlake land area within two hundred (200) feet of the site submit written opposition, then four (4) out of five (5) votes of the Town Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***



July 22, 2019

Mr. Nathan Reddin
Development Director
Town of Northlake
1500 Commons Circle
Suite 300
Northlake, Texas 76226

Dear Mr. Reddin,

On behalf of our client, we are requesting to amend the Planned Development for "The Ridge at Northlake" community (Ord. No. 18-0726).

As we have moved forward with the development of the community, we realized we had an oversight in our original rezoning request. We did not include "Temporary Manufactured Home" as an allowable use within the planned development, which we needed to do.

Since the community will be located within the Northlake Municipal Management District No. 2, in order for an ad valorem tax bond to be issued by the District, an election must take place. At present, no one lives within the proposed District. The manufactured home will be located within the District for a temporary time period (1 year) and will serve as a residence. This will allow an election to be held with respect to the passing of the bond.

We have included the previously approved development standards for the community with the proposed amendment underlined. (Section 1(C) under "Development Standards"-Pages 2-3) We have also included an additional exhibit (Exhibit D) which shows the general area for where the manufactured home will be located. The only proposed change to the development standards is the section underlined.

If you have any questions, please feel free to contact me at 972.738.0248.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Sylo".

Jerry Sylo, AICP

EXHIBIT C
PLANNED DEVELOPMENT STANDARDS
THE RIDGE AT NORTHLAKE

COMMUNITY FRAMEWORK

The Ridge at Northlake will be a multi-generational community where an emphasis on being able to experience a small town environment where you know your neighbors, is balanced with the conveniences of a suburban lifestyle.

A variety of housing types will be provided to meet the needs of a complete life cycle. This will allow residents to move within the community and not have to distance themselves from family and friends as changes occur in their lives.

In keeping with the vision of community, public and private spaces are given equal importance. Open spaces and common areas are interspersed throughout the neighborhoods so as to encourage personal interaction by families and residents in all stages of life.

COMMERCIAL TRACTS
(Tracts C-1 and C-2)

1. Uses:
 - A. Permitted uses shall be all principal and accessory uses which are allowed by right in the (C) Commercial District, in accordance with Table 5.2 of the Northlake Unified Development Code, as amended.
 - B. A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (C) Commercial District, in accordance with Table 5.2 of the Northlake Unified Development Code, as amended.
2. Development Standards: Development shall be in accordance with the development standards established in the Commercial District (C) in the Town of Northlake's Unified Development Code as it exists or may be amended.

SINGLE FAMILY TRACTS
(TRACTS SF-1, SF-2, SF-3, SF-4, AND SF-5)

GENERAL STANDARDS

1. The design and development of The Ridge at Northlake community shall take place in general accordance with the attached Zoning Plan (Exhibit C).
2. Unless otherwise specified in this planned development, the design and construction of public infrastructure and utilities shall be in accordance with the Town's standards. A Municipal Management District (MMD) may be established and used for funding such infrastructure and utilities.
3. The maximum number of homes in The Ridge at Northlake community shall be 1,115 (3.08 homes/single family gross acre).
4. A minimum of 13.5% (37.75 acres) of land within Tracts SF-1 through SF-4 shall be used as open space.

- A. The open space will be dispersed throughout the community. In order for the open space to be counted towards meeting the minimum requirement, it must be at least 0.5 acre in size or contain recreational elements (i.e. hike & bike trail, etc.), as well as be readily accessible to the residents of The Ridge at Northlake.
- B. The open space shall be owned by a Homeowners Association. A Public Improvement District (PID) or other mutually agreed upon funding mechanism may be established and used for maintenance and operation purposes.
- C. At least one private amenity center shall be provided for residents of The Ridge at Northlake. The amenity center shall include, at a minimum, conditioned space, swimming pool, fitness center, and family lifestyle oriented facilities.
- D. The open space, including the community's amenity center, provided within The Ridge at Northlake community, shall be recognized as meeting all of the Town of Northlake's acreage and/or parkland dedication fee requirements for public and/or private open space for The Ridge at Northlake community

DEVELOPMENT STANDARDS

1. Uses

- A. Permitted uses allowed in Tract SF-1 through SF-5 shall be all principal and accessory uses which are allowed by right in the (RE) Rural Estate District, in accordance with Table 5.2 (Permitted Uses) of the Northlake Unified Development Code, as amended.

Oil and Gas Well Drilling/Production shall be a permitted use allowed by right only upon the Well Pad Sites identified on the Zoning Plan, Exhibit B. Such use(s) shall be subject to the requirements for Oil and Gas Well Sites specified herein.

- B. A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (RE) Rural Estate District, in accordance with Table 5.2 (Permitted Uses) of the Northlake Unified Development Code, as amended.
- C. Temporary Manufactured Home. One (1) temporary, manufactured home and associated facilities, are permitted on the Property, as necessary for the creation and administration of the Northlake Municipal Management District No. 2. The home and associated facilities shall follow the permitting procedure as established by the Development Director or his/her designee.

The landowner shall notify the Town prior to the installation of the temporary manufactured home. The landowner shall also notify the Town of the make, model, and 911 address of the home no later than 30 days after the home is occupied.

The following do not apply to the temporary manufactured home:

- 1. The development standards set forth in Item #4 below.
- 2. The architectural standards set forth in Item #5 below.

The home shall be removed from the property on or before one calendar year from when the home was placed on the property. Additionally, all associated facilities, including but not limited to, septic, water, electricity, etc. will be removed concurrently.

Neither the conveyance by metes and bounds 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(s), nor the short term placement of a temporary manufactured home on an unplatted tract of land,

shall be considered the development or subdivision of land requiring a plat or otherwise requiring approval of the Town; provided, however, no permanent structure shall be constructed on any portion of the property conveyed for such purpose unless and until the Town has approved a plat for such portion.

2. Oil and Gas Well Site(s) Standards

The Bob Cole 2 (API #42-121-32454-00), Cole Lukens 1 (API #42-121-30908-00), and Cole Lukens 3 (API #42-121-33387-00) are currently operating and producing oil and gas wells located on The Ridge at Northlake property (the "Wells"). Any future drilled wells will be subject to Northlake's Oil and Gas Wells Drilling Regulations, found in Article 13 of the Northlake Unified Development Code ("UDC"), in effect on the effective date of this planned Development Agreement, including any amendments thereto in effect as of such date.

Notwithstanding the above and any setback requirements in Section 13.4 and 13.5 of the UDC and any noise requirements in Section 13.22D of the UDC, the Town of Northlake hereby grants the following variances from the UDC.

- A. All noise requirements in Section 13.22D of the UDC are hereby waived as to the Well and all current and future drilling activities and operations associated therewith, provided however, that operator shall endeavor to minimize any noise associated with such activities on The Ridge at Northlake property; and
- B. Drilling, development, production, and operation activities associated with the Wells may be located closer than 600 feet, but not closer than 300 feet, from any residential structures constructed on The Ridge at Northlake property.

3. The maximum allowable number of homes for each Tract of land identified on Exhibit B shall be as follows:

LOTING MIX

Zoning Tract	Lot Type				
	SF-50	SF-60	SF-70	1 ACRE	MAX COUNT
SF-1	120 MAX	100 MIN	50 MIN		300
SF-2	100 MAX	50 MIN	30 MIN		204
SF-3	140 MAX	150 MIN	NO MIN		320
SF-4	0	100 MIN	130 MIN		260
SF-5	0	0	0	31	31
					1115

4. Single Family Detached Lot Development Standards:

DEVELOPMENT STANDARD

Lot Type	TRACTS SF-1 THROUGH SF-4			TRACT SF-5
	SF-50	SF-60	SF-70	1 Acre
Minimum Lot Width	50'	60'	70'	100'
Cul-de-sac or Elbow	40'	45'	55'	90'
Minimum Frontage at ROW	30'	30'	30'	30'
Minimum Lot Area	6,000 sq ft	7,200 sq ft	8,400 sq ft	1 Acre
Minimum Lot Depth	110'	110'	110'	200'
Cul-de-sac or Elbow	100'	100'	100'	180'
Minimum Front Yard Setback	20'	20'	20'	25'
Unenclosed Porch/Patio	10'	10'	10'	25'
Swing Garage (Door Facing Side)	15'	15'	15'	25'
Minimum Rear Yard Setback	10'	10'	10'	25'
Accessory Structure	5'	5'	5'	10'
Minimum Side YardSetback	5'	5'	5'	10'
At Corner	15'	15'	15'	15'
Minimum Dwelling Area	1,600 sq ft	1,800 sq ft	2,000 sq ft	2,000 sq ft
Maximum Lot Coverage *	55%	55%	55%	35%
Maximum Height	40'	40'	40'	40'

Maximum Lot Coverage is measured as the area covered by the roof of the residence and garage. Lot coverage excludes any outdoor, covered patio/living area, even if this area is covered by a roof which is integrated into the design of the house.

5. Single Family Detached Architectural Standards:
 A. Architectural repetition: Homes with the same floor plan and/or elevation shall be prohibited

from being located next to each other. Homes with the same elevation shall be prohibited from being located across the street from each other.

- B. Front porches: Front porches shall not be required. However if a front porch is provided, it shall have a minimum depth of 6' and a minimum width of 10' (60 square feet minimum). Front porches shall have railings and columns.
- C. Exterior façade material: The homes shall be constructed with 100% masonry, exclusive of doors, windows, porches, trim, soffits, dormers, and gables. Masonry shall include brick, natural stone, simulated stone, stucco, and cementitious fiberboard.
- D. Garage Doors: Garage doors may face a public street. If a garage door faces the street, the garage face may not be closer to the street than the primary façade of the home. Additionally, if a garage door faces the street, the door shall have the appearance of a carriage style with complimentary hardware. (See Architecture Exhibit 1)
- E. Landscaping: A minimum of 2, 3" caliper trees shall be provided for each home, one of which may be located between the sidewalk and street curb, if approved during the Town's construction plan review process. Said approval will not unreasonably be withheld if the design complies with generally accepted engineering practices.
- F. Accessory Structures: Accessory structures shall be developed in accordance with Section 8.2 of the Northlake Unified Development Code as it exists or may be amended, except as indicated below. For purposes of this item, an unenclosed carport shall not be considered an accessory structure.
 - 1. No accessory structure shall be constructed on a lot without a principal structure.
 - 2. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory structures.
 - 3. A maximum of 1 accessory structure (not a detached garage) and 1 detached garage shall be permitted per lot.
 - 4. Accessory structures used as a dwelling shall only be allowed in the area designated as "SF-5" and shall comply with Section 8.3 of the Northlake Unified Development Code.
 - 5. Accessory Structure Design:
 - a. Accessory structures with a floor area in excess of 120 square feet but less than 240 square feet shall be constructed with exterior grade wood siding or with the same materials as the principal structure.
 - b. Accessory structures with a floor area in excess of 240 square feet but less than 600 square feet shall be constructed with the same percentage and type of materials as the primary structure.
 - c. Accessory structures with a floor area in excess of 600 square feet shall be constructed with the same percentage and type of materials as the primary structure. Additionally, it shall match the architectural style of the primary structure as much as possible (including, but not limited to, roof style and pitch, window and door design, height measured at the wall top plate and architectural detailing).

1-CARRIAGE STYLE GARAGE DOOR



COMMUNITY DESIGN STANDARDS

1. Community Buffers:

A. Robson Ranch and Cleveland Gibbs Roads (Design Exhibit A1, B1):

1. A minimum 25' wide landscape buffer shall be provided adjacent to the road. Berms and retaining walls may be constructed within the buffer. The berms may encroach up to 3' into the right-of-way and shall not exceed a 3:1 slope.
2. A mix of shade and ornamental trees shall be planted within the required landscape buffer. Shade trees shall consist of a minimum of 33% of all tree plantings within the buffer.
3. There shall be 1 shade tree per 40' of road frontage. There shall be 1 ornamental tree per 20' of road frontage. Trees may be placed in natural groupings.
4. Ground cover may also be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched planter beds and hardscape.
5. A minimum 8' wide, concrete trail shall be provided within the buffer and/or street right-of-way along Robson Ranch Road and one side of Cleveland Gibbs Road. The location of the trail shall be coordinated with any trail located within adjacent developments.

B. Heritage Trail-West of Briarwood Road (Design Exhibit C1, C2, C3, C4):

1. Where single family lots back or side Heritage Trail, a minimum 10' wide landscape buffer with 1 shade tree per 40' of street frontage shall be provided. Trees may be placed in natural groupings.
2. Ground cover may be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched planter beds and hardscape.
3. A minimum 8' wide, concrete trail shall be provided within the buffer and/or street right-of-way on one side of the street.

C. Briarwood Road (Design Exhibit D1):

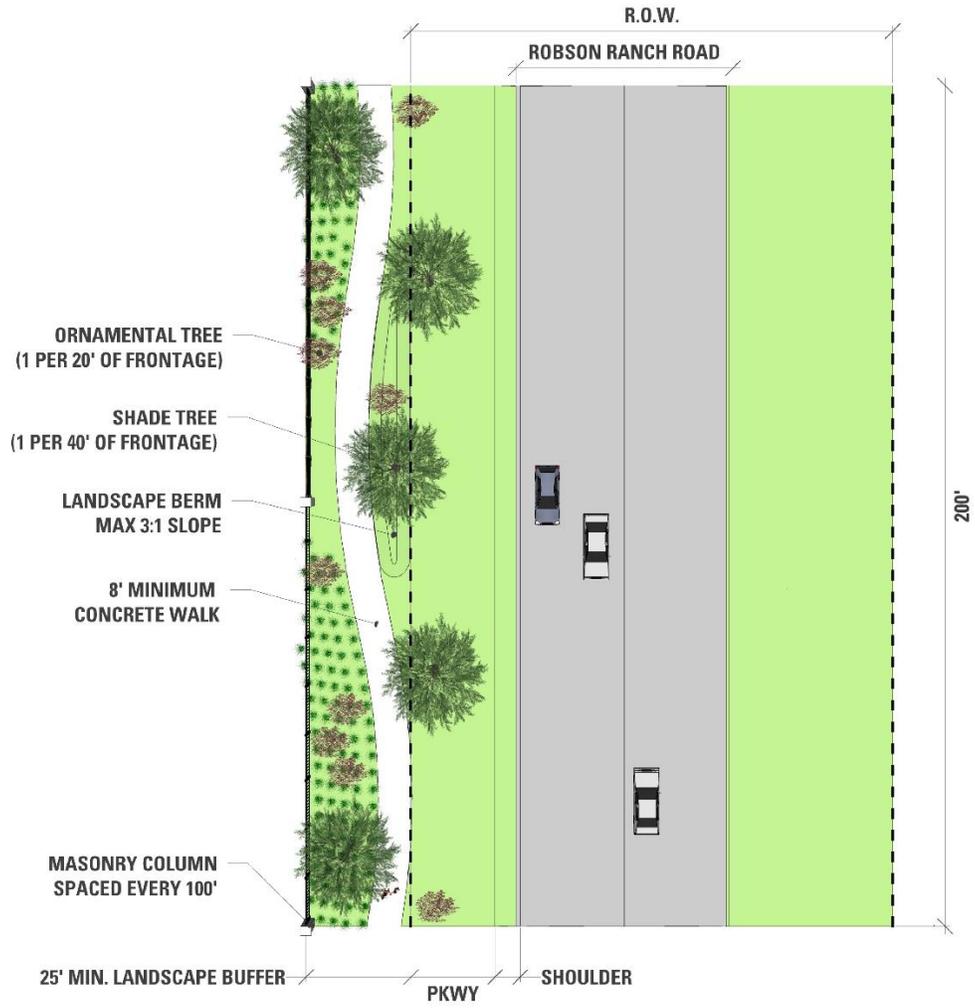
1. A minimum 10' wide landscape buffer with 1 shade tree per 40' of street frontage shall be provided. Trees may be placed in natural groupings.

2. Ground cover may be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched planter beds and hardscape.
 3. A minimum 8' wide, concrete trail shall be provided within the buffer and/or street right-of-way on one side of the street..
2. Buffer Vegetation:
 - A. Shade Trees: Shade trees shall be 3 caliper inches in size, measured 12" above the planting surface, at the time of planting. Trees may be located within the buffer or street right-of-way, if approved by the Public Works Director.
 - B. Ornamental Trees: Ornamental trees shall be 2 caliper inches in size at the time of planting. Trees may be located within the buffer or street right-of-way, if approved by the Public Works Director.
 - C. Shrubs: Shrubs shall be a minimum 3 gallons in size at the time of planting and shall attain a minimum height of 3' within two growing seasons.
 3. Irrigation: Landscape buffers shall be irrigated with irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.
 4. Perimeter Screening:
 - A. Robson Ranch Road(Design Exhibit A1) :
 1. Screening at a minimum, 6' tall and constructed of brick, stone, berms with ornamental, open fencing and landscaping, or a combination thereof.
 - B. Cleveland Gibbs Road, Briarwood Road, and Heritage Trail where lots back(Design Exhibit B1, C1, C2, C3, C4, D1):
 1. Screening shall be, at a minimum, 6' tall board-on-board cedar fencing, ornamental, open fencing and landscaping, or a combination thereof.
 2. The cedar fencing shall have metal poles. The fence's rails shall face the inside of the lot.
 3. The fencing shall be stained to a uniform color and be maintained by the Homeowner's Association.
 5. Neighborhood Entry Features: Architectural features on masonry walls or masonry monuments shall be located at primary entrances for The Ridge at Northlake community. The specific design and location shall be determined at the time of landscape plan approval by the Town.
 6. Alleys: Alleys are allowed but shall not be required.

KEY MAP



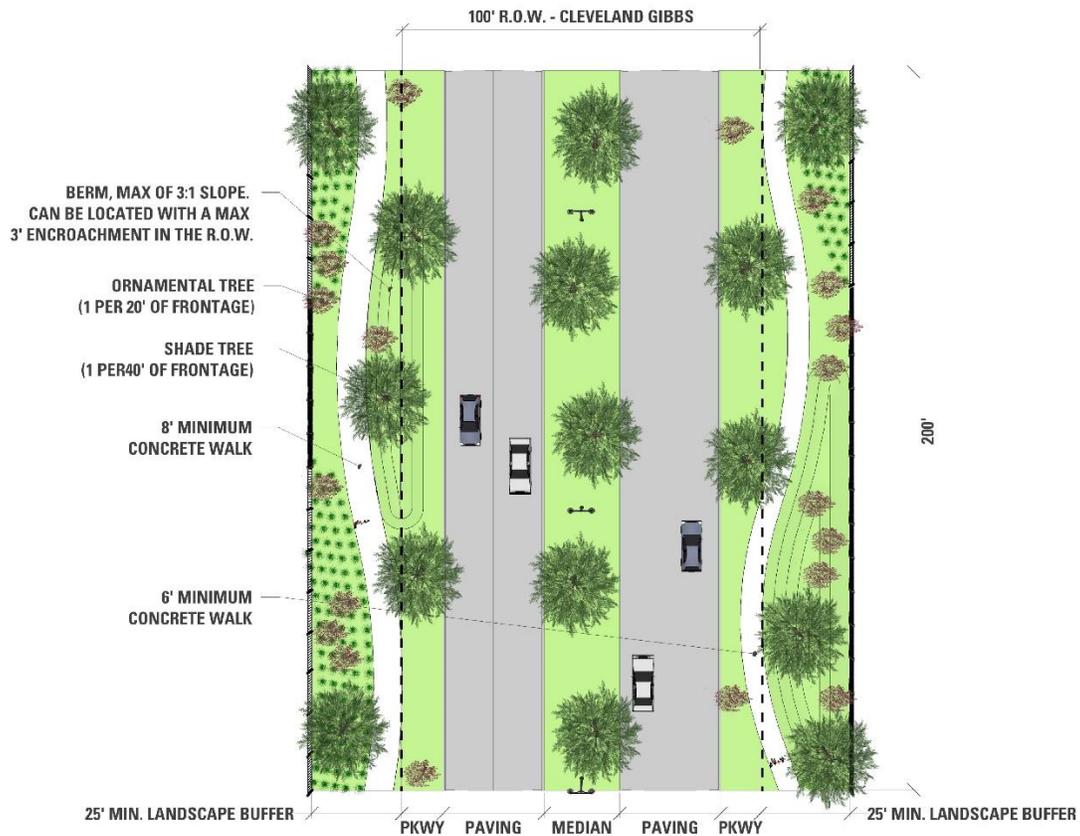
A1 PLAN-ROBSON RANCH RD



A-1 SECTION-ROBSON RANCH RD



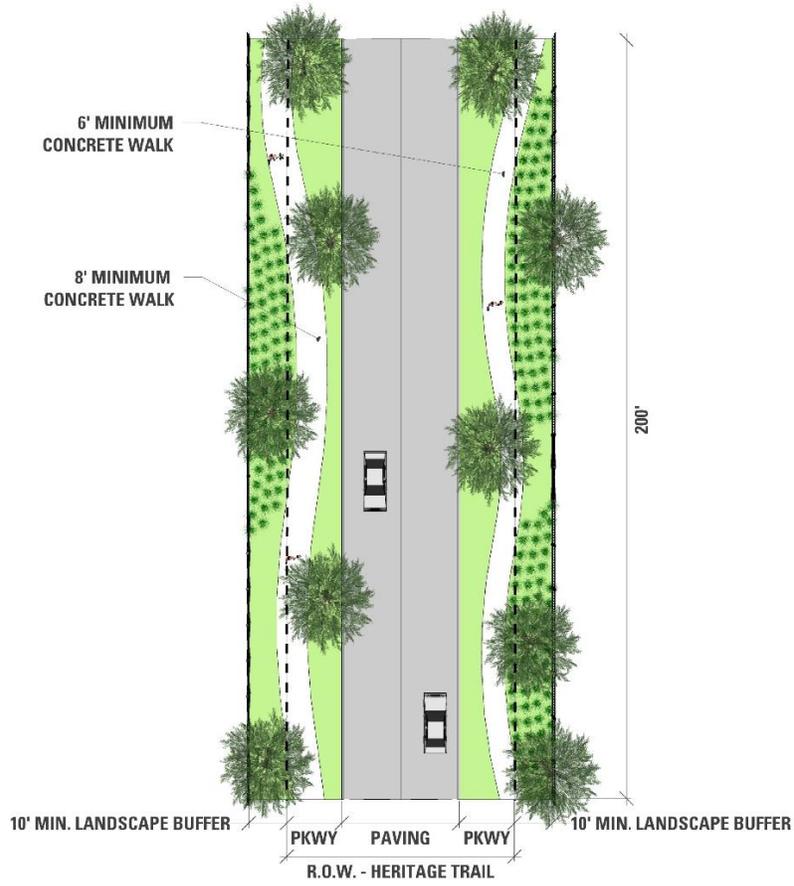
B-1 PLAN-CLEVELAND GIBBS RD



B-1 SECTION-CLEVELAND GIBBS RD



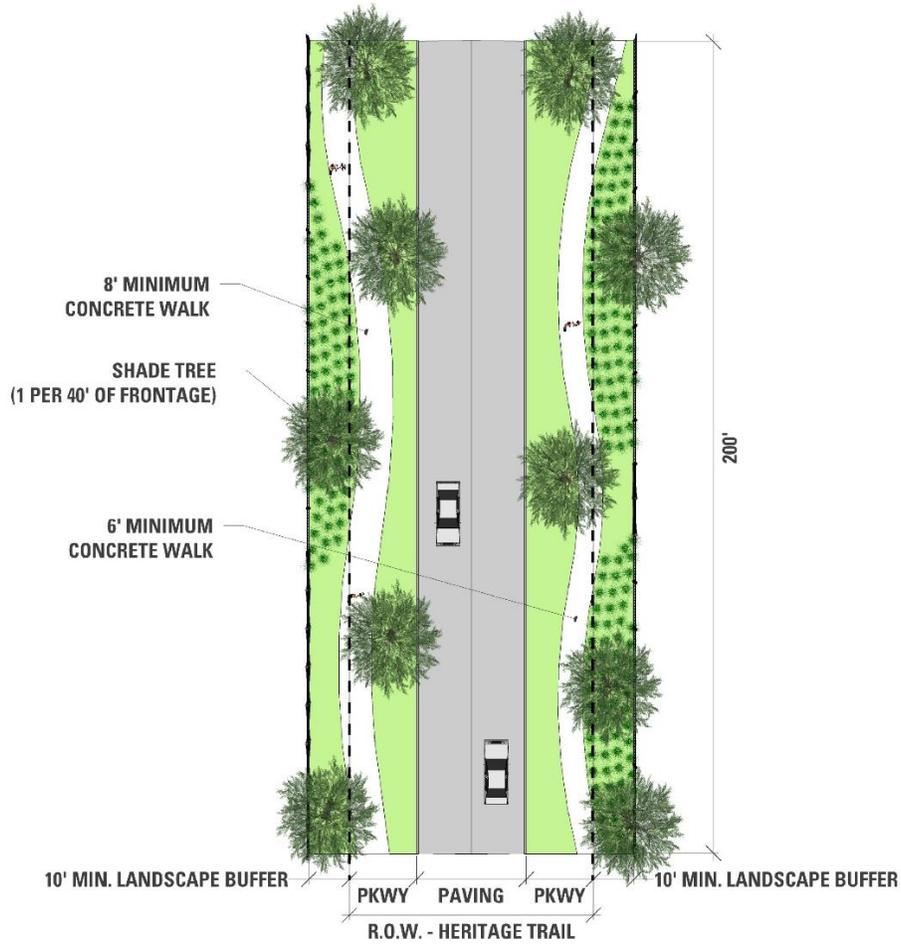
C-1 PLAN-HERITAGE TRAIL



C-1 SECTION-HERITAGE TRAIL



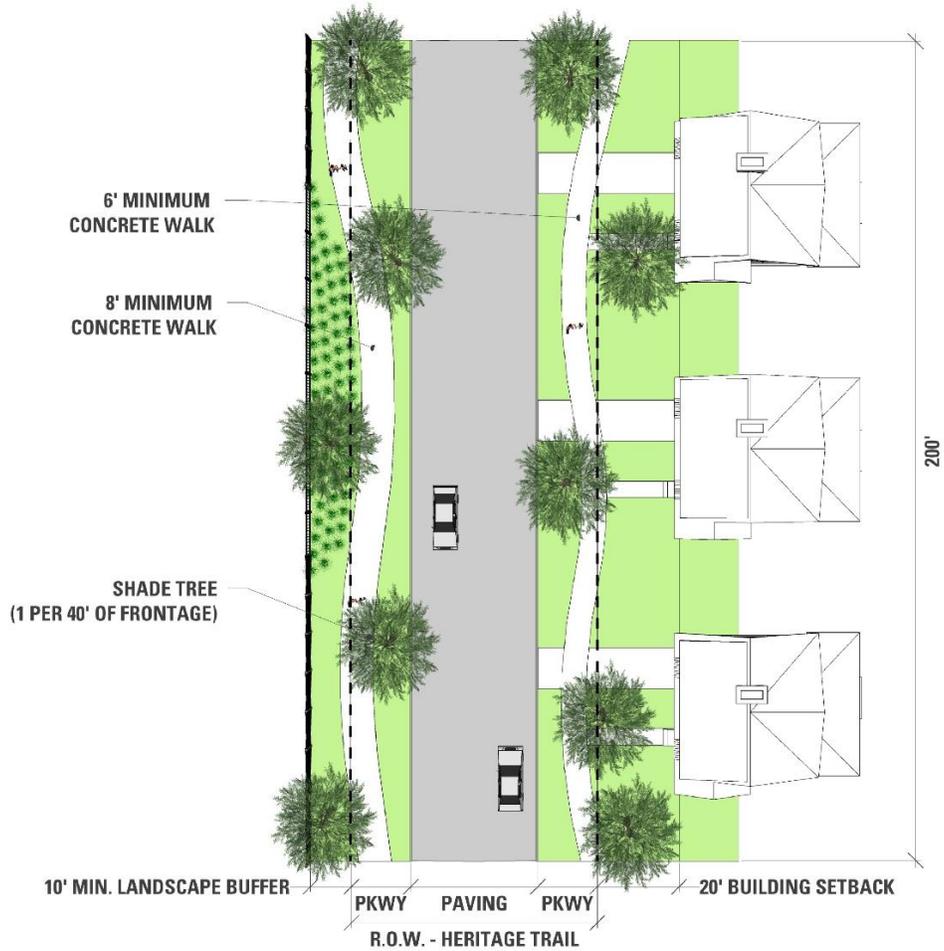
C-2 PLAN-HERITAGE TRAIL



C-2 SECTION-HERITAGE TRAIL



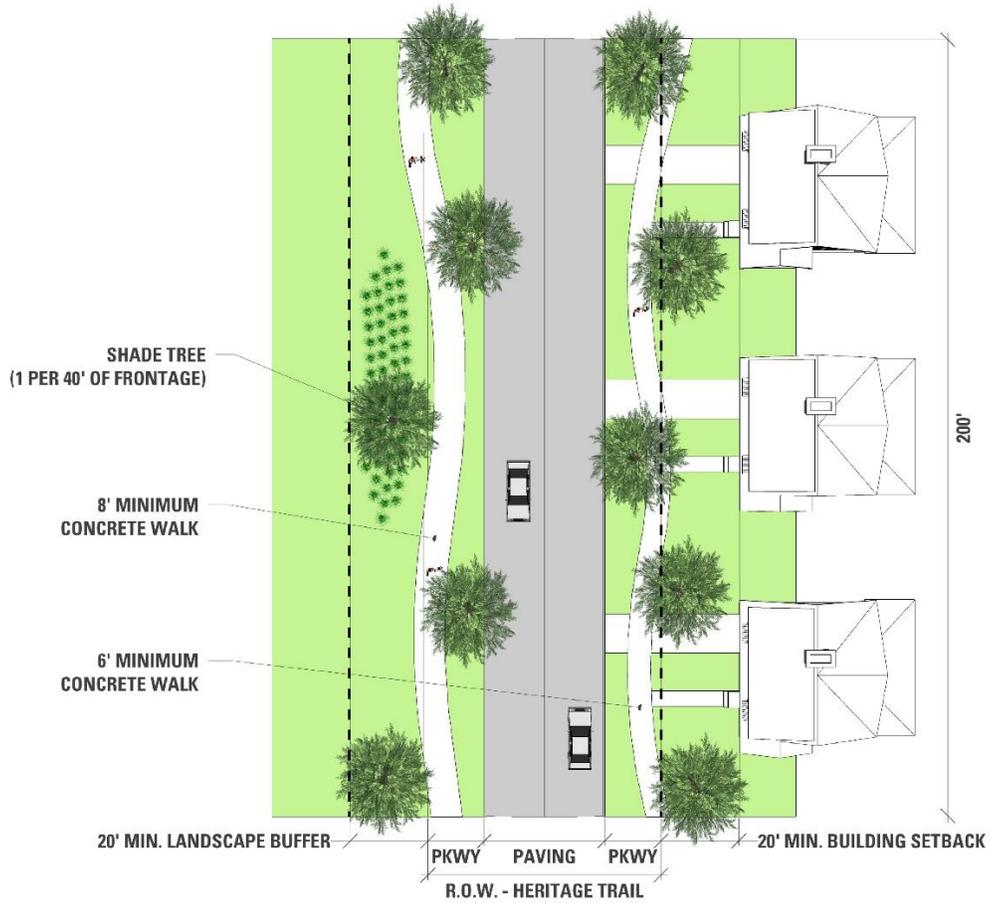
C-3 PLAN-HERITAGE TRAIL



C-3 SECTION-HERITAGE TRAIL



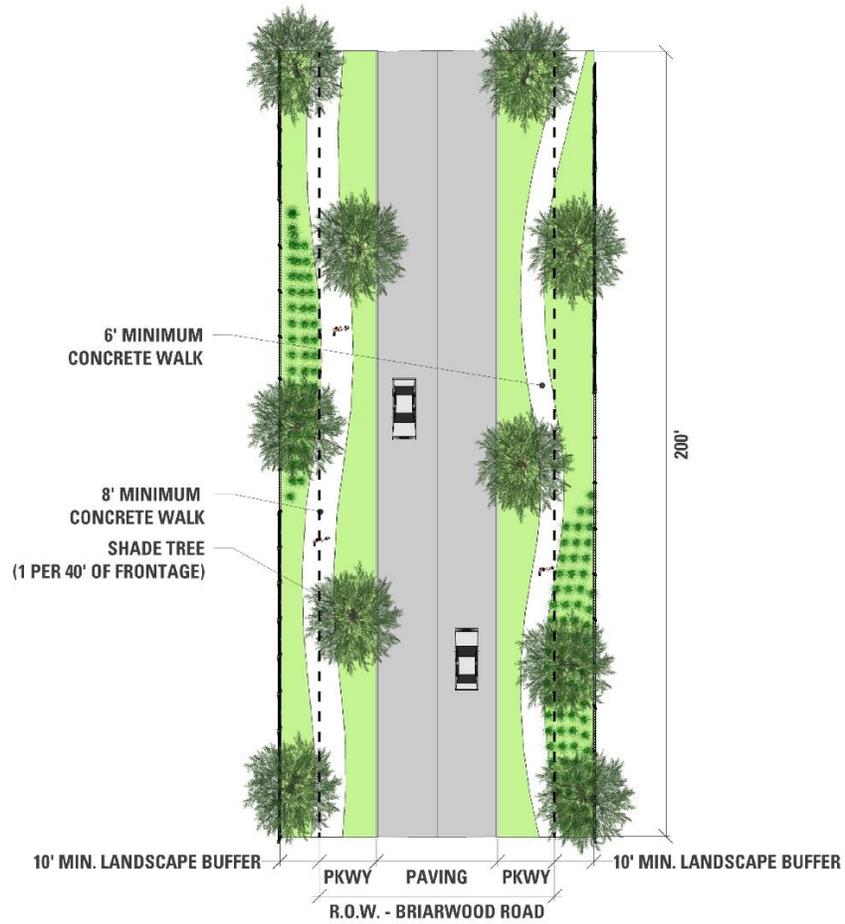
C-4 PLAN-HERITAGE TRAIL



C-4 SECTION-HERITAGE TRAIL

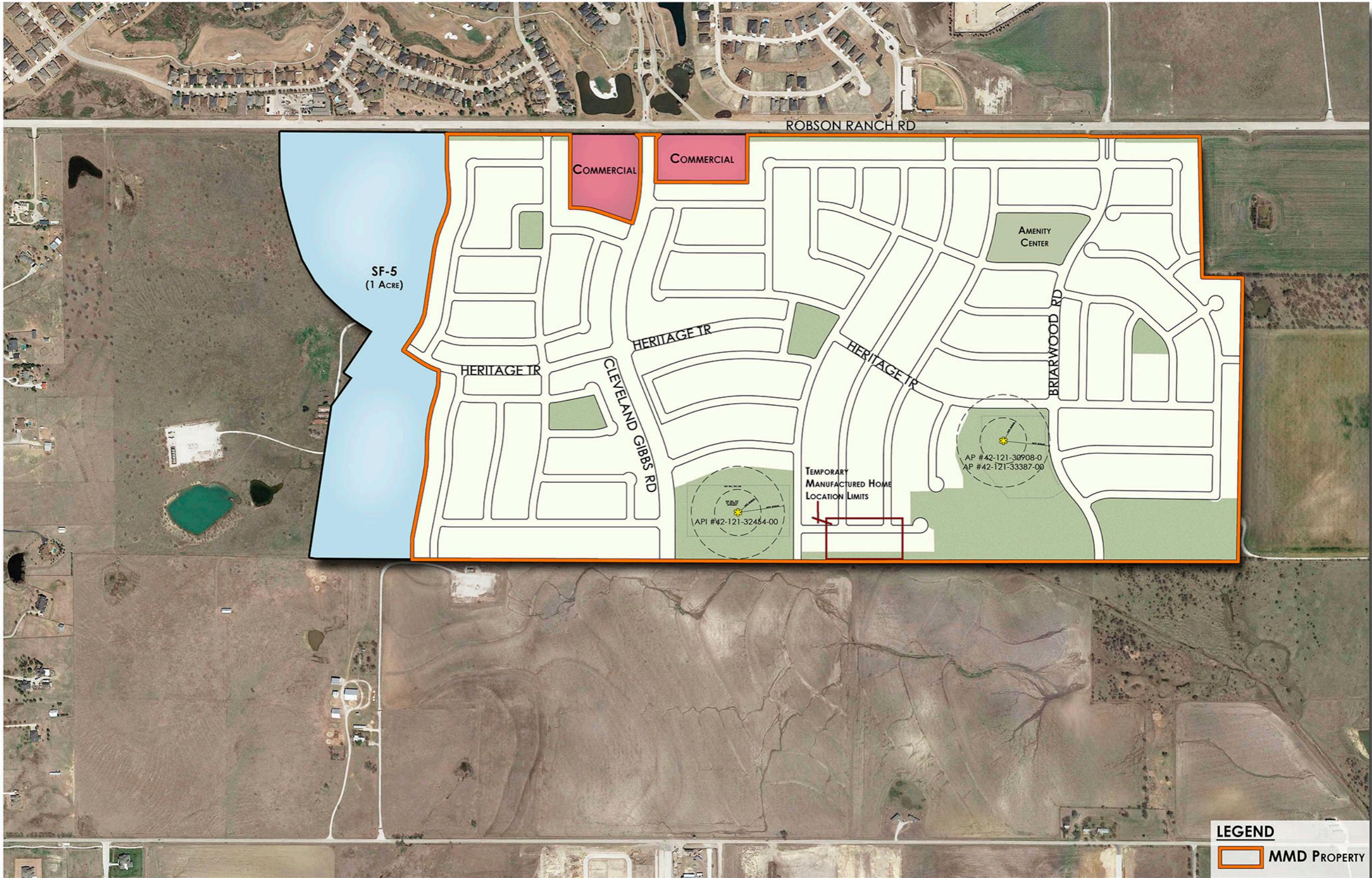


D-1 PLAN-BRIARWOOD RD



D-1 SECTION-BRIARWOOD RD





NOTE: STREET LAYOUT SHOWN IS CONCEPTUAL IN NATURE.
 FINAL STREET ALIGNMENTS WILL BE DETERMINED DURING
 THE PLATING PROCESS.

THE RIDGE AT NORTHLAKE



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: August 22, 2019, 6:30 pm
Case Type: Planned Development (PD) amendment
Case Name: The Ridge at Northlake
Case #: PD-19-003

WRITTEN RESPONSE

Please check one: In favor of request Neutral/Undecided on request Opposed to request

Comments (optional):

Signature: _____ **Date:** _____

Printed Name: _____

Address: _____ **City/State/ZIP:** _____

Phone number: _____

RETURN COMPLETED FORM VIA EMAIL, FAX OR HAND DELIVERY BEFORE THE START OF THE SCHEDULED PUBLIC HEARING.

RETURN RESPONSES AND/OR DIRECT QUESTIONS TO:

Town of Northlake
Development Director
Email: nreddin@town.northlake.tx.us
Phone: 940-242-5703
Fax: 940-648-0363

Address:
 1500 Commons Circle, Suite 300
 Northlake, Texas 76226

FOR OFFICE USE ONLY

Stamp Received

Property within notification area: Yes No
 Property ID: _____
 Property Size: _____