



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

Planning & Zoning Commission
Meeting Minutes
June 29, 2021
Northlake Town Hall
1500 Commons Circle, Suite 300
Northlake, Texas 76226

A. Chairperson Michaela Monson called the meeting to order at 5:30 pm, quorum present

Commissioners Present:

Michaela Monson
Zee Parker
Kristin Dixon
Chris Amarante
Jeff Nichols

Commissioners Absent:

Aaron Fowler
Danny Simpson

Staff present:

Drew Corn, Town Manager
Nathan Reddin, Development Director
Shirley Rogers, Town Secretary

B. Public Input - none

C. New Business

1. Commissioner Amarante made the motion to approve the minutes from the regular Planning & Zoning Commission meeting held on June 1, 2021. 2nd by Vice Chairman Nichols
Vote: motion passed unanimous

Chairperson Monson asked for Items 2 & 3 to be discussed together

2. Preliminary Plat of Lots 1 & 2, Block A, Fieldhouse Sports, a proposed subdivision consisting of 2 lots within the extraterritorial jurisdiction of the Town of Northlake on a 45.95-acre tract of land in the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road. Fieldhouse Sports, LLC and the Scrivner Family Trust are the owners. Volly 12, LLC is the applicant/developer. ADTM Engineering is the engineer. Castlerock Surveying is the surveyor. Case # PP-21-002.
3. Final Plat of Lot 1, Block A, Fieldhouse Sports, a proposed 1-lot subdivision within the extraterritorial jurisdiction of the Town of Northlake on 5.55 acres of land in the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road. Fieldhouse Sports, LLC is the owner. Volly 12, LLC is the



applicant/developer. ADTM Engineering is the engineer. Castlerock Surveying is the surveyor. Case # FP-21-008.

Commissioner Parker made the motion to approve Items 2 & 3. 2nd by Commissioner Dixon
Vote: motion passed unanimous

4. Comprehensive Plan amendment to change the future land use designation from MU – Mixed Use to BP – Business Park and a related Master Thoroughfare Plan amendment for the area generally located north of Victory Circle and south of Denton Creek and the future extension of FM 1171 and west of IH 35W and east of FM 156.

- i. Chairperson Monson opened the public hearing at 5:47 pm
No one came forward for or against the amendment
Chairperson Monson closed the public hearing at 5:47 pm

Nathan Reddin, Development Director briefed the board on this item

- ii. Commissioner Amarante made a motion to recommend approval. 2nd by Commissioner Parker
Vote: motion passed unanimous

5. Amending the 2016 Master Thoroughfare Plan Update as amended, by replacing the Master Thoroughfare Plan Map

- i. Chairperson Monson opened the public hearing at 5:53 pm
No one came forward for or against the amendment
Chairperson Monson closed the public hearing at 5:53 pm

Nathan Reddin, Development Director briefed the board on this item

- ii. Vice Chairman Nichols made a motion to recommend approval. 2nd by Commissioner Dixon
Vote: motion passed unanimous

8. Zoning Change from I – Industrial to I-PD – Industrial Planned Development for an approximately 251-acre tract of land located on the east side of Harmonson Road at 10677 Harmonson Road. 6 McFarm LLC is the owner. Westgate Capital Group, LLC is the applicant. Case # PD-21-004.

- i. Chairperson Monson opened the public hearing at 6:00 pm
Tom Hillsman, representing the applicant, Westgate Capital Group LLC, spoke in support of the zoning change
Chairperson Monson closed the public hearing at 6:00 pm.

Nathan Reddin, Development Director, briefed the board on the item
Received one Notification Response Form from Cameron Ketchersid, property owner
neutral/undecided



- ii. Commissioner Amarante made a motion to recommend approval of the zoning request. 2nd by Commissioner Parker
Vote: motion passed unanimous
- 6. Specific User Permit for an accessory building to be constructed without a primary structure on Lot 14R2, Block A, Northlake Country Estates, a 9.167-acre lot located at 2250 FM 407, the northwest corner of FM 407 and Faught Road, and zoned Rural Residential (RR). Mohammad Khan is the owner/applicant. Case # SUP-21-001.
 - i. Chairperson Monson opened the public hearing at 6:10 pm
No one came forward for or against the request
Chairperson Monson closed the public hearing at 6:10 pm

Nathan Reddin, Development Director, briefed the board on this item. Received one Notification Response Form from resident Stephen Custy in favor.

Applicant Mohammad Khan addressed the board and answered questions from the board

- ii. Commissioner Parker made a motion to recommend approval of the SUP with conditions. 2nd by Vice Chairman Nichols
Vote: motion passed unanimous
 - 1. Accessory building shall be a maximum of 2,400 sq. feet;
 - 2. Use of the building shall be limited to agricultural purposes such as the storage of food for animals, agricultural equipment, gardening equipment, and tools used to maintain the property; and
 - 3. The SUP shall expire within six months from the date of SUP approval if a building permit has not been issued for the accessory building; and
 - 4. The SUP shall automatically expire upon completion of a residence on the property as certified by an approved final inspection.
- 7. Zoning Change from RR – Rural Residential (min. 5 acres lots)/CRO - Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 1 acres lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case # PD-21-003.
 - i. Chairperson Monson opened the public hearing at 6:29 pm
Stacy Holland, resident of Stardust Ranch in support of the rezoning
Chairperson Monson closed the public hearing at 6:30 pm

Nathan Reddin, Development Director, briefed the board on the zoning request.

Applicant Kenneth Frisby addressed the board and answered questions from the board. He stated he had received the emails of support from the property owners listed below:



- Property Owner Brandon Peavy in favor to keep Florance Road lots of similar size to new development in surrounding area
 - Property Owner Eric Cook in favor of the proposed 2 acre lots on sw side of property
 - Property Owner Bradley Jackson in favor of establishing 2 acre lots and would be consistent in size and design with recent home sites Royal Crest has development next to the property
 - Property Owner David Faught in favor of the 2 acre lots as long as the houses face west like the houses that are being built on Florance Road currently
 - Melissa Stankavich representing clients who would like to purchase a 2 acre lot
 - Property Owner Joshua Akers in favor of the 2 acre lot size along Florance Road
- ii. Commissioner Amarante made a motion to recommend approval of the planned development zoning. 2nd by Commissioner Zolaina Parker
Vote: motion passed unanimous

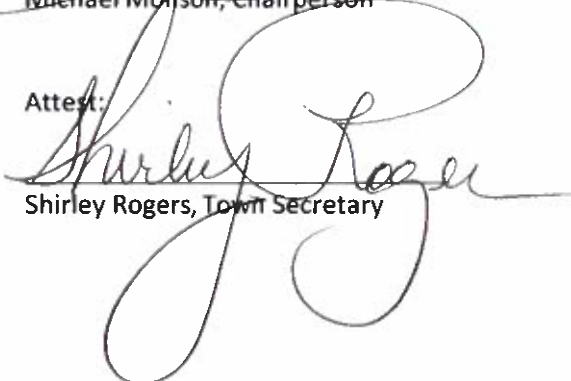
D. Chairperson Monson adjourned the meeting at 6:31 pm.

Passed and approved on this the 27th day of July 2021.

Northlake Planning & Zoning Commission


Michael Monson, Chairperson

Attest:


Shirley Rogers, Town Secretary

