



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 MINUTES

October 5, 2021

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

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

Michaela Monson
Kristin Dixon
Chris Amarante

Jeff Nichols
Aaron Fowler
Danny Simpson

Zee Parker

B. BRIEFING

1. Town Manager Drew Corn provided a briefing on the Master Thoroughfare Plan Amendment and development agreement with Kenneth and Cathy Frisby. This item will be on the Commission's October 26, 2021, agenda for action.

C. PUBLIC INPUT

Andrew Pieper with Hillwood Communities introduced himself to the Commission and noted he was available for any questions.

D. NEW BUSINESS

1. Consider approval of the minutes from regular Planning & Zoning Commission meeting held on August 31, 2021.

Motion was made by Vice Chairperson Nichols and second by Commissioner Dixon to approve the minutes from the August 31, 2021, Planning and Zoning Commission meeting. Motion passed 7-0.

The next two items were handled together.

2. Consider approval of a Preliminary Plat of Pecan Square, Phase 3&4 North, a proposed residential development consisting of 681 lots on a 202.57-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. HP Gibbs, LP/ Pecan Square 1, LLC is the owner and the applicant developer. Kimley Horn is the engineer surveyor. Case # PP 21-004.
3. Consider approval of a Preliminary Plat of Pecan Square, Phase 3&4 South, a proposed residential development consisting of 541 lots on a 115.78-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. HP Gibbs, LP/Pecan Square 1, LLC is the owner and the applicant developer. Kimley Horn is the engineer surveyor. Case # PP 21-005.

Motion was made by Commissioner Simpson and second by Commissioner Parker to approve the Preliminary Plat of Pecan Square, Phase 3&4 North, a proposed residential development consisting of 681 lots on a 202.57-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A.



McDonald Survey, Abstract No. 785 and Pecan Square, Phase 3&4 South, a proposed residential development consisting of 541 lots on a 115.78-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. Motion passed 7-0.

4. Consider approval of a Preliminary Plat of Harvest, Phase 11A, a proposed residential development consisting of 100 lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter is the engineer/surveyor. Case # PP 21-006.

Motion was made by Vice Chairperson Nichols and second by Commissioner Simpson to approve the Preliminary Plat of Harvest, Phase 11A, a proposed residential development consisting of 100 lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, in the extraterritorial jurisdiction of the Town of Northlake. Motion passed 7-0.

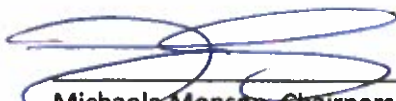
5. Consider approval of a Preliminary Plat of Canyon Falls LIV Development, a proposed multifamily residential development consisting of 300 units on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. LIV Development, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # PP-21-007.

Motion was made by Vice Chairperson Nichols and second by Commissioner Fowler to approve a Preliminary Plat of Canyon Falls LIV Development, a proposed multifamily residential development consisting of 300 units on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). Motion passed 7-0.

E. Chairperson Monson adjourned the meeting at 6:21 p.m.

Passed and approved on this the 26th day of October, 2021.

Northlake Planning & Zoning Commission


Michaela Monson, Chairperson

Attest:


Mary J. Kayser, Town Secretary