



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
Special Called Meeting - October 26, 2021,
5:30 PM
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. Master Throughfare Plan: Land Use Assumptions – overview and next steps provided by Louis Cutaia, Halff Associates.

C. 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. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

There were no speakers.

D. NEW BUSINESS

1. Consider approval of the minutes from the Regular Planning and Zoning Commission meeting held on October 5, 2021

Motion was made by Commissioner Amarante and second by Commissioner Parker to approve the minutes of the Regular Planning and Zoning Commission meeting held on October 5, 2021. Motion passed 7-0.

Chairprson Monson stated that Item 2 under New Business would be heard after items 3 and 4.

3. Consider a recommendation on amending the 2016 Master Thoroughfare Plan at the intersection of Strader and Florance. The amendment would maintain the current offset T-intersection and remove the future conventional four-way intersection with the reserve S-curve from the plan.

Town Manager Corn provided an overview of the recommended change to the Master Throughfare Plan.



Public Hearing

Kenneth Frisby spoke in favor of the recommendation.

Motion was made by Vice Chair Nichols and second by Commissioner Fowler to recommend approval of amending the 2016 Master Thoroughfare Plan at the intersection of Strader and Florance. The amendment would maintain the current offset T-intersection and remove the future conventional four-way intersection with the reserve S-curve from the plan. Motion passed 7-0.

4. Zoning Change from RR – Rural Residential (min. 5 acre lots)/CRO – Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 2 acre 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.

Public Hearing

Kenneth Frisby spoke in favor of the request.

Olufemi Dominic spoke in favor of the request.

Motion was made by Chairperson Monson and second by Commissioner Dixon to recommend approval of the Zoning Change from RR – Rural Residential (min. 5 acre lots)/CRO – Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 2 acre 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. Motion passed 7-0.

2. Zoning Change from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on the north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-21-004

The applicant provided a presentation on the development

Public Hearing -

There were no speakers.

Motion was made by Commissioner Aramante and second by Commissioner Simpson to recommend approval of the Zoning Change from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on the north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-21-004. Motion passed 6-1. Monson opposed.



E. Chair Monson adjourned the meeting at 7:05 p.m.

Passed and approved on this the 30th day of November, 2021.

Northlake Planning & Zoning Commission



Michaela Monson, Chairperson

Attest:



Mary J. Kayser, Town Secretary