



Chris Amarante, Commissioner
Aaron Fowler, Commissioner

Michaela Monson, Chairperson

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

PLANNING & ZONING COMMISSION MINUTES

November 30, 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 - Absent
Chris Amarante**

**Jeff Nichols - Absent
Aaron Fowler
Danny Simpson**

B. BRIEFING

- 1. Master Thoroughfare Plan Update: Land Use Assumptions and Capital Improvement Plan (CIP) Briefing – Consider and provide guidance to staff for land use assumption and CIP in relation to the five-year Master Thoroughfare Plan update. Consider schedule and future actions to adopt amended Master Thoroughfare Plan and Impact Fees**

Dennis Haar, Halff Associates; Louis Cutaia, Halff Associates; Drew Corn, Town Manager; and Nathan Reddin, Development Director walked the Commission through the Land Use Assumptions and the CIP to get their input for the five year update. They reviewed the timeline and next steps for adoption.

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 the minutes from the Special Called Planning and Zoning Commission meeting held on October 26, 2021**

Motion was made by Commissioner Amarante and second by Commissioner Fowler to approve the minutes from the Special Called Planning and Zoning Commission meeting held on October 26, 2021. Motion passed 4-0. Commissioners Dixon and Nichols absent.



2. Consider a Final Plat of Harvest, Phase 9, a proposed residential development consisting of 44 residential lots on a 32.435-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of Old Justin Road approximately 1500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/ developer. Jones & Carter is the engineer/surveyor. Case # FP 21-014
3. Consider a Final Plat of Harvest, Phase 10, a proposed residential development consisting of 63 residential lots on a 20.950-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located approximately 900 feet north of Old Justin Road and 1500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/ developer. Jones & Carter is the engineer/surveyor. Case # FP 21-015

By unanimous consent the Final Plat of Harvest, Phase 9 and the Final Plat of Harvest Phase 10 were continued to the January 4, 2022, Planning and Zoning Commission meeting.

4. Consider a Final Plat of Harvest, Phase 11A, a proposed residential development consisting of 98 residential lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of 17th Street and east of Sunflower Avenue in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant. Jones & Carter is the engineer/surveyor. Case # FP 21-010

Motion was made by Commissioner Fowler and second by Commissioner Amarante to approve the Final Plat of Harvest, Phase 11A, a proposed residential development consisting of 98 residential lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of 17th Street and east of Sunflower Avenue in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant. Jones & Carter is the engineer/surveyor. Case # FP 21-010
Motion passed 4-0. Commissioners Dixon and Nichols absent.

5. Consider a Final Plat of Harvest, Phase 11B, a proposed residential development consisting of 46 residential lots on a 8.704-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of 19th Street and east of Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant. Jones & Carter is the engineer/surveyor. Case # FP 21-011

Motion was made by Commissioner Fowler and second by Commissioner Simpson to approve the Final Plat of Harvest, Phase 11B, a proposed residential development consisting of 46 residential lots on a 8.704-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of 19th Street and east of Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant. Jones & Carter is the engineer/surveyor. Case # FP 21-011.
Motion passed 4-0. Commissioners Dixon and Nichols absent.

6. Consider a Preliminary Plat of Harvest, Phase 14, a proposed residential development consisting of 44 residential lots on a 18.588-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally



located on the south side of Old Justin Road approximately 300 feet east of Flanagan Farm Drive in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-008

Motion was made by Commissioner Amarante and second by Commissioner Simpson to approve a Preliminary Plat of Harvest, Phase 14, a proposed residential development consisting of 44 residential lots on a 18.588-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 300 feet east of Flanagan Farm Drive in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-008. Motion passed 4-0. Commissioners Dixon and Nichols absent.

7. Consider a Preliminary Plat of Harvest, Phase 15, a proposed residential development consisting of 16 residential lots on a 28.457-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-009

Motion was made by Commissioner Simpson and second by Commissioner Fowler to approve the Preliminary Plat of Harvest, Phase 15, a proposed residential development consisting of 16 residential lots on a 28.457-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-009. Motion passed 4-0. Commissioners Dixon and Nichols absent.

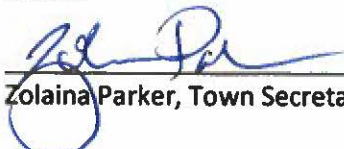
E. Chair Monson adjourned the meeting at 6:23 p.m.

Passed and approved on this the 4th day of January, 2022.

Northlake Planning & Zoning Commission


Michaela Monson, Chairperson

Attest:


Zolaina Parker, Town Secretary



