



Chris Amarante, Commissioner
Aaron Fowler, Commissioner

Michaela Monson, Chairperson

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

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 4, 2022**

A. CALL TO ORDER

Chairperson Monson called the meeting to order at 5:31 p.m., and a quorum was present.

Michaela Monson
Kristin Dixon
Chris Amarante

Jeff Nichols
Aaron Fowler - Absent with notice
Danny Simpson- Absent with notice

B. PUBLIC INPUT

There was no input received.

C. UNFINISHED BUSINESS

1. 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

Item C.1. and C.2 were collectively presented, discussed, and considered.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Vice Chairperson Nichols. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

2. 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

Item C.1. and C.2 were collectively presented, discussed, and considered.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Vice Chairperson Nichols. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

D. NEW BUSINESS

1. Consider approval of the minutes from the Planning and Zoning Commission meeting held on November 30, 2021

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Dixon. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

2. Consider a recommendation and file written comments on the proposed amendment of the Master Thoroughfare Plan, Land use Assumptions, Capital Improvements Plan, and roadway impact fees.

Chairperson Monson moved to approve the updated written recommendations as discussed and outlined. Motion seconded by Commissioner Dixon. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

3. Consider a recommendation on a zoning change from C – Commercial to C-PD – Commercial Planned Development for an approximately 5.2725-acre tract of land situated in the L. Medlin Survey, Abstract No. 830, and known as Lot 3, Block 3, Northport Addition, generally located on the southwest corner of Northport Drive and Dale Earnhardt Way. Northlake Innkeepers, Ltd. is the owner. Town of Northlake is the applicant. Case # PD-21-007

The item was presented by Nathan Reddin, Development Director, and discussion followed.

Chairperson Monson opened the Public Hearing at 6:25 p.m., and with no speakers coming forward the Public Hearing was closed at 6:25 p.m.

Vice Chairperson Nichols moved to approve the item as presented. Motion seconded by Commissioner Amarante. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

4. Consider approval of a Final Plat of Northlake Logistics Crossing, a proposed industrial development consisting of 2 lots on a 124.061-acre tract of land in the H. Anderson Survey, Abstract No. 25 and the A. Gaultney Survey, Abstract No. 500, generally located north of Victory Circle East on the west side of Harmonson Road, and zoned Industrial (I). Scannell Properties #444, LLC is the owner/ applicant/ developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-21-012

Chairperson Dixon moved to approve the item as presented. Motion seconded by Vice-Chairperson Nichols. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

5. Consider approval of a Final Plat of Canyon Falls LIV Development, a proposed one-lot plat for a multifamily residential development 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 # FP 21-018

The item was not presented or discussed and was postponed to the February 1st Meeting.

6. Consider approval of a Site Plan 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 # SP-21-005

The item was not presented or discussed and was postponed to the February 1st Meeting.

E. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 6:38 p.m.

/S/

Michaela Monson, Chairperson

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: February 1, 2022