



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Maryl Lorencz, Commissioner

Michaela Monson, Chairperson

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

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 1, 2022**

A. CALL TO ORDER

Vice-Chairperson Nichols called the meeting to order at 5:30 p.m., and a quorum was present.

Michaela Monson - Absent with notice
Kristin Dixon
Chris Amarante
Maryl Lorencz

Jeff Nichols
Aaron Fowler
Danny Simpson

B. BRIEFINGS

1. Update Unified Development Code to require zoning change signs placed on property

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

Following discussion, the consensus was to proceed with a Public Hearing on March 1, 2022, to further discuss the proposed updates.

C. PUBLIC INPUT

There was no input received.

D. UNFINISHED BUSINESS

1. 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

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz
NAYS (0): None
ABSENT (1): Monson

2. 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

Commissioner Simpson moved to approve the item as presented. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz
NAYS (0): None
ABSENT (1): Monson

E. NEW BUSINESS

1. Consider approval of the meeting minutes from January 4, 2022

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz
NAYS (0): None
ABSENT (1): Monson

2. Consider approval of an Amending Plat of Harvest Phase 2B, Lots 1R-13R and 1X, Block 39, a plat amending 13 residential lots and 1 open space lot from the Harvest Phase 2B Final Plat, being 2.608-acres of land in the Patrick Rock Survey, Abstract No. 1063, generally located south of Homestead Way and west of Harvest Way in the extraterritorial jurisdiction of the Town of Northlake. Harvest Phase II, LLC is the owner/applicant/ developer. Peloton Land Solutions is the engineer/surveyor. Case # FP 21-017

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz
NAYS (0): None
ABSENT (1): Monson

The meeting was recessed at 6:24 p.m. for a short break to address technical issues, and was reconvened at 6:27 p.m.

3. Consider approval of a Final Plat of Northlake 35 Logistics Park Rights-of-Way Dedication on a 8.957-acre tract of land in the Holland Anderson Survey, Abstract No. 25; the H.W. Cocke Survey, Abstract No. 310; the W.P. Harmonson and Ben Waters Survey, Abstract No. 642; and the William Murray Survey, Abstract No. 890, generally located north of Dale Earnhardt Way and 2,500 feet west of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-002

Item E.3. - E.9 were collectively presented and discussed but considered individually.

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (1): Monson

4. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 8X, Block 1, 1 open space lot on a 22.771-acre tract of land in the Holland Anderson Survey, Abstract No. 25; the H.W. Cocke Survey, Abstract No. 310; and the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located north of Dale Earnhardt Way and east of Harmonson Road, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-003

Item E.3. - E.9 were collectively presented and discussed but considered individually.

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (1): Monson

5. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 9 & Lot 10X, Block 1, consisting of 1 Industrial lot and 1 open space lot on a 72.971-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642; the William Murray Survey, Abstract No. 890; and the Simon E. Parks Survey, Abstract No. 1005, generally located north of Dale Earnhardt Way and east of Harmonson Road, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-004

I Item E.3. - E.9 were collectively presented and discussed but considered individually.

Commissioner Fowler moved to approve the item as presented. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (1): Monson

6. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 1 & Lot 11X, Block 1, consisting of 1 Industrial lot and 1 open space lot on a 51.143-acre tract of land in the William Murray Survey, Abstract No. 890, and the Simon E. Parks Survey, Abstract No. 1005, generally located 1,500 feet north of Dale Earnhardt Way and 600 feet west side of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-005

Item E.3. - E.9 were collectively presented and discussed but considered individually.

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (1): Monson

7. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 4, Block 1, 1 Industrial lot on a 12.778-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located 150 feet north of Dale Earnhardt Way and 1,500 feet west side of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-006

Item E.3. - E.9 were collectively presented and discussed but considered individually.

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (1): Monson

8. Consider approval of a Site Plan of Northlake 35 Logistics Park Building 1, a proposed 1,893,126 square-foot industrial warehouse on a 47.331-acre tract of land in the William Murray Survey, Abstract No. 890, and the Simon E. Parks Survey, Abstract No. 1005, to be platted as Lot 1, Block 1, Northlake 35 Logistics Park, generally located 1,500 feet north of Dale Earnhardt Way and 600 feet west side of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-22-001

Item E.3. - E.9 were collectively presented and discussed but considered individually.

Commissioner Lorencz moved to approve the item as presented. Motion seconded by Commissioner Simpson. Motion carried.

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (1): Monson

9. Consider approval of a Site Plan Northlake 35 Logistics Park Building 4, a proposed 172,620 square-foot industrial warehouse on a 12.778-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, to be platted as Lot 4, Block 1, Northlake 35 Logistics Park, generally located 150 feet north of Dale Earnhardt Way and 1,500 feet west side of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-22-002

Item E.3. - E.9 were collectively presented and discussed but considered individually.

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

AYES (6): Nichols, Dixon, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (1): Monson

F. ADJOURNMENT

With no further business, Vice-Chairperson Nichols adjourned the meeting at 6:41 p.m.

MINUTES APPROVED ON: March 1, 2022

