



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
MARCH 1, 2022**

A. CALL TO ORDER

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

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

Jeff Nichols - Absent with Notice
Aaron Fowler
Danny Simpson

B. PUBLIC INPUT

There was no input received.

C. NEW BUSINESS

1. Consider approval of the meeting minutes from February 1, 2022

Commissioner Amarante moved to approve the minutes as amended to include Commissioner Lorencz under Call to Order. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

2. Consider a recommendation on proposed text amendments to Section 4.3 "Notice Requirements" and Article 5 "Zoning Districts" of the Unified Development Code (UDC) to require and set standards for the posting of signs on a property subject to a proposed zoning change. Case # UDC-22-001

The item was presented, and commentary followed.

Chairperson Monson opened the public hearing at 5:39 p.m., and with no speakers coming forward the public hearing was closed at 5:40 p.m.

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

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

3. Consider approval of a Final Plat of Canyon Falls Commercial Tract 20B, Lots 1-2, Block A, a proposed two-lot phase of a commercial development on a 2.498-acre tract of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. Woodmont Company is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # FP 21-009

Item E.3. and E.4. were collectively presented and discussed but considered individually.

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

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

4. Consider approval of a Site Plan of Kiddie Academy - Northlake, a proposed 11,968 square-foot child care facility on a 1.411-acre tract of land in the W. Love Survey, Abstract No. 728, to be platted as Lot 2, Block A, Canyon Falls Commercial Tract 20B, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. Woodmont Company is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # SP-21-004

Item E.3. and E.4. 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 (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

5. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 2, Block 1, 1 Industrial lot on a 29.589-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, and the William Murray Survey, Abstract No. 890, generally located 1,200 feet north of Dale Earnhardt Way and 1,800 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-22-007

Item E.5. and E.7. 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 (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

6. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 3, Block 1, 1 Industrial lot on a 20.026-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located 1,200 feet 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-22-008

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

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

7. Consider approval of a Site Plan of Northlake 35 Logistics Park Building 2, a proposed 634,744 square-foot industrial warehouse on a 29.589-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, and the William Murray Survey, Abstract No. 890, to be platted as Lot 2, Block 1, Northlake 35 Logistics Park, generally located 1,200 feet north of Dale Earnhardt Way and 1,800 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 # SP-22-003

Item E.5. and E.7. were collectively presented and discussed but considered individually.

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

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

8. Consider approval of a Site Plan Northlake 35 Logistics Park Building 3, a proposed 346,322 square-foot industrial warehouse on a 20.026-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, to be platted as Lot 3, Block 1, Northlake 35 Logistics Park, generally located 1,200 feet 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 # SP-22-004

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

AYES (5): Monson, Amarante, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Nichols

D. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 5:57 p.m.

/S/

Michaela Monson, Chairperson

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: April 5, 2022