



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  
APRIL 5, 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  
Maryl Lorencz

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

**B. BRIEFINGS**

**1. Impact of extending zoning change notification letters beyond 200' radius**

The item was presented by Nathan Reddin, Development Services Director, and discussion followed. Following discussion, the consensus was to continue with the recommendations presented.

**C. PUBLIC INPUT**

There was no input received.

**D. NEW BUSINESS**

**1. Consider approval of the meeting minutes from March 1, 2022**

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

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

NAYS (0): None

ABSENT (2): Fowler, Nichols

2. Consider a recommendation on a zoning change from RR – Rural Residential to I – Industrial for an approximately 237.569-acre tract of land situated in the G. Ramsdale Survey, Abstract No. 1128, generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane. Bob Smith Management Co., Ltd. is the owner/applicant. Case # Z-22-001

The item was presented and commentary followed.

Chairperson Monson opened the public hearing at 6:02 p.m.

The representative for Hayden Family Capital LLC (applicant), came forward to speak and provided a summary of the case.

With no other speakers coming forward, Chairperson Monson closed the public hearing at 6:08 p.m.

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

AYES (3): Amarante, Simpson, Lorencz

NAYS (2): Monson, Dixon

ABSENT (2): Fowler, Nichols

3. Consider approval of a Final Plat of Creek Meadows West, Phase One, a proposed 39-residential lot phase of the proposed Creek Meadows West development on a 55.47-acre tract of land in the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town of Northlake. CM West, LLC is the owner. Westcreek 407, LLC is the applicant/developer. Allison Engineering Group is the engineer. KAZ Surveying, Inc. is the surveyor. Case # FP 22-009

The item was presented and commentary followed.

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

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

NAYS (0): None

ABSENT (2): Fowler, Nichols

4. Consider a recommendation of a Unified Sign Development Plan for Chadwick Commons Phases 1 & 2, a mixed-use development consisting of 249 apartments, a 17,400 square-foot commercial building, and another 17,400 square-foot building proposed to be built on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of State Highway 114 (SH 114) approximately 1,000 feet east of Interstate Highway 35W (IH 35W), and zoned Mixed-Use Planned Development (MPD). Chadwick Farms Ltd, Chadwick Retail Ltd, and Chadwick Apartments Phase II Ltd are the owners. Signs Manufacturing Corporation is the applicant. Case # USDP-22-001

The item was presented and commentary followed.

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

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

NAYS (0): None

ABSENT (2): Fowler, Nichols

#### **E. ADJOURNMENT**

With no further business, Chairperson Monson adjourned the meeting at 6:18 p.m.

/S/

Michaela Monson, Chairperson

Attest:

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: May 3, 2022