



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 3, 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
Aaron Fowler
Danny Simpson- Absent with Notice

B. PUBLIC INPUT

The following public comments were received:

- Steve Leach, address on file, spoke in opposition of Items C.2 and C.3.
- Nick Black, address on file, spoke in opposition of Items C.2 and C.3.

C. NEW BUSINESS

1. Consider approval of the meeting minutes from April 5, 2022

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

AYES (5): Monson, Amarante, Dixon, Fowler, Nichols, Lorencz

NAYS (0): None

ABSENT (1): Simpson

2. Consider approval of a Final Plat of Harvest, Phase 14, a proposed residential development consisting of 44 residential lots on a 18.587-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. Peloton Land Solutions is the engineer/surveyor. Case # FP 22-010

POSTPONED TO A FUTURE DATE

The item was not presented, and staff advised of the need to postpone to a future date.

Commissioner Amarante moved to postpone the item to a future date. Motion seconded by Commissioner Fowler. Motion carried.

AYES (5): Monson, Amarante, Dixon, Fowler, Nichols, Lorencz

NAYS (0): None

ABSENT (1): Simpson

3. Consider approval of a Final Plat of Harvest, Phase 15, a proposed residential development consisting of 16 residential lots on a 28.474-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. Peloton Land Solutions is the engineer/surveyor. Case # FP 22-011

POSTPONED TO A FUTURE DATE

The item was not presented, and staff advised of the need to postpone to a future date.

Commissioner Amarante moved to postpone the item to a future date. Motion seconded by Commissioner Nichols. Motion carried.

AYES (5): Monson, Amarante, Dixon, Fowler, Nichols, Lorencz

NAYS (0): None

ABSENT (1): Simpson

4. Consider approval of a Final Plat of Lot 3-R1 and Lot 3-R2, Block 3, Northport Addition, being a replat of Lot 3, Block 3, Northport Addition, a 5.2725-acre lot located at the southwest corner of Dale Earnhardt Way and Northport Drive, and zoned Commercial Planned Development (C-PD). Northport Partners, LLC is the owner. Northlake Innkeepers Ltd. is the applicant/developer. Triangle Engineering is the engineer. Miller Surveying, Inc. is the surveyor. Case # FP-22-012

APPROVED

Items C.4 and C.5 were collectively presented and discussed but were considered individually.

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

AYES (5): Monson, Amarante, Dixon, Fowler, Nichols, Lorencz

NAYS (0): None

ABSENT (1): Simpson

5. Consider approval of a Site Plan of Cambria Hotel and Conference Center, a proposed 111-room hotel and conference center on 5.27 acres to be platted as Lot 3-R1 and Lot 3-R2, Block 3, Northport Addition, generally located at the southwest corner of Dale Earnhardt Way and Northport Drive, and zoned Commercial Planned Development (C-PD). Northport Partners, LLC is the owner. Northlake Innkeepers Ltd. is the applicant/developer. Triangle Engineering is the engineer. Case # SP-22-005

APPROVED

Items C.4 and C.5 were collectively presented and discussed but were considered individually.

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

AYES (5): Monson, Amarante, Dixon, Fowler, Nichols, Lorencz

NAYS (0): None

ABSENT (1): Simpson

6. Consider approval of a Site Plan of Twin Peaks, a proposed restaurant to be constructed on 2.030 acres platted as Lot 2R, Block 1, Speedway Business Park, Phase 1, located between Raceway Drive and the northbound IH 35W Service Road south of Thrown Rod Lane, and zoned Mixed-Use Planned Development (MPD). Twin Restaurant Northlake LLC is the owner. JM Engineering is the engineer/applicant. Case # SP-22-0006

NO ACTION TAKEN

The item was presented, and discussion followed.

Commissioner Amarante moved to approve the item as presented. Motion failed for lack of a second.

Staff advised the item would be automatically approved on May 14, 2022, since no action was taken.

7. Consider approval of Preliminary Plat of Jefferson Northlake, a proposed one-lot plat for a multifamily residential development on a 11.909-acre tract of land in the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Ashmore Lane and zoned Mixed-Use Planned Development. Jefferson Northlake LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # PP-22-001

APPROVED

Items C.7 and C.8 were collectively presented and discussed but were considered individually.

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

AYES (5): Monson, Amarante, Dixon, Fowler, Nichols, Lorencz

NAYS (0): None

ABSENT (1): Simpson

8. Consider approval of a Site Plan of Jefferson Northlake, a proposed multifamily residential development consisting of 360 units on a 11.909-acre tract of land in the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Ashmore Lane and zoned Mixed-Use Planned Development. Jefferson Northlake LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # SP-22-007

APPROVED

Items C.7 and C.8 were collectively presented and discussed but were considered individually.

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

AYES (5): Monson, Amarante, Dixon, Fowler, Nichols, Lorencz

NAYS (0): None

ABSENT (1): Simpson

D. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 7:00 p.m.

/S/

Michaela Monson, Chairperson

Attest:

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: May 31, 2022