



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 31, 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 - Absent with Notice
Maryl Lorencz

Bryan Davenport - Official start is 6/1/2022
Aaron Fowler
Danny Simpson

B. BRIEFINGS

1. Schools in large lot residential zoning districts (RR, CRO, RE)

The item was presented by Nathan Reddin, Development Services Director, and discussion followed. The consensus was for staff to pursue a specific use permit option and then address an agricultural zoning option.

C. PUBLIC INPUT

- None

D. UNFINISHED BUSINESS

1. 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

APPROVED

The item was presented and discussion followed.

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

AYES (4): Monson, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Dixon, and Davenport

2. 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.

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

AYES (4): Monson, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Dixon, and Davenport

E. NEW BUSINESS

1. Consider selection of Chairperson and Vice-Chairperson

The item was not presented or discussed and was postponed to a future date.

2. Consider approval of the meeting minutes from May 3, 2022

APPROVED

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

AYES (4): Monson, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Dixon, and Davenport

3. 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 written notices to be mailed to property owners within 200 feet of the boundary of the larger parent tract if the property in question is a portion of that tract. Case # UDC-22-002

RECOMMENDATION APPROVED

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

Chairperson Monson opened the Public Hearing at 6:05 p.m., and with no speakers coming forward the Public Hearing was closed at 6:05 p.m.

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

AYES (4): Monson, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Dixon, and Davenport

4. Consider approval of a Site Plan of Northlake Commons, Phase 3, a proposed 10,000 square-foot retail building located on a 4.958-acre lot known as Lot 1, Town Commons, on the north side of FM 407 approximately 700 feet east of Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD). Office Equity Solutions is the owner/applicant. Baird, Hampton, Brown Inc. is the engineer. Case # SP-22-008

RECOMMENDATION APPROVED

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

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

AYES (4): Monson, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Dixon, and Davenport

5. Consider approval of a Site Plan of Johnnie R. Daniel Elementary School, a proposed Northwest ISD elementary school to be located on a 12.271-acre tract of land in the F. Thornton Survey, Abstract No. 1244, generally located in Pecan Square on the east side of Horizon Way approximately 400 feet north of Elm Place, and zoned Mixed-Use Planned Development (MPD). Northwest ISD is the owner/applicant. TNP, Inc. is the engineer. Huckabee & Associates, Inc. is the architect. Case # SP-22-009

RECOMMENDATION APPROVED

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

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

AYES (4): Monson, Fowler, Simpson, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Dixon, and Davenport

F. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 6:17 p.m.

/S/

Michaela Monson, Chairperson

Attest:

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: August 2, 2022