



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JULY 5, 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
Chris Amarante
Maryl Lorencz

Bryan Davenport
Aaron Fowler
Danny Simpson - Absent with Notice

B. BRIEFINGS

1. Training opportunity through American Planning Association-Midwest Texas Chapter

The item was presented by Nathan Reddin, Development Services Director, and commentary followed. There was no direction as the item was for informational purposes only.

2. Update on Town Council actions on Planning & Zoning Items
 - a. Unified Development Code text amendment to Section 4.3 "Notice Requirements" to require written notices to be mailed to property owners within 200 feet of the boundary of the larger parent tract

The item was presented by Nathan Reddin, Development Services Director, and commentary followed. There was no direction as the item was for informational purposes only.

C. PUBLIC INPUT

- None

D. UNFINISHED BUSINESS

1. 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

APPROVED

The item was presented and discussion followed.

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

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

E. NEW BUSINESS

1. Consider selection of Chairperson and Vice-Chairperson

NOMINATIONS APPROVED

The item was presented and commentary followed.

Commissioner Monson nominated herself to continue serving as the Chairperson and Commissioner Fowler nominated himself to serve as the Vice-Chairperson.

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

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

2. Consider approval of the meeting minutes from May 31, 2022

APPROVED

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

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

3. Consider a recommendation on proposed text amendments to revise Section 5.7 "Permitted Use Table" of the Unified Development Code (UDC) related to public schools in the RR – Rural Residential, CRO – Conservation Residential Overlay, and RE – Rural Estate zoning districts. Case # UDC-22-003

- a. Public Hearing

- b. Consider recommendation

RECOMMENDATION APPROVED

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

Chairperson Monson opened the Public Hearing at 5:43 p.m., and with no speakers coming forward the Public Hearing was closed at 5:44 p.m.

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

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

4. Consider approval of a Preliminary Plat of the Enclave at Chadwick Farms, a proposed residential subdivision consisting of 61 single-family attached residential (townhouse) lots on a 7.5405-acre tract in the Lewis Medlin Survey, Abstract No. 830, generally located north and west of Cleveland-Gibbs Road at Chadwick Parkway, and zoned Mixed-Use Planned Development (MPD). TDI CF, LLC is the owner. Taylor Duncan Interests, LLC is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # PP-21-010

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 Commissioner Dixon. Motion carried.

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

5. Consider approval of a Final Plat of Northlake Highlands Phase 3A, a proposed residential subdivision consisting of 58 residential lots on a 74.841-acre tract of land in the A. McDonald Survey, Abstract No. 785, generally located north of Mulkey Lane and east of Mulkey Lane (future Florance Road), and zoned Rural Estate (RE). RCM Highlands, LP is the owner. Realty Capital Management is the applicant/developer. Winkelmann & Associates, Inc. is the engineer/surveyor. Case # FP-21-019

APPROVED

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

Commissioner Amarante moved to approve the item as presented conditionally contingent upon the drainage study being completed and plan approval by Town staff. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

6. Consider approval of a Final Plat of Northlake Highlands Phase 3B, a proposed residential subdivision consisting of 13 residential lots on a 26.109-acre tract of land in the A. McDonald Survey, Abstract No. 785, generally located west of the future extension of Florance Road between FM 407 and Northwest Crossing/Mulkey Lane, and zoned Rural Estate (RE). RCM Highlands, LP is the owner. Realty Capital Management is the applicant/developer. Winkelmann & Associates, Inc. is the engineer/surveyor. Case # FP-21-020

APPROVED

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

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

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

7. Consider approval of a Final Plat of Pecan Square Phase 3A, a proposed residential subdivision consisting of 199 residential lots on a 44.7551-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244, generally located north of Mulkey Lane and approximately 700 feet west of Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD). Hillwood Communities is the applicant/developer. Pecan Square Phase 3A, LLC is the owner. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-22-014

APPROVED

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

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

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

8. Consider approval of a Final Plat of Pecan Square Phase 3C, a proposed residential subdivision consisting of 267 residential lots on a 77.40-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located south of FM 407 and east of Pecan Parkway, and zoned Mixed-Use Planned Development (MPD). Hillwood Communities is the applicant/developer. Pecan Square Phase 3C, LLC is the owner. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-22-015

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 Commissioner Davenport. Motion carried.

AYES (6): Monson, Fowler, Amarante, Dixon, Lorencz, Davenport

NAYS (0): None

ABSENT (1): Simpson

F. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 6:23 p.m.

/S/

Michaela Monson, Chairperson

Attest:

/S/

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: August 2, 2022