



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
August 2, 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 - Absent with Notice
Aaron Fowler
Danny Simpson - Absent with Notice

B. BRIEFINGS

1. Proposed Agricultural zoning district

The item was presented by Nathan Reddin, Development Services Director, and commentary followed. The consensus was to proceed with establishing the proposed district and provide more detail at a future meeting.

2. Update on Town Council actions on Planning & Zoning Items

- a. Unified Development Code (UDC) text amendment to Section 5.7 "Permitted Use Table" to require a Specific Use Permit (SUP) for public schools in the RR – Rural Residential, CRO – Conservation Residential Overlay, and RE – Rural Estate zoning districts.

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. NEW BUSINESS

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

The item was presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Simpson, Davenport

2. Consider approval of a Replat of Harvest Phase 1, Lots 36-41, 42XR, 43-45, and 46X, Block 8, being a revision of Lots 41X & 42X, Block 8, and containing 9 residential lots and 2 non-residential/open space lots on 1.601-acres of land in the Patrick Rock Survey, Abstract No. 1063, generally located south of 1st Street and west of Harvest Way in the extraterritorial jurisdiction of the Town of Northlake and within the Town of Northlake zoned Mixed-Use Planned Development (MPD). Harvest Phase I, LLC is the owner. Hillwood Communities is the applicant/ developer. Peloton Land Solutions is the engineer/surveyor. Case # FP-22-013

APPROVED

The item was presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Simpson, Davenport

3. Consider approval of a Final Plat of The Ridge at Northlake Phase 3, a subdivision consisting of 186 residential lots and 10 common area lots on a 51.852-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located south of Robson Ranch Road approximately 400 feet west of Bedford Road, and zoned Mixed-Use Planned Development (MPD). TMRY Ridge, LP is the owner/applicant/developer. JBI Partners is the engineer/surveyor. Case # FP-22-016

APPROVED

The item was presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Simpson, Davenport

4. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 5, Block 1, an Industrial lot on a 10.069-acre tract of land in the Holland Anderson Survey, Abstract No. 25; the H.W. Cocke Survey, Abstract No. 310; and the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located north of Dale Earnhardt Way approximately 2,200 feet west side of IH 35W, and zoned Industrial (I). Northlake 35 Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-017

APPROVED

The item was presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Simpson, Davenport

5. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 6, Block 1, an Industrial lot on a 16.924-acre tract of land in the Holland Anderson Survey, Abstract No. 25, and the H.W. Cocke Survey, Abstract No. 310, generally located at the northeast corner of Harmonson Road and Victory Circle East/Dale Earnhardt Way, and zoned Industrial (I). Northlake 35 Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-018

APPROVED

The item was presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Simpson, Davenport

6. Consider approval of a Site Plan of Northlake 35 Logistics Park Building 5, a proposed 124,740 square-foot industrial warehouse on a 10.069-acre tract of land in the Holland Anderson Survey, Abstract No. 25; the H.W. Cocke Survey, Abstract No. 310; and the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, to be platted as Lot 5, Block 1, Northlake 35 Logistics Park, generally located north of Dale Earnhardt Way approximately 2,200 feet west side of IH 35W, and zoned Industrial (I). Northlake 35 Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-22-010

APPROVED

The item was presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Simpson, Davenport

7. Consider approval of a Site Plan of Northlake 35 Logistics Park Building 6, a proposed 289,850 square-foot industrial warehouse on a 16.924-acre tract of land in the Holland Anderson Survey, Abstract No. 25, and the H.W. Cocke Survey, Abstract No. 310, to be platted as Lot 6, Block 1, Northlake 35 Logistics Park, generally located at the northeast corner of Harmonson Road and Victory Circle East/Dale Earnhardt Way, and zoned Industrial (I). Northlake 35 Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-22-011

APPROVED

The item was presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Simpson, Davenport

E. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 6:33 p.m.

/S/

Michaela Monson, Chairperson

Attest:

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: August 30, 2022