



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
August 30, 2022**

A. CALL TO ORDER

Chairperson Monson called the meeting to order at 5:30 p.m., and a quorum was present.

Michaela Monson
Kristen Dixon
Chris Amarante
Maryl Lorencz

Bryan Davenport
Aaron Fowler
Danny Simpson

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 and public hearing.

C. PUBLIC INPUT

- None

D. NEW BUSINESS

1. Consider approval of the meeting minutes from August 2, 2022
APPROVED

The item was presented and no discussion followed.

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

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz

NAYS (0): None

ABSENT (0): None

2. Consider approval of a Preliminary Plat of Northlake Land Development Addition, a proposed six-lot commercial development on a 6.533-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 approximately 1,200 feet west of Thompson Road in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. Northlake Land Development

Partners LLC is the owner/applicant. Peloton Land Solutions is the engineer. Coleman & Associates Land Surveying is the surveyor. Case # PP-22-002

APPROVED

The item was presented and commentary followed.

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

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz

NAYS (0): None

ABSENT (0): None

3. Consider approval of a Final Plat of Jefferson Northlake, a one-lot plat for a proposed multifamily residential development on a 11.9095-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 (MPD). Jefferson Northlake LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # FP-22-019

APPROVED

The item was presented and commentary followed.

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

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz

NAYS (0): None

ABSENT (0): None

4. Consider approval of a Replat of Harvest Phase 1, Lots 10X-R1 and 10X-R2, Block 15, being a revision of Lot 10X, Block 15, and containing 2 non-residential lots on 2.874-acres of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Homestead Way and east of Cleveland-Gibbs Road at 7551 Cleveland-Gibbs Road in the extraterritorial jurisdiction (ETJ) in the Town of Northlake. DNT Enterprise #1 Ltd is the owner. Office Equity Solutions is the applicant/ developer. Baird, Hampton & Brown is the engineer/surveyor. Case # FP-22-020

APPROVED

The item was presented and commentary followed.

Commissioner Amarante moved to conditionally approve the item, contingent upon the completion of the items noted in the construction plans and the plat being updated. Motion seconded by Commissioner Davenport. Motion carried.

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz

NAYS (0): None

ABSENT (0): None

5. Consider approval of a Site Plan of Northlake Commons, Phase 9, a proposed commercial development with a 9,000 square-foot building and a 7,500 square-foot building on 2.874-acres proposed to be replatted as Harvest Phase 1, Lots 10X-R1 and 10X-R2, Block 15, generally located north of Homestead Way and east of Cleveland-Gibbs Road at 7551 Cleveland-Gibbs Road in the extraterritorial jurisdiction (ETJ) in the Town of Northlake. DNT Enterprise #1 Ltd is the owner. Office Equity Solutions is the applicant/ developer. Baird, Hampton & Brown is the engineer. Kline Hardin is the architect. Case # SP-22-012

APPROVED

The item was presented and no discussion followed.

Commissioner Davenport moved to approve the item as presented and include striping on the west side of the lot. Motion seconded by Commissioner Simpson. Motion carried.

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz

NAYS (0): None

ABSENT (0): None

E. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 6:31 p.m.

/S/

Michaela Monson, Chairperson

Attest:

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: October 4, 2022