



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
June 20, 2023**

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on June 20, 2023, at 5:30 p.m., in the Town Hall - Council Chambers, 1500 Commons Circle, Suite 300, Northlake, Texas, where the following was discussed and/or considered:

1. CALL TO ORDER

Chairperson Fowler called the meeting to order at 5:30 p.m, roll call was noted as follows:

Aaron Fowler
Linda King
Chris Amarante
John Kelley

Bryan Davenport
Jana Hall
Danny Simpson

2. ANNOUNCEMENTS AND PRESENTATIONS

A. Briefing - Comprehensive Plan Update

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

There was no consensus as the item was for presentation purposes only.

B. Briefing - Hillwood Industrial Project

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

There was no consensus as the item was set for consideration later during the meeting.

3. PUBLIC INPUT

A. None.

4. NEW BUSINESS

**A. Consider approval of the meeting minutes from May 16, 2023
APPROVED**

The item was presented, and commentary followed.

Commissioner Amarante moved to approve the minutes presented Commissioner King seconded.
Motion carried.

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley
NAYS (0): None
ABSENT (0) : None

- B. Consider selection of officers:
- a. Chairperson
 - b. Vice-Chairperson

The item was presented, and discussion followed.

Commissioner Hall moved to nominate Commissioner Fowler to serve as Chairperson. Motion seconded by Commissioner Amarante. Motion carried.

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley
NAYS (0): None
ABSENT (0) : None

Commissioner Fowler moved to nominate Commissioner Hall to serve as Vice-Chairperson. Motion seconded by Commissioner Kelley. Motion carried.

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley
NAYS (0): None
ABSENT (0) : None

- D. Consider a recommendation to establish zoning of I-PD – Industrial Planned Development on approximately 806.927 acres of land to be annexed north of Dale Earnhardt Way and Victory Circle between FM 156 and IH 35W, and a zoning change from RR – Rural Residential to I-PD – Industrial Planned Development for an approximately 77.304-acre tract of land generally located north and east of Harmonson Road approximately 2,500 feet east of FM 156. Petrus Investment LP, Eagle Income Properties LP, and AIL Investment LP are the owners. AIL Investment LP is the applicant/developer. Case # PD-23-001
- a. Public Hearing
 - b. Consider recommendation

APPROVED

The item was presented, and discussion followed.

The public hearing was opened at 6:14 p.m., and with no speakers coming forward was closed at 6:14 p.m.

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

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley
NAYS (0): None
ABSENT (0) : None

- E. Consider a recommendation of a zoning change from AG - Agricultural to RE - Rural Estate for approximately 101.7 acres of land known as Creek Meadows West and located on the west side of Faught Road between Faith lane and Evelyn Lane. CM West LLC is the owner/applicant. Case # Z-23-001
- a. Public Hearing
 - b. Consider recommendation

APPROVED

The item was presented, and discussion followed.

The public hearing was opened at 6:21 p.m., and with no speakers coming forward was closed at 6:21 p.m.

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

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley

NAYS (0): None

ABSENT (0) : None

- F. Consider a recommendation of a zoning change from AG - Agricultural to NC - Neighborhood Commercial for approximately 6.533 acres of land to be platted as Northlake Land Development Addition and located on the north side of FM 407 approximately 1,200 feet west of Thompson Road. Northlake Land Development Partners, LLC and Northlake MOB Development Partners are the owners. Castle Development Group is the applicant/developer. Case # Z-23-002
- a. Public Hearing
 - b. Consider recommendation

APPROVED

The item was presented, and discussion followed.

The public hearing was opened at 6:25 p.m., and with no speakers coming forward was closed at 6:25 p.m.

Commissioner King moved to approve the item as presented. Motion seconded by Commissioner Hall. Motion carried.

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley

NAYS (0): None

ABSENT (0) : None

- G. Consider approval of a Final Plat of Northlake Land Development Addition, a proposed 4-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. Northlake MOB Development Partners LLC and Northlake Land Development Partners are the owners. Castle Development Group is the applicant/developer. Peloton Land Solutions is the engineer. Coleman & Associates is the surveyor.

APPROVED

The item was presented, and discussion followed.

Commissioner King moved to approve the item as presented. Motion seconded by Commissioner Kelley. Motion carried.

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley

NAYS (0): None

ABSENT (0) : None

- H. Consider approval of a Final Plat of Hawthorne Estates, a proposed residential development consisting of 27 residential lots on a 34.08-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faught Road approximately 1,500 feet south of Prairie View Drive in the extraterritorial jurisdiction of the Town of Northlake. Hawthorne Land and Cattle, Ltd. is the owner/applicant. OES, Inc. is the engineer. Eagle Surveying, LLC is the surveyor. Case # 23-PLA00021

APPROVED

The item was presented, and discussion followed.

Commissioner Amarante moved to approve the item as presented with the condition that construction plans be approved. Motion seconded by Commissioner Kelley. Motion carried.

AYES (7): Fowler, Amarante, Davenport, King, Hall, Simpson, Kelley

NAYS (0): None

ABSENT (0) : None

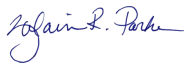
5. ADJOURNMENT

With no further business, Chairperson Fowler adjourned the meeting at 6:44 p.m.



Chairperson

Attest:



Zolaina R. Parker, Town Secretary



July 18, 2023

MINUTES APPROVED ON: _____