



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
NOVEMBER 28, 2023, AT 5:30 PM
TOWN HALL - COUNCILCHAMBER
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. CALL TO ORDER

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Comprehensive Plan Update

3. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. ACTION ITEMS

A. Consider approval of the minutes for October 17, 2023

B. Consider a recommendation on a request for a meritorious exception to the window sign requirements of Article 11 of the Unified Development Code (UDC) for It's a Paw Thang located at 1236 FM 407, Suite 500. Case # 23-VBOA00003

i. Public Hearing

ii. Consider Recommendation

C. Consider approval of Replat of Lot 41R, Block D, Stardust Ranch Phase 2, being a revision of Lot 41, Block D, Stardust Ranch Phase 2, and located at 3201 Windcrest Drive

D. Consider a recommendation of a zoning change from RR – Rural Residential to I – Industrial for approximately 0.85 acres of land located on the east side of Cleveland-Gibbs Road at 12219 Cleveland-Gibbs Road. Case # 23-ZCA00004

i. Public Hearing

ii. Consider Recommendation

E. Consider a recommendation of a zoning change from RR – Rural Residential to NC – Neighborhood Commercial for approximately 2.75 acres of land located on the north side of FM 1171 at 12170 FM 1171. Case # 23-ZCA00003

i. Public Hearing

ii. Consider Recommendation

- F. Consider a recommendation of a zoning change from RR – Rural Residential/CRO - Conservation Residential Overlay to RR-PD – Rural Residential Planned Development for an approximately 156.11-acre tract of land situated in the J. James Survey, Abstract No. 1501, generally located west of Faught Road between Evelyn Lane and Robson Ranch Road. Case # PD-23-006
 - i. Public Hearing
 - ii. Consider Recommendation
- G. Consider a recommendation of amendment to Ordinance No. 17-1214A, the Mixed-Use Planned Development (MPD) zoning district applicable to approximately 1.53 acres of land in the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the extraterritorial jurisdiction of the Town of Northlake on the south. Case # PD-23-007
 - i. Public Hearing
 - ii. Consider Recommendation
- H. Consider a recommendation of an amendment to the Chadwick Farms Mixed-Use Planned Development (MPD) applicable to approximately 75.879 acres of land generally located along the frontage south of State Highway 114 and east of Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant/developer. Case # PD-23-005
 - i. Public Hearing
 - ii. Consider Recommendation
- I. Consider approval of a preliminary plat of Northlake Logistics Center, a proposed 5-lot industrial development on a 251.044-acre tract of land situated in the Holland Anderson Survey, Abstract No. 25, SA Venters Survey, Abstract No. 1313, and MEP & P RR Co Survey, Abstract No. 910, generally located located on the east side of Harmonson Road at 10677 Harmonson Road.
- J. Consider a recommendation of a Specific Use Permit (SUP) for gas drilling and production of three additional wells, Cole Frazier 3 (AW) 3H, 4 (AW) 4H, and 5 (AW) U5H, on an existing 3.29-acre pad site, being a portion of a 133.925-acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, and located approximately 2,600 feet east of Faught Road and 2,000 feet south of Robson Ranch Road. Case # SUP-23-001
 - i. Public Hearing
 - ii. Consider Recommendation
- K. Consider approval of a Final Plat of Northlake Crossing East, a proposed four-lot commercial development on a 4.141-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southeast corner of Robson Ranch Road and Cleveland-Gibbs Road
- L. Consider approval of a Site Plan of Northlake Crossing East, a proposed 32,235 square-foot commercial development in four buildings on a 4.141-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southeast corner of Robson Ranch Road and Cleveland-Gibbs Road
- M. Consider approval of a preliminary plat of Pecan at Northlake, a proposed 14-lot commercial development on a 12.408-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244,

generally located at the southwest corner of FM 407 and Cleveland-Gibbs Road.

5. ADJOURN

NOTE: The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on November 24, 2023, by 5:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING I MPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLI NG 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.