



**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 18, 2023**

**After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on April 18, 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 Monson called the meeting to order at 5:30 p.m, roll call was noted as follows:

Michaela Monson	Bryan Davenport - Absent with Notice
Kristen Dixon	Aaron Fowler
Chris Amarante - Arrived at 6:01 p.m.	Danny Simpson - Absent with Notice
Maryl Lorencz	

**2. ANNOUNCEMENTS AND PRESENTATIONS**

A. Briefing - Comprehensive Plan Update

The item was presented by Nathan Reddin, Development Director, and commentary followed. The Commission's consensus was to proceed with the process as presented and provide an update at a future meeting.

**3. PUBLIC INPUT**

A. None.

**4. NEW BUSINESS**

A. Consider approval of the meeting minutes from March 21, 2023 and the Special Meeting Minutes for March 23, 2023

**APPROVED**

The item was presented, and no commentary followed.

Vice-Chairperson Fowler moved to approve the minutes from March 21, 2023. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (4): Monson, Fowler, Dixon, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Davenport, Simpson

Commissioner Dixon moved to approve the minutes from March 23, 2023. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (4): Monson, Fowler, Dixon, Lorencz

NAYS (0): None

ABSENT (3): Amarante, Davenport, Simpson

- B. Consider a recommendation of a Site Plan of Northlake Industrial Addition, a proposed industrial warehouse development with up to three buildings with up to a total of 1,504,720 square feet on 115.264 acres generally located east of IH 35W and west side of Cleveland-Gibbs Road at Whyte Road, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. Trammell Crow Company is the applicant/developer. BGE, Inc. is the engineer.

a. Public Hearing

b. Consider Recommendation

**APPROVED**

The item was presented, and discussion followed.

Chairperson Monson opened the public hearing at 5:45 p.m., and with no speakers coming forward, closed the public hearing at 5:46 p.m.

Commissioner Amarante moved to approve the item with conditions regarding building elevations, details on signage, and lighting, all meeting applicable requirements, and document concerns and present to Town Council in written format. Motion seconded by Chairperson Monson. Motion carried.


AYES (3): Monson, Amarante, Lorencz

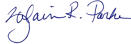
NAYS (2): Dixon, Fowler

ABSENT (1): Simpson

**5. ADJOURNMENT**

With no further business, Chairperson Monson adjourned the meeting at 6:20 p.m.

  
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 Michaela Monson, Chairperson

Attest:  
  
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 Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON:                     May 16, 2023