

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, May 23, 2019, at a meeting to begin at 7:00 pm at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas. The purpose of this hearing is to hear comments for or against a zoning change from RR – Rural Residential to C-PD – Commercial Planned Development for an approximately 50.33-acre tract of land situated in the A.M. Feltus Survey, Abstract No. 1591 and the M.E.P. and P.R.R. Co. Survey, Abstract Number 913 generally located between IH 35W and Cleveland-Gibbs Road and approximately 3,400 feet north of FM 1171. AIL Investment LP is the owner/applicant. Case # PD-19-002.

ABOUT THIS REQUEST

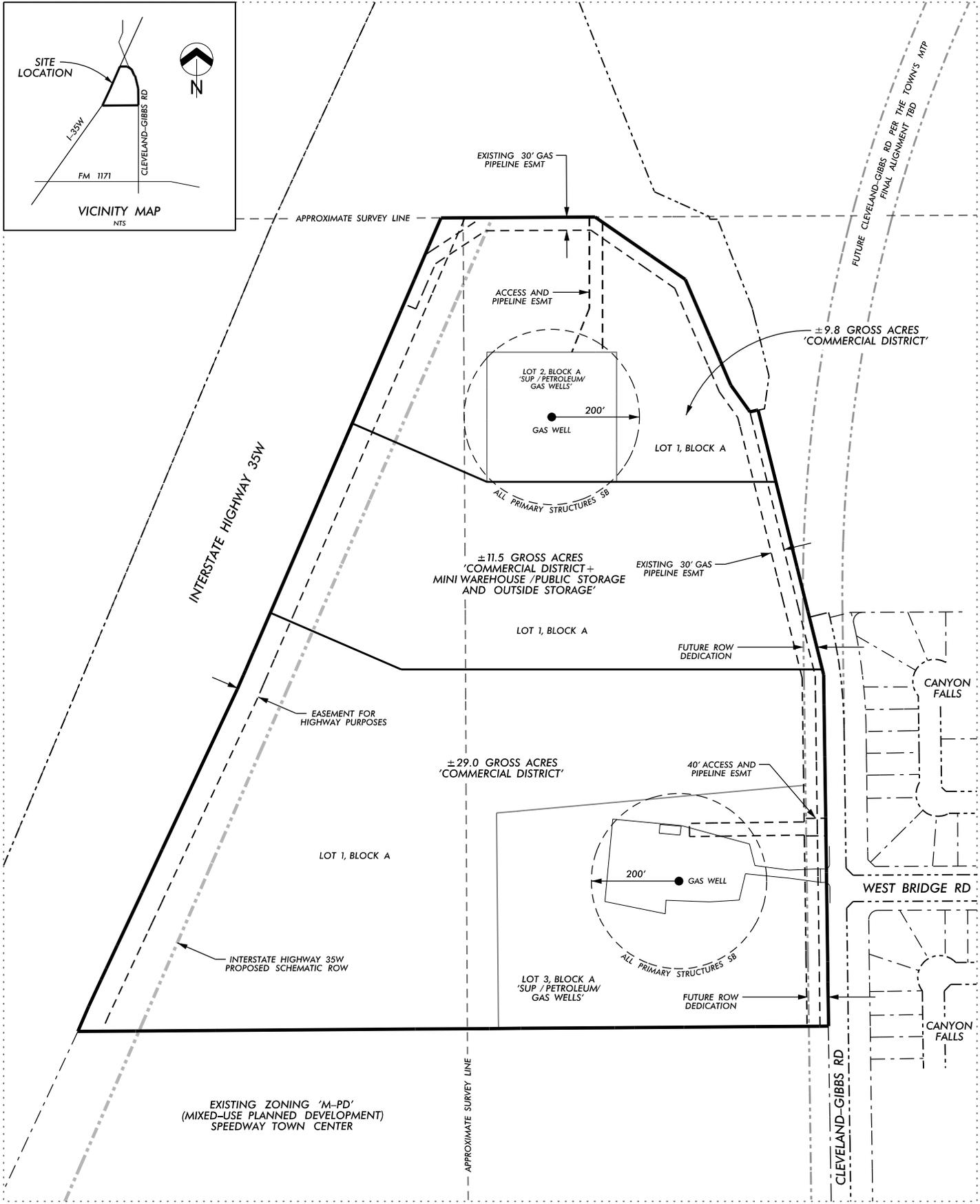
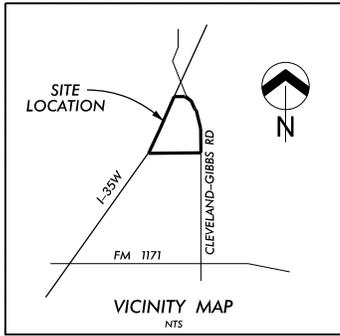
The proposed C-PD is based on the standard C – Commercial zoning district. In addition to the uses permitted in the C zoning district, the C-PD will also permit Mini-Warehouse/Public Storage and Outdoor Storage uses as they are defined in the Unified Development Code (UDC). All other requirements of the standard C – Commercial district shall apply except for the additional standards presented in the attached exhibits. If you would like more information or have any questions about this request, please contact Nathan Reddin, Development Director, at 940-242-5703 or nreddin@town.northlake.tx.us. You may also visit Northlake Town Hall between the hours of 8:00 am to 5:00 am, Monday – Friday.

PUBLIC HEARING PROCESS

The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Town Council. During the public hearing, interested persons are asked to sign in and speak before the Town Council to provide comments for or against the request before the Town Council. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property are notified of the request by mailing of this notice thirty (30) days prior to the date of the public hearing. Notifications are also published in the Denton Record-Chronicle a minimum of sixteen (16) days prior to the date of the public hearing.

WRITTEN RESPONSE PROCESS

You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Council is informed of the percent of responses in support and in opposition of the request. If the owners of more than twenty (20) percent of the Northlake land area within two hundred (200) feet of the site submit written opposition, then four (4) out of five (5) votes of the Town Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***



9800 HILLWOOD PKWY, STE 250 | FORT WORTH, TX 76177 | 817-562-3350

Exhibit B - Concept Plan

From 'RR / SUP / Petroleum / Gas Wells' to
'Commercial District + Mini Warehouse / Public Storage and Outside Storage'

JOB: HWA19009

DRAWN BY: JAK

CHECKED BY: JWR



Exhibit C – Development Standards

The Commercial Planned Development (CPD) District shall be developed in accordance with the Commercial (C) District in the Town of Northlake’s Unified Development Code as it exists or may be amended, except as indicated below.

Permitted Uses:

The permitted uses allowed in the District shall be all Commercial, Office and Service Uses and Utility, Accessory and Incidental Uses allowed by right in the Commercial (C) District, in accordance with Table 5.2 of the Northlake Unified Development Code, as amended. Mini-Warehouse/Public Storage and Outdoor Storage uses shall be permitted by right within the District in an area not to exceed 11.5 gross acres in the area generally shown on Exhibit B – Concept Plan. A maximum of 180,000 square feet of enclosed building space may be constructed for Mini-Warehouse/Public Storage use. The definitions of Mini-Warehouse/Public Storage and Outdoor Storage will be in accordance with Article 14 – Definitions of the Northlake Unified Development Code, as amended.

Specific Use Permits:

A Specific Use Permit shall be required for all other uses listed as Permitted or otherwise requiring a Specific Use Permit in the Commercial (C) District, in accordance with the Table 5.2 of the Northlake Unified Development Code, as amended.

Design Standards and Setbacks:

1. A minimum of 10% of gross acreage shall be preserved open space to promote internal common and pedestrian spaces.
2. A minimum of 30-foot front yard setbacks along Cleveland Gibbs & I35W, with 10-foot side and 10-foot rear yard setbacks. Except for sidewalks and driveway crossings, no paving shall be permitted within all yard setback areas.
3. All Outdoor Storage shall require a seven (7) foot tall screening fence to be constructed of steel tubular fencing with masonry columns and landscaping.
4. All future development adjacent to an existing oil or gas well site shall observe the following setbacks, which shall be the exclusive setback requirements for new development thereto, near a gas well, gas pipeline, or any related improvements regardless of any conflicting provisions in the Unified Development Code:
 - a. A minimum 200 feet of separation shall be required from the well bore hole to the closest buildable portion of a lot.
 - b. No minimum feet of separation from any oil or gas well associated equipment nor from any oil or gas well collection pipe line.



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: May 23rd 2019, 7:00 pm
Case Type: Planned Development (PD) zoning change
Case Name: Zoning change request from RR to C-PD
Case #: PD-19-002

WRITTEN RESPONSE

Please check one: In favor of request Neutral/Undecided on request Opposed to request

Comments (optional):

Signature: _____ **Date:** _____

Printed Name: _____

Address: _____ **City/State/ZIP:** _____

Phone number: _____

RETURN COMPLETED FORM VIA EMAIL, FAX OR HAND DELIVERY BEFORE THE START OF THE SCHEDULED PUBLIC HEARING.

RETURN RESPONSES AND/OR DIRECT QUESTIONS TO:

Town of Northlake
Development Director
Email: nreddin@town.northlake.tx.us
Phone: 940-242-5703
Fax: 940-648-0363

Address:
 1500 Commons Circle Ste. 300
 Northlake, Texas 76226

FOR OFFICE USE ONLY

Stamp Received

Property within notification area: Yes No

Property ID: _____

Property Size: _____