

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, June 11, 2020, at a meeting to begin at 6:30 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 C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-20-001.

ABOUT THIS REQUEST

The proposed M-PD calls for mix of commercial and multi-family uses with a 3-acre tract for commercial uses and a 14-acre tract for up to 420 multi-family residential units. A concept plan for the development is attached. If you would like more information or have any questions about this request, please contact Kyle Garcia, Planner, at 940-648-3290 ext. 274 or kgarcia@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 percentage 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.***