



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 1, 2022**

A. CALL TO ORDER

Chairperson Monson called the meeting to order at 5:31 p.m., and a quorum was present.

Michaela Monson
Kristen Dixon
Chris Amarante
Maryl Lorencz

Bryan Davenport
Aaron Fowler
Danny Simpson

B. BRIEFINGS

1. Comprehensive Plan update process

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

C. PUBLIC INPUT

- None

D. NEW BUSINESS

1. Consider approval of the meeting minutes from October 4, 2022

APPROVED

The item was presented, and commentary followed.

Commissioner Dixon moved to approve the item presented Motion seconded by Commissioner Amarante. Motion carried.

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz
NAYS (0): None

2. Consider approval of a Preliminary Plat of Harvest Town Center, a proposed two-lot commercial development on a 2.4-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the northeast corner of FM 407 and Harvest Way and Mixed-Use Planned Development (MPD). Realty Capital Argyle 114 LLC is the owner/applicant. Peloton Land Solutions is the engineer/surveyor. Case # PP-22-003

PRELIMINARY PLAT APPROVED

The item was presented and no discussion followed.

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

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz

NAYS (0): None

3. Consider approval of a Development Plat of Nelson Bros. Concrete Batch Plant, an approximately 4.3-acre site out of a 58.92-acre tract of land in the F.M. Woodward Survey, Abstract No. 1420, generally located east of IH 35W approximately 3,000 feet south of FM 1171 in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. RO Properties, LLC is the owner. Trident Structures, LLC is the applicant/developer. Lique is the engineer/surveyor. Case # DP-22-001

DEVELOPMENT PLAT APPROVED

Commissioner Fowler moved to approve the item as presented and requested staff draft a letter addressing concerns to be signed by all Commissioners and sent to the developer. Motion seconded by Commissioner Davenport. Motion carried.

AYES (7): Monson, Fowler, Amarante, Dixon, Simpson, Davenport, Lorencz

NAYS (0): None

E. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 5:52 p.m.

/S/

Michaela Monson, Chairperson

Attest:

/S/

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: November 29, 2022