



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 21, 2023**

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on February 21, 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
Kristen Dixon - Absent with Notice
Chris Amarante
Maryl Lorencz

Bryan Davenport
Aaron Fowler
Danny Simpson - Absent with Notice

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 January 17, 2023
APPROVED**

The item was presented, and commentary followed.

Vice-Chairperson Fowler moved to approve the item as presented. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (5): Monson, Fowler, Amarante, Davenport, Lorencz
NAYS (0): None
ABSENT (2): Dixon, Simpson

- B. Consider approval of a Preliminary Plat of Alliance Northport Addition, Lots 1-4, Block B, a proposed 4 lot commercial development on a 10.868-acre tract of land in the H. W. Cooke Survey, Abstract No. 310, generally located northeast of Dale Earnhardt Way and Interstate Highway (IH) 35W and zoned Commercial Planned Development (C-PD). AIL Investment, LP is the owner/applicant. Peloton Land Solutions is the engineer/surveyor.

APPROVED

The item was presented, and commentary followed.

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

AYES (5): Monson, Fowler, Amarante, Davenport, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Simpson

- C. Consider approval of a Final Plat of Alliance Northport Addition, Lot 1, Block B, a one-lot commercial plat on a 2.291-acre tract of land in the H.W. Cooke Survey, Abstract No. 310, generally located northeast of Dale Earnhardt Way and Interstate Highway (IH) 35W and zoned Commercial Planned Development (C-PD). AIL Investment L.P. is the owner/applicant. Peloton Land Solutions, Inc. is the engineer/surveyor.

APPROVED

The item was presented, and commentary followed.

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

AYES (5): Monson, Fowler, Amarante, Davenport, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Simpson

- D. Consider approval of a Development Plat of Stardust Lane Telecommunication Site, approximately 3,600 square feet out of a 9.414-acre tract of land in the Charles Mills Survey, Abstract No. 1482, generally located 1,400 feet west of Emu Lane in the ETJ of the Town of Northlake. Anthony Loran St. Clair is the owner. MD7 LLC/Verizon Wireless is the applicant/developer. Allpro Consulting Group, Inc./Webb Surveying, Inc. is the engineer/surveyor.

APPROVED

The item was presented, and commentary followed.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Vice-Chairperson Fowler. Motion carried.

AYES (5): Monson, Fowler, Amarante, Davenport, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Simpson

- E. Consider approval of a Development Plat for RCB LTD 2 (AW) 2H & 3H Gas Wells on an approximately 3.52-acre site out of a 178.34-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located 1,200 feet west of Cleveland-Gibbs Road and 600 feet north of 17th Street in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. Toll Southwest LLC & Taylor Morrison of Texas Inc. are the owners. BKV Barnett, LLC is the applicant. Owen Surveying Co. is the surveyor.

APPROVED

The item was presented, and commentary followed.

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

AYES (5): Monson, Fowler, Amarante, Davenport, Lorencz

NAYS (0): None

ABSENT (2): Dixon, Simpson

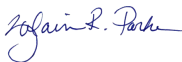
5. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 5:51 p.m.



Michaela Monson, Chairperson

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: March 21, 2023