



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
August 15, 2023**

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on August 15, 2023, at 5:31 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

Vice Chairperson Hall called the meeting to order at 5:30 p.m, roll call was noted as follows:

Linda King
Chris Amarante
John Kelley

Bryan Davenport - Absent with Notice
Jana Hall
Danny Simpson

2. ANNOUNCEMENTS AND PRESENTATIONS

A. Briefing - Comprehensive Plan Update

The item was presented by Nathan Reddin, Development Director, and commentary followed.

There was no consensus as the item was for presentation purposes only.

B. Briefing - Legislative Update

The item was presented by Nathan Reddin, Development Director, and Zolaina Parker, Town Secretary, and commentary followed.

There was no consensus as the item was for presentation purposes only.

3. PUBLIC INPUT

A. The following spoke during public input:

- None

4. NEW BUSINESS

- A. Consider selection of a Chairperson
APPROVED – CHAIRPERSON LINDA KING

The item was presented, and discussion followed.

Commissioner Simpson moved to appoint Commissioner King as Chairperson. Motion seconded by Commissioner Kelley. Motion carried.

AYES (4): Hall, Amarante, Simpson, Kelley
NAYS (0): None
ABSENT (1) : Davenport
ABSTAIN (1): King

- B. Consider approval of the meeting minutes from July 18, 2023
APPROVED

The item was presented, and commentary followed.

Commissioner Simpson moved to approve the minutes as presented. Commissioner Kelley seconded. Motion carried.

AYES (5): King, Hall, Amarante, Simpson, Kelley
NAYS (0): None
ABSENT (1) : Davenport

- C. Consider a recommendation on proposed text amendments to Section 10.3, Size of Space, of Article 10, Parking and Loading Standards, of the Unified Development Code (UDC). Case # UDC-23-001.
a. Public Hearing
b. Consider recommendation
APPROVED

The item was presented, and discussion followed.

Chairperson King opened the public hearing at 5:55 p.m., and with no speakers coming forward, the public hearing was closed at 5:55 p.m.

Commissioner Amarante moved to approve the recommendation as presented. Commissioner Kelley seconded. Motion carried.

AYES (5): King, Hall, Amarante, Simpson, Kelley
NAYS (0): None
ABSENT (1) : Davenport

- D. Consider approval of a Site Plan of Lot 1, Block A, Canyon Falls Commercial Tract 20B, for a proposed 8,250 square-foot medial office building on a 1.004-acre site generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171 at 7251 Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). Ashton Gray Real Estate is the owner/applicant. Teague Nall & Perkins, Inc. is the engineer/landscape architect. Case # 23-SP00004

APPROVED

The item was presented, and commentary followed.

Commissioner Simpson moved to approve the item as presented. Vice Chairperson Hall seconded. Motion carried.

AYES (5): King, Hall, Amarante, Simpson, Kelley

NAYS (0): None

ABSENT (1) : Davenport

- E. Consider approval of a Preliminary Plat of Argyle Elementary School No. 4, Lot 1, Block A, a one-lot development proposed for an elementary school on a 25.780-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located west of Cleveland-Gibbs Road and north of 17th Street in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. Argyle ISD is the owner/applicant. RLK Engineering, Inc. is the engineer. Surdukan Surveying, Inc. is the surveyor. Case # 23-PLA00018

APPROVED WITH CONDITIONS

The item was presented, and commentary followed.

Commissioner Amarante moved to approve the item with the following conditions:

- TIA
- Drainage Study
- Added Right-of-Way obtained by developer

Commissioner Kelley seconded. Motion carried.

AYES (5): King, Hall, Amarante, Simpson, Kelley

NAYS (0): None

ABSENT (1) : Davenport

- F. Consider approval of a Final Plat of Argyle Elementary School No. 4, Lot 1, Block A, a one-lot development proposed for an elementary school on a 25.780-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located west of Cleveland-Gibbs Road and north of 17th Street in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. Argyle ISD is the owner/applicant. RLK Engineering, Inc. is the engineer. Surdukan Surveying, Inc. is the surveyor. Case # 23-PLA00019

APPROVED WITH CONDITIONS

The item was presented, and commentary followed.

Commissioner Amarante moved to approve the item with the following conditions:

- TIA
- Drainage Study

- Construction Plan approved by staff
- Added Right-of-Way obtained by developer

Commissioner Kelley seconded. Motion carried.

AYES (5): King, Hall, Amarante, Simpson, Kelley

NAYS (0): None

ABSENT (1) : Davenport

The item was presented, and commentary followed.

5. ADJOURNMENT

With no further business, Chairperson Fowler adjourned the meeting at 6:14 p.m.

/S/
Linda King
Chairperson

Attest:

/S/
Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: September 19, 2023