



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

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on March 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
Chris Amarante
Maryl Lorencz

Bryan Davenport - Absent with Notice
Aaron Fowler
Danny Simpson

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 February 21, 2023
APPROVED

The item was presented, and no commentary followed.

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

AYES (5): Monson, Fowler, Amarante, Simpson, Dixon, Lorencz
NAYS (0): None
ABSENT (1): Davenport

- B. Consider approval of a Preliminary Plat of Pecan Square Phase 5B, a proposed residential development consisting of 541 residential lots on a 115.78-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located south of Mulkey Lane approximately 1,000 feet west of the intersection with Pecan Parkway and zoned Mixed-Use Planned Development (MPD). CND-Pecan Square II, LLC, MHI Partnership, LTP, and HHA-Pecan Square Development, LLC are the owners/applicants. Kimley-Horn & Associates is the engineer/surveyor.

APPROVED

The item was presented, and commentary followed.

Commissioner Amarante moved to approve the item with condition that title block on preliminary plat be updated to reflect correct number of residential lots and acreage, 134 and 79.40, respectively. Motion seconded by Commissioner Dixon. Motion carried.

AYES (5): Monson, Fowler, Amarante, Simpson, Dixon, Lorencz

NAYS (0): None

ABSENT (1): Davenport

- C. Consider approval of a Final Plat of Pecan Square, Phase 3B, a proposed residential development consisting of 131 residential lots on a 36.07-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244, generally located north of Mulkey Lane at South Pecan Parkway, and zoned Mixed-Use Planned Development (MPD). HP Gibbs, LP and Pecan Square Phase 3B, LLC are the owners. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor.

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, Simpson, Dixon, Lorencz

NAYS (0): None

ABSENT (1): Davenport

- D. Consider approval of a Final Plat of Enclave at Chadwick Farms, a proposed residential development consisting of 61 single-family attached residential (townhouse) lots on a 7.5405-acre tract of land in the Lewis Medlin Survey, Abstract No. 830, generally located north and west of Cleveland-Gibbs Road at Chadwick Parkway, and zoned Mixed-Use Planned Development (MPD). TDI CF, LLC is the owner. Taylor Duncan Interests, LLC is the applicant/developer. Kimley-Horn and Associates is the engineer/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, Simpson, Dixon, Lorencz
NAYS (0): None
ABSENT (1): Davenport

- E. Consider approval of a Final Plat of Mulkey Lane Phase 1, a plat dedicating right-of-way for a portion of Mulkey Lane, being a 12.3916-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located along and south of the existing Mulkey Lane alignment between the existing Mulkey Lane bridge on the west to the IH 35W right-of-way on the east. Pecan Square 1, LLC is the owner. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor.

APPROVED

The item was presented, and commentary followed.

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

AYES (5): Monson, Fowler, Amarante, Simpson, Dixon, Lorencz
NAYS (0): None
ABSENT (1): Davenport

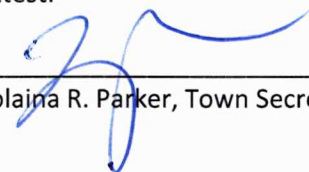
5. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 5:53 p.m.



Michaela Monson, Chairperson

Attest:



Zolajna R. Parker, Town Secretary



MINUTES APPROVED ON: _____

April 18, 2023