



**Planning & Zoning Commission  
Town of Westlake**  
Council Chamber, 1500 Solana Blvd  
Building 7, Suite 7100 Westlake, TX 76262

**Monday, November 10, 2025, 5:00 PM  
Meeting Minutes - Final**

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In an effort of transparency, this meeting will be viewable to the public via Live Stream and recorded and available for playback. In an effort of meeting efficiency, any individual wishing to speak during citizen comments or during public hearings must submit a speaker request form and provide to the Recording Secretary.

NOTE: As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may enter into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

**A. CALL REGULAR MEETING TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chair Coffey called the meeting to order at 5:00 PM and announced a quorum present.

COMMISSIONERS DIDARALI AND GUPTA WERE ABSENT.

**B. PLEDGES OF ALLEGIANCE**

Chair Coffey led the Pledges of Allegiance.

**C. CITIZEN COMMENTS**

There was no one to speak at this time.

**D. APPROVAL OF MINUTES**

- D.1. Consider and act to approve the Planning and Zoning Commission September 2, 2025 Regular Meeting Minutes

Motion to approve the September 2, 2025 minutes by Commissioner Konz-Alt and Motion Second by Commissioner Wilkinson. Chair Coffey called for the vote. Motion approved.

COMMISSIONERS DIDARALI AND GUPTA WERE ABSENT.

**E. PUBLIC HEARINGS AND ACTION ITEMS**

- E.1. Hold a public hearing to discuss, consider and act on text amendments related to certain performance standards for approximately 85.9 acres of land in PD, Planned Development District 1-2 ("PD 1-2"), commonly referred to as Entrada, by adding "repository" as a land use permitted by-right; providing a definition and certain performance standards for a repository; providing a penalty; providing a cumulative clause; providing a severability clause; providing a savings clause; authorizing publication; and establishing an effective date. The property is generally located on the south side of State Highway 114, to the east of Davis Boulevard, and to the north of Solana Boulevard.

\*ITEM G WAS PRESENTED FIRST\*

Town Planner Cole Davenport presented the item. This request is to amend the text for the "PD 1-2 Ordinance" to allow a "Repository" as a permitted principal use in certain locations. The text amendments provide a definition for a Repository, restrict the location of such uses, and ensure that the operation and the aesthetics of such facility are consistent with those established for the Entrada development.

The text amendments add additional performance standards intended to ensure that the operation will be compatible with the elevated standards for architecture and landscape architecture and will not adversely impact the livability of the area, and ensuring that motor vehicles, recreational vehicles, small boats, and other related items are appropriately parked and stored.

Chair Coffey opened the public hearing at 5:07 PM and closed the public hearing at 5:07 PM.

Discussion held. Motion to approve by Commissioner Wilkinson and Motion Second by Commissioner Ricci. Chair Coffey called for a vote. The motion passed.

COMMISSIONERS DIDARALI AND GUPTA WERE ABSENT.

- E.2. Hold public hearing, discuss, consider and provide a recommendation to the Town Council on a request from Marquis Group to rezone approximately 25 acres of land located at 4110 and 4120 Aspen Lane and currently zoned as R-5, country residential district to the TC, town center form-based development district (town center edge zone). ZC No. 2025-01

Deputy Town Manager Jason Alexander presented the item. This is a request from the Marquis Group to change the zoning for approximately 25 acres of land located at 4110 and 4120 Aspen Lane from the R-5, country residential district to the TC, Town Center Form-Based Development District. The requested change in zoning reinforces established land uses and development patterns on the property and in the surrounding area and is consistent with the Strategic Plan and the vision for development and growth. As the proposed development is for three or more acres of land, a regulating plan is required that requires review and recommendation from the Planning and Zoning Commission and approval by Town Council. A development agreement is also required for all development projects pursuant to the proposed TC, Town Center Form-Based Development District.

The regulating plan and development agreement will further ensure that the proposed development complies with the vision set forth by the strategic Plan, is consistent with established development patterns in the area, and reflects the elevated standards for aesthetic and visual quality. The developer was available for questions.

Chair Coffey opened the public hearing at 5:14 PM.

There were four speakers during the public hearing:

- Yogesh K. - Opposed
- Kevin M. - Opposed
- Daniel B. - Opposed
- Sloan H. - Opposed

Chair Coffey closed the public hearing at 5:51 PM.

Discussion held. Chair Coffey clarified that this item was only deciding on rezoning for land use.

Motion to approve by Commissioner Wilkinson and Motion Second by Commissioner Konz-Alt. The motion passed with a vote of 4:1. Commissioner Huggins opposed.

COMMISSIONERS DIDARALI AND GUPTA WERE ABSENT.

**F. COMMISSION ANNOUNCEMENTS**

There were no Commission announcements.

**G. STAFF ANNOUNCEMENTS**

\*THIS ITEM WAS PRESENTED FIRST\*

Deputy Town Manager Jason Alexander introduced the new Town Planner, Cole Davenport, and Project Manager, Jason Oliver.

**H. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED**

Staff will reach out to the Commissioners when a meeting is needed.

**I. EXECUTIVE SESSION**

The Planning and Zoning Commission will conduct a closed session pursuant to Section 551.071 of the Texas Government Code, for the purpose of seeking confidential legal advice from the Town Attorney for the following: EXECUTIVE SESSION WAS NOT HELD.

**J. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS (Not Held)**

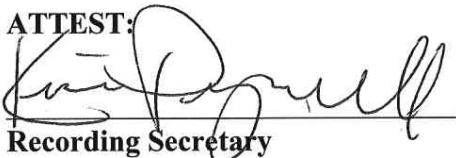
**K. ADJOURNMENT**

Chair Coffey adjourned the meeting at 5:53 PM.



**Adam Coffey, Chair**

**ATTEST:**

  
**Recording Secretary**

Disabilities Notice: If you plan to attend the meeting and have a disability that requires special needs, please contact the Town Secretary's Office 48 hours in advance at Ph. 817-490-5711 and reasonable accommodations will be made to assist you.