



**MINUTES FROM THE
REGULAR PLANNING & ZONING COMMISSION MEETING
MONDAY, APRIL 30, 2018**

Commissioners Present:

Chairman Greg Kadesch
Vice Chairman Doug Horak
Commissioner Doreen Snediker
Commissioner Rusty Chapman

Commissioner Peter Hall
Commissioner Mike Rhodes
Commissioner Martha Dever
Commissioner Chris Polizzo (A)

Staff Present:

Director of Planning Walter Reeves, Jr.
City Secretary Dianna Buchanan

City Engineer Travis Attanasio
Economic Dev. Dir. Thad Chambers

1. CALL TO ORDER, ANNOUNCE A QUORUM IS PRESENT

Chairman Greg Kadesch called the meeting to order at 6:30 p.m. and announced a quorum present.

2. ITEMS OF COMMUNITY INTEREST/CHAIRMAN ANNOUNCEMENTS

Chairman Kadesch spoke and presented reminders and upcoming events as follows:

- A. May 20 to 26, 2018 has been proclaimed as Emergency Medical Services Week in the City of Haslet.*
- B. All City offices will be closed on Monday, May 28, 2018 for Memorial Day.*

3. CONSIDER FOR APPROVAL THE MARCH 26, 2018 PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Motion by Commissioner Doreen Snediker and seconded by Commissioner Doug Horak to approve the March 26, 2018, Regular Planning and Zoning Commission Meeting Minutes. Motion approved unanimously.

4. PUBLIC HEARINGS AND ACTION ITEM

- A. (CONTINUED FROM MARCH 26, 2018. PUBLIC HEARING WAS CLOSED)**
A request to amend the development regulations of Ordinance 010-2015 for 154.977 acres of land on the south side of Blue Mound Road approximately 2,800 ft. east of FM 156 and located in the G. M. Lewis Survey, Abstract No. 966, the E. Hopkins Survey, Abstract No. 646, and the J. M. Goodwin Survey, Abstract No. 611 in the City of Haslet, Tarrant County, Texas.

Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Peter Hall to remove from the table to continue the item. Motion approved unanimously.

- 1) Staff Presentation
Planning Director Walter Reeves summarized the item. Mr. Dan Allen, Lackland Holdings, representative of the applicant was present, addressed the commission, and answered questions.
- 2) Public Hearing
Chairman Kadesch reminded that the public hearing was held at the March 26, 2018 meeting. He read cards of opposition turned in received prior to the meeting tonight from Ms. Barbara West, 217 Bayne Road, Haslet; Mr. Randal West, 217 Bayne Road, Haslet; Ms. Annette Sloggett, 1509 Nettle Lane, Haslet; Mr. Craig Sloggett, 1509 Nettle Lane, Haslet; Mr. Stewart Shirey, 1417 Poppy Dr., Haslet; Mr. William Richard, 1607 Foxglove, Haslet; and Ms. Cathy Brandon, 213 Bayne, Haslet.
- 3) Discussion
Discussion was held.
- 4) Consideration and Action on Recommendation
Motion made by Commissioner Mike Rhodes to not amend the Development Requirements for Ordinance 010-2015. Mr. Rhodes restated his motion to deny the amendment request to development Ordinance 010-2015. Motion seconded by Commissioner Doug Horak. Motion to deny approved with 6 ayes and 2 nays by Commissioners Snediker and Polizzo.

B. Hold a public hearing, discuss, consider and act on an ordinance amending Section 10.03.042(b) of Article 10.03 Impact Fees of the Haslet City Code

- 1) Staff Presentation
Planning Director Walter Reeves summarized the item.
- 2) Public Hearing
Chairman Kadesch opened the public hearing at 7:25 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 7:25:30 p.m.
- 3) Discussion
Discussion was held.
- 4) Consideration and Action on Recommendation
Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Martha Dever to approve the ordinance amending Section 10.03.042(b) of Article 10.03 Impact Fees of the Haslet City Code relating to the assessment of impact fees. Motion approved unanimously.

C. Hold a public hearing, discuss, consider and act on a recommendation regarding the final plat of Lot 4, Block 1, Alliance Air Trade Center. The subject property consists of approximately 2.90 acres, is approximately 550 ft. east of Trade Wind

Drive and is in the (AF) Airport Facilities zoning district and the Alliance Airport Overlay District.

1) Staff Presentation

Planning Director Walter Reeves summarized the item. A representative for the applicant was present.

2) Public Hearing

Chairman Kadesch opened the public hearing at 7:28 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 7:28:30 p.m.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Peter Hall to approve the final plat of Lot 4, Block 1, Alliance Air Trade Center. Motion approved unanimously.

D. Hold a public hearing, discuss, consider and act on a recommendation regarding the preliminary replat Lot 1, Block 1, Country Lane Estates with four variances, into Lots 1A and 1B, Block 1, Country Lane Estates. The subject property is in the City of Haslet Extraterritorial Jurisdiction, is located on the north side of Country Lane, is approximately 1,400 ft. west of FM 156 and consists of 1.87 acres.

1) Staff Presentation

Planning Director Walter Reeves summarized the item. The applicant was present.

2) Public Hearing

Chairman Kadesch opened the public hearing at 7:33 p.m. Mr. Daniel Bennett, 429 Country Lane, Haslet, TX 76052, spoke in opposition. Chairman Kadesch closed the public hearing at 7:35 p.m.

3) Discussion

Discussion was held. The applicant was present. Through discussion it was determined that the applicant needed additional time before a decision could be reached by the Commission.

4) Consideration and Action on Recommendation

Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Peter Hall to table the item. Motion approved unanimously.

E. Hold a public hearing, discuss, consider and act on a recommendation regarding the extension of the approval of the preliminary plat of the NorthGlen Subdivision. The subject property consists of 192.820 acres, is located on the west side of FM 156 approximately 1,200 ft. south of Blue Mound Road and is being developed under the requirements of the former R-8 Urban Residential District.

1) Staff Presentation

Planning Director Walter Reeves summarized the item.

2) Public Hearing

Chairman Kadesch opened the public hearing at 7:52 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 7:52:30 p.m.

3) Discussion

4) Consideration and Action on Recommendation

Motion made by Commissioner Martha Dever and motion seconded by Commissioner Rusty Chapman to approve the extension of the approval of the preliminary plat of the NorthGlen Subdivision and the associated variances to November 16, 2018. Motion approved unanimously.

5. EXECUTIVE SESSION

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the meeting to seek legal advice from its attorney regarding any item on the posted agenda as authorized by Section 551.071 of the Texas Government Code.

Executive Session was not held.

6. CONSIDER AND TAKE ANY ACTION RESULTING FROM EXECUTIVE SESSION

There was no action as Executive Session was not held.

7. STATUS OF CURRENT DEVELOPMENT PROJECTS

Planning Director Walter Reeves summarized the status of various development projects as follows (text from supporting document for item):

STATUS OF PROJECTS

PROJECT	ACRES	LOTS	STATUS
Regal Ridge Subdivision	636.559	84	Amended Preliminary Plat approved by Council 8/15/2016. Preliminary Plat extension request approved by City Council on September 18, 2017. Final Plat has not been submitted. Sewer agreement approved by City Council.
The Bluffs of Haslet Subdivision	154.977	186	Amended Preliminary Plat approved by Council 9/19/2016. Preliminary Plat extension request approved October 16, 2017 City Council. Construction plans have been reviewed and finalized. Grading Permit issued. Final Plat has not been submitted. Zoning change to amend approved PD continued by P&Z on March 26, 2018 to the April 30, 2018 P&Z meeting.
NorthGlen Subdivision	192.820	293	Final Plat of Phase IA approved by City Council on 07/17/2017. CFA approved by City Council on October 16, 2017. Installation of public improvements has begun. Preliminary Plat extension requested.
Caraway	253.425	312	Zoning approved by Council on 8/15/2016. Preliminary Plat presented for public hearing at April 24, 2017 P&Z and approved by City Council on May 15, 2017. Final Plat of Phase I and CFA for "onsite" improvements approved by City Council on September 18, 2017. "Off-site" CFA approved by Council on November 6, 2017. Installation of public improvements has begun. Final Plat of Phase I recorded in March 2018.
LeTara	431.959	504	Annexation of NISD property completed November 20, 2017. Preliminary plat application submitted on October 20, 2017. P&Z recommendation of approval December 19, 2017. City Council approved January 15, 2018.

Changes to status are bolded

8. FUTURE AGENDA ITEMS

Planning Director Reeves discussed items that may appear on the next agenda.

9. REVIEW MEETING CALENDAR FOR PROJECT SCHEDULING, MEETING DATE CHANGES OR CANCELLATIONS

- A. The next Regular Planning and Zoning Commission meeting to be held on Tuesday, May 29, 2018 at 6:45 pm. The Capital Improvements Advisory Committee is to be held at 6:30 p.m. on the same date.
- B. The June Regular Planning and Zoning Commission meeting is scheduled for Monday, June 25, 2018 at 6.30 pm.

10. ADJOURN

Chairman Kadesch adjourned the meeting at 7:58 p.m.



Greg Kadesch, Chairman
Planning and Zoning Commission

5/29-18
DATE

ATTEST:



Dianna Buchanan, City Secretary

5-29-2018
DATE

