



**MINUTES FROM THE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
MONDAY, JUNE 25, 2018**

**Commissioners Present:**

Vice Chairman Doug Horak  
Commissioner Doreen Snediker  
Commissioner Rusty Chapman

Commissioner Peter Hall  
Commissioner Chris Polizzo (A)

**Commissioners Absent:**

Chairman Greg Kadesch  
Commissioner Mike Rhodes

Commissioner Martha Dever

**Staff Present:**

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

City Engineer Travis Attanasio

**1. CALL TO ORDER, ANNOUNCE A QUORUM IS PRESENT**

*Vice Chairman Doug Horak called the meeting to order at 6:35 p.m. and announced a quorum present.*

**2. ITEMS OF COMMUNITY INTEREST/CHAIRMAN ANNOUNCEMENTS**

*Vice Chairman Horak spoke and presented reminders and upcoming events as follows:*

- A. Independence Day Celebration will be Friday, June 29, 2018 at 5:00 pm at Nance Field, parade begins at 7:30 pm*
- B. City Offices and the Haslet Public Library will be closed on July 4, 2018 in observance of Independence Day*
- C. Movies in the Park presents Coco, Friday, July 20<sup>th</sup>, 8:00 pm, Nance Field, free In-N-Out Burger to first 450 people*

**3. CONSIDER FOR APPROVAL THE MAY 29, 2018 PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**

**Motion by Commissioner Doreen Snediker and seconded by Commissioner Rusty Chapman to approve the May 29, 2018, Regular Planning and Zoning Commission Meeting Minutes. Motion approved with 3 ayes and 1 abstain by Vice Chairman Horak. Commissioners Kadesch, Dever, and Rhodes were absent.**

**4. PUBLIC HEARINGS AND ACTION ITEM**

- A. Hold a public hearing, discuss, consider and act on a recommendation regarding the final replat Lot 1, Block 1, Country Lane Estates, into Lots 1A and 1B, Block**

**City of Haslet  
Regular Planning and Zoning Commission Minutes  
June 25, 2018**

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. Staff recommends approval of the final replat.*

2) Public Hearing

*Vice Chairman Horak opened the public hearing at 6:37 pm and asked if anyone was present to speak for or against the item. There being no one, he closed the public hearing at 6:38 pm.*

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 recommended approval of the final replat of Lots 1A and 1B, Block 1, Country Lane Estates. Motion approved unanimously by all present. Commissioners Kadesch, Dever and Rhodes were absent.**

B. Hold a public hearing, discuss, consider and act on an ordinance amending Chapter 14, Exhibit A, Section 5.6.2.C.3 of the Haslet City Code of Ordinances.

1) Staff Presentation

*Planning Director Walter Reeves summarized the item regarding residential garage location and placement standards.*

2) Public Hearing

*Vice Chairman Horak opened the public hearing at 6:42 pm and asked if anyone was present to speak for or against the item. Mr. Jay Hankla, Southgate Homes, addressed the Commission regarding residential garage location and placement standards, particularly as it relates to his upcoming projects in Haslet. Vice Chairman Horak closed the public hearing at 6:55 pm.*

3) Discussion

*Discussion was held*

4) Consideration and Action on Recommendation

**Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Rusty Chapman to recommended approval of the ordinance amending Chapter 14, Exhibit A, Section 5.6.2.C.3 of the Haslet City Code of Ordinances stipulating that the graphic on supplemental document three indicating accepted location and placement of garages be amended to add "Garage must be architecturally integrated with the façade of the home". Motion approved unanimously by all present. Commissioners Kadesch, Dever and Rhodes were absent.**

C. Hold a public hearing, discuss, consider and act on a site plan, with variances, for a parking lot expansion on Lot 1, Block 1, Westport Park #2 Addition (Michael's), more commonly known as 860 Westport Parkway. ~~the final plat of~~

City of Haslet  
Regular Planning and Zoning Commission Minutes  
June 25, 2018

~~Lot 4, Block 1, Alliance Air Trade Center.~~ The subject property is located on the southwest corner of the Westport Parkway/Intermodal Parkway intersection and is in the (I) Industrial zoning district.

1) Staff Presentation

*Planning Director Walter Reeves summarized the item. Staff recommends approval of the preliminary plat with conditions.*

2) Public Hearing

*Vice Chairman Horak opened the public hearing at 7:10 pm and asked if anyone was present to speak for or against the item. Mr. Jordan Kaylor, Peloton Land Solutions, representing the applicant, gave a presentation in support of the request. Vice Chairman Horak closed the public hearing at 7:17 pm.*

3) Discussion

*Discussion was held.*

4) Consideration and Action on Recommendation

**Motion made by Commissioner Peter Hall and motion seconded by Commissioner Doreen Snediker approval of the site plan package subject to the condition that the site plan be revised to show:**

- 1. One additional tree of greater than 4 inches in caliper to comply with the city's tree preservation requirements; and**
- 2. That the site plan package provide a fully dimensioned elevation of a screening wall, or other form of screening, of sufficient height to obscure the view of the truck court from Westport Parkway.**

**Motion approved unanimously by all present. Commissioners Kadesch, Dever and Rhodes were absent.**

**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. DISCUSS, CONSIDER AND ACT ON RESCHEDULING THE JULY 30, 2018 REGULAR MEETING TO JULY 23, 2018 AT 6:30 PM.**

**Motion by Commissioner Rusty Chapman and motion seconded by Commissioner Peter Hall to reschedule the next regular meeting of the Planning and Zoning Commission to July 23, 2018 at 6:30 p.m. Motion approved unanimously by all present. Commissioners Kadesch, Dever and Rhodes were absent.**

**8. 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	63.559	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. <b>P&amp;Z recommended denial of the request to amend the approved PD on April 30, 2018. Council held a public hearing on the P&amp;Z recommendation on June 4, 2018 and the amendments were denied as a Council supermajority (4 votes in favor) was not achieved.</b>
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 approved by City Council on May 21, 2018.
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. <b>Building permit applications have been received for an onsite construction trailer and two (2) model homes.</b>
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. <b>Final plat has been received for extension of John Day Road.</b>

Status updates are bolded

**9. FUTURE AGENDA ITEMS**


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

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

A. The August Regular Planning and Zoning Commission meeting is scheduled for Monday, August 27, 2018 at 6.30 pm.

**11. ADJOURN**

Vice Chairman Horak adjourned the meeting at 7:44 p.m.

  
 \_\_\_\_\_  
 Doug Horak, Vice Chairman  
 Planning and Zoning Commission

8/13/2018  
 DATE

ATTEST:

  
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 Dianna Buchanan, City Secretary



8-14-2018  
 DATE