



**MINUTES FROM THE
SPECIAL PLANNING & ZONING COMMISSION MEETING
MONDAY, AUGUST 13, 2018**

Commissioners Present:

Chairman Greg Kadesch	Vice Chairman Doug Horak
Commissioner Peter Hall	Commissioner Rusty Chapman
Commissioner Doreen Snediker (arrived 6:32 pm)	
Commissioner Martha Dever (arrived 6:31 pm)	Commissioner Chris Polizzo (A)

Commissioners Absent:

Commissioner Mike Rhodes

Staff Present:

Director of Planning Walter Reeves, Jr.	City Secretary Dianna Buchanan
Economic Dev. Director 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. Quarterly Brush Drop Off will be Saturday, August 18, 2018 from 8:00 am to 12:00 pm (noon) behind the Haslet Fire Station*
- B. City Offices will be closed Monday, September 3, 2018 in observance of Labor Day*

3. CONSIDER FOR APPROVAL THE JUNE 25, 2018 PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Motion by Commissioner Doug Horak and seconded by Commissioner Peter Hall to approve the June 25, 2018 Regular Planning and Zoning Commission Meeting Minutes. Motion approved with 5 ayes (4 Regular/1 Alternate). Commissioner Snediker not yet present. Commissioner Rhodes was absent.

4. PUBLIC HEARINGS AND ACTION ITEM

- A. Hold a public hearing, discuss, consider and act on a recommendation regarding the final plat of John Day Road, consisting of 14.359 acres in the Coleman Boyd**

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Survey, Abstract No. 225 and located on the south side of Avondale-Haslet Road approximately 1,800 feet west of FM 156.

1) Staff Presentation

Planning Director Walter Reeves summarized the item and indicated a representative for the applicant was present to answer questions the Commission might have. Staff recommends approval of the final plat.

2) Public Hearing

Chairman Kadesch opened the public hearing at 6:32 pm and asked if anyone was present to speak for or against the item. There being no one, he closed the public hearing at 6:32:30 pm.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Doug Horak and motion seconded by Commissioner Peter Hall to recommended approval of the final plat of John Day Road, consisting of 14.359 acres in the Coleman Boyd Survey, Abstract No. 225. Motion approved with 6 ayes (5 Regular/1Alternate) and 1 abstain by Commissioner Snediker as she arrived after item was in progress. Commissioner Rhodes was absent.

B. Hold a public hearing, discuss, consider and act on a site plan for a parking lot expansion on Lot 1R, Block 3, Alliance Westport Addition (UPS facility). The subject property consists of approximately 41.4 acres, is located on the east side of FM 156 approximately 1,800 ft. south of Intermodal Parkway and is zoned (I) Industrial.

1) Staff Presentation

Planning Director Walter Reeves summarized the and indicated a representative for the applicant was present to answer any questions. Staff recommends approval of the site plan package.

2) Public Hearing

Chairman Kadesch opened the public hearing at 6:38 pm and asked if anyone was present to speak for or against the item. There being no one to speak for or against the item, Chairman Kadesch closed the public hearing at 6:38:30 pm.

3) Discussion

Discussion was held. Questions were answered by applicant representatives from UPS and Peloton Engineering.

4) Consideration and Action on Recommendation

Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Martha Dever to recommended approval of the a site plan for a parking lot expansion on Lot 1R, Block 3, Alliance Westport Addition (UPS facility). Motion approved unanimously (6 Regular/1Alternate). Commissioner Rhodes was absent.

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C. Hold a public hearing, discuss, consider and act on an ordinance amending the Master Thoroughfare Plan of the 2016 Haslet Comprehensive Plan.

1) Staff Presentation

Economic Development Director Thad Chambers presented PowerPoint presentation in the city engineer's absence. Staff recommends approval of the of the ordinance amending the Master Thoroughfare Plan consistent with SD-2.

2) Public Hearing

Chairman Kadesch opened the public hearing at 7:06 pm and asked if anyone was present to speak for or against the item. Vice Chairman Horak closed the public hearing at 7:06:30 pm.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Martha Dever and motion seconded by Commissioner Peter Hall to recommend approval of the ordinance amending the Master Thoroughfare Plan of the 2016 Haslet Comprehensive Plan consistent with SD-2 (Supporting Document 2) (attached and made a part of these minutes). Motion approved by 7 ayes (6 Regular/1 Alternate) and 1 abstain by Commissioner Doug Horak. Commissioner Rhodes was 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. 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	<ol style="list-style-type: none"> 1. Amended Preliminary Plat approved by Council August 15, 2016 2. Preliminary Plat extension request approved by City Council on September 18, 2017 3. Sewer agreement approved by City Council
The Heights Subdivision	154.977	186	<ol style="list-style-type: none"> 1. Amended Preliminary Plat approved by City Council September 19, 2016 2. Preliminary Plat extension request approved by City Council on October 16, 2017 3. Construction plans have been reviewed and finalized. 4. Grading Permit issued 5. Request to amend Ord. 010-2015 denied as a Council supermajority (4 votes in favor) was not achieved.
NorthGlen Subdivision	192.820	293	<ol style="list-style-type: none"> 1. Final Plat of Phase IA approved by City Council on July 17, 2017. 2. CFA approved by City Council on October 16, 2017. 3. Preliminary Plat extension approved by City Council on May 21, 2018.
Caraway	253.425	312	<ol style="list-style-type: none"> 1. Zoning approved by Council on 8/15/2016 2. Preliminary Plat approved by City Council on May 15, 2017 3. Final Plat of Phase I and CFA for "onsite" improvements approved by City Council on September 18, 2017 4. "Off-site" CFA approved by Council on November 6, 2017 5. Final Plat of Phase I recorded in March 2018 6. Building permit applications have been received for an onsite construction trailer and eight (8) model homes 7. The final plat for Phase II of the residential portion of the project has been submitted
LeTara	431.959	504	<ol style="list-style-type: none"> 1. Annexation of NISD property completed November 20, 2017 2. Preliminary Plat approved by City Council on January 15, 2018 3. Revised Development Agreement (DA) Concept Plan approved by City Council on May 21, 2018 4. Final Plat for John Day Road submitted June 15, 2018 5. Final Plat of Phase 1 submitted July 5, 2018 6. New Preliminary Plat (reflecting revised DA Concept Plan) submitted July 6, 2018

Status updates are highlighted

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

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11. ADJOURN

Chairman Kadesch adjourned the meeting at 7:17 p.m.



Doug Horak, Vice Chairman
Planning and Zoning Commission

8/27/2018
DATE

ATTEST:



Dianna Buchanan, City Secretary

8.28.2018
DATE

