



**MINUTES FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 24, 2018**

Commissioners Present:

Vice Chair Doug Horak
Commissioner Mike Rhodes
Commissioner Doreen Snediker
Commissioner Martha Dever
Commissioner Rusty Chapman
Commissioner Jessica Clarke (Alternate)

Commissioners Absent:

Chair Greg Kadesch
Commissioner Peter Hall

Staff Present:

Director of Planning Walter Reeves, Jr. City Secretary Dianna Buchanan
City Engineer Travis Attanasio Fire Chief Kirt Mays
Director of Economic Development Thad Chambers

1. **CALL TO ORDER, ANNOUNCE A QUORUM IS PRESENT**
Acting Chair Doug Horak called the meeting to order at 6:34 p.m. and announced a quorum present.

2. **ITEMS OF COMMUNITY INTEREST/CHAIRMAN ANNOUNCEMENTS**
Commissioner Horak spoke and presented reminders and upcoming events as follows:
 - A. National Night Out will be Tuesday, October 2, 2018 from 6:00 pm to 8:00 pm in Haslet Community Park
 - B. Empowering Seniors will be Friday, October 5, 2018 from 9:00 am to 2:00 pm at First Eules Campus West in Bedford
 - C. The Haslet Fire Department's Haunted Hayride will be Saturday, October 20, 2018 from 7:00 pm to 10:00 pm at the Haslet Fire Station

3. **CONSIDER FOR APPROVAL THE AUGUST 27, 2018 PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**
Commissioner Jessica Clarke noted that her last name needs to be corrected in these minutes to include the letter "e" at the end of Clarke. City Secretary Buchanan will make the corrections.

Motion by Commissioner Doreen Snediker and seconded by Commissioner Martha Dever to approve the August 27, 2018 Regular Planning and Zoning Commission Meeting Minutes with correction as noted. Motion approved unanimously. Commissioners Kadesch and Hall were absent.

4. PUBLIC HEARINGS AND ACTION ITEM

A. Hold a public hearing, discuss, consider and act on a recommendation regarding the granting of an extension of the expiration of the amended preliminary plat of The Bluffs of Haslet. The subdivision is 154.98 acres of land in the E. Hopkins Survey, Abstract No. 646, the G. M. Lewis Survey, Abstract No. 966 and the J.W. Goodwin Survey, Abstract No. 611 in the City of Haslet, Tarrant County, Texas and located on the south side of Blue Mound Road, between FM 156 and Harmon Road.

1) Staff Presentation

Planning Director Walter Reeves summarized the item. Staff recommended approval of the variance to extend the expiration of the preliminary plat.

2) Public Hearing

Commissioner Horak opened the public hearing at 6:39 pm and asked if anyone was present to speak for or against the item.

Commissioner Horak noted that Mr. Francis Leong, 211 Bayne Road, Haslet, asked that his opposition to the extension be recorded.

Ms. Cathy Brandon, 213 Bayne Road, Haslet said she is in favor of approval if the lot sizes remain but not if they are to be reduced in size.

Commissioner Horak closed the public hearing at 6:41 pm.

3) Discussion

Discussion was held. Ben Raef, representative of the applicant, was present in support of the application and answered questions.

4) Consideration and Action on Recommendation

Motion made by Commissioner Mike Rhodes and motion seconded by Commissioner Doreen Snediker to recommended approval of the variance to Chapter 10, Exhibit A, Section 2.4G3 for an extension of the preliminary plat approval of The Bluffs of Haslet Subdivision to September 19, 2019. Motion approved unanimously. Commissioners Kadesch and Hall were absent.

B. Hold a public hearing, discuss, consider and act on a recommendation regarding the final plat of Phase I of the LeTara Subdivision. The subject property consists of 98.310 acres in the Coleman Boyd Survey, Abstract No. 225, being within the Extraterritorial Jurisdiction of the City of Haslet, Tarrant County, Texas.

1) Staff Presentation

Planning Director Walter Reeves summarized the item and indicated Mr. Al Burtin, a representative for the applicant was present to answer any questions.

Mr. Al Burtin, applicant representative, addressed the Commission and answered questions. Staff recommends approval with conditions as listed.

2) Public Hearing

Vice Chair Horak opened the public hearing at 6:52 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, he closed the public hearing at 6:52:30 pm.

3) Discussion

Discussion was held. Consideration and Action on Recommendation

Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Mike Rhodes to recommend approval of the final plat of Phase I of the LeTara Subdivision with the following conditions: 1) The construction plans be revised to show a second water connection prior to approval of any Community Facilities Agreement for Phase I; and 2) That a secondary fire access be resolved prior to approval of any Community Facilities Agreement. Motion approved with 5 ayes (4 regular/1 alternate) and 1 nay by Commissioner Doug Horak. Commissioners Kadesch and Hall were absent.

C. Hold a public hearing, discuss, consider and act on a recommendation regarding the final plat of Phase 2 of the Caraway Subdivision. The subject property consists of 102.093 acres in a Planned Development (PD – Ord. 018-2016) The subject property is located on the north side of Blue Mound Road and on the west side of Harmon Road.

1) Staff Presentation

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

2) Public Hearing

Vice Chair Horak opened the public hearing at 7:04 pm and asked if anyone was present to speak for or against the item. There being no one, Vice Chair Horak closed the public hearing at 7:04:30 pm.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Rusty Chapman and motion seconded by Commissioner Doreen Snediker to approve the final plat of Phase 2 of the Caraway Subdivision. Motion approved unanimously. Commissioners Kadesch and Hall were absent.

D. Hold a public hearing, discuss, consider and act on a recommendation regarding the final plat of Lots 5, 6 & 7, Block 1, of the Alliance Air Trade Center Addition. The subject property consists of 148.598 acres in the Airport Facilities (AF) district with the Alliance Airport Overlay. The subject property is located between Intermodal Parkway and Alliance Airport.

1) Staff Presentation

Planning Director Walter Reeves summarized the item and indicated a representative for the applicant was present to answer any questions. Staff recommends approval. Mr. Joe Schneider, representing the applicant, spoke in favor of approval of the application and answered questions.

2) Public Hearing

Vice Chair Horak opened the public hearing at 7:12 pm and asked if anyone was present to speak for or against the item. There being no one, Vice Chair Horak closed the public hearing at 7:12:30 pm.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Martha Dever and motion seconded by Commissioner Jessica Clarke to recommend approval the final plat of Lots 5 – 7, Block 1, Alliance Air Trade Center Addition subject to the following conditions:

1. Submission of the drainage models used to develop 100-year water surface elevation in Henrietta Creek,

2. Submission of the approved LOMR when accepted by FEMA,

3. Submission of the approved Point-of-Entry permit from TRA, and

4. Completion of a Memorandum of Understanding or Community Facilities Agreement regarding construction of Intermodal Parkway prior to issuance of any Certificate of Occupancy. Motion approved unanimously. Commissioners Kadesch and Hall was absent.

E. Hold a public hearing, discuss, consider and act on a site plan, with variances, for a new building and accessory uses on Lots 6 & 7, Block 1, Alliance Air Trade Center Addition. The subject property consists of 145.491 acres, is located between Intermodal Parkway and Alliance Airport and is zoned Airport Facilities (AF) with the Alliance Airport Overlay District.

1) Staff Presentation

Planning Director Walter Reeves summarized the item and indicated a representative for the applicant was present to answer any questions. Staff recommends approval. Mr. Joe Schneider, representing the applicant, spoke in favor of approval of the application and answered questions.

2) Public Hearing

Vice Chair Horak opened the public hearing at 7:26 pm and asked if anyone was present to speak for or against the item. There being no one, Vice Chair Horak closed the public hearing at 7:26:30 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 recommend approval of the site plan package for Lots 6 and 7, Block 1 of the Alliance Air Trade Center Addition subject to the following conditions:

1. That the lighting plan be revised to clarify details on pole height, wall-pack details (if any) and that the lighting not exceed 500 lumens, and
2. That the landscaping plans be revised consistent with current City of Haslet requirements. Motion approved unanimously. Commissioners Kadesch and Hall were absent.

Motion approved unanimously. Commissioners Kadesch and Hall was absent.

- F. Hold a public hearing, discuss, consider and act on a site plan for a new building with variances, on Lot 4, Block 1, Alliance Air Trade Center Addition. The subject property consists of 2.902 acres, is located approximately 550 ft. east of Trade Wind Drive and is zoned Airport Facilities (AF) with the Alliance Airport Overlay District.

1) Staff Presentation

Planning Director Walter Reeves summarized the item and indicated a representative for the applicant was present to answer any questions. Staff recommends approval. Mr. Cole Webber, Peloton, representing applicant spoke in favor of application and answered questions.

2) Public Hearing

Vice Chair Horak opened the public hearing at 7:41 pm and asked if anyone was present to speak for or against the item. There being no one, Vice Chair Horak closed the public hearing at 7:41:30 pm.

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 recommend approval of the site plan package for Lot 4, Block 1 of Alliance Air Trade Center Addition subject to the following conditions:

- 1) That the lighting plan be revised to provide details on pole height, wall-pack details (shielding) and that the lighting not exceed 500 lumens and
- 2) That the site plan show the fire hydrants.

Motion approved unanimously. Commissioners Kadesch and Hall 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. 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	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	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. 6. ██████████
NorthGlen Subdivision	192.820	293	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. 4. ██████████
Caraway	253.425	312	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. ██████████
LeTara	431.959	504	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 7. Final Plat for John Day Road approved by City Council on August 20, 2018 8. ██████████

Status updates are ██████████

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 October Regular Planning and Zoning Commission meeting is scheduled for Monday, October 29, 2018 at 6.30 pm.

Mr. Reeves also mentioned that there might be a possible Joint Workshop with City Council and staff was asked to poll the PandZ on which date would be better –October 8th or October 9th. Staff will email the PandZ this week for responses. The November meeting is on November 26, 2018. The December meeting will be held on December 17, 2018.

10. ADJOURN

Vice Chair Horak adjourned the meeting at 7:53 p.m.



**Doug Horak, Vice Chair
Planning and Zoning Commission**

10/29/2018
DATE

ATTEST:



Dianna Buchanan, City Secretary

10-30-2018
DATE

