



**MINUTES FROM THE
REGULAR PLANNING & ZONING COMMISSION MEETING
MONDAY, JANUARY 29, 2018**

Commissioners Present:

Chairman Greg Kadesch
Vice Chairman Doug Horak
Commissioner Martha Dever

Commissioner Doreen Snediker
Commissioner Chris Polizzo (A)

Commissioners Absent:

Commissioner Peter Hall
Commissioner Rusty Chapman

Commissioner Mike Rhodes
Commissioner Tanya Morrow (A)

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

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. 8th Annual Volunteer Appreciation Dinner, Saturday, February 10, 2018.

B. City Offices and Haslet Public Library closed in observance of the President's Day Holiday on Monday, February 19, 2018. City Council meeting will be held on Tuesday, February 20, 2018.

3. CONSIDER FOR APPROVAL THE DECEMBER 19, 2017 PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Motion by Commissioner Doreen Snediker and seconded by Commissioner Martha Dever to approve the December 19, 2017, Regular Planning and Zoning Commission Meeting Minutes. Motion approved unanimously. Commissioners Hall, Chapman, Rhodes and Morrow (A) were absent.

4. PUBLIC HEARING AND ACTION ITEMS

A. Hold a public hearing, discuss, consider and act on a recommendation regarding the final replat of Lot 29-R Blue Mound Estates into Lots 29-R-1 and 29-R-2, Blue

Mound Estates. The subject property consists of approximately 10.03 acres and is in the City of Haslet Extraterritorial Jurisdiction.

1) Staff Presentation

Planning Director Walter Reeves summarized the item. Staff recommended approval of the final plat. The applicant was present.

2) Public Hearing

Chairman Kadesch opened the public hearing at 6:34 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 6:34:30 p.m.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Martha Dever and motion seconded by Commissioner Doug Horak to recommend approval of the final replat of Lot 29-R Blue Mound Estates into Lots 29-R-1 and 29-R-2, Blue Mound Estates. Motion approved unanimously. Commissioners Hall, Chapman, Rhodes and Morrow (A) were absent.

B. Hold a public hearing, discuss, consider and act on a recommendation regarding the final replat of Lot 1, Block 1, Brooks and Street Addition and an approximate 0.7 acres of land in the John H. Van Eaton Survey, Abstract No. 1919, into Lot 1A, Block 1, Brooks and Street Addition. The subject property consists of approximately 1.42 acres and is in the (I) Industrial and (AG) Agricultural zoning districts.

1) Staff Presentation

Planning Director Walter Reeves summarized the item. Staff recommended approval of the preliminary plat. The applicant was present

2) Public Hearing

Chairman Kadesch opened the public hearing at 6:36 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 6:36:30 p.m.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Doug Horak and motion seconded by Commissioner Doreen Snediker to recommend approval of the final replat of Lot 1A, Block 1, Brooks and Street Addition. Motion approved unanimously. Commissioners Hall, Chapman, Rhodes and Morrow (A) were absent.

C. Hold a public hearing, discuss, consider and act on a recommendation regarding a request for approval of a site plan for a proposed church on the replat of Lot 1A, Block 1, Brooks and Street Addition. The subject property consists of approximately 1.42 acres, is located on the northeast corner of Schoolhouse Road and Lewis Lane and is zoned (I) Industrial and (AG) Agricultural.

- 1) Staff Presentation
Planning Director Walter Reeves summarized the item. Staff recommended approval of the site plan package. The applicant was present
- 2) Public Hearing
Chairman Kadesch opened the public hearing at 6:42 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 6:42:30 p.m.
- 3) Discussion
Discussion was held. The applicant answered questions from the Commission.
- 4) Consideration and Action on Recommendation

Motion made by Commissioner Martha Dever and motion seconded by Commissioner Doreen Snediker to recommend approval of the site plan package for the proposed church on the replat of Lot 1A, Block 1, Brooks and Street Addition. Motion approved unanimously. Commissioners Hall, Chapman, Rhodes and Morrow (A) were absent.

- D. Hold a public hearing, discuss, consider and act on a recommendation regarding the final replat of Lot 1, Block 3, Alliance Westport Addition into Lot 1R, Block 3, Alliance Westport Addition with variances to the Subdivision Regulations of the City of Haslet. The subject property consists of approximately 87.613 acres and is in both the City of Haslet and the City of Ft. Worth. The subject property is located at the southeast corner of FM 156 and Intermodal Parkway.

- 1) Staff Presentation
Planning Director Walter Reeves summarized the item. Staff recommended approval of the preliminary plat. The applicant's representative from Peloton was present.
- 2) Public Hearing
Chairman Kadesch opened the public hearing at 6:53 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 6:53:30 p.m.
- 3) Discussion
Discussion was held.
- 4) Consideration and Action on Recommendation

Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Doug Horak to recommend approval of the final replat of Lot 1R, Block 3, Alliance Westport Addition and the variances to Chapter 10, Exhibit A, Sections 3.8 and 3.9 Motion approved unanimously. Commissioners Hall, Chapman, Rhodes and Morrow (A) were absent.

- E. Hold a public hearing, discuss, consider and act on a recommendation regarding A request for approval of a site plan for the replat of Lot 1R, Block 3, Alliance Westport Addition. The subject property consists of approximately 41.4 acres

(within the City of Haslet), 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 item. Staff recommended approval of the site plan package subject to the condition that the building elevations be revised to comply with the requirements of Chapter 10, Exhibit A, Section 5.7 of Zoning Ordinance. The applicant's representative from Peloton is present.

2) Public Hearing

Chairman Kadesch opened the public hearing at 7:12 p.m. There was no one to speak for or against the item. Chairman Kadesch closed the public hearing at 7:12:30 p.m.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Greg Kadesch and motion seconded by Commissioner Martha Dever to recommend approval of the site plan for the replat of Lot 1R, Block 3, Alliance Westport Addition subject to the condition that the building elevations be revised to comply with the requirements of Chapter 10, Exhibit A, Section 5.7 of Zoning Ordinance and stipulating the applicant will clarify the intentions for lighting and parking including the light pole heights, materials, colors, total lumens, and shielding in place for the light poles. Motion approved unanimously. Commissioners Hall, Chapman, Rhodes and Morrow (A) 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	STATUS
Regal Ridge Subdivision	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	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.
NorthGlen Subdivision	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.
Caraway	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.
LeTara	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.

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. Next Regular Meeting to be held on Monday, February 26, 2018 at 6:30 P.M.
- B. March Regular Meeting is scheduled for Monday, March 26, 2018.

11. ADJOURN

Chairman Kadesch adjourned the meeting at 7:38 p.m.



Greg Kadesch, Chairman
Planning and Zoning Commission

2/26/2018
DATE

ATTEST:



Dianna Buchanan, City Secretary

2-27-2018
DATE

