



**MINUTES FROM THE
REGULAR PLANNING & ZONING COMMISSION MEETING
MONDAY, MARCH 26, 2018**

Commissioners Present:

Chairman Greg Kadesch	Commissioner Peter Hall
Vice Chairman Doug Horak	Commissioner Mike Rhodes
Commissioner Rusty Chapman	Commissioner Doreen Snediker
Commissioner Martha Dever (arrived at 6:31 p.m.)	

Commissioners Absent:

Commissioner Tanya Morrow (A)	Commissioner Chris Polizzo (A)
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Staff Present:

Director of Planning Walter Reeves, Jr.	City Engineer Travis Attanasio
City Secretary Dianna Buchanan	Fire Chief Kirt Mays
Economic Development 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. City Offices will be Closed in Observance of Good Friday and the Easter Holiday on Friday, March 30th and the Haslet Public Library will be closed Friday, March 30th & Saturday, March 31st.*
- B. The Haslet Fire Department's "Wet Down/Push-In" Ceremony to celebrate the new 100 ft. Platform Aerial Ladder Truck #28 will be Saturday, March 31, 2018 from 12:00 pm (noon) to 2:00 pm at the Haslet Fire Station.*
- C. Joint City Council and Boards and Commissions Workshop on April 2, 2018 at 6:30 p.m. regarding budgeting. Regular City Council meeting following workshop.*
- D. Coffee with Mayor Golden will be held Saturday, April 14, 2018 from 10:00 am to 11:00 am at LeTara Grill, 167 Avondale-Haslet Road.*
- E. Wild West Fest, Friday and Saturday, April 20th and 21st, Haslet Community Park.*

3. RESIGNATION OF PLANNING & ZONING COMMISSIONER TANYA MORROW

Chairman Kadesch announced that Ms. Morrow has submitted her resignation letter to resign from her position on the Planning and Zoning Commission due to her upcoming appointment to Haslet City Council.

4. CONSIDER FOR APPROVAL THE FEBRUARY 26, 2018 PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Motion by Commissioner Doug Horak and seconded by Commissioner Peter Hall to approve the February 26, 2018, Regular Planning and Zoning Commission Meeting Minutes. Motion approved with 5 ayes and 2 abstains by Commissioners Snediker and Dever were absent.

5. PUBLIC HEARING AND ACTION ITEM

A. 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.

1) Staff Presentation

Planning Director Walter Reeves summarized the item. Staff recommendations regarding the request were prepared as "Supporting Document 3" for this item. This document is attached and made a part of these minutes. Mr. Don Allen, Lackland Holdings, representative of the applicant, was present and addressed the commission regarding the request and answered questions.

2) Public Hearing

Chairman Kadesch opened the public hearing at 6:59 p.m. Mr. Pat Richey, 404 Blue Mound Road East, Haslet, spoke regarding the proposed request, the proposed enhancements that he has concerns about. Chairman Kadesch closed the public hearing at 7:07 p.m.

3) Discussion

Discussion was held. The applicant will work revise the concept plan to show the ½-acre lots on the west of the property; to incorporate changes as discussed that include enhanced fencing; adding a trail around a pond; adding details to deed restrictions that there is no parking on the street; and adding wording to deed restrictions that indicates agricultural uses border the property to the west to advise there can be smells, noises, dust, etc. associated with the abutting agricultural land use.

4) Consideration and Action on Recommendation

Motion made by Commissioner Doug Horak and motion seconded by Commissioner Mike Rhodes to Table item to the next regular Planning and Zoning Commission meeting so the applicant can incorporate the changes as discussed and staff can prepare a recommendation based on the revisions discussed tonight for reconsideration. Motion approved with 4 ayes and 3 nays by Commissioners Kadesch, Snediker and Dever.

6. 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.

7. CONSIDER AND TAKE ANY ACTION RESULTING FROM EXECUTIVE SESSION

There was no action as Executive Session was not held.

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	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. Zoning change application received to amend approved PD. P&Z on March 26, 2018 and City Council on April 16, 2018.
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.

Changes to status are bolded

9. FUTURE AGENDA ITEMS

Planning Director Reeves discussed items that may appear on the next agenda including the item continued for The Bluffs from this meeting and possibly an Impact Fee Ordinance amendment and a final plat for a proposed development near the airport.

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

- A. The next Regular Meeting to be held on Monday, April 30, 2018 at 6:30 pm.
- B. The May Regular Meeting is scheduled for Tuesday, May 29, 2018 at 6:30 pm.

It was noted that on May 29th, CIAC will meet at 6:30 p.m. with the Planning and Zoning Commission following at 6:45 p.m.

10. ADJOURN

Chairman Kadesch adjourned the meeting at 8:12 p.m.



Greg Kadesch, Chairman
Planning and Zoning Commission

4/30-2018
DATE

ATTEST:



Dianna Buchanan, City Secretary

4.30.2018
DATE

