



**MINUTES FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, AUGUST 27, 2018**

Commissioners Present:

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

Commissioners Absent:

Chair Greg Kadesch

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**
Acting Chair Doug Horak called the meeting to order at 6:30 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. *City Offices will be closed Monday, September 3, 2018 in observance of Labor Day*
 - B. *Northwest Metroport Chamber of Commerce Lonestar Legislative Report, Friday, September 14, 2018, 11:00 am to 1:00 pm at the DFW Marriott at Championship Circle, Ft. Worth*

3. **OATH OF OFFICE FOR NEWLY APPOINTED PLANNING AND ZONING COMMISSION MEMBER PLACE 8 ALTERNATE 1 FOR TERM OF AUGUST 20, 2018 TO SEPTEMBER 30, 2020**

Oath administered to Ms. Jessica Clarke, appointed to Place 8, Alternate 1 for the term through September 2020.

4. CONSIDER FOR APPROVAL THE AUGUST 13, 2018 PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES

Motion by Commissioner Doreen Snediker and seconded by Commissioner Peter Hall to approve the August 13, 2018 Special Planning and Zoning Commission Meeting Minutes. Motion approved with 6 ayes (5 Regular/1 Alternate) and 1 abstain by Jessica Clarke (Alternate). Commissioner Kadesch was absent.

5. PUBLIC HEARINGS AND ACTION ITEM

A. Hold a public hearing, discuss, consider and act on a recommendation regarding the preliminary plat of the Le Tara Subdivision. The subject property consists of 431.959 acres in the Coleman Boyd Survey, Abstract No. 225, being within both the Extraterritorial Jurisdiction of the City of Haslet and the City of Haslet, Tarrant County, Texas.

1) Staff Presentation

Planning Director Walter Reeves summarized the item. Staff recommends approval of the final plat.

2) Public Hearing

Vice Chair Horak opened the public hearing at 6:34 pm and asked if anyone was present to speak for or against the item. There being no one, he closed the public hearing at 6:34:30 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 recommended approval of the preliminary plat of the Le Tara Subdivision. Motion approved with 6 ayes (4 Regular/2 Alternates) and 2 nays by Commissioners Horak and Rhodes. Commissioner Kadesch was absent.

B. Hold a public hearing, discuss, consider and act on a recommendation regarding the preliminary plat of Alliance Trade Center Addition with variances. The subject property consists of 279.49± acres in the C.R. Harmon Survey, Abstract 737; the H.C. Johnson Survey, Abstract 870; the M.E.P. & P.R.R. Co. Survey, Abstract 1135; and the G. Overton Survey, Abstract 118 being within the City of Haslet, Denton and Tarrant County, Texas. The subject property is located on the east side of Intermodal Parkway and Old FM 156 and is zoned Airport Facilities (AF) with the Alliance Airport Overlay.

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 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.
 - 4) Consideration and Action on Recommendation
Motion made by Commissioner Martha Dever and motion seconded by Commissioner Peter Hall to recommend approval of the preliminary plat with variances. Motion approved unanimously. Commissioner Kadesch was absent.
- C. Hold a public hearing, discuss, consider and act on a recommendation regarding the preliminary plat of Lots 1 & 2, Block 1, of the Deavers Addition. The subject property consists of 19.077 acres in the J. Armendaris Survey, Abstract No. 1764 and the J.A. Ashford Survey, Abstract No. 1776, being within the Extraterritorial Jurisdiction of the City of Haslet, Tarrant County, Texas. The subject property is located between Harmon Road and I-35W, just south of the SH 170/1-35W intersection
- 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 6:59 pm and asked if anyone was present to speak for or against the item. Vice Chair Horak closed the public hearing at 6:59:30 pm.
 - 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 approve the preliminary plat of Lots 1 & 2, Block 1, of the Deavers Addition. Motion approved unanimously. Commissioner Kadesch was absent.
- D. Hold a public hearing, discuss, consider and act on a site plan, with variances, for a new building on Lot 3, Block 1, Westport Park No. 1 Addition (Composites One). The subject property consists of 7.828 acres, is located on the north side of Railhead Drive approximately 1,200 ft. west of Intermodal Parkway 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.

2) Public Hearing

Vice Chair Horak opened the public hearing at 7:17 pm and asked if anyone was present to speak for or against the item. Vice Chair Horak closed the public hearing at 7:17:30 pm.

3) Discussion

Discussion was held.

4) Consideration and Action on Recommendation

Motion made by Commissioner Doreen Snediker and motion seconded by Commissioner Mike Rhodes to approve the site plan, with variances as requested, for a new building on Lot 3, Block 1, Westport Park No. 1 Addition (Composites One). Motion approved unanimously. Commissioner Kadesch was absent.

- E. A site plan for a building expansion (SAIA) with variances, on Lot 4, Block 2, Westport Park Addition. The subject property consists of 16.78 acres, is located on the south side of Trade Wind Drive approximately 1,000 ft. west of Intermodal Parkway 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.

2) Public Hearing

Vice Chair Horak opened the public hearing at 7:32 pm and asked if anyone was present to speak for or against the item. Vice Chair Horak closed the public hearing at 7:32:30 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 site plan for a building expansion (SAIA) with variances, on Lot 4, Block 2, Westport Park Addition. Motion approved unanimously. Commissioner Kadesch was absent.

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):

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
			7. Final Plat for John Day Road approved by City Council on August 20, 2018

Status updates are highlighted

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 September Regular Planning and Zoning Commission meeting is scheduled for Monday, September 24, 2018 at 6.30 pm.

11. ADJOURN

Vice Chair Horak adjourned the meeting at 7:37 p.m.



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

9/24/2018
DATE

ATTEST:



Dianna Buchanan, City Secretary

9-24-2018
DATE

