

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 11, 2018**

The Planning and Zoning Commission met in regular session on Thursday, October 11, 2018 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Ricardo Doi, Pat Friend and John Cox. Commissioners Gregg Custer, Scott Almy and Glenn Carlin were absent. Staff present included Planning Manager, Israel Roberts; Executive Assistant, Tenitrus Bethel; and Fall Intern, Cynthia Alegria.

Chairman Israeloff called the meeting to order at 7:00 p.m. and declared a quorum present.

1. **Consider and take action regarding the September 13, 2018 minutes.**
Commissioner Friend made a motion to approve the September 13, 2018 minutes.
Commissioner Doi seconded the motion and the motion was approved unanimously.
2. **Consider and take necessary action on a request for approval of a Final Plat for a two (2) lot, single-family subdivision. The 10.7-acre site is located on the north side of Meandering Way, east of Highway 5 and is zoned for the (RE-2) Two-Acre Ranch Estate District. Owners/Applicant: Scott and Lauren Ludlow. (FP2018-02)**

Applicant present.

Mr. Roberts gave a staff report on the request for the final plat. He stated the preliminary plat was approved by Council as part of the consent agenda of the regular meeting held in September. He stated the applicant has added a light pole at the corner addressing the concerns of the Commission. He stated the only change to the plat was the addition of the light pole and that staff is recommending approval.

Commissioner Friend made a motion to approve a final plat for a two (2) lot, single-family subdivision. The 10.7-acre site is located on the north side of Meandering Way, east of Highway 5 and is zoned for the (RE-2) Two-Acre Ranch Estate District. Commissioner Cox seconded the motion and the motion was approved unanimously.

3. **Conduct a public hearing, consider and make a recommendation on a request for approval of Major Warrants to accommodate the development of a 3,500+/- square foot retail building. The site is located at 119 Stacy Road, at the northwest corner of Stacy Road and Whistlestop Way and is zoned for the Commercial Planned Development District (CPDD) with the Urban Village Sub-district. Applicant: Tim Smith, Lincoln Property Management, representing Sleep Number.**

Mr. Roberts gave a staff report regarding the request.

He stated the pad site was part of the 2007 initial concept plan for a potential building. He stated the trees and landscaping will remain as with some additional trees to be added. He

stated he has worked extensively with the architect to add more glass and reduce the amount of metal to bring the structure more in line with the code requirements. He stated all four elevations of the structure will contain spandrel glass with the east having as low as 27%. He stated the east elevation of the structure is the back of house and storage area. He stated the canopies are short on the north, south and east elevations with the east at approximately 37%. He stated the east and south elevations do not have sidewalks and are not pedestrian areas.

He stated 11 adjacent owners were notified and staff is recommending approval subject to the development plans.

Chairman Israeloff opened the public hearing. There was no one to speak.

Chairman Israeloff closed the public hearing.

Commissioner Friend inquired if this structure is a build to suit or a lease. Tim Smith, with Lincoln Properties, stated it is a build to suit.

Chairman Israeloff inquired on the status as the parent company for Sleep Number has filed for bankruptcy. Lincoln Property representative Walt Davis stated the parent company to Sleep Number is Select Comfort. He stated Mattress Firm is the company that has filed for bankruptcy. He also stated while the structure is a build to suit for Sleep Number it can be re-leased quite easily in the event it becomes vacant.

Commissioner Cox expressed his concerns related to the façades of the east and south elevations on the structure.

The Commission, staff and applicants had an extensive discussion related to the structure façades.

Commissioner Cox made a motion to continue the public hearing of the request for approval of major warrants for the site development located at 119 Stacy Road to a date certain of November 8, 2018, at 372 Town Place. Commissioner Friend seconded the motion and the motion was approved unanimously.

4. Adjourn.

Chairman Israeloff adjourned the meeting at 7:33 p.m.

Respectfully submitted,



Adam Wilbourn,
Alternate Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission

