

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 14, 2019**

The Planning and Zoning Commission met in regular session on Thursday, March 14, 2019 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Pat Friend, Gregg Custer, Ricardo Doi, Glenn Carlin and John Cox. Commissioner Scott Almy was absent. Staff members present were Planning Manager, Israel Roberts; and Town Secretary, Tenitrus Bethel.

1. Call to Order

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

2. Consider and take action regarding February 14, 2019 minutes.

Commissioner Friend made a motion to approve the February 14, 2019 minutes with noted corrections from Ms. Bethel. Commissioner Cox seconded the motion and the motion was approved unanimously.

3. Citizen's Comment

No citizen came forward to speak.

4. Public Hearings

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of a Condition Use Permit for an accessory structure. The 1.05-acre site is located at 1100 Sloan Crossing and is zoned for the (RE-1) One-Acre Ranch Estate District. Owner/Applicant: Curtis Campbell (**Case #CUP2019-01**)

Chairman Israeloff recused himself from the discussion.

Vice Chairman Friend introduced the public hearing item.

Mr. Roberts gave a staff report on this item. He stated the proposed accessory structure is a 240 sq. ft storage shed that would be located in the backyard; the site is zoned RE-1 which limits the total accessory structures to 2 with a total square footage of 900 sq. ft. He stated this structure would increase the total structures to 3 joining a detached garage and covered patio. He stated staff is recommending approval and the applicant is present.

The applicant representative was present.

Vice Chairman Friend opened the public hearing.

Rich Connley, 980 Foxdale, stated the homeowner's association approved the structure with the stipulation of screening so the structure is not visible from

Foxdale or Sloan Crossing. He stated the applicant agreed to a screening using 7-foot Steven Hollies. He requested the Commission to enforce the stipulation should this item be approved

Keith Braun, applicant representative, stated there are plans to add additional shrubbery.

Vice Chairman Friend closed the public hearing.

Commissioner Carlin made a motion to approve the request for a conditional use permit for an accessory structure located at 1100 Sloan Crossing; to also include added screening. Commissioner Doi seconded the motion and the motion was unanimously approved.

- b. Conduct a public hearing, consider and make recommendations on a request for approval of a change in zoning from the (AG) Agriculture District to the (RE-2) Two-acre Ranch estate District. The 11.8-acre site is located on the west side of the intersection of Orr Road and Fitzhugh Mill Road. Applicant: Dan Anderson representing owners Ted and Ruth Kerico. (ZA2019-01).

Mr. Roberts gave a staff report related to this item. He stated the plan for the site, if approved, would be to create two 2-acre home sites and the remaining 6.5-acres would remain undeveloped at this time. He stated a reason for the rezoning from ag to RE-2 is the future land use map designates the site as residential estate country which would limit it to one unit for every two acres and with two units on 11.8-acres it is well within the requirements of the comp plan. He stated staff is recommending approval.

The applicants were present.

Chairman Israeloff opened the public hearing.

Dan Anderson, applicant representative, stated the preliminary plan is to designate two home sites and keep the remaining for ag use.

Commissioner Carlin inquired about any long-range plans for the remaining site. Mr. Anderson stated there is a plan, down the road, for the 4 acres located at the south end to open up for family members or possibly sell.

Commissioner Carlin asked Mr. Roberts if there were any flood plain issues with this property. Mr. Roberts stated there is a part of the property that is incumbered with a flood plain however it would only cause an issue if a home were to be built in that area; and there are currently no plans to do so.

Commissioner Doi asked if the southern portion of the site was enough for two lots. Mr. Anderson stated after the zoning in phase 2 there would be a remaining 4.04-acres. Commissioner Doi asked if the right of way dedication was only in front of the two sites currently being plotted. Mr. Anderson stated there is a 40 foot right of way from the center of CR 1317 and a 25 foot right of way on Fitzhugh Mill Road.

Commission, Mr. Anderson and staff had an extended discussion related to this item.


Chairman Israeloff closed the public hearing.

Commissioner Doi made a motion to approve the request for a zoning change from AG to RE-2 for the 11.8-acre site located on the west side of the intersection of Orr Rd and Fitzhugh Mill Road. Commissioner Custer seconded the motion and the motion was unanimously approved.

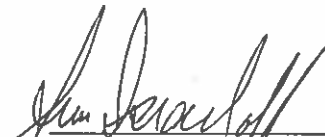
5. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:18 p.m.

Respectfully submitted,



Tenitrus Bethel,
Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission



