

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 11, 2016**

The Planning and Zoning Commission met in regular session on Thursday, February 11, 2016 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Brad Northcutt, Vice Chairman Pat Friend, Scott Almy, John Cox, Ricardo Doi, Debbie Flood and Heather Hager. Staff members present were Interim Planning Manager, Robert LaCroix and Town Secretary, Elizabeth Cappon.

1. Call to order

Chairman Northcutt called the meeting to order at 7:02 p.m. and declared a quorum was present.

2. Consider and take action regarding the minutes of the January 14, 2016, Planning and Zoning Commission meeting.

Commissioner Cox made a motion to approve the amended January 14, 2016 minutes. Commissioner Almy seconded the motion and the motion was unanimously approved.

3. Conduct a public hearing, consider, and take any necessary action on a request by Carlo Strippoli, for approval of a Conditional Use Permit (CUP) in order to allow for the construction of an accessory building on a property that is zoned One-Acre Ranch Estate (RE-1) and is specifically located at 201 Dumont Ct., being Lot 9, Block A of the Thompson Springs Phase 2, to the Town of Fairview. (ZA2016-02).

Mr. LaCroix gave a presentation on a request by Carlo Strippoli, for approval of a Conditional Use Permit (CUP) in order to allow for the construction of an accessory building on a property that is zoned One-Acre Ranch Estate (RE-1) and is specifically located at 201 Dumont Ct.

Mr. LaCroix stated that the applicant needed the CUP because a previously permitted accessory building had structural issues and when addressing those issues, the permit was not amended properly. Mr. LaCroix added that the now 988 square foot building is slightly larger than the 900 square feet allowed for an accessory building in RE-1 zoning.

Mr. LaCroix stated that the applicant was not present at the meeting.

Mr. LaCroix stated that of the 21 notices mailed to those living within the 500-foot boundary there were no statements of opposition and three statements of support. Mr. LaCroix stated that staff recommends approval of the CUP.

Chairman Northcutt opened the public hearing; there were no speakers.

Chairman Northcutt closed the public hearing.

Commissioner Doi asked Mr. LaCroix if there was any increase in the existing slab. Mr. LaCroix stated there was not.

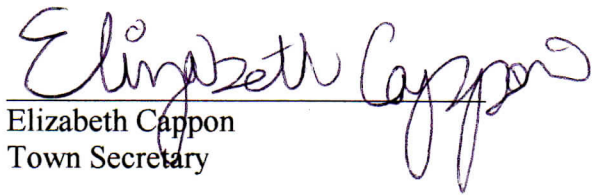
Vice Chairman Friend stated his dissatisfaction with the applicant for not being present at the meeting. Vice Chairman Friend stated that in Rockwall they would not to take action on an item if the applicant was not present.

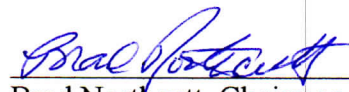
Commissioner Doi made a motion to approve a request by Carlo Strippoli, for approval of a Conditional Use Permit (CUP) in order to allow for the construction of an accessory building on a property that is zoned One-Acre Ranch Estate (RE-1) and is specifically located at 201 Dumont Ct., being Lot 9, Block A of the Thompson Springs Phase 2, to the Town of Fairview. Commissioner Cox seconded the motion and the motion was approved by a vote of 6 to 1 with Commissioner Friend opposed.

4. Adjourn.

Chairman Northcutt adjourned the commission from the meeting at 7:13 p.m.

Respectfully submitted,


Elizabeth Cappon
Town Secretary


Brad Northcutt, Chairman
Planning and Zoning Commission