

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 8, 2017**

The Planning and Zoning Commission met in regular session on Thursday, June 8, 2017 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Scott Almy, John Cox and Glenn Carlin. Vice Chairman Pat Friend as well as Commissioners Gregg Custer and Ricardo Doi were absent. Staff present was Planning Manager, Israel Roberts; Engineer in Training, Danielle Gregory; and Chief Financial Officer, Jason Weeks.

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 the minutes of the April 13, 2017, Planning and Zoning Commission meeting.**

Commissioner Carlin made a motion to approve the April 13, 2017 minutes. Commissioner Cox seconded the motion and the motion was unanimously approved.

3. **Consider and take necessary action on a request for approval of a final plat for the Kingdom Estates Addition. The 27.9-acre tract of land is located south of Hart Road, between the Oakwood Estates Addition and the Stone Creek Estates Addition and is zoned for the (RE-2) two-acre Ranch Estate District. Applicant: Brandon Bush; Custom Homes on Texas. (FP2017-2).**

Mr. Roberts gave a presentation on the final plat for the Kingdom Estates Addition for 12 residential lots and one common area lot zoned RE-2 on 27.9-acres between Oakwood Estates and Stone Creek Estates.

Mr. Roberts stated that the Commission previously approved the preliminary plat months earlier and the final plat reflects the civil drawings approved by Mr. Chancellor. Mr. Roberts stated he recommended they flip the design for the emergency access gate near Lot 6, so that the pedestrian access is further from a neighboring residence.

Chairman Israeloff stated that while it was not a public hearing, he would allow public comments.

Richard Connelly, 980 Fox Dale, stated he was the Oakwood Estates HOA President. Mr. Connelly stated he agreed with Mr. Roberts' recommendation to move the pedestrian access so it does not come close to the neighboring driveway. Mr. Connelly asked for more information regarding the drainage plan.

Ms. Gregory stated that the majority of the drainage would occur along the new roadway above the creek and Engineering found the drainage to be satisfactory in their plan review.

David Sinacola, 1061 Country Trail, asked about the location of the pedestrian trail. Mr. Roberts stated that it was due to setbacks and the access gate size as approved by the Fire Chief.

Mr. Sinacola asked about the width of the grasscrete area west of the gate and if the additional grasscrete on the north side of the trail could be removed. Mr. Roberts responded that, as shown, the grasscrete is approximately 24 feet in width on the west side of the gate, and yes, the additional grasscrete is not required per any ordinance and therefore, could be removed.

Mr. Sinacola additionally asked about parking on the emergency access area. Mr. Roberts stated that the Town would have enforcement ability over it as it would be a fire lane.

Commissioner Carlin asked about the access for the development.

Mr. Roberts responded that the main point of access would be from Elm Creek Drive through Stone Creek Estates and the gated access point connecting to Country Trail Drive will be used for emergency access only.

Commissioner Cox asked about how the addition of grasscrete was included in the plan, because he remembers a lengthy discussion on the design when the preliminary plat was presented to the Commission.

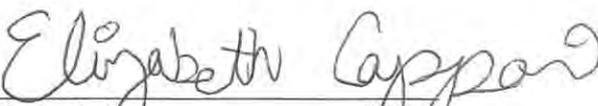
Mr. Roberts responded that since the original preliminary plat was presented to the Commission, a number of revisions have taken place, including the addition of grasscrete, due to input from the Council, the adjacent neighborhood and staff. Mr. Roberts stated that at this time, since this is an emergency access drive only, the Fire Chief Bell is willing to allow up to 30 feet of grasscrete.

Commissioner Cox made a motion to approve a final plat for the Kingdom Estates Addition. The 27.9-acre tract of land is located south of Hart Road, between the Oakwood Estates Addition and the Stone Creek Estates Addition and is zoned for the (RE-2) two-acre Ranch Estate District. Commissioner Almy seconded the motion and the motion was unanimously approved.

4. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:14 p.m.

Respectfully submitted,


Elizabeth Cappon
Town Secretary




Sim Israeloff, Chairman
Planning and Zoning Commission