

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 11, 2009**

Chairman Bill Wells called the meeting to order at 7:05 p.m. Commission members present were Renee Powell, Paul Hendricks, Sylvia Hastedt, Brayton Campbell and Tom Supan. Staff members present were Planning Director Alan Efrussy; Management Intern Emily Eckstein; Town Engineer James Chancellor; Community Development Manager, Ray Dunlap and Town Secretary Michelle Lewis Sirianni. Commissioner Darion Culbertson was absent.

Chairman Wells took a moment to thank the commission and staff for their service regarding planning in Fairview. Chairman Wells expressed his appreciation and gratitude for his time serving on the board as this may be his last meeting.

Mr. Efrussy and Mr. Chancellor expressed their thanks in return for his time and efforts serving on the board and that it was a pleasure for staff to work with him.

1. Consider and take action regarding the minutes of the May 14, 2009 Planning and Zoning Commission meeting.

Commissioner Powell called in a few structural changes prior to the meeting.

Commissioner Powell made a motion to approve the minutes of the May 14, 2009 meeting. Commissioner Hendricks seconded that motion and the motion was unanimously approved.

2. Discussion regarding potential zoning for property that is unannexed and unzoned, scheduled to be annexed as part of the Three-Year Annexation Plan in October, 2009. This property is known as the Stover property on approximately 114.5 acres and is generally located east of and adjacent to the Heritage Ranch development and south of and adjacent to Stacy Road.

Mr. Efrussy introduced this item stating that the owner of this subject property is Mrs. Anita Stover and the property comprises of approximately 114.5 acres. Mr. Efrussy stated that the Future Land Use Plan within the Comprehensive Plan indicates that this property is Residential Estate Country, which recommends single-family lots that are a minimum of two (2) acres in size. Mr. Efrussy stated the property is unannexed and unzoned and will be part of Year Three of the Three-Year Annexation Plan in October, 2009. Mr. Efrussy stated that due to the lot size, the commission could consider a larger zoning district. Mr. Efrussy stated that this is a discussion item only and that staff would like the commission's feedback on which zoning district they consider most appropriate for this property.

Commissioner Hendricks stated that to provide consistency with the Future Land Use Plan, he would recommend RE-2. Commissioner Powell stated that she could recommend either RE-2 or RE-3 to provide consistency, but would favor the RE-3 zoning

district. Commissioner Supan stated that he would recommend RE-2 for consistency. Commissioner Hastedt stated that she favors the RE-3 Zone and would consider the RE-2 zoning district at a future date. Commissioner Campbell stated that he would recommend the RE-2 district. Chairman Wells stated that he would recommend RE-2 due to there being no RE-3 zones in that area and to stay consistent with the Future Land Use Plan.

Anita Stover, property owner, stated that she had won a lawsuit against the town years ago before the town adopted its Home Rule Charter. Mrs. Stover stated that since that time, her plans have changed and no longer prefers to sell the property and plans on being there for the rest of her life; therefore, has no problem with the town zoning the property to RE-2. Mrs. Stover stated her plan is to build a house on the original site of the house and is currently surveying for a larger homestead. Mrs. Stover commented that she realized that she has no additional need for monies by selling the property and that she could not give up the property.

Mr. Chancellor commented that the creek on the southern end of the lot for a developer could have challenges due to the topography. Mr. Chancellor stated that the town also has a tree preservation ordinance which would also play a big factor on this property.

The consensus of the commission members was to recommend the RE-2 zoning district.

3. Discussion regarding enhanced masonry requirements within the Commercial Planned Development District (CPDD).

Ms. Eckstein introduced this item stating that the town believes the current standards are substandard and the town would like to increase the percentage of masonry to become more consistent with other nearby Texas municipalities. Ms. Eckstein stated that the highest percentage currently in the CPDD is 60% not including the 90% requirement for the multi-family residential area within the Commercial Planned Development District (CPDD) or the 80% masonry requirement in Heritage Ranch. Ms. Eckstein stated that based on other surrounding cities, the town believes that 80-90% should be the minimum percentage of masonry required for all buildings within the CPDD. Ms. Eckstein stated that this is a discussion item only and would like the commission to provide feedback to the staff.

Commissioner Hendricks asked if the percentage of masonry is for the materials facing thoroughfares or major streets or for all walls. Mr. Efrussy responded that the percentage would be applied to all walls of each building. Commissioner Powell stated that she likes the 90% standard. Chairman Wells asked if the 90% would pertain to all buildings within the CPDD. Mr. Efrussy responded that it would be applied to all walls of each building. Commissioner Hendricks asked about the remaining 10%. Mr. Efrussy responded that they would have to meet building requirements and elements already defined and/or outlined within the CPDD. Mr. Chancellor added that within the 10%, it will exclude windows, but is applicable to any architectural breaks, trim, awnings, etc. Commissioner Hastedt commented that her concern regarding the 10% would be the long term upkeep. Ms. Eckstein responded that town staff can look at the definition of the 80% requirement within Heritage Ranch regarding what is eliminated regarding the 90% masonry application and also the current multi-family requirements to bring back at the next meeting for comparison.

The consensus of the commission members was to recommend 90% masonry requirements on all walls and any building with the Commercial Planned Development District (CPDD).

4. Adjourn.

Chairman Wells adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Michelle Lewis Sirianni
Michelle Lewis Sirianni
Town Secretary

ATTEST:

Billy Wells
Billy Wells, Chairman
Planning and Zoning Commission

