

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 8, 2010**

Commission members voted Commissioner Powell acting Chair due to Chairman Campbell's absence.

Commissioner Powell, serving as temporary elected Chairperson, called the meeting to order at 7:15 p.m. Commission members present were Tom Supan, Ricardo Doi, Paul Hendricks, Darion Culbertson and Brad Northcutt. Staff members present were Planning Director Alan Efrussy and Town Secretary, Michelle Lewis Sirianni. Chairman Brayton Campbell was absent.

1. Consider and take action regarding the minutes of the March 11, 2010 Planning and Zoning Commission meeting.

Commissioner Doi stated that he called in grammatical corrections prior to today's meeting.

Commissioner Powell asked that her concern regarding the dress code be added to the minutes and how the adults attire with younger children be addressed regarding agenda item number two.

Commissioner Hendricks made a motion to approve the minutes of the March 11, 2010 meeting. Commissioner Culbertson seconded that motion and the motion was unanimously approved.

2. Conduct a public hearing and take action regarding a Special Use Permit (SUP) for a temporary use for a proposed beach volleyball facility and a community garden within the Village At Fairview, located within the Commercial Planned Development District (CPDD), Zone K. (Town staff recommends tabling until the May 13, 2010 Commission meeting).

Mr. Efrussy stated that plans were submitted and staff did preliminary checks and found that items had to be corrected and it was essentially an incomplete submittal. Mr. Efrussy stated that due to the applicants and their consultants requiring more time to meet the town's requirements, the commission members will possibly have an opportunity to have a special meeting on April 29th or the next available date will be May 13th, which is the next regularly scheduled Planning and Zoning Commission meeting. Mr. Efrussy stated that since this was advertised as a public hearing and citizens were notified, he recommends that the

commission members open the public hearing, but table the item until the next Planning and Zoning Commission meeting.

Commissioner Culbertson asked if there was any feedback from the MG Herring Group. Mr. Efrussy responded that the plans were submitted the Friday before Spring Break and there were a number of things incomplete. Mr. Efrussy stated that the second submittal had the same issues and it is a time issue at this point. Mr. Efrussy stated that town staff will have sufficient time to review and could possibly have a special meeting on April 29th, but not April 22nd.

Commissioner Powell opened the public hearing. No comments were made and the public hearing was left open.

Commissioner Northcutt asked if town staff's concerns were technical or was there missing data. Mr. Efrussy responded that it was both. Mr. Efrussy stated that the Commercial Planned Development District checklist has a number of requirements and some items were missing and others were not addressed.

Commissioner Supan asked if having a special meeting versus waiting for the regular meeting on May 13th makes a difference. Commissioner Hendricks asked if the commission has a special meeting on the 29th would there be any other potential agenda items. Mr. Efrussy responded that there may be some discussion items, but no other public hearing items except for this project. Mr. Efrussy stated that town staff doesn't want to slow down the process, but two additional weeks could possibly allow the consultants to complete the review and to still go before Town Council in May. Mr. Efrussy stated that if the commissioners wait until May 13th, then Town Council will not review this project until their June meeting.

Therefore, the difference in waiting a week could mean a month before going to council. Town staff, however, is leaving the decision regarding which commission meeting this project is to be heard, entirely up to the commission's choice.

Brenda Fakheri, 75 Stonehinge, stated that she talked with Debbie Martinez, Marketing Director for the MG Herring Group, and she expressed that once the project was approved, that it would take 10 days to build. Mrs. Fakheri stated that the time frame to plant items is not attractive, but wanted to share the information she received.

Commissioner Doi made a motion to leave the public hearing open and table the Special Use Permit (SUP) for a temporary use for a proposed beach volleyball facility and a community garden within the Village At Fairview, located within the Commercial Planned Development District (CPDD), Zone K until the next Planning and Zoning Commission meeting. Commissioner Northcutt seconded that motion and the motion was unanimously approved.

- 3. Conduct a public hearing and take action regarding a Revised Final Site Plan for Phase I of the Village At Fairview, regarding a proposed temporary use for a beach volleyball facility and a community garden. Said subject property is located within the Commercial Planned Development District (CPDD), Zone K. (Town staff recommends tabling until the May 13, 2010 Commission meeting).**

Mr. Efrussy stated that the same comments apply as he stated for the previous item.

Commissioner Powell opened the public hearing. No comments were made and the public hearing was left open.

Commissioner Powell made a motion to leave the public hearing open and table the Revised Final Site Plan for Phase I of the Village At Fairview, regarding a proposed temporary use for a beach volleyball facility and a community garden. Said subject property is located within the Commercial Planned Development District (CPDD), Zone K until the next Planning and Zoning Commission meeting. Commissioner Doi seconded that motion and the motion was unanimously approved.

- 4. Conduct a public hearing and take action regarding a Conditional Use Permit (CUP) for an accessory building proposed to be located at 91 Seattle Slew, said lot comprising 3.535± acres.**

Mr. Efrussy introduced this item stating that the subject property is zoned RE-2 zoning and currently has a total square footage of accessory buildings on the property that equal 1, 104 square feet. Mr. Efrussy stated that the proposed accessory building is 1,080 square feet and will be located directly behind the garage and is well beyond setback requirements. Mr. Efrussy stated that the proposed building is to be used for personal storage and a media room. Mr. Efrussy stated that given the size of their lot, that the proposed building is well within maximum allowable size and staff finds this request to be justifiable and therefore recommends approval.

The applicant, Mrs. Cunningham, stated that she believes that she has met the town's requirements and has been working on this project for over a year and is excited to get it started if approved.

Commissioner Powell opened the public hearing. Mr. Swingle, 81 Seattle Slew, stated that he is a neighbor of the Cunningham's and has no complaints with their request.

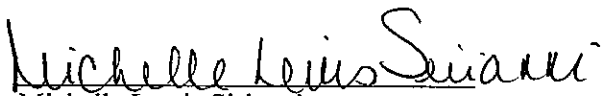
Commissioner Powell closed the public hearing and opened discussion to commission members. No comments were made.

Commissioner Culbertson made a motion to approve the Conditional Use Permit (CUP) for an accessory building proposed to be located at 91 Seattle Slew, said lot comprising 3.535± acres. Commissioner Supan seconded that motion and the motion was unanimously approved.

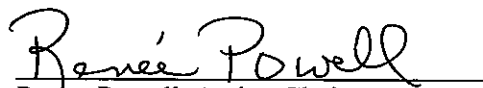
5. Adjourn.

Commissioner Powell, serving as temporary elected Chairperson adjourned the meeting at 7:49 p.m

Respectfully submitted,


Michelle Lewis Sirianni
Town Secretary

ATTEST:


Renee Powell, Acting Chairman
Planning and Zoning Commission

