

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
MEETING & WORKSESSION
THURSDAY, APRIL 14, 2011**

Planning Director Alan Efrussy called the meeting to order at 7:02 p.m. Commission members present were Ricardo Doi, Tom Supan, Brad Northcutt, Renee Powell and Darion Culbertson. Staff members present were Planning Director Alan Efrussy; Town Engineer, James Chancellor; Community Development Manager, Ray Dunlap; Budget and Management Analyst, Adam Wilbourn; and Town Secretary, Michelle Lewis Sirianni. Commissioners Paul Hendricks and Brayton Campbell were absent.

Commission members elected Commissioner Darion Culbertson to serve as acting chairman in Mr. Campbell's absence.

1. Consider and take action regarding the minutes of the March 10, 2011 Planning and Zoning Commission meeting.

Commissioner Powell stated that she called in corrections prior to the meeting.

Commissioner Northcutt made a motion to approve the minutes of the March 10, 2011 commission meeting as amended. Commissioner Powell seconded that motion and the motion was unanimously approved.

2. Discussion regarding the potential for a bed and breakfast use at 880 River Oaks Drive, presently zoned One-Acre Ranch Estate Zone (RE-1).

Mr. Efrussy introduced this item stating that the following two agenda items are for discussion only. Mr. Efrussy stated that the staff has no recommendations on the following items because no formal applications have been submittal and will answer any questions the commissioners may have. Mr. Efrussy stated that for this item, Mrs. Fowler would like to receive feedback about a potential Bed and Breakfast (B&B). Mr. Efrussy stated that if this item should go forward, he suggests using a Planned Center (PC) zoning instead of a General Business (GB) zone since the address is located within a residential area. In an RE-1 zone, B&B are only allowed through a Conditional Use Permit in a PC or GB district.

Mrs. Fowler, potential applicant and the potential property owner stated that she would like to get the commissioner's feedback regarding the idea of having a Bed

and Breakfast at her future residence at 880 River Oaks Drive. It would strictly be for crafting for her lady friends and would be six to eight women total that would occur mostly every weekend, but not every weekend.

Commissioner Northcutt asked if she has had experience running a B&B and asked what her plans were in advertising the location. Mrs. Fowler responded that she has no experience in running a B&B and has no plans of placing out any signs outside of subject premises. It will strictly be by word of mouth and scrapbooking websites.

Commissioner Culbertson asked why six to eight people versus eight to ten people? Mrs. Fowler stated that the residence has seven bedrooms and five of those will be for her family. Mrs. Fowler stated that she'll only be able to accommodate six to eight, which is also a suitable number for parking accommodations.

Commissioner Powell asked if other B&B's were located in residential neighborhoods. Mrs. Fowler responded that they were within a residential neighborhood. Commissioner Northcutt asked if there were other B&B's located within residential areas and where they are located. Mrs. Fowler responded that there are several located with the City of McKinney that are within residential areas as well as in McKinney's historic district and in the City of Canton.

Commissioner Doi asked if she has talked to surrounding neighbors and what their feedback was. Mrs. Fowler responded that she has talked to some neighbors and some said they'd be okay with it and she knows others would not.

Commissioner Powell asked if there was a pool. Mrs. Fowler responded that there is a pool. Commissioner Northcutt asked what the square footage was of the home. Mrs. Fowler responded that it is roughly 8200 sq. ft.

Commissioner Culbertson stated that his concerns are placing a Planned Center Zoning (PC) within the middle of a residential neighborhood and the precedent that would set for others. Commissioner Powell stated that she is not discouraging Mrs. Fowler, but informing her as the applicant that many other businesses with similar requests within neighborhoods have been denied. Commissioner Powell stated that another concern is the neighborhood having small roadways. Commissioner Doi commented that he shares the same concerns.

- 3. Discussion regarding the potential to rezone approximately thirty-three acres of property generally located east of the Heritage Ranch subdivision, south of Stacy Road, west of County Road 317, and north of the Thompson Springs subdivision from the Two-Acre Ranch Estate Zone (RE-2) to the One-Acre Ranch Estate Zone (RE-1).**

Mr. Efrussy introduced this item stating that Mr. Thompson is interested in purchasing this property that consists of 33± acres. Mr. Efrussy stated that this parcel is currently zoned Residential Estate Country (RE-2), which represent single-family detached houses on large country lots. Mr. Efrussy stated that Mr. Thompson would like to discuss the potential of rezoning this property to RE-1.

Mr. Thompson, the potential applicant, stated that he has been a resident of Fairview for 33 years and has recently been able to purchase properties and develop them. Mr. Thompson stated that he is interested in purchasing this parcel of 33± acres. Mr. Thompson stated that he is aware that this property is 10% flood plain and also has other unique features including a creek and many trees. Mr. Thompson stated his concern is the long term plan of the town. Mr. Thompson stated that he believes that a RE-2 zoning is more problematic and more difficult to develop making one acre lots more desirable and suitable for homes. Mr. Thompson stated that he may only be able to get ten (10) lots from a RE-2 zoning. Mr. Thompson stated that there is little value difference between one and two acres, but one acre is more appealing due to the principle interest of the property, but believes that the disadvantages of RE-2 versus one acre zoning gives more value to property zoned to the RE-1 zoning district.

Commissioner Powell stated that according to the town's Comprehensive Plan, everything on the east side of town becomes more country the further east out you are. Commissioner Powell stated that in her opinion, she prefers to see this property zoned to the RE-3 zoning district (3 acre lots).

Commissioner Culbertson agreed that this parcel has many unique challenges, but without having some sort of concept plan, it's difficult for the commissioners to provide additional feedback. Commissioner Supan agreed.

Mr. Thompson commented that he would like to bring back a plan to the commissioner's for further discussion.

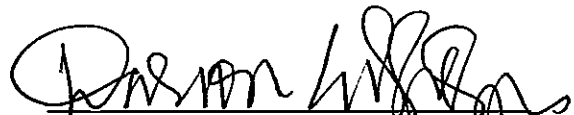
4. Adjourn.

Acting Chairman Culbertson adjourned the meeting at 7:32 p.m.

Respectfully submitted,


Michelle Lewis Sirianni
Town Secretary




Darion Culbertson, Acting Chairman
Planning and Zoning Commission