

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
MEETING & WORKSESSION
THURSDAY, AUGUST 11, 2011**

Chairman Brayton Campbell called the meeting to order at 7:06 p.m. Commission members present were Tom Supan, Renee Powell, Brad Northcutt, and Debbie Flood. Staff members present were Planning Director Alan Efrussy; Engineering Intern, Danielle Gregory; Budget and Management Analyst, Adam Wilbourn; Management Intern, Ken Schmidt and Management Inter, Jon Skuta and Town Secretary, Michelle Lewis Sirianni. Commissioners Ricardo Doi and Paul Hendricks were absent.

1. Consider and take action regarding the minutes of the July 14, 2011 Planning and Zoning Commission meeting.

Commissioners Powell and Northcutt stated that they called in corrections prior to the meeting.

Commissioner Powell made a motion to approve the minutes of the July 14, 2011 commission meeting as amended. Commissioner Northcutt seconded that motion and the motion was unanimously approved.

2. Conduct a public hearing and take action regarding the zoning of property located at 590 Meandering Way that is annexed but unzoned, comprised of 4.5± acres proposed to be zoned Planned Center (PC) generally located east of N. Meandering Way, west of Creekwood Circle, north of Creekwood Drive, and south of Sloan Creek Parkway.

Mr. Schmidt introduced this item stating that in February, 2010 the town annexed this property. Prior to the annexation, in December 2009, the commissioners at that time held a discussion where the consensus was to zone the property to the Planned Center (PC) Zone. Mr. Schmidt stated that the property owner specializes in tree and shrub recovery, which is very complimentary to the town. Mr. Schmidt stated that there are seven existing structures, which have been identified as one for a residential use; a metal building used for office space, vehicle storage and light maintenance; a metal building used for office space, storage, and a living area; one used for equipment storage; one used for a storage shed used for chemical storage; a partially constructed wind turbine tower that will require an additional site plan in order to complete the construction; and a storage shed used for equipment storage. Mr. Schmidt stated that he has received feedback inquiring mostly about what PC zoning is, but had no one in opposition to the zoning.

Chairman Campbell opened the public hearing. No comments were made and the public hearing was closed.

Chairman Campbell opened discussion to commission members. Commissioner Northcutt asked if Mr. Zampino, the property owner, does mulching and if he maintains it and if the vehicle repairs are done at the property. Mr. Zampino responded that they keep some mulch, but usually only enough for his clients. Mr. Zampino commented that only minor repairs are done on-site and that any engine repair, etc. is done elsewhere.

Commissioner Northcutt made a motion to approve the zoning of property located at 590 Meandering Way that is annexed but unzoned, comprised of 4.5± acres proposed to be zoned Planned Center (PC) generally located east of N. Meandering Way, west of Creekwood Circle, north of Creekwood Drive, and south of Sloan Creek Parkway. Commissioner Powell seconded that motion and the motion was unanimously approved.

3. Continue consideration and take action regarding a Temporary Use Permit for three years for the outside display of recreational equipment, located at 5760 South Central Expressway, within the Commercial Planned Development District (CPDD), subzone F.

Mr. Skuta introduced this item stating that this item is a continuation from the last meeting due to the commissioners requesting additional information regarding the landscaping and anchoring system(s). Mr. Skuta stated that this property is located next to the Texas Star Furniture within the Commercial Planned Development District (CPDD), subzone F, which does not allow for the outdoor display of recreational equipment, which is why the applicant is requesting a Temporary Use Permit (TUP). Mr. Skuta stated that the request includes a three year TUP, sharing of 800 sq. ft. of office space inside the existing Texas Star Furniture building, outdoor display consisting of 15 to 20 play systems enclosed by a wrought iron fence, use of 100 ft. x 150 ft. of space outside for display of their play systems, including landscaping; the display area will use the outdoor lighting currently in place for Texas Star Furniture, signage request will be made at a later time, and Mr. Pennington understands that any sign request he has in the future shall be reviewed by town staff with recommendation to and final approval by the Planning and Zoning Commission; Tree Frogs business will share the existing parking lot and utilities with Texas Star Furniture, business hours of operation shall be from Monday through Saturday from 10:00 am to 6:00 pm, and on Sunday from 12:00 pm to 5:00 pm, and the Site Plan (dated September 27, 2011) with landscaping and devices to anchor the swing sets, submitted for this project shall govern this project. Mr. Skuta commented that since the last commission meeting, town staff was recently made aware that the Wooden Swing Company, which is right next to the Tree Frogs property, will not be renewing their lease; therefore, will have no impact on this property.

Chairman Campbell asked how the mulch differs from regular mulch. Mr. Pennington, who is the applicant, responded that the playground mulch is free of dirt, metal, trash, etc., unlike regular mulch and is slightly longer, but to the common eye, it looks like regular mulch. Chairman Campbell asked what kind of liability insurance they have with the children being able to play on the equipment. Mr. Pennington responded that the company carries a one million plus liability insurance coverage.

Commissioner Powell asked how many structures would be on display and if the recreation equipment on the Site Plan was drawn to scale. Mr. Pennington responded that they will have 15-20 play sets on display and swap them out every six months to keep them in good condition. Mr. Pennington added that they only display two structures that range in size from 12x15 to 14x30, and that yes, the recreational equipment shown on the Site Plan is drawn to scale.

Chairman Campbell opened the public hearing. No comments were made and the public hearing was closed.

Commissioner Northcutt made a motion to approve the Temporary Use Permit for three years for the outside display of recreational equipment, located at 5760 South Central Expressway, within the Commercial Planned Development District (CPDD), subzone F as stated and included with the Site Plan and with the requirements as stated in the attached Agenda item for this project. Commissioner Supan seconded that motion and the motion was unanimously approved.

4. Adjourn.

Chairman Campbell adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Michelle Lewis Sirianni
Michelle Lewis Sirianni
Town Secretary



Brayton Campbell
Brayton Campbell, Chairman
Planning and Zoning Commission