

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
MEETING & WORKSESSION
THURSDAY, SEPTEMBER 29, 2011**

Vice Chairman Paul Hendricks called the meeting to order at 6:31 p.m. Commission members present were Tom Supan, Renee Powell, Brad Northcutt, and Ricardo Doi. Staff members present were Budget and Management Analyst, Adam Wilbourn; Town Engineer, James Chancellor; Community Development Manager, Ray Dunlap; Management Intern, Ken Schmidt and Management Intern, Jon Skuta and Town Secretary, Michelle Lewis Sirianni. Commissioners Brayton Campbell and Debbie Flood were absent.

1. Consider and take action regarding the minutes of the August 11, 2011 Planning and Zoning Commission meeting.

Commissioner Northcutt made a motion to approve the minutes of the August 11, 2011 commission meeting. Commissioner Doi seconded that motion and the motion was unanimously approved.

2. Conduct a public hearing and take action regarding the zoning of property that is annexed but unzoned located at 441 Country Club Road, comprised of 3.047 ± acres proposed to be zoned One-Acre Ranch Estate (RE-1), generally located west of Country Club Road (FM 1378), east of Collinwood Drive, north of Old Stacy Road, and south of Cottonwood Place.

Mr. Wilbourn introduced this item and stated that this property is adjacent to the school and the town's Future Land Use Plan within the Comprehensive Plan shows the future use of this property as being Residential Country 1-1.99 acres. Mr. Wilbourn stated the RE-1 zoning would be consistent with surrounding zoning; therefore, staff recommends approval to the One-Acre Ranch Estate zoning (RE-1).

Vice Chairman Hendricks opened the public hearing. Jane Willis, 460 Country Club, asked if the owner can build a house on one acre. Mr. Wilbourn responded that there is currently one home already on the property with an accessory building and there are no plans to build anything additional. Commissioner Doi added that one acre means one residence per acre.

Vice Chairman Hendricks closed the public hearing and no additional comments were made.

Commissioner Northcutt made a motion to approve the zoning of property that is annexed but unzoned located at 441 Country Club Road, comprised of 3.047 ± acres proposed to be zoned One-Acre Ranch Estate (RE-1), generally located west of Country Club Road (FM 1378), east of Collinwood Drive, north of Old Stacy Road, and south of Cottonwood Place. Commissioner Supan seconded that motion and the motion was unanimously approved.

3. Conduct a public hearing and take action regarding the town's Master Thoroughfare Plan reducing from four to two lanes along FM 1378 from Lucas to Farmstead Road.

Mr. Chancellor introduced this item stating that TXDOT is working on a project with the City of Allen to widen FM 1378 to six lanes and the town's Master Thoroughfare Plan (MTP) currently states four. The project currently has no funding, but it is for the engineering design. Mr. Chancellor stated that TXDOT has held public meetings where he has attended along with the City of Lucas since they are dealing with the same issue. Mr. Chancellor stated that TXDOT wants to acquire enough for future right-of-way at the same time, which would equal six lanes versus the four. Mr. Chancellor stated that the town council is recommending that the town withdraw from the project and change the MTP from four lanes back to two lanes.

Commissioner Supan stated that if the town does nothing, then TXDOT can acquire R-O-W for six lanes and build four with wide median. Mr. Chancellor confirmed this statement.

Commissioner Powell asked if the town backs out will they lose funding. Mr. Chancellor stated that this is a design phase only and that at this point, it is only schematic and final alignment.

Commissioner Doi asked how can TXDOT justify six lanes for Country Club Rd (FM 1378), especially since NTCOG plans only calls for four lanes. Commissioner Doi asked how much R-O-W is needed now for turn lanes, etc. Mr. Chancellor responded that they would need to acquire R-O-W at the same time, and approximately 90 -120 ft would be needed.

Vice Chairman Hendricks opened the public hearing. Jane Willis, 460 Country Club, stated that the City of Allen should fix their own roads and doesn't believe the road should be widened.

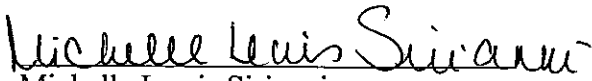
Vice Chairman Hendricks closed the public hearing and no additional comments were made.

Commissioner Powell made a motion to approve the town's Master Thoroughfare Plan reducing from four lanes to two lanes along FM 1378 from Lucas to Farmstead Road. Commissioner Northcutt seconded that motion and the motion was unanimously approved.

4. Adjourn.

Chairman Campbell adjourned the meeting at 7:07 p.m.

Respectfully submitted,


Michelle Lewis Sirianni
Town Secretary




Paul Hendricks, Vice Chairman
Planning and Zoning Commission