

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 9, 2012**

Chairman Campbell called the meeting to order at 7:03 p.m. Commission members present were Tom Supan, Ricardo Doi, Paul Hendricks, and Debbie Flood. Staff members present were Planning Director, Alan Efrussy; Budget and Management Analyst, Adam Wilbourn; Town Engineer, James Chancellor; Community Development Manager, Ray Dunlap, and Town Secretary, Michelle Lewis Sirianni. Commissioners Renee Powell and Brad Northcutt were absent.

1. Consider and take action regarding the minutes of the January 12, 2012 Planning and Zoning Commission meeting.

Commissioner Doi stated he called in corrections prior to the meeting.

Commissioner Hendricks made a motion to approve the minutes of the January 12, 2012 meeting as amended. Commissioner Supan seconded that motion and the motion was unanimously approved.

2. Conduct a public hearing and take action regarding a Conditional Use Permit (CUP) for the development of an accessory building for a workshop and garage, to be located at 1381 Camino Real.

Mr. Wilbourn introduced this item stating that the subject property is annexed and zoned Planned Center (PC) and consists of approximately 1.955 acres in size. Mr. Wilbourn stated that the applicant is requesting to construct a detached accessory building to serve as a garage/workshop. It would provide interior parking for an RV, boat, up to three cars for the applicant's daughters, tractor, sixteen foot trailer, tiller, gardening equipment, and two riding lawn mowers. Mr. Wilbourn stated the building would also serve as a small workshop for personal use. Mr. Wilbourn stated that due to the zoning and lot size, the lot is being held to the RE-1 standards regarding accessory buildings. Mr. Wilbourn commented that as indicated by the applicant on the Site Plan, he will be removing all existing accessory structures on the property.

Mr. Wilbourn stated that due to the size of the proposed building, the applicant is requesting three variances. The three variances are: requesting an additional 240.5 square feet, an additional five feet into the setback since there is an encroachment, and additional feet since height of the building exceeds maximum height

requirements due to the roof pitch to allow for the RV to fit within the building. Mr. Wilbourn stated that the applicant has agreed to provide additional landscaping to soften the view from the street, which will be approved by town staff. Mr. Wilbourn added that letters of notification went out to surrounding neighbors and no feedback has been received, but the applicant has talked to surrounding neighbors and he has received letters of support from all, and they are included in the documentation submitted by the applicant to the commission.

Mr. Wilbourn stated that town staff recommends approval of the Conditional Use Permit (CUP) and the three variance requests for the proposed accessory building as submitted in the Site Plan dated January 27, 2012, conditioned upon staff approval of landscaping along the southern, western and eastern facades of the accessory building, as well as other conditions stated in the submitted Site Plan.

Chairman Campbell opened the public hearing.

Jerry Pate, 1250 Alto Vista, stated that he thinks the building is a good idea and would be an improvement.

Chairman Campbell closed the public hearing and opened discussion to commission members.

Commissioner Hendricks asked about the encroachment of the building and if it was needed. Mr. Wilbourn replied that the building will be parallel to the house and if it is pushed to the right, then the accessibility becomes difficult and the neighbors view is more intrusive.

Commissioner Doi asked if the drainage line on the Site Plan was a swale or ditch. Mr. Chancellor responded that it is a natural swale and is not very pronounced and just a depression, but it is best to keep structures out of it so that it does not affect drainage.

Commissioner Doi asked if there would be any potential problems with the canopy trees or would any mitigation be helpful to preserve them. Mr. Chancellor responded that he will depend on what kind of tree it is and how durable it is, but typically tree roots will preserve under 75% of the drip line and as long as there is no fill half way to the drip line from the tree trunk it will survive; however, the town's tree ordinance does allow for a citizen to remove a tree if necessary.

Commissioner Doi stated he would like to add the windows as a condition; that is, establish the windows as shown on the application.

Chairman Campbell asked the applicant if he had a timeframe in mind as to when the project would be completed and if he was tearing down the other accessory buildings first or would they be left until the new one was complete. Mr. Edgar, who is the applicant, responded that the east-most building would come down first, but the others would likely stay until the new one was complete. Mr. Edgar stated that if approved, then he would like to start as soon as possible.

Commissioner Doi made a motion to approve the Conditional Use Permit and the three variance requests for the proposed accessory building as submitted in the Site Plan dated January 27, 2012, conditioned upon staff approval of landscaping along the southern, western, and eastern facades of the accessory building, make ridge windows as shown in the application packet required, that the accessory building itself doesn't encroach more than 25% into the drip line of the existing tree on the NE corner of the accessory building, as well as other conditions stated in the submitted Site Plan and applicant packet. Commissioner Hendricks seconded that motion and the motion was unanimously approved.

3. Consider and take action regarding a Temporary Use Permit at 4600 Central Expressway for a construction trailer and associated storage structures requested by Greener Pastures Landscape, Inc.

Mr. Efrussy introduced this item stating that the subject site is comprised of 14.643 acres and the applicant is requesting a Temporary Use Permit (TUP) for one year for construction trailers and associated storage structures. Mr. Efrussy stated that the applicant has requested that the uses be reviewed by town staff, with recommendation to and final approval by the planning and zoning commission, which is the requirement to address TUP's for construction trailers for projects off the TUP site. Mr. Efrussy stated that the project is for landscaping and irrigation that includes the 121 and 75 interchange with the hours of operation being Monday through Friday, 7:00 a.m. to 5:00 p.m. and on Saturday, if necessary, from 7:00 a.m. to 5:00 p.m.

Mr. Efrussy stated that town staff recommends approval of the Temporary Use Permit for one year and the associated Site Plan (dated February 9, 2012), and the project components as submitted.

Commissioner Doi asked if there was any concern about storm water pollution since the NE corner of the equipment storage slopes away. Mr. Chancellor responded that since there is no loose sand or chemicals exposed, then it would not be a concern. Commissioner Doi asked if they can require anything to help contain leaking vehicles or can a provision be made to have site inspections by staff to check vehicles. Mr. Chancellor responded that they could do site inspections to check vehicles, but they do not have to require anything specific to help contain any vehicles that could leak.

Chairman Campbell asked what the distance was from the access road to the gate. Mr. John Brown, who is the applicant, stated that it's roughly 425 feet. Mr. Brown commented that the soil components will be left on the highway near the project and the materials will be brought out and back each day, so that the TUP property site does not get unsightly.

Commissioner Hendricks made a motion to approve the Temporary Use Permit for one year along with the associated Site Plan (dated February 9, 2012), and the project components as submitted with the conditions that any equipment that is stored or parked on site shall be inspected and be free of oil containments and/or leakage. Commissioner Doi seconded that motion and the motion was unanimously approved.

4. Adjourn.

Chairman Campbell adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Michelle Lewis Sirianni
Michelle Lewis Sirianni
Town Secretary



Brayton Campbell
Brayton Campbell, Chairman
Planning and Zoning Commission