

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 8, 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 February 9, 2012 Planning and Zoning Commission meeting.

Commissioner Northcutt made a motion to approve the minutes of the February 9, 2012 meeting. Commissioner Hendricks 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 two accessory buildings; one being a detached primary garage/storage/small hobby shop and the other a greenhouse, to be located at 550 Cottonwood Place.

Mr. Wilbourn introduced this item stating that the subject property is located with the Foxglen subdivision and is approximately 1.546 acres in size with a primary structure under construction. Mr. Wilbourn stated that the applicant is requesting to construct two accessory buildings; one being a detached garage to serve as a two car garage/storage/small hobby shop and the other a greenhouse. Mr. Wilbourn stated the greenhouse would allow the applicant to plant various types of vegetation year-round. Mr. Wilbourn stated based on the applicant's RE-1 zoning and the acreage, he is allowed a potential 1,391 square feet for accessory buildings. The detached primary garage being 1,035 square feet, which is 135 square feet over the 900 maximum allowed by the RE-1 zoning district, which would therefore require the Conditional Use Permit (CUP). Mr. Wilbourn stated the greenhouse is 140 square feet and private greenhouses are a permitted accessory use through approval of a CUP.

Mr. Wilbourn stated along with the CUP's, the applicant is requesting two variances. The applicant would like to place the primary garage on the east side of the primary structure and the greenhouse on the south side of the proposed primary detached garage/storage building/small hobby shop, which by the Fairview Code of Ordinances, accessory buildings are usually placed to the rear of the primary structure. Mr. Wilbourn stated that the applicant's property on the western portion falls within the 100 year flood plain, which stretches all the way to the rear of the property. There are also several trees behind the primary structure the applicant would like to preserve. Mr. Wilbourn stated the applicant has agreed to plant additional landscaping along the berm to block the view and also to plant several 14' trees on the northeast corner, which would be approved by staff. Mr. Wilbourn added the materials will mimic or be the same as the primary structure.

Mr. Wilbourn indicated that notifications were sent out and that he only received two inquiries, which were neither positive nor negative, and that they were information requests only.

Mr. Wilbourn stated that staff recommends approval of the Conditional Use Permit (CUP) and the two variance requests for the two proposed accessory buildings as submitted in the Site Plan dated February 29, 2012, conditioned upon staff approval of the landscaping to be located on the top of the berm located on the eastern side of the property that will totally obscure the view of both accessory buildings, as well as other conditions stated in the submittal Site Plan and letter submitted by the applicant dated February 29, 2012.

Commissioner Northcutt asked if there was a way to soften the green house with additional landscaping from the view from the road. Mr. Wilbourn stated that height of the greenhouse in comparison to the height of the berm will not be exceeded, but if the commissioners choose or the applicant agrees to add landscaping, then they can add that as a condition to the approval.

Mr. Vanoy Hooker, applicant and owner, stated that he can plant a free standing lattice with rose bushes to help screen greenhouse. Mr. Hooker added that the landscaping that they end up choosing will be of something that requires little water. Chairman Campbell asked if the 14' trees would be evergreens or something else. Mr. Hooker responded that they would be trees large enough to hide view of the bridge and cars.

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

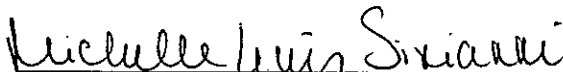
Chairman Campbell opened discussion to commission members. No additional comments were made.

Commissioner Northcutt made a motion to approve the Conditional Use Permit (CUP) and the two variance requests for the two proposed accessory buildings as submitted in the Site Plan dated February 29, 2012, conditioned upon staff approval of the landscaping to be located on the top of the berm located on the eastern side of the property that will totally obscure the view of both accessory buildings, and to provide additional landscaping around the greenhouse, as well as other conditions stated in the submittal Site Plan and letter submitted by the applicant dated February 29, 2012.

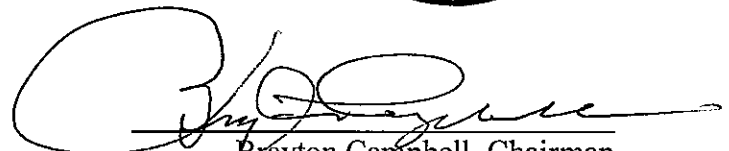
3. Adjourn.

Chairman Campbell adjourned the meeting at 7:17 p.m.

Respectfully submitted,


Michelle Lewis Sirianni
Town Secretary




Brayton Campbell, Chairman
Planning and Zoning Commission