

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 14, 2012**

Chairman Campbell called the meeting to order at 7:00 p.m. Commission members present were Ricardo Doi, Paul Hendricks, Brad Northcutt, and Debbie Flood. Staff members present were Planning Director, Alan Efrussy; Budget and Management Analyst, Adam Wilbourn; Special Projects Coordinator, Ken Schmidt; Community Development Manager, Ray Dunlap, and Town Secretary, Michelle Lewis Sirianni. Commissioners Tom Supan and Renee Powell were absent.

- 1. Conduct a public hearing and take action regarding a Conditional Use Permit (CUP) for the development of one accessory building; this building will serve as a detached garage/storage space/small hobby shop to be located at 510 Cambridge Drive. This subject property is zoned One-Acre Ranch Estate Zone (RE-1).**

Mr. Schmidt introduced this item stating that the subject property located at 510 Cambridge is annexed and zoned to the One-Acre Ranch Estate (RE-1). Mr. Schmidt stated that this property currently has a primary structure with an attached garage, and an in-ground pool. The homeowner is Mr. Curtis Reider and Mr. Andy Speer is applying on behalf of the resident. The applicant is proposing to construct a 1,756 square foot detached accessory building that would serve as a garage, small workshop, and storage area. The accessory building would provide interior parking for up to three vehicles and space for a small workshop and additional storage on the first floor. The second floor would consist of a finished attic. Mr. Schmidt stated that the accessory building will have the same materials and same color as the primary structure and is below the maximum height requirement of 30 feet. Mr. Schmidt stated that the accessory building meets setback requirements and with the additional sidewalk and driveway that will be installed, the impervious surface restriction is 18.2%, which is below the 25% maximum. Mr. Schmidt stated he received feedback from one resident that spoke in support and no one spoke in opposition to the request; therefore, staff recommends approval of the Conditional Use Permit and the variance request for the proposed accessory building as submitted in the Site Plan dated June 6, 2012.

Mr. Speer stated that he is applying on behalf of the resident and that he has received several support signatures. Mr. Speer showed the commission several pictures of the property and where the building would be constructed in relation to all angles of surrounding views.

Commissioner Northcutt asked if neighbors looking into the property could see the accessory building. Mr. Speer replied that the trees were blocking the view. Commissioner Northcutt asked if the percentage of the impervious surface was done by a registered surveyor. Mr. Speer replied yes and Mr. Schmidt confirmed this statement and provided copies of the form to the commission members.

Commissioner Flood asked if the applicant was providing additional landscaping. Mr. Speer responded that there are clusters of trees where the properties join and believes that they provide ample screening for the building. Commissioner Northcutt recommended that the commission ask for additional landscaping around the front side of the accessory building.

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

Chairman Campbell opened discussion to commission members.

Commissioners agreed that they would like to see additional landscaping on the south eastern side of the building. The applicant agreed to provide additional landscaping at the commissioners request.

Commissioner Hendricks made a motion to approve a Conditional Use Permit (CUP) and the variance request for the proposed use as submitted in the Site Plan dated June 6, 2012 and a landscape plan subject to staff review and approval. Commissioner Flood seconded that motion and the motion was unanimously approved.

- 2. Conduct a public hearing and take action regarding an amendment to a Conditional Use Permit (CUP) for property located at 440 Country Club Road, formally known as the Sloan Creek Middle School, owned by Lovejoy Independent School District. The amendment request is for the addition of two 8'x40' storage containers to be located on site.**

Mr. Wilbourn introduced this item stating that the subject property is currently annexed and zoned One-Acre Ranch Estate (RE-1) and has a Conditional Use Permit (CUP) to allow for the middle school. Mr. Wilbourn stated that the amendment to this CUP is requesting the addition of two 8'x40' storage containers to be located east of the tennis courts, a French drain to mitigate any drainage issues and a sidewalk/ramp to allow for access to the proposed containers. Mr. Wilbourn stated that the Chase Oaks Church has been given permission from the school to apply for this amendment. Mr. Wilbourn stated the church currently leases from the school as a location for their Sunday morning services and the containers will store their furniture and fixtures. Mr. Wilbourn

stated that once their lease expires in 2020, the school will be given the storage containers. Mr. Wilbourn stated that he received no feedback regarding this request and staff supports the approval of the amendment to the Conditional Use Permit (CUP) to install two 8'x40' storage containers to be located on site, a French drain and a sidewalk/ramp to allow for access to the storage containers.

Commissioner Northcutt asked if an expiration term be put on the end of the CUP for the containers in relation to the lease between the school and the church. Chairman Campbell asked who's property does the containers belong to if the church builds their own building before the end of their lease in 2020. Mr. Wilbourn replied they will belong to the school.

Commissioner Doi asked if additional screening on the north side was being provided. Mr. Wilbourn replied that there is an existing tree line on the north and east sides of the property and believes there is adequate screening already there. Commissioner Doi responded that he would like to see some kind of plantings on the north side that would be low maintenance and drought resistant and would grow naturally.

Chairman Campbell asked who is responsible for the condition of the containers. Mr. Wilbourn replied it would either be Fairview code enforcement or the school would enforce the upkeep. Commissioner Northcutt asked if they need to put a time limit tied to the lease to review this amendment with the wear and tear on the buildings, i.e. in eight years. Mr. Efrussy responded that the commissioners can request to review, but encourages to set guidelines. For example, are the containers a problem, eyesore or creating unsightliness? Commissioner Doi suggested a one page report be submitted to the town in eight years stating that the containers are in good operating condition, and be a condition placed on the CUP. Commissioner Hendricks replied that this is not a zoning issue. Commissioner Flood commented that the school has guidelines and doesn't believe this is needed.

Commissioner Doi made a motion to approve the amendment to the Conditional Use Permit (CUP) allowing for Chase Oaks Church to install two 8'x40' storage containers to be located on site, a French drain and a sidewalk/ramp to allow for access to the storage containers, and with the following conditions:

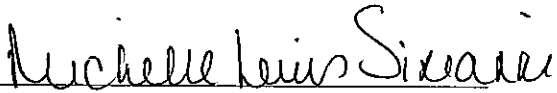
- Install low maintenance small tree(s) or bushes on the north side of the property to provide screening.
- The town engineer is to evaluate the long term effects of the containers as a permanent load over the culvert and to provide a letter to town council.
- The school to submit a letter every eight (8) years to town staff stating that the structures are in good working condition.

Commissioner Northcutt seconded that motion and the motion was unanimously approved.

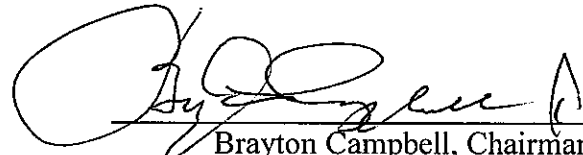
3. Adjourn.

Chairman Campbell adjourned the meeting at 7:46 p.m.

Respectfully submitted,


Michelle Lewis Sirianni
Town Secretary




Brayton Campbell, Chairman
Planning and Zoning Commission