

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 13, 2012**

Chairman Campbell called the meeting to order at 7:03 p.m. Commission members present were Pat Friend, Paul Hendricks, Renee Powell, Brad Northcutt, and Debbie Flood. Staff members present were Planning Director, Alan Efrussy; Senior Planner, Ken Schmidt; Assistant to the Town Manager, Adam Wilbourn; Community Development Manager, Ray Dunlap; Town Engineer, James Chancellor; Graduate Engineer, Danielle Gregory; Management Intern, Tara Braas, and Town Secretary, Michelle Lewis Sirianni. Commissioner Ricardo Doi was absent.

1. Consider and take action regarding the minutes of the August 9, 2012 Planning and Zoning Commission meeting.

Commissioner Powell stated that she called in one correction prior to the meeting.

Commissioner Northcutt made a motion to approve the minutes of the August 9, 2012 meeting as amended. Commissioner Friend seconded that motion and the motion was unanimously approved.

2. Conduct a public meeting and take action regarding a Final Plat for a proposed subdivision generally located west of and adjacent to Country Club road (FM 1378) south of Hart Road, east of and adjacent to the Willow Point Estates subdivision, and north of the Wynford Chace subdivision.

Mr. Schmidt introduced this item stating that upon staff review, a request was made to the developer for an additional drainage easement along Lot 1; install three fire hydrants along the new right-of-way that is being proposed, and a utility easement to link the water system to the Willow Point Estates subdivision. The developer is also providing an additional utility easement on Lot 1 to support future development. Mr. Schmidt indicated that the developer has also enhanced the landscape plan and will be providing cash in lieu of parkland in the amount of \$7,753. Mr. Schmidt stated that the plat meets all requirements of the town's Subdivision Ordinance. Therefore, he recommends approval of the Final Plat as submitted and dated September 5, 2012.

Commissioners discussed drainage easements within the Plat and in regards to the additions to Lot 1.

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

Commissioner Hendricks made a motion to approve the Final Plat for a proposed subdivision generally located west of and adjacent to Country Club Road (FM 1378) south of Hart Road, east of and adjacent to the Willow Point Estates subdivision, and north of the Wynford Chace subdivision as submitted and dated September 5, 2012. Commissioner Powell seconded that motion and the motion was unanimously approved.

- 3. Conduct a public hearing and take action regarding the annexed and unzoned 27.862 acres property at 291 Country Club Road. The proposed zoning for this property would allow for 13.83 acres to be zoned One-Acre Ranch Estate (RE-1), while 14.032 acres would be zoned Planned Center (PC). The subject property is generally located east of the Wellington Park Estates subdivision, north of Stacy Road (FM 2786), south of Old Stacy Road, and west of Country Club Road (FM 1378).**

Mr. Schmidt introduced this item stating that the subject property is annexed, unzoned, and 27.862 acres in size. The subject property is not platted and contains no floodplain; however, there is a small pond and a natural drainage feature in the center of the property. Mr. Schmidt stated the subject property is equestrian in nature and currently contains an 18,500 square foot indoor riding arena, several structures ranging from 200-2,500 square feet, and a 900 square foot single family dwelling that is occupied by a maintenance worker. The property owner, Mrs. Kathy Knappitsch, lives in Wellington Park Estates and operates her horse boarding and dressage business on this subject property. Mr. Schmidt stated that since the zoning was initiated by the town, they have been working with the property owner to identify the uses on the property as well as her future goals in order to satisfy her needs as well as accomplishing the goals and objectives of the town's Comprehensive Plan. The Future Land Use Plan within the Comprehensive Plan indicates that the subject property is classified as Residential Estate, which allows for single-family dwellings on lots from 1-1.99 acres in size. Mr. Schmidt stated based on Mrs. Knappitsch's request and the current uses, staff recommends zoning 13.83 acres to the One-Acre Ranch Estate Zone (RE-1) and the remaining 14.032 acres to be zoned Planned Center (PC). This would accommodate the equestrian-based uses and the opportunity to build future homes for the property owner and her daughter. Mr. Schmidt stated town staff recommends approval of this proposed zoning as depicted in the Zoning Exhibit and Planned Center Development Plan.

Kathy Knappitsch, property owner, expressed her family history and love of horses. She stated that her dream has always been for this property to have equestrian uses on it with the goal that in the future; her and her daughter can also live on the property. Mrs. Knappitsch stated that she is in agreement and comfortable with the town staff's zoning recommendation(s).

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

Chairman Campbell opened the discussion to commission members.

Commissioners addressed the number of horses currently on the property and the maximum number to be allowed based on the recommended zoning.

Commissioner Friend asked town staff if the RE-1 zoning district was the best use for the property. Mr. Schmidt replied it was based on surrounding zoning and the Comprehensive Plan, and that is the most appropriate zoning for the western portion of this property.

Commissioner Hendricks asked the applicant if they were in favor of the zoning recommendation(s), understands the zoning procedures, and had a fair chance to think about this request. Mrs. Knappitsch responded that she does not know what will happen in the future, but understands that changes can be made and feels that the recommendations are the best fit for the property as it currently is and based on her future goals. Chairman Campbell commented that he believes the Planned Center zoning is best for the owner as well as the town. Mr. Schmidt added that the property owners can always amend the plan at a later date if they so wish.

Commissioner Northcutt asked if there were any trail connectors near or on this property. Mr. Schmidt replied there are no connectors on this property and the current trails are depicted to go east of Country Club Road. Mr. Dunlap added the closest one by definition is in Lucas and McKinney. Chairman Campbell commented that they are currently trying to connect the trails together, but they are still pieces away from completing.

Commissioner Northcutt made a motion to approve zoning for this property that would allow for 13.83 acres to be zoned One-Acre Ranch Estate (RE-1), while 14.032 acres would be zoned Planned Center (PC) as depicted in the Zoning Exhibit and Planned Center Development Plan. Commissioner Flood seconded that motion and the motion was unanimously approved.

4. The Planning and Zoning Commission acting as the Tree Board under Ordinance No. 2009-5-5C will receive a report from the Planning Department.

Ms. Braas introduced this item stating that the conservation, preservation and disposal of trees and shrubs falls within the town's Tree Care Program, which is overseen by the Landscape Administrator. Ms. Braas stated that James Chancellor, Town Engineer, currently serves as this person. However, the Planning and Zoning Commission make up the Tree Board. Ms. Braas stated that the Tree Board must meet four times a year and is set to meet for the remainder of the 2012 calendar year. The remaining meetings will be used to update board

members on the Tree Care Program, review the care plan for trees, renew the town's Tree City USA designation, and confirm Arbor Day celebrations, which will occur with the Veteran's event in October of this year.

Commissioners inquired on who takes care of the trees that overhang or need trimming, etc. Mr. Wilbourn stated that the town's Code Enforcement Officer inspects areas such as right-of-ways and places through town and notifies residents when necessary. Chairman Campbell asked if the town has access to Mr. Rick Zampino who is a Master Arborist, and his expertise. Mr. Wilbourn replied that he is currently working with the Town Engineer, James Chancellor, in updating the tree species list within the town's Code of Ordinances.

5. Adjourn.

Chairman Campbell adjourned the meeting at 7:51 p.m.

Respectfully submitted,

Michelle Lewis Sirianni
Michelle Lewis Sirianni
Town Secretary



Brayton Campbell
Brayton Campbell, Chairman
Planning and Zoning Commission