



**NOTICE OF A MEETING OF THE  
PLANNING & ZONING COMMISSION  
OF THE TOWN OF FAIRVIEW  
AND TREE BOARD  
372 TOWN PLACE  
FAIRVIEW, TEXAS, 75069  
THURSDAY, NOVEMBER 14, 2013  
7:00 P.M.  
AGENDA **RESULTS****

1. Call to order.
2. Consider and take action regarding the minutes of the October 10, 2013 Planning and Zoning Commission meeting.
3. Statement of rules.
4. Public Hearings.
  - a. Conduct a public hearing, consider, and take any necessary action on a request to amend the land use designation and zoning for a 32.668± acre tract of land situated in the Samuel Sloan Survey, Abstract No. 791, and generally located north of Hart Road and 500' west of Beachwood Lane, which is currently zoned Three-Acre-Ranch-Estate (RE-3) and categorized as Residential Estate Country (REC) on the Future Land Use Plan, to the Residential Estate (RE) land use designation and the One-Acre-Ranch-Estate (RE-1) Zoning District, generally, in order to initiate a development that would be generally comprised of twenty-five (25) single-family residential lots. **(ZA2013-30). DENIED WITHOUT PREJUDICE**
  - b. Conduct a public hearing, consider, and take any necessary action on a request for approval of a Concept Plan for a proposed office development on a 3.4± acre tract of land situated in the John Taylor Survey – Abstract No. 909, that is zoned Commercial Planned Development District (CPDD), Zone N, and is generally located at the northeast corner of the State Highway 5 and Lakeridge Drive intersection. **(CP2013-05). APPROVED 5-1 VOTE**
  - c. Conduct a public hearing, consider, and take any necessary action on a request for approval of a Concept Plan for a proposed office and retail development on a 6.013± acre tract of land situated in the John Taylor Survey – Abstract No. 909, that is zoned Commercial Planned Development District (CPDD), Zone N, and is generally located east of the State Highway 5 and Fairlanding Avenue intersection. **(CP2013-04). APPLICANT HAS REQUESTED TO TABLE ITEM TO THE DECEMBER MEETING.**

- d. Conduct a public hearing, consider, and take any necessary action on a request for approval of a Conditional Use Permit (CUP) in order to allow for an accessory structure on a 2.00± acre property that is zoned Two-Acre Ranch Estate (RE-2) and is specifically located at 330 Kentucky Lane, being Lot 3 of the Roberts Addition to the Town of Fairview. **(ZA2013-29). APPROVED**
- e. Continue a public hearing, consider, and take any necessary action on a request to amend the land use designation and zoning for Lot 4 of the Country Club Estates subdivision, a 2.85± acre lot which is currently zoned Two-Acre Ranch Estate (RE-2) and categorized as Residential Estate Country (REC) on the Future Land Use Plan, and generally located at the southeast corner of Country Club Road (FM 1378) and Red Oak Trail; to the Residential Estate (RE) land use designation and the One-Acre Ranch Estate (RE-1) Zoning District, generally, in order to add an additional single-family residential lot. **(ZA2013-28) TABLED TO JANUARY 9, 2014.**

5. Action/Discussion Items.

- a. Discuss policies and procedures for the conduct of planning and zoning commission public hearings. **DISCUSSION ONLY**
- b. Receive a report from staff on the status of recent planning cases. **DISCUSSION ONLY**
- c. The Planning and Zoning Commission acting as the Tree Board under Ordinance No. 2009-5-5C will consider and take action regarding the town's annual Tree City USA Recertification Application, and take any necessary action. **APPROVED**

6. Adjourn. **9:29 p.m.**

I, Michelle Lewis Sirianni, Town Secretary, do hereby certify that notice of the above named meeting was posted on the bulletin board of Town Hall of the Town of Fairview, Texas, a place readily accessible to the public at all times, on the 8<sup>th</sup> day of November at 4:00 PM and will remain continuously posted for at least 72 hours immediately preceding said meeting and that said notice was posted in accordance with Chapter 551, Texas Local Government Code.

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Michelle Lewis Sirianni, Town Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The Town of Fairview Council Chambers is wheel chair accessible. Access to the building and special parking is available at the primary southwest and northwest entrance into the Town Hall parking lot. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, or readers, are requested to contact the Town Secretary's office at 972-562-0522, ext 4234 or by fax at 972-886-4203.