

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 9, 2014**

The Planning and Zoning Commission met in regular session on Thursday, January 9, 2014 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Commission members present were Renee Powell, Brad Northcutt, Jim Rushing, Matt Faulkner, and Debbie Flood. Staff members present were Planning Manager, Ken Schmidt; and Town Secretary, Michelle Lewis Sirianni. Commissioners Heather Hager and Pat Friend were absent.

Chairman Northcutt called the meeting to order at 7:00 p.m. and declared a quorum was present.

1. Consider and take action regarding the minutes of the December 12, 2013 Planning and Zoning Commission meeting.

Commissioner Powell stated that she called in a few corrections prior to the meeting.

Commissioner Rushing made a motion to approve the minutes as amended for the December 12, 2013 commission meeting. Commissioner Powell seconded that motion and the motion was unanimously approved.

2. Statement of rules.

Chairman Northcutt passed over the reading of the public hearing guidelines due to not having any audience members.

Mr. Schmidt noted that Commissioner Friend has suggested referencing these at the beginning of the meeting by stating that they can be found on the back of the agenda.

3. 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.

Mr. Schmidt stated that the applicant has decided to withdraw his application. After engaging with his neighbors, and being unsuccessful in obtaining a variance from the deed restrictions he determined it was best to withdraw the application.

No public comments were made; therefore, Chairman Northcutt closed the public hearing.

No additional comments were made by the commission members.

Commissioner Flood made a motion to approve the request to withdraw the application requesting to amend the land use designation and zoning for Lot 4 of the Country Club Estates subdivision. Commissioner Faulkner seconded that motion and the motion was unanimously approved.

4. Conduct a public hearing, consider, and take any necessary action on a request for approval of a Conditional Use Permit in order to allow for the expansion of an existing accessory building on a property that is zoned Planned Center (PC) and is specifically located at 431 Kentucky Lane, being Lot 7 & 8 of the Blue Grass Farms subdivision.

Mr. Schmidt stated that Mr. Marvin Molodow was the applicant for this Conditional Use Permit (CUP) that is requesting to allow for the expansion of an existing accessory building. Mr. Schmidt stated that since the property is zoned Planned Center (PC), the RE-2 zoning standards are applied; therefore, the applicant is exceeding the maximum accessory building footprint of 1,800 SF by 192 SF. The proposed structure meets and conforms to the town requirements, and will have minimal visual impact. The town notified property owners and received one letter in support of the request and zero in opposition to the request. Mr. Schmidt stated town recommends approval of the CUP as submitted.

Chairman Northcutt opened the public hearing.

Mr. Marvin Molodow, 431 Kentucky Lane, applicant and owner stated that the proposed building is for storage and also used as a shop. There will be a garage door and one regular door frame on the south side of the building.

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

Commissioner Rushing made a motion to approve a Conditional Use Permit for the expansion of an existing accessory structure. Commissioner Faulkner seconded that motion and the motion was unanimously approved.

5. Receive a report from staff on the status of recent planning cases.

Mr. Schmidt stated that there is nothing significant to report. Mr. Schmidt reminded the commissioners of the upcoming joint meeting dates with council.

6. Adjourn.

Chairman Northcutt adjourned the meeting at 7:15 p.m.

Respectfully submitted,



Michelle Lewis Sirianni
Town Secretary



Brad Northcutt Chairman
Planning and Zoning Commission

