

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 13, 2015**

The Planning and Zoning Commission met in regular session on Thursday, August 13, 2015 at 372 Town Place, Fairview, Texas. Commission members present were Chairman Brad Northcutt, Vice Chairman Pat Friend, Mike VanNatta, Ricardo Doi and Heather Hager. Staff members present were Planning Manager, Ken Schmidt and Town Secretary, Liz Cappon. Commissioners Knight and Flood 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 July 9, 2015 Planning and Zoning Commission meetings.

Commissioner Doi pointed out that on page 2 of the minutes it says, "Chairman Knight" where it should say "Commissioner Knight." Commissioner Friend made a motion to approve the July 9, 2015 minutes with that requested change. Commissioner Hager seconded the motion and the motion was unanimously approved.

2. Consider, discuss and take any necessary action on a request by Hickman Consulting Engineers, Inc. for approval of a Final Plat for the Three Oaks Addition, a proposed residential neighborhood comprised of eleven single-family residential lots and two common area lots on a 16.457± acre tract of land situated in the Samuel Sloan Survey, Abstract No. 791 and that is generally located north of Country Club Road and west of Rowley Mile. (FP2015-04).

Mr. Schmidt stated that the applicant, Hickman Consulting Engineers, Inc., has requested approval of a Final Plat for the Three Oaks Addition, a proposed residential neighborhood comprised of eleven single-family residential lots and two common area lots on a 16.457± acre tract of land situated in the Samuel Sloan Survey, that is generally located north of Country Club Road and west of Rowley Mile.

Mr. Schmidt stated that the applicant, Steve Dinapoli, is present to answer any final questions the commission had about the final plat. Mr. Schmidt stated that the commission has now seen several versions of this plan multiple times over the past six months and that while there may have been some minor modifications, the final plat was consistent with the platting and zoning documents that were previously approved by the commission and council. Mr. Schmidt then detailed some of the minor modifications to the plat including the addition of a second common area lot, a survey correction due to the unearthing of a survey monument, additional water line planning and the establishment of the value for the cash in lieu land dedication in place of parkland.

Mr. Schmidt stated that staff is still working with the developer to adjust the plat to accommodate the proposed design of the Country Club Road landscape edge. Mr. Schmidt stated that conditioned upon the developer addressing these changes to the landscape edge; staff recommends approval of this plat application.

Chairman Northcutt asked for questions from the commission regarding the Final Plat. Commissioner Doi asked about tree preservation on the plat. Mr. Schmidt said this question could be best answered by the developer.

Steve Dinapoli of Dinapoli Development, 1601 Alma Road Plano, had a discussion with Commissioner Doi about tree preservation issues and the provision of drainage easements.

Commissioner Doi additionally stated to Mr. Schmidt that he still wanted staff to check with the Fire Marshall regarding requirements for sprinkler systems. Mr. Schmidt and Mr. Dinapoli clarified that a requirement for sprinkler systems was negotiated as a part of the pre-annexation agreement.

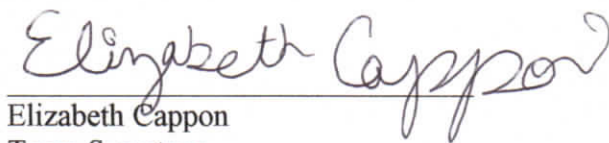
Chairman Northcutt asked for any additional questions before taking action on the item. Mr. Schmidt requested that a condition be placed on the final plat that the applicant locates all HOA maintained improvements on private property within common areas or easements.

Commissioner Hager made a motion to approve the Final Plat for the Three Oaks Addition, a proposed residential neighborhood comprised of eleven single-family residential lots and two common area lots, conditioned upon locating and applying all HOA maintained improvements of the common areas within the easements reflected in the plat. Commissioner VanNatta seconded the motion and the motion was unanimously approved.

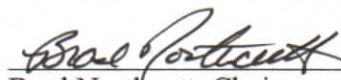
3. Adjourn.

Chairman Northcutt adjourned the commission from the meeting at 7:22 p.m.

Respectfully submitted,



Elizabeth Cappon
Town Secretary



Brad Northcutt, Chairman
Planning and Zoning Commission