MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 9, 2016

The Planning and Zoning Commission met in regular session on Thursday, June 9, 2016 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff; Vice Chairman Pat Friend; and Commissioners John Cox, Debbie Flood and Ricardo Doi. Commissioners Scott Almy and Gregg Custer were absent. Staff members present were Planning Manager, Israel Roberts; Town Engineer, James Chancellor; Chief Financial Officer, Jason Weeks; and Town Secretary, Elizabeth Cappon.

1. **Call to order**

   Chairman Israeloff called the meeting to order at 7:00 p.m. and declared a quorum was present. Chairman Israeloff stated that prior to the meeting he was sworn in as the new Chairman of the Planning and Zoning Commission. Chairman Israeloff stated that additionally Commissioners Friend, Flood and Doi were sworn in for an additional two-year term and Commissioner Cox was sworn in for his one-year remaining on his term. Chairman Israeloff stated that he was last the Chairman of the Planning and Zoning Commission in 2003.

2. **Continue a public hearing, consider and take necessary action on a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.35-acre site is located at 870 Quail Rise and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Kevin Joyner. (CUP2016-05).**

   Chairman Israeloff stated that he has filed a conflict affidavit with the Town Secretary for the first item on the agenda as he lives near the property. Chairman Israeloff asked that Vice Chairman Friend would preside over this item in his stead.

   Vice Chairman Friend stated the public hearing is still open from the May 12, 2016 Planning and Zoning Commission meeting.

   Mr. Roberts gave a presentation on a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.35-acre site is located at 870 Quail Rise and is zoned for the (RE-1) One-acre Ranch Estate District. Mr. Roberts stated that staff has still not received a formal or informal response to staff's drainage concerns regarding the size of the sport court from the applicant's engineer. Mr. Roberts added that the applicant is requesting another continuance until the next Planning and Zoning Commission meeting to work with their engineer on a resolution.

Commissioner Doi made a motion to continue, until the July 14, 2016 meeting of the Planning and Zoning Commission, a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.35-acre site is located at 870 Quail Rise and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Kevin Joyner. (CUP2016-05). Commissioner Flood seconded the motion and the motion was unanimously approved.

3. **Conduct a public hearing, consider and take necessary action on a request for approval of a Conditional Use Permit (CUP) for an accessory structure (detached garage). The 1.07-acre site is located at 500 Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District. Owners/applicants: Allen and Holly Barr (CUP2016-07).**

Mr. Roberts gave a presentation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure (detached garage) at 500 Cottonwood Place.

Mr. Roberts stated the accessory structure would be a detached hobby garage located behind the dwelling. Mr. Roberts stated that the request is due to the structure not meeting the 900 square foot limit for accessory structures in RE-1 zoning and that the building meets all other setbacks and design standards.

Mr. Roberts stated that adjacent property owners were notified within the 500-foot boundary and the Town received one letter of support with no letters of opposition. Mr. Roberts stated that staff recommends approval subject to the site plan and elevations shown in the packet.

Commissioner Doi stated that even though it was not a requirement, he would prefer to see the accessory structure have the same 40-foot setback as the principal structure so that the buildings are aligned, which makes it harder to see the accessory structure from the street. Mr. Doi asked the applicant if she would be amendable to that change.

Holly Barr, 500 Cottonwood Place, stated that she was amendable to moving the 30-foot setback to a 40-foot setback in order to make it flush with the house.

Commissioner Doi stated his appreciation to Ms. Barr for that change and said that otherwise he thought the design was nice.

Commissioner Doi made a motion to modify the application for a request for approval of a Conditional Use Permit (CUP) for an accessory structure (detached garage). The 1.07-acre site is located at 500 Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District with the condition of moving it 10-feet to the right on the plan. Owners/applicants: Allen and Holly Barr (CUP2016-07). Commissioner Flood seconded the motion and the motion was unanimously approved.

Chairman Israeloff opened the public hearing. There were no speakers.

Chairman Israeloff closed the public hearing.

Commissioner Doi made a motion to approve the amended request for a Conditional Use Permit (CUP) for an accessory structure (detached garage). The 1.07-acre site is located at 500 Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District with the condition of moving it 10-feet to the right on the plan. Owners/applicants: Allen and Holly Barr (CUP2016-07). Commissioner Cox seconded the motion and the motion was unanimously approved.

4. **Adjourn.**

Chairman Israeloff adjourned the commission from the meeting at 7:10 p.m.

Respectfully submitted,

Elizabeth Cappon
Town Secretary

Sim Israeloff, Chairman
Planning and Zoning Commission