

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 11, 2016**

The Planning and Zoning Commission met in regular session on Thursday, August 11, 2016 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff; Vice Chairman Pat Friend; and Commissioners Debbie Flood, Ricardo Doi and Gregg Custer. Commissioners John Cox and Scott Almy were absent. Staff present was Planning Manager, Israel Roberts.

1. Call to order.

Chairman Israeloff called the meeting to order at 7:00 p.m. and declared a quorum was present. Chairman Israeloff welcomed Gregg Custer to the Commission.

2. Consider and take action regarding the minutes of the July 14, 2016, Planning and Zoning Commission meeting.

Vice Chairman Friend made a motion to approve the amended July 14, 2016 minutes. Commissioner Doi 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. The 2.3-acre site is located at 1161 Farmstead St. and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: CJ Mora, Carsa Construction, representing Christine Rees. (CUP2016-09)

Mr. Roberts gave a presentation on a request for approval of an accessory structure, which is a 1950 square feet detached garage including covered parking and an office space, located at 1161 Farmstead St.

Mr. Roberts stated there had been revisions to the proposal originally included in the packet, due to feedback from the neighbors. Mr. Roberts stated the changes included moving the proposed structure 30 feet back from the property line, removing the windows on the east side of the property, the addition of landscaping on the east side of the property and exterior changes to a brick design that will match the existing structure.

Mr. Roberts stated that since those changes have been made, staff has received two letters of support and one letter of opposition from the surrounding property owners. Mr. Roberts stated that staff recommends approval subject to the changes outlined.

Chairman Israeloff opened the public hearing.

C.J. Mora, Carsa Construction, contractor for the applicant, stated that homeowner has agreed to the changes but added that the designer is not in state, so they have not yet

received the revised plans. Mr. Moore added he believes the design changes will improve the flow with the original home.

Royal Pratt, 513 Home Place, stated that while he supports the building now, he originally had concerns that it did not tie into the façade of the main structure. Mr. Pratt added that he wrote a letter of opposition due to not seeing the revised plans but that he is in favor as long as the change to a brick exterior is made.

Mike Weaver, 481 Home Place, asked what the carport would like, as he wanted it to be structurally similar to the garage and the existing home. Mr. Moore stated that it would be structurally similar. Mr. Weaver added that the other neighbor's concern was regarding the windows that were removed from the design as they overlooked his property.

Chris Schmidt, 400 Country Club Road, stated his support for either the original plan or the revised plan.

Jeff Sebastian, 1181 Farmstead Road, stated he had just entered the hearing and expressed his concern about the removal of the windows overlooking his backyard. Mr. Roberts explained the alterations to the plan. Mr. Sebastian then expressed his support for the revised plans.

Chairman Israeloff closed the public hearing.

Commissioner Doi asked if the removal of the two windows changed the architectural detailing on the building. Commissioner Doi suggested a decorative fake window in order to be able to keep the gable in the design. Mr. Sebastian reiterated his concerns about having a window facing his pool.

Vice Chairman Flood made a motion to approve a request for a Conditional Use Permit (CUP) for an accessory structure with conditions that the plans are altered as described and staff recommended. The 2.3-acre site is located at 1161 Farmstead St. and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: CJ Mora, Carsa Construction, representing Christine Rees. (CUP2016-09). Commissioner Flood seconded the motion and the motion was unanimously approved.

4. **Consider, discuss and take action necessary on a request for approval of a Final Plat of the Kundi Addition. The 3.06-acre site is located on the west side of Country Club Drive, south of Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Mamoon Kundi, representing Saima Kundi (FP2016-05)**

Mr. Roberts gave a presentation on a request for approval on a request for approval of the Final Plat for the Kundi Addition located on the west side of Country Club Drive. Mr. Roberts stated that it is a three-acre site in the RE-1 zoning district, which will be

subdivided into two tracts. Mr. Roberts stated that one tract would contain the existing residence that is currently being remodeled and that the other tract is currently vacant.

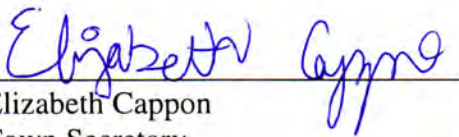
Commissioner Doi made a motion to approve a Final Plat of the Kundi Addition. The 3.06-acre site is located on the west side of Country Club Drive, south of Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Mamoon Kundi, representing Saima Kundi. (FP2016-05). Vice Chairman Friend seconded the motion and the motion was unanimously approved.

5. **Adjourn.**

Commissioner Flood stated that this would be her last meeting as she was stepping down from the Planning and Zoning Commission. Chairman Israeloff thanked her for her years of volunteer service to the Commission.

Chairman Israeloff adjourned the commission from the meeting at 7:16 p.m.

Respectfully submitted,


Elizabeth Cappon
Town Secretary




Sim Israeloff, Chairman
Planning and Zoning Commission