

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 13, 2016**

The Planning and Zoning Commission met in regular session on Thursday, October 13, 2016 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff; Vice Chairman Pat Friend; and Commissioners John Cox and Scott Almy. Commissioners Ricardo Doi and Gregg Custer were absent. Staff present were Planning Manager, Israel Roberts; Chief Financial Officer, Jason Weeks and Town Secretary, Liz Cappon.

1. Call to order.

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

2. Consider and take action regarding the minutes of the August 11, 2016, Planning and Zoning Commission meeting.

Vice Chairman Friend made a motion to approve the August 11, 2016 minutes. Commissioner Almy seconded the motion and the motion was unanimously approved.

3. Consider and take action regarding the minutes of the September 8, 2016, Planning and Zoning Commission meeting.

Ms. Cappon stated that Commissioner Doi had submitted amendments to the minutes via email. Commissioner Cox made a motion to approve the amended September 8, 2016 minutes. Vice Chairman Friend seconded the motion and the motion was unanimously approved.

4. Conduct a public hearing, consider and take action on a request for approval of a conditional use permit (CUP) for an accessory structure to accommodate the construction of a detached garage. The 0.71-acre site is located at 320 Collinwood and is zoned for the (PC) Planned Center District. Owner/Applicant: Mickey Davis (Case #CUP2016-12).

Mr. Roberts gave a presentation on a request for approval of an accessory structure, a detached garage at 320 Collinwood. Mr. Roberts stated that the design meets all standards of the PC zoning except for the 22-foot setbacks. Mr. Roberts stated the proposed design would have 15-foot setbacks on the North and the East sides.

Mr. Roberts stated that Staff has received two letters of support from the surrounding property owners. Mr. Roberts stated that staff recommends approval subject to the addition of some landscaping along the north side of the property.

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

Commissioner Cox asked the applicant why he was unable to make the design meet the setback requirements. The applicant, Mickey Davis, 320 Collinwood, stated that then it would block the driveway. Commissioner Cox stated his concern that the Commission continues to ignore the setback requirements, particularly as it relates to fire risk for the applicant's neighbors.

Chairman Israeloff asked where the letters of support came from in relation to the setbacks. Mr. Roberts stated that he did not have a letter of support from the property of concern to Commissioner Cox.

Vice President Friend made a motion to approve a conditional use permit (CUP) for an accessory structure to accommodate the construction of a detached garage. The 0.71-acre site is located at 320 Collinwood and is zoned for the (PC) Planned Center District. Owner/Applicant: Mickey Davis (Case #CUP2016-12). Commissioner Almy seconded the motion and the motion was approved by a vote of 3 to 1 with Commissioner Cox opposed.

5. **Conduct a public hearing, consider and take necessary action on a request for approval on a rezoning to the (RE-1.5) One-and-one-half acre Ranch Estate District. The 6.0-acre site is located at the southeast corner of Country Club Road and Stoddard Road and is currently zoned for the (RE-3) Three-acre Ranch Estate District. Owner/Applicant: Joel Field. (ZA2016-05).**

Mr. Roberts gave a presentation on a request for rezoning 6.0 acres at the southeast corner of Country Club Road and Stoddard Road to RE-1.5 from RE-3 to allow the construction of four single-family homes.

Mr. Roberts stated that Staff had received one letter of opposition but that as the rezoning meets the Town's comprehensive plan, Staff is recommending approval.

Chairman Israeloff opened the public hearing.

The applicant, Joel Field, stated that he would like the zoning approved so his family and his son's family would be able to move on to the property.

There were no other speakers. Chairman Israeloff closed the public hearing.

Vice Chairman Friend asked Mr. Roberts about RE-1.5 zoning; Mr. Roberts stated it was not very common in the Town but allowed in the comprehensive plan.

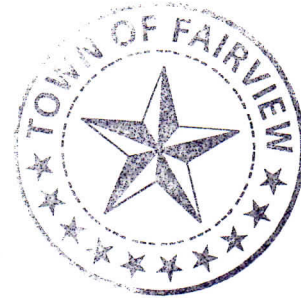
Commissioner Almy asked about the letter of opposition. Mr. Roberts stated it came from the developer of Chamberlain Place.

The Commission and Mr. Roberts discussed the surrounding zoning, the CPDD, the letter of opposition and Staff's recommendation.

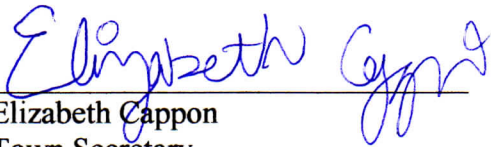
Vice Chairman Friend made a motion to approve rezoning to the (RE-1.5) One-and-one-half acre Ranch Estate District. The 6.0-acre site is located at the southeast corner of Country Club Road and Stoddard Road and is currently zoned for the (RE-3) Three-acre Ranch Estate District. Owner/Applicant: Joel Field. (ZA2016-05). Chairman Israeloff seconded the motion and the motion was unanimously approved.

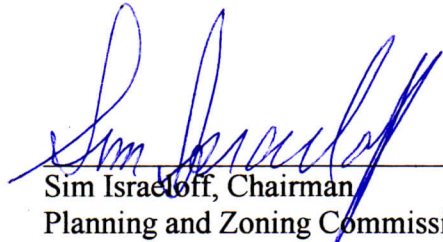
6. Adjourn.

Chairman Israeloff adjourned the meeting at 7:24 p.m.



Respectfully submitted,


Elizabeth Cappon
Town Secretary


Sim Israeloff, Chairman
Planning and Zoning Commission