

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 12, 2017**

The Planning and Zoning Commission met in regular session on Thursday, January 12, 2017 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff; Vice Chairman Pat Friend; and Commissioners John Cox, Ricardo Doi, Gregg Custer and Glenn Carlin. Commissioner Scott Almy was absent. Staff present was 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 November 10, 2016, Planning and Zoning Commission meeting.

Vice Chairman Friend made a motion to approve the November 10, 2016 minutes. Commissioner Carlin seconded the motion and the motion was unanimously approved.

3. Consider and take necessary action on a request for approval of a preliminary plat for the Woodland Farm Estates Addition. The 20.7-acre tract of land is located north of Old Stacy Road, between Collinwood Drive and Lakewood Drive and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Doug Mousel, LandPlan Development. (PP2016-02).

Mr. Roberts gave a presentation on a request for approval of a preliminary plat for the Woodland Farm Estates Addition, which the Planning and Zoning Commission previously denied without prejudice at their December 8, 2016 meeting due to the lack of a trail easement, which was recommended by the Parks and Recreation Advisory Board at their October meeting.

Mr. Roberts stated that the applicant has added a 15-foot trail easement along the southern property line at the request of the Commission. Mr. Roberts stated that maintenance and construction responsibilities would not be designated until a final plat. Mr. Roberts stated that Staff recommended approval as presented.

Chairman Israeloff stated that while it was not a public hearing he would allow public comment on the preliminary plat.

Gary Carter, 1000 Timber Lane, stated that he would like to see a space dedicated to a trail rather than just an easement on other people's properties as discussed at the December Planning and Zoning Commission meeting.

Paul Westbrook, 440 Lakewood Drive, asked if anyone on Staff walked the easement to see if it was buildable. Mr. Westbrook stated his concerns about the quality of the land, as it is a wooded area. Mr. Roberts stated that he and Mr. Chancellor had looked at it but there had not been a formal review of the area. Mr. Westbrook stated his concern that in prior cases, it had been found to be too expensive and the trail was not built. Mr. Westbrook suggested an alternative location for the trail.

The applicant, Doug Mosel, LandPlan Development, 5850 Granite Parkway, stated that they would prefer to pay fees in lieu of any kind of trail or trail easement. Mr. Mosel added that based on the topography, the space designated is capable of a trail. Mr. Mosel said that they are not interested in moving the trail any further north.

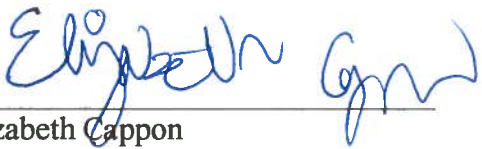
Commissioner Doi stated that trees would have to be removed if the trail gets built but it is the best possible location because it only impacts two lots instead of four.

Vice Chairman Friend made a motion to approve the preliminary plat for the Woodland Farm Estates Addition as proposed with the option left to the Town Council to accept the 15ft easement or use of cash in lieu of. Commissioner Doi seconded the motion and the motion was unanimously approved.

4. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:11 p.m.

Respectfully submitted,



Elizabeth Cappon
Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission

