

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 14, 2019**

The Planning and Zoning Commission met in regular session on Thursday, November 14, 2019 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Gregg Custer as well as Commissioners Richard Robison, Eugene Borsattino, John Cox, and Jeannette Grazioli. Commissioner Scott Almy was absent. Staff member present was Planning Manager, Israel Roberts and Town Secretary, Tenitrus Bethel.

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

CITIZEN'S COMMENT:

Diane Hastings, 880 Beechwood, expressed her thoughts related to rezoning.

Cynthia Brugge, 911 Patrician Ct, expressed her thoughts related to rezoning.

Terry Nash, 550 Bluebird, expressed his thoughts related to rezoning.

Resident, 491 Bluebird, expressed her thoughts related to rezoning.

APPROVAL OF OCTOBER 10, 2019 MINUTES

Commissioner Cox made a motion to approve the October 10, 2019 minutes. Commissioner Borsattino seconded the motion and the motion was approved unanimously.

APPOINT OF VICE-CHAIRMAN

Chairman Custer made a request for nominations for the position of Vice Chairman.

Commissioner Borsattino nominated Commissioner Cox; there were no further nominations.

Commissioner Borsattino made a motion to appoint Commissioner Cox as Vice Chairman of the Planning and Zoning Commission. Commissioner Robison seconded the motion and the motion was approved unanimously.

TREE CITY USA RECERTIFICATION

Mr. Chancellor gave a staff report on this item and discussed the requirements of the designation.

There was a general discussion related to this item.

Commissioner Borsattino made a motion to approve the Tree City USA application for recertification. Commissioner Robison seconded the motion and the motion was unanimously approved.

Commissioner Cox requested a brief recess as to allow the Commission to review recently received correspondence related to the public hearing for a professional office building.

The Commission took a brief recess.

Commissioner Custer called the meeting back into session.

PUBLIC HEARING – ZA2019-07- HWY 5 & 461 BLUEBIRD: Conduct a public hearing on a request to amend the Future Land Use Map of the Town of Fairview Comprehensive Plan from Residential Suburban uses to Professional Office uses and a zoning change from the (PC) Planned Center District and the (RE-1) One-acre Ranch Estate District to a new (PC) Planned Center District to accommodate the development of an office building. The subject site is approximately 1.0-acre and is located at 430 Highway 5 and 461 Bluebird Lane, at the northeast corner of Highway 5 and Bluebird Lane. Applicant: Aaron Graves, Kimley-Horn and Associates representing owners David Field and Joseph Armstrong. (ZA2019-07).

Mr. Roberts gave a staff report on this item. He stated this request contains two requests; a request to amend the future land use plan of comprehensive plan and a request for zoning. He reviewed the site and development plans. He stated 92 notices were sent out and as of today; 9 letters of opposition 3 of which were inside the notification area; 4 letters of support 1 of which was inside the notification area. He stated staff is in support of the request contingent upon the staff conditions of: no medical or dental use of the office building, no parking permitted along Bluebird or Highway 5, installation of a trail, 35-foot setbacks from property line or street and design standards met related to landscape buffers. He indicated there are two motions required for this item; one motion to amend the land use from residential suburban to professional office use and a separate motion to amend the zoning.

The Commission and Mr. Roberts had a brief discussion related to zoning.

David Field, applicant, gave a presentation related to his request.

Chairman Custer opened the public hearing.

Joyce Kopczynski, 510 Bluebird, expressed her opposition to the request.

Tom Kaluza, 471 Bluebird, expressed her thoughts related to the rezoning.

Diane Hastings, 880 Beechwood, expressed her thoughts related to the rezoning.

Brian Hanna, 981 Briardale, expressed his thoughts related to the rezoning.

Tony Green, 520 Bluebird, expressed his opposition to the request.

Leland Payne, 398 Park Village, expressed his opposition to the request.

Max Wood, 551 Bluebird, expressed his opposition to the request.

John McFadden, 501 Bluebird, expressed his opposition to the request.

Scott Brauen, 481 Bluebird, expressed his opposition to the request.

Arthur Hood, 521 Bluebird, expressed his opposition to the request.

Elizabeth McFadden, 501 Bluebird, expressed her opposition to the request.

Virginia Hood, 521 Bluebird, expressed her opposition to the request.

Chairman Custer closed the public hearing.

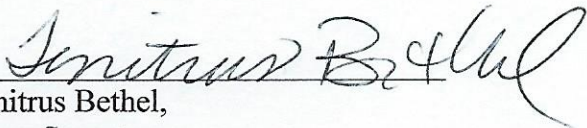
The Commission has an extended discussion related to this item.

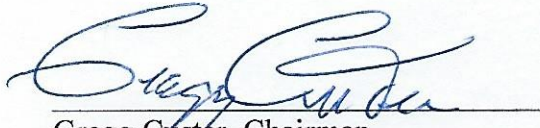
Commissioner Robison made a motion to deny the request to amend the Future Land Use Map of the Town of Fairview Comprehensive Plan. Commissioner Cox seconded the motion and the motion was unanimously approved.

Commissioner Borsattino made a motion to deny the request to amend the zoning of the subject site. Commissioner Robison seconded the motion and the motion was unanimously approved.

Chairman Custer adjourned the commission from the meeting at 9:00p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Gregg Custer, Chairman
Planning and Zoning Commissions

