

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 14, 2017**

The Planning and Zoning Commission met in regular session on Thursday, December 14, 2017 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Gregg Custer, Scott Almy, Ricardo Doi and John Cox. Vice Chairman Pat Friend and Commissioner Glenn Carlin were absent. Staff members present were Planning Manager, Israel Roberts 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 present.

2. Consider and take action regarding the minutes of the November 9, 2017 meeting.

Commissioner Custer made a motion to approve the November 9, 2017 minutes.

Commissioner Almy seconded the motion and the motion was unanimously approved.

3. Conduct a public hearing, consider and take action on a request for a major warrant for a temporary batch plant. The site is located at the southeast corner of County Club Road and Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition sub-district. Applicant: GRBK Frisco LLC. (MW2017-02).

Mr. Roberts gave a presentation on a request for a major warrant for a temporary batch plant for infrastructure improvements for the Apple Crossing development. Mr. Roberts stated that it was originally on the November Commission meeting agenda but had to be renoticed as there was incorrect information on the original notices.

Mr. Roberts stated that the text amendments from the November Commission meeting, which allowed temporary batch plants by major warrant, were approved by the Council at the prior week's meeting, so this item would no longer need to be approved pending approval of that text amendment.

Mr. Roberts stated that temporary batch plants had previously been utilized in the Town for the construction of Chamberlain Place, Parkside and the shopping mall.

Mr. Roberts stated that the closest residential lot to the proposed batch plant was 389 feet away and is currently an undeveloped lot in Chamberlain Place and is still owned by the developer.

Mr. Roberts stated that the temporary batch plant would help reduce concrete truck construction traffic approximately in half.

Mr. Roberts stated that of the 70 property owners notified within the 500-foot boundary, the Town received two letters of opposition from homeowners within Estates of Sloan Creek, which is on the far edge of the notification boundary.

Mr. Roberts stated that the warrant would allow the plant for 60 days total with the possibility of one extension by the Town Manager for up to 30 days in case of an unexpected delay such as weather. Mr. Roberts stated that staff recommends approval as shown with the conditions that the plant conform to the site plan and operate normal Town construction hours from Monday to Friday, however they would not be allowed to operate on Saturdays.

Chairman Israeloff opened the public hearing.

The applicant, Casey Ross, Senior Project Manager with Kimley-Horn, stated his support for the temporary batch plant and offered to answer any questions from the Commission.

Chairman Israeloff closed the public hearing.

Commissioner Custer asked if the two opposed notifications offered any comment. Mr. Roberts stated that they did not. Chairman Israeloff suggested edits to the notification form in order to encourage elaboration on objections.

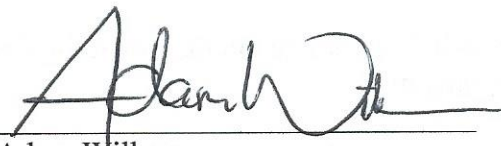
Commissioner Almy asked if there was any sort of air quality concerns during the three prior temporary batch plants in the Town. Mr. Roberts stated that he was not aware of any.

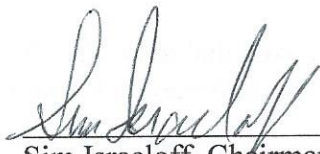
Commissioner Cox made a motion to approve a major warrant for a temporary batch plant with the conditions included by staff. The site is located at the southeast corner of County Club Road and Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition sub-district. Commissioner Custer seconded the motion and the motion was unanimously approved.

4. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:08 p.m.

Respectfully submitted,


Adam Wilbourn
Assistant to Town Manager


Sim Israeloff, Chairman
Planning and Zoning Commission

