

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 8, 2018**

The Planning and Zoning Commission met in regular session on Thursday, November 8, 2018 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Greg Custer, Ricardo Doi, Glenn Carlin and John Cox. Commissioner Scott Almy and Pat Friend were absent. Staff member present was Planning Manager, Israel Roberts; Engineer in Training, Danielle Gregory; Executive Assistant, Tenitrus Bethel; Fall Intern, Cynthia Alegria.

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 October 11, 2018 minutes.

Commissioner Carlin made a motion to approve the October 11, 2018 minutes.

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

3. Action/Discussion Items

- a. Consider and take necessary action on a request for approval of a Final Plat of the Fairview Highway 5 Addition. The 1.0-acre site is located at 460 Highway 5 and is zoned for the Commercial Planned Development District (CPDD) with the Urban Transition sub-district. Applicant: David Surdukan, Surdukan Surveying Inc. representing P. Wood Properties, LLC.

Mr. Roberts gave a staff report on the request and stated this plat is under consideration to accommodate the potential sale. He indicated there is currently no development planned for this site.

The applicant was present.

There was discussion between the Commission and staff.

Commissioner Carlin made a motion to approve the request for approval for a final plat of the Fairview Highway 5 Addition as submitted. Commissioner Cox seconded the motion and the motion was approved unanimously.

- b. Consider and take necessary action on a request for approval of a Final Plat for the Heritage Oaks Addition. The 16.3-acre, 13-lot, single-family subdivision is located on the north side of Hart Road, approximately 670 feet west of the intersection of Hart Road and Country Club Road and is zoned for the (RE-1) One-Acre Ranch Estate District. Applicant: Stephen DiNapoli. (FP2018-03)

Mr. Roberts gave a staff report on this item. He indicated at the October Council meeting Council requested restrictions eliminating parking on Hart Rd and deed restriction stipulations for lots 1 – 6 were to be included.

There was discussion between the Commission and staff.

Commissioner Doi made a motion to approve the final plat for the Heritage Oaks Addition as submitted. Commissioner Custer seconded the motion and the motion was approved unanimously.

4. Public Hearings

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of Major Warrants to accommodate the development of a 3,500+/- square foot retail building. The site is located at 119 Stacy Road, at the northwest corner of Stacy Road and Whistlestop Way and is zoned for the Commercial Planned Development District (CPDD) with the Urban Village Sub-district. Applicant: Tim Smith, Lincoln Property Management, representing Sleep Number. (MW2018-4)

Mr. Roberts gave a staff report on this item. He stated the landscaping remained the same due to real estate agreements with retailers that were put into effect under the original concept plan layout from 2007. He indicated the majority of the design changes were made along the south and east elevations; and the door has been moved from the north to the west elevation.

The Commission and Mr. Roberts reviewed the revised elevations. Mr. Roberts stated 11 property owners were notified and no correspondence was received. He stated staff is recommending approval subject to the plans submitted.

The applicant was present.

Chairman Israeloff opened the public hearing. There was no one to speak. Chairman Israeloff closed the public hearing.

Commissioner Cox inquired as to why the site plan does not reflect the entry doors on the west. Mr. Roberts stated the applicant has requested for the entry to be relocated to the west elevation.

Commissioner Carlin made a motion to approve the request for approval of major warrants for the development of the site located at 119 Stacy Road as submitted. Commissioner Custer seconded the motion and the motion was approved unanimously.

- b. Conduct a public hearing, consider and make a recommendation on a request for approval of a conditional use permit (CUP) for a one-story; 2,400 square feet

accessory structure, that will replace two (2) existing structures. The site is located at 641 Meandering Way and is zoned for the (RE-1) One-Acre Ranch Estate District. Owner/Applicant: Rick Zampino. (CUP2018-7)

Mr. Roberts gave a staff report on this item. He stated the property currently has a residential structure and 5 accessory structures. Staff is recommending approval subject to the wooden structure being demolished in addition to the two metal structures; and there is to be no commercial storage on the property.

The applicant was present.

Chairman Israeloff opened the public hearing. There was no one to speak. Chairman Israeloff closed the public hearing.

There was discussion between the Commission and staff.

Chairman Israeloff inquired if the owner could be required to annex the remaining portion of land that has not yet been annexed if approved. Mr. Roberts stated unfortunately no due to rational nexus which is the condition has to be related to the request; and in due to a recent State legislative session annexations are extremely difficult and it would essentially need to be voluntary.

Applicant, Rick Zampino, 590 Meandering Way, discussed the history of the land.

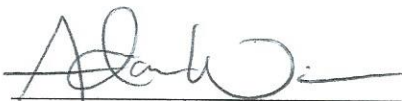
There was discussion between the Commission, Applicant and staff.

Commissioner Doi made a motion to approve the request for approval of a conditional use permit for a one story 2,400 square feet accessory structure with added conditions by suggested by Town staff. Commissioner Carlin seconded the motion and the motion was approved unanimously.

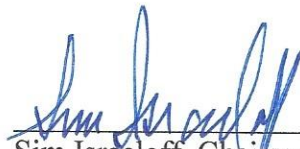
5. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:25 p.m.

Respectfully submitted,



Adam Wilbourn,
Alternate Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission

