

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 12, 2019**

The Planning and Zoning Commission met in regular session on Thursday, September 12, 2019 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Gregg Custer, Scott Almy, Pat Friend and John Cox. Commissioner Glen Carlin was absent. Staff member present was Planning Manager, Israel Roberts; Town Engineer, James Chancellor and Town Secretary, Tenitrus Bethel.

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

CITIZEN'S COMMENT

Leland Payne, 398 Park Village, expressed his thoughts related to the construction of the Faith Church.

APPROVAL OF MINUTES

Commissioner Friend made a motion to approve the August 8, 2019 meeting minutes. Commissioner Custer seconded the motion and the motion was unanimously approved.

FAITH CHURCH FINAL PLAT: Consider and take necessary action on a request for approval of a Final Plat of the Faith Church of Collin County Addition. The 2.9-acre site is located at the southwest corner of Highway 5 and Murray Road and is zoned for the (RE-1) One-Acre Ranch Estate District. Applicant: Josh Lincoln, HP Civil Engineering, representing Faith Church of Collin County.

Mr. Roberts gave a staff report and stated staff is recommending approval.

Commissioner Friend made a motion to approve the final plat for the Faith Church. Commissioner Custer seconded the motion and the motion was approved unanimously.

PUBLIC HEARING – OVERTURE REPLAT: Consider and take necessary action on a request for approval of a Replat of Lot 2R-1B, Block A of the North Addition. The 6.05-acre site is located at the northeast corner of Convention Drive and Murray Farm Road and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village sub-district. Applicant: David Meyers, Kinley-Horn and Associated representing CRP-GREP Overture Fairview LP

Mr. Roberts gave a staff report on this item.

Chairman Israeloff opened the public hearing.

No one came forward to speak.

Chairman Israeloff closed the public hearing.

Commissioner Cox made a motion to approve the request to replat lot 2R-1B, Block A of the North Addition, site located at the northeast corner of Convention Drive and Murray Farm Road. Commissioner Friend seconded the motion and the motion was unanimously approved.

PUBLIC HEARING – 451 OAKWOOD TRAIL REPLAT: Consider and take necessary action on a request for approval of a replat of Lot 33, Block A of the Oakwood Estates Addition, Phase 1 into two (2) lots. The 2.7-acre site is located at 451 Oakwood Trail and is zoned for the (RE-1) One-Acre Ranch Estate District. Owner/applicant: Joe and Jill Luce.

Mr. Roberts gave a staff report. He stated at the Tuesday, September 9 Zoning Board of Adjustments this request was denied and the applicant requested a continuation of the public hearing to the October Planning and Zoning meeting, in order to appeal the decision to the Town Council.

Commissioner Friend made a motion to continue the public hearing to a date certain of October 10, 2019 at 7:00 p.m. at 372 Town Place. Commissioner Custer seconded the motion and the motion was approved unanimously.

PUBLIC HEARING – 50 MAN O' WAR – ACCESSORY STRUCTURE: Consider and take necessary action on a request for approval of a Conditional Use Permit for an accessory structure. The 3.1-acre site is located at 50 Man O' War and is zoned for the (RE-2) Two-acre Ranch Estate District. Owners/Applicant: Claude and Nancy Whitehead (CUP2019-04).

Mr. Roberts gave a staff report related to this item.

Chairman Israeloff opened the public hearing.

Claude Whitehead, applicant, was present.

Mr. Roberts stated three letters of support were received from adjacent neighbors.

Chairman Israeloff closed the public hearing.

The Commission and Mr. Roberts had an extended discussion related to this item.

Commissioner Custer made a motion to approve a conditional use permit for an accessory structure located at 50 Man O' War. Commissioner Friend seconded the motion and the motion was approved unanimously.

PUBLIC HEARING – 885 HART RD – REZONE: Consider and take necessary action on a request to rezone an 8.2-acre site, formerly the Fairview Country Day School, from the (PC) Planned Center District to the (RE-1.5) One-and-one Half acre Ranch Estate District. The site is

located at 885 Hart Road, on the north side of Hart Road, east of Stoddard Road.
Applicant/Owner: Michael Pezzulli (ZA2019-05).

Mr. Roberts gave a staff report related to this item.

Chairman Israeloff opened the public hearing.

Barbara Isaacs, 811 Beechwood Ln, expressed her thoughts related to the rezoning request.

Michael Pezzuli, applicant, discussed this request.

Commissioner Cox inquired why there was no concept plan submitted with the request. Mr. Roberts stated with base zoning a concept plan is not required.

The Commission, Mr. Pezzuli and staff had an extended discussion related to this item.

Mr. Roberts stated 21 notifications were sent out; 5 letters of support were received and 4 letters of opposition were received. He indicated none of the opposition letters were within the notification area.

Rich Connelly, 980 Foxdale, expressed his opposition to the request.

Billy Lide, 901 Beechwood, inquired about zoning maps.

Chairman Israeloff closed the public hearing.

Commissioner Almy inquired about the plans for development for Hart Road. Mr. Chancellor discussed the future plan for Hart Road.

The Commission and staff had an extended discussion related to this item.

Commissioner Custer made a motion to approve the request to rezone an 8.2-acre site located at 885 Hart Rd and amend the future land use map to reflect residential usage as requested by staff. Commissioner Almy seconded the motion and the motion was approved 3-1.

Chairman Israeloff adjourned the commission from the meeting at 8:00 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary




Sim Israeloff, Chairman
Planning and Zoning Commission