

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 9, 2018**

The Planning and Zoning Commission met in regular session on Thursday, August 9, 2018 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Greg Custer, Scott Almy, Pat Friend, Glenn Carlin John Cox and Ricardo Doi. Staff member present was Planning Manager, Israel Roberts.

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 July 12, 2018 meeting.

Commissioner Friend made a motion to approve the minutes. Commissioner Almy seconded the motion and the motion was unanimously approved.

3. ACTION/DISCUSSION ITEMS

Consider and take necessary action on a request for approval of a Preliminary Plat for a two (2) lot, single-family subdivision. The 10.7-acre site is located on the north side of Meandering Way, east of Highway 5 and is zoned for the (RE-2) Two-Acre Ranch Estate District. Owners/Applicant: Scott and Lauren Ludlow. (PP2018-03).

Mr. Roberts gave a staff report on the request for the preliminary plat. He stated the applicant is requesting to subdivide their 10.7-acre tract into two lots; 8.2-acres the applicant currently resides on and will maintain ownership and 2.1-acres will be sold to a potential homebuyer. He stated the plat contains a small expansion to Meandering Way that allows for the minimum lot width standard to be met for a small cul-de-sac. He indicated the site currently has 240 feet of total frontage and in order to meet the lot width standards staff worked with the applicant to design an additional expansion.

Mr. Roberts stated staff is recommending approval and the applicant, Mr. Ludlow, was present for any questions.

Chairman Israeloff inquired if the larger lot, with the cul-de-sac, meets the lot width standards. Mr. Roberts responded yes, that when lots front onto a cul-de-sac the lot frontage in RE-2 can be as low as 90 feet and in this design it is over 120 feet.

Commissioner Cox expressed concern about the location of the cul-de-sac in relation to the curve in the road and no road striping indicated the curve of the road.

The applicant and Commission had an extension discussion regarding this item.

Commissioner Israeloff inquired if, James Chancellor, Town Engineer, has reviewed the preliminary plat. Mr. Roberts stated Mr. Chancellor has reviewed the civil design of the plat.

Scott Ludlow, applicant, indicated a light could be installed if necessary. Mr. Roberts indicated the landscape and lighting plan is submitted with the final plat design.

Chairman Friend made a motion to approve a preliminary plat for a two lot, single family subdivision on a 10.7-acre tract located on the north side of Meandering Way zoned RE-2 subject to the condition of the final plat lighting and landscape plan include a street light, acceptable to the Town. Commissioner Cox seconded the motion.

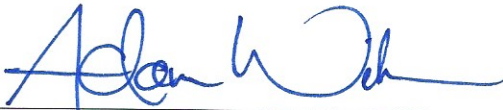
Commissioner Doi expressed his thoughts of the Commission meeting with the Town Engineer to discuss safety concerns such as the lighting and double yellow lines.

The motion was approved unanimously.

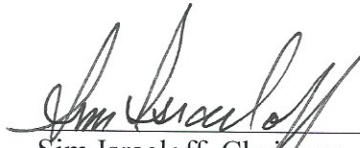
4. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:27 p.m.

Respectfully submitted,



Adam Wilbourn,
Alternate Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission

