

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 8, 2019**

The Planning and Zoning Commission met in regular session on Thursday, July 11, 2019 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Gregg Custer, Scott Almy, Pat Friend, and Glenn Carlin. Commissioner John Cox was absent. Staff member present was Planning Manager, Israel Roberts; Fire Marshall, Travis Green; and Town Engineer, James Chancellor.

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

CITIZEN'S COMMENT

Gary Carter, 451 Kentucky Ln, expressed his thoughts related to zoning changes.

APPROVAL OF MINUTES

Commissioner Custer made a motion to approve the June 13, 2019 meeting minutes. Commissioner Friend seconded the motion and the motion was unanimously approved.

Commissioner Carlin made a motion to approve the July 11, 2019 meeting minutes. Commissioner Friend seconded the motion and the motion was unanimously approved.

PUBLIC HEARING – ZA2019-04-MOLODOW REZONING: Consider and take necessary action on a request to rezone a 28+/- acre tract of land from the (AG) Agriculture District to a (PC) Planned Center District with the (RE-2) Two-acre Ranch Estate District design standards. The site is located on the north side of Stacy Road, west of Kentucky Lane. Applicant: Stephen DiNapoli, DiNapoli Development representing owners Marvin and Arleen Molodow. (ZA2019-04)

Mr. Roberts gave a staff report on this item. He stated Town development regulations limit a maximum of 12 lots in a cul-de-sac zoned as RE-2; this request has 13 lots. He stated base zoning requests, such as RE-2, do not allow for variances; however, variances are allowed if zoned PD, planned development, or PC, planned center. He indicated this request of PC with RE-2 design standards is due to the additional lot. He stated the request meets the RE-2 design standards. He indicated no correspondence has been received related to this request. He stated staff is recommending approval.

Chairman Israeloff asked Mr. Roberts to address the citizen question related to zoning approval and the potential for another developer to take over the project. Mr. Roberts stated the concept plan and zoning is based on the land and not the developer.

Chairman Israeloff opened the public hearing.

Stephen DiNapoli, applicant representative, was present. He discussed the development plans for the land.

Pat Cunningham, 1430 Stacy Rd, expressed his thoughts related to the zoning classification.

Christine Ludwinski, 521 Lakewood, expressed her thoughts related to the zoning classification.

Chairman Israeloff asked Marshall Green if this plan has been reviewed for public safety. Fire Marshall Green stated the plan has been reviewed and approved by the fire department. He stated the developer also agreed to sprinkle all homes in the development as well as provide a dual entrance.

Commissioner Friend inquired about the cul-de-sac meeting diameter requirements. Marshall Green stated the street width requirements is 24 feet and the developer is offering 31 feet and there would be no issue with maneuvering a fire truck in this development.

Chairman Israeloff closed the public hearing.

Chairman Israeloff discussed the zoning classifications related to this request.

Commissioner Friend asked if a major or minor warrant could be applied to RE-2. Mr. Roberts stated those only apply in the commercial district.

Commissioner Friend made a motion to approve the request to rezone the 28-acre tract of land from (AG) Agriculture District to a (PC) Planned Center District with the (RE-2) Two-acre Ranch Estate District design standards with the 31-foot pavement.

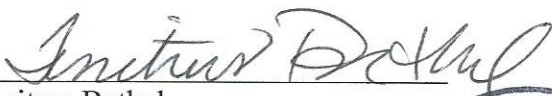
Commissioner Carlin seconded the motion.

Commissioner Custer inquired about the PC zoning versus RE-2. The Commission and staff had an extended discussion related to zoning classifications.

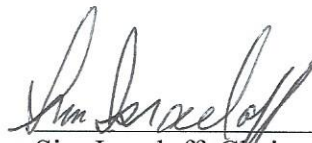
The motion was approved unanimously.

Chairman Israeloff adjourned the commission from the meeting at 7:29 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary




Sim Israeloff, Chairman
Planning and Zoning Commission