

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 11, 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, John Cox, Glenn Carlin. 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

No one came forward to speak.

APPROVAL OF JUNE 13, 2019 MINUTES

No action taken.

PUBLIC HEARING – CUP2019-03 – KERICO ACCESSORY STRUCTURE: Consider and take necessary action on a request for an accessory structure (barn). The site is located on the west side of the intersection of Orr Road and Fitzhugh Mill Road and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Dan Anderson representing owners Ted and Ruth Kerico.

Mr. Roberts gave a staff report on this item. He provided a recent history of the property and stated the Council approved the plat. He stated the accessory structure will be located at the back corner of the property and the required setbacks have been met. He indicated the structure will be utilized for equipment storage and the second level will be a utilized for hay storage only. He stated a building height variance has been requested. He stated staff is recommending approval.

Chairman Israeloff opened the public hearing.

Dan Anderson, applicant representative, reviewed the request and stated the barn would be utilized for classic car storage as well as equipment.

Commissioner Cox inquired about the building materials. Mr. Anderson stated the exterior would be cedar and the roof metal. Commissioner Cox asked if the structure would be sprinkled. Mr. Anderson stated the plans did not call for it to have sprinklers.

The Commission and Mr. Anderson had an extended discussion related to structure being sprinkled.

Chairman Israeloff closed the public hearing.

Commissioner Custer inquired about the notification process to residents. Mr. Roberts stated the law requires notifications to be sent out at least 10 days before the public hearing date at a radius of 500 feet.

The Commission had a discussion related to the structure height.

Chairman Israeloff expressed his thoughts related to the request and provided historical information related to the adopting of the conditional use permit ordinance.

Commissioner Friend made a motion to approve the request for an accessory structure.

Victoria Higgins, 3980 Summit Ct, expressed her support of the request.

Commissioner Almy seconded the motion and the motion was approved 5-1. Commissioner Cox opposed the request.

PUBLIC HEARING – MAJOR WARRANT – 7-ELEVEN: Consider and discuss a request for approval of a major warrant to allow additional height for a monument sign along Stacy Road for 7-Eleven. The site is located at the northeast corner of Highway 5 and Stacy Road and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition Sub-district. Applicant: Brad Robertson of Barnette Signs.

Mr. Roberts gave a staff report on this item. He stated with the reconstruction of Stacy the original monument sign was removed but the foundation remains. He stated the CPDD sign regulations along Stacy limit monument sign height to 9 feet; the applicants are requesting a monument sign height of 12 feet. He stated the regulations do allow for a 2-foot berm. He indicated in May the applicants went before the ZBA, acting as the sign board, seeking a variance of the height and the request was denied. He indicated recently the mall received approval of major warrants for a 30-foot tall monument signs along Stacy as well as Racetrac received approval for a 20-foot monument sign. He stated due to the ZBA denied the request staff has not made a recommendation of approval. He indicated one letter of support from an adjacent commercial property owner was received.

Chairman Israeloff opened the public hearing.

Brad Roberson, applicant representative, reviewed the request and provided additional information.

Commissioner Custer inquired why the request was denied. Mr. Roberts stated the position of the board was such that the canopy signage was adequate. Mr. Roberson stated the display of pricing is not displayed on the canopy.

Victoria Higgins, 3980 Summit Ct, expressed her thoughts related to safety.

Chairman Israeloff closed the public hearing.

Commissioner Custer and Cox expressed their support of the request.

Commissioner Custer made a motion to approve the request for a major warrant to allow additional sign height for a monument sign along Stacy Rd for 7-Eleven. Commissioner Cox seconded the motion.

Commissioner Friend expressed his thoughts related to the request.

The motion was approved 5-1. Commissioner Friend opposed the request.

PUBLIC HEARING – CUP2019-03 – SHACKLEFORD REZONE: Consider and discuss a request for to rezone an 11.2-acre tract of land from the (AG) Agriculture District to the (RE-2) Two-acre Ranch Estate District. The site is located at the northwest corner of E. Stacy Road and Orr Road. Applicant: Tony Prutch, Homes by J. Anthony representing owners Kelly and Karen Shackelford.

Mr. Roberts gave a staff report on this item. He stated the request meets the intent of the comprehensive plan and corresponds with the recent rezoning of the property just north. He stated staff is recommending approval.

Chairman Israeloff opened the public hearing.

Victoria Higgins, 3980 Summit Ct, inquired if lot 1 could be subdivided at a later date. Mr. Roberts stated there are design standards that would have to be met.

John Prutch, applicant representative, reviewed the request.

Chairman Israeloff closed the public hearing.

Commissioner Custer made a motion to approve the request to rezone an 11.2-acre tract of land from AG to RE-2. Commissioner Cox seconded the motion and the motion was unanimously approved.

Chairman Israeloff adjourned the commission from the meeting at 7:36 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Sim Israeloff, Chairman
Planning and Zoning Commission

