

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 13, 2019**

The Planning and Zoning Commission met in regular session on Thursday, June 13, 2019 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Pat Friend, John Cox, Glenn Carlin and Gregg Custer. Commissioners Scott Almy and Pat Friend were absent. Staff member present was Planning Manager, Israel Roberts; Town Secretary, Tenitrus Bethel.

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

CITIZEN'S COMMENT

Andre Schuster, 4035 Summit Ct, expressed his thoughts related to trails.

APPROVAL OF MAY 9, 2019 MINUTES

Commissioner Carlin made a motion to approve the May 9, 2019 minutes with noted corrections. Commissioner Cox seconded the motion and the motion was approved unanimously.

ACTION DISCUSSION: Consider, discuss and make a recommendation on a request for approval of a Final Plat of the Southern Springs Farm Addition. The 6.1-acre tract of land is located west of the intersection of Orr Road and Fitzhugh Mill Road and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Brandon Davidson, Corwin Engineering representing owners Ted and Ruth Kerico.

Mr. Roberts gave a staff report on this item. He stated the two lots are zoned for the RE-2 Ranch Estate District and the plat has an easement dedication for a future trail. He indicated the preliminary design layout shows the potential trail at the intersection of Orr and Fitzhugh Mill. He stated staff has been working with the property owners and their engineer to find an alignment along Orr Road for the proposed trail. James Chancellor, Fairview Town Engineer is currently working on a cost estimate. He stated staff is recommending approval.

Commissioner Carlin asked inquired about flood plain considerations. Mr. Roberts stated the homes will be outside of the flood plain.

Commissioner Cox inquired asked why the property owner is required to dedicate an easement and land. Mr. Roberts stated the subdivision ordinance requires the dedication of land or a cash in lieu of land fee. The park master plan has a future trail along Orr with a connector at Wilson Creek and the plan allows for the Town to ask for the easement for the future use of constructing a trail; the easement is not a land dedication.

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

Commissioner Carlin made a motion for the approval of a final plat of the Southern Springs Farm Addition. Commissioner Cox seconded the motion. The motion was unanimously approved.

Chairman Israeloff adjourned the commission from the meeting at 7:08 p.m.

Respectfully submitted,



Tenitrus Bethel,
Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission

