

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 10, 2021**

The Planning and Zoning Commission met in regular session on Thursday, June 10, 2021 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Commissioners John Adler, John Cox, Paul Hendricks, Lakia Works. Staff member present was Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Tenitrus Bethel.

1. Call to Order

Chairman Borsattino called the meeting to order at 7:10 p.m. and declared a quorum present.

Chairman Borsattino recognized the newly appointed commissioners.

2. Citizens Comment

No one came forward to speak.

3. Consider and take action regarding May 13, 2021 minutes.

Commissioner Hendricks made a motion to approve the minutes. Commissioner Cox seconded the motion, and the motion was unanimously approved.

4. Public Hearing

- a. Hold a public hearing, consider and make a recommendation on a request for approval of Major Warrants for the proposed development of a restaurant with a drive-thru. The 0.8-acre site is located at the northwest corner of Southwind Drive and Highway 5/Fairview Parkway and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Kofi Addo, Bowman Consulting representing Village FV LTD.

Mr. Roberts gave a staff report on this item. He stated the request is for several major warrants for the construction of a little over 600 sq. ft. building that for a drive through only drink shop. He indicated there would be no interior dining or walk-up service at the facility; and per the code establishments that are drive thru only require a major warrant. He reviewed additional design standard major warrant requests for reduction in window percentage and canopies. He further reviewed the request. He stated notifications were sent out and no correspondence had been received related to this request.

The Commission and staff had an extended discussion related to parking and lot access.

Kofi Addo, applicant, was present and discussed this item with the commission.

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

Commissioner Cox made a motion to approve the request for major warrants for the proposed development of a restaurant with a drive-thru and an additional major warrant to remove the open space requirement. Commissioner Adler seconded the motion, and the motion was unanimously approved.

5. Action/Discussion

- a. Consider and make a recommendation on a request for approval of a Final Plat of the Stoddard Farms Addition. The 31.0-acre tract of land is located at 930 Country Club, on the south side of Country Club, east of Stoddard Road and is zoned for the (PC) Planned Center District. Applicant: Keith Hamilton, Hamilton Duffy, PC representing North Texas Select Materials, LLC.

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

Mr. Roberts gave a staff report and presentation related to this item. He stated the request is for 14 2-acre single family lots with one common area lot to accommodate the split entry. He stated as a part of the zoning there was a requirement for a landscape buffer along Hart Rd. He stated the Council accepted cash in lieu of park land dedication of approximately \$42,000. He indicated the applicant is constructing a 10-foot trail along Hart Rd. He stated staff is recommending approval.

The Council and staff had a brief discussion related to this item.

Commissioner Adler made a motion to approve the final plat of the Stoddard Farms Addition. Commissioner Hendricks seconded the motion, and the motion was unanimously approved.

- b. Consider and make a recommendation on a request on a replat of Lot 17C, Block A of the Village of Fairview Addition to dedicate easements. The 8.7-acre tract of land is located at 195 Murray Farm Road, at the northwest corner of Murray Farm Road and Convention Drive and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Trey Braswell, Kimley-Horn and Associates representing Lincoln Office LLC.

Mr. Roberts gave a staff report and presentation related to this item. He stated this request is a replat to dedicate easements as it corresponds to the civil engineering plans for the newly constructed office building.

The Commission and staff had a discussion related to this item.

Chad Helmberger, applicant, was present.

Commissioner Cox made a motion to approve the replat. Commissioner Works seconded the motion, and the motion was approved unanimously.

- c. Discuss town regulations regarding guest houses as accessory uses in residential zoning districts and related matters and take any necessary action.
- d. Discuss Town regulations regarding short term rentals and related matters and take necessary action

Mr. Roberts gave a staff report related to agenda items 4c and 4d. He stated in recent years multiple requests related to guest houses have been submitted and the current regulation for guest houses allows for no more than a 900 sq. ft. structure; the Council has charged the Commission with reviewing and revising the current guesthouse regulations.

The Commission and staff had an extended discussion related to guest houses.

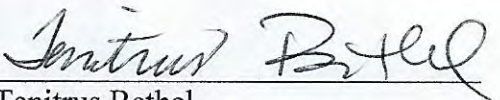
Mr. Roberts reviewed current state regulations effective September 1 related to short term rentals; he stated short term rentals are defined as 30 days or less and they cannot be prevented.

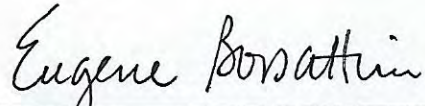
The Commission and staff had an extended discussion related to short term rentals.

6. Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 8:36 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Eugene Borsattino, Chairman
Planning and Zoning Commission

