

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 11, 2019**

The Planning and Zoning Commission met in regular session on Thursday, April 11, 2019 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Pat Friend, Greg Custer, Ricardo Doi, Glenn Carlin and Scott Almy. Commissioner John Cox was absent. 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. Citizen's Comment

No citizen came forward to speak.

3. Consider and take action regarding March 14, 2019 minutes.

Commissioner Friend made a motion to approve the March 14, 2019 minutes with noted corrections. Commissioner Carlin seconded the motion and the motion was approved unanimously.

4. Public Hearings

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of a revised Conditional Use Permit for the Faith Church of Collin County. The 2.9-acre site is located at the southwest corner of Highway 5 and Murray Road and is zoned for the (RE-1) One-Acre Ranch Estate District. Applicant: Josh Lincoln, HP Civil Engineering, representing Faith Church of Collin County. **(CUP2019-02)**

Mr. Roberts gave a staff report on this item. He stated in 2014 a CUP was approved which reflected a main sanctuary building along Hwy 5, a fellowship hall along Murray Rd, an administrative office at the south and a pavilion at the southwest corner. He stated the revised request has changes to the phasing plan, building design and landscaping. He indicated the original phasing plan did not include elevations for the fellowship hall.

Mr. Roberts stated in 2018 the process to revise the CUP initiated. He stated phase 1 of the plan includes a combined office/community center with the sanctuary along Highway 5; the fellowship hall will remain along Murray Rd; and the office/community center to remain along the south side of the site. He indicated in the 2014 plan, phase 1 included landscaping, the pavilion, a detention pond and associated parking; while latter phases were to include the office buildings along the south side and the fellowship hall. He stated the phase 1 plan maintains a major point of access from Highway 5 to Murray Rd, 4,200 sq. ft.

office/community center with associated parking, all proposed detention and the pavilion. He stated due to the parking lot design the landscaping plan was also revised; current landscaping will include tree screening along Highway 5 and along the west there is a 50 ft. gas easement at the west of the site and the applicant have been working with Atmos to determine what, if any, improvements would be allowed. He stated the sanctuary building design from 2014 was a 34 ft-35 ft building with a 36 ft-37 ft bell tower and the new design is 39 ft. with a 48 ft. bell tower.

Mr. Roberts stated in 2014 the applicant agreed to install a berm along the north side with Elaeagnus shrubs to screen the parking lot. He indicated last week he was contacted by an adjacent homeowner in regards to the landscaping; a meeting was held this week with the property owner and applicant and the parties have been coordinating a revision to the landscape plan to relocate the berm along Murray Rd and the Elaeagnus shrubs to screen the additional parking lot.

Mr. Roberts stated the conditions of approval include:

- Main sanctuary be limited to 250 seats.
- Bell tower is limited to bell or chime sounds.
- Future office/community center has similar architectural style as the main sanctuary/fellowship hall
- Establishment of a daycare, school, or similar use would require approval of a revised CUP.
- Perimeter landscaping to be installed with phase 1 to include: Hwy 5, south & west side and the berm of Elaeagnus along Murray Rd.

Chairman Israeloff opened the public hearing.

Josh Lincoln with HP Civil Engineering, applicant representative was present. He discussed the changes from the 2014 request and the revision request.

Commissioner Carlin asked if the flood plain was taken into consideration. Mr. Lincoln stated yes; a detention design and preliminary drainage design drawings have been submitted.

Chairman Israeloff inquired about which building portions would be constructed first before being merged into one building. Mr. Lincoln stated the first building built would be the office/community center and next would be the sanctuary.

Chairman Israeloff inquired about the type of stone being used on the exterior. Mr. Lincoln stated it would be Coronado stone.

Leland Payne, 398 Park Village, expressed his thoughts related to construction timeframe, overflow parking and trails.

Keith Lovelace, 441 Horseshoe Tr, expressed his thoughts related to revised elevations, site plan, site layout and the relocation of the fellowship hall.

Tommie Lowry, 481 Murray Rd, expressed his support of the berm relocation after having discussion with the applicant and expressed his thoughts of relocating the fellowship hall.

Chairman Israeloff closed the public hearing.

Chairman Israeloff asked Mr. Lincoln to assist in addressing resident concerns.

Mr. Roberts addressed concerns related to the hike and bike trail; stating this property is not located in the commercial district and the commercial district has the trail along the east side of Highway 5. He stated the easement shown is a placeholder that will provide additional space to include a trail if TXDOT rebuilds Highway 5. He indicated the applicant is not required to build a trail.

Chairman Israeloff asked Mr. Lincoln to address the resident concern related to a contingency plan for additional parking on major holidays. Mr. Lincoln stated he does not think there will be parking issues at full buildout however an overflow parking location has not been identified.

Chairman Israeloff inquired about limited parking in relation to building 1 phase 1. Mr. Lincoln stated there will be additional adjacent parking around the building in addition to the spaces on the service side and the proposed 30 spaces is more than adequate for the current congregation.

Chairman Israeloff asked Mr. Lincoln to address the resident request of moving the building and parking lot further away from Murray Rd. Mr. Lincoln stated the building size and location is that was approved in 2014 and the decision was to keep it where it was originally planned without too many modifications. He stated if the building were to be moved adjacent to the prayer garden the site layout would no longer be a campus style design; also moving the building away from Murray Rd would then move the structure closer to a single-family residence to the south and add additional costly design complications.

Chairman Friend asked Mr. Roberts his thoughts related to the relocation of the building. Mr. Roberts stated that the proposed location matches what was approved by Council in 2014.

Commissioner Custer asked what is the difference in height from the original approval. Mr. Roberts stated the original was 30 ft and now it is 40 ft.

Chairman Israeloff asked what is the distance from the fellowship hall to the nearest residential structure across on Murray Rd. Mr. Roberts stated it is

approximately 90 feet from building to building. Chairman Israeloff asked if the previous approved plan included a berm. Mr. Roberts stated there was a berm on the previous plan however it was not codified.

Commissioner Doi inquired if the 40 ft. height could be lowered. Mr. Lincoln stated the middle portion of the building is 40 ft and the edges are 34 ft. and to decrease the height would require pitch modifications.

Commissioner Friend inquired about the height of the fellowship hall. Mr. Lincoln stated it is 40 ft. 4 in. Chairman Israeloff asked if this number was the height of the parapet wall and not the roof line. Mr. Lincoln stated yes.

Commissioner Doi inquired about the number of stories in the fellowship hall. Mr. Lincoln stated each end of the building that is 34 ft. will be two-story and the center section will be a gymnasium and will be a single story.

Commissioner Doi expressed his thoughts related to relocating the building further south.

Chairman Israeloff expressed his thoughts related to relocating the building south.

Commissioner Friend made a motion to approve the request for a conditional use permit for the Faith Church of Collin County with staff recommended conditions and the addition of the buffer condition to be added to the landscape plan. Commissioner Custer seconded the motion.

Commissioner Doi inquired if the parking spaces encroaching into the gas easement have been approved. Mr. Roberts stated if the applicant is unable to gain approval from Atmos for those spaces, the site can be redesigned to and still meet the minimum requirements.

The motion was unanimously approved.

5. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:49 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary




Sim Israeloff, Chairman
Planning and Zoning Commission