

**FAIRVIEW TOWN COUNCIL AND THE
PLANNING AND ZONING COMMISSION
SPECIAL JOINT
MEETING MINUTES
MARCH 19, 2018**

The Fairview Town Council and the Planning and Zoning Commission met in special joint session on Monday, March 19, 2018 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson; Mayor Pro Tem John Adler; Councilmembers Bill Nicol, Henry Lessner, Pam Little, Paul Hendricks and Renee Powell; Planning and Zoning Commission Chairman Sim Israeloff; Vice Chairman Pat Friend; and Commissioners Gregg Custer, Scott Almy, Ricardo Doi, John C. Cox and Glenn Carlin. Staff present included Town Manager, Julie Couch; Planning Manager, Israel Roberts; and Town Engineer, James Chancellor.

Mayor Culbertson and Chairman Israeloff called the meeting to order at 7:00 p.m. and declared quorums were present.

WORK SESSION: Discuss the results of the diagnostic report on the Zoning and Subdivision Ordinances, prepared by Freese and Nichols, Inc.

Mr. Daniel Harrison, with Freese and Nichols, gave a presentation of the diagnostic report findings on the Town zoning and subdivision ordinances. He indicated the next steps would be to work with Staff to develop subdivision regulations, meet with the Park Board, hold another joint workshop in June and make revisions on zoning at an October workshop.

The Council, Commission and members of Town Staff present discussed the results of the diagnostic report as well as next steps.

DISCUSSION ITEMS: Consider and discuss the properties within Town Limits that are annexed, but unzoned. The subject properties are generally located at: a 1.058-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17; a 0.811-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 2, Tract 100; a 4.69-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 223; a 37.46-acre parcel of land located in abstract A28, Calvin Boles Survey, Tract 133; a 1.0-acre parcel of land, located in +abstract A28, Calvin Boles Survey, Sheet 2, Tract 134; and a 16.0-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 1, Tract 8.

Mr. Roberts gave a staff report on the unzoned subject properties. He outlined that the Town Council and Commission could discuss the possible zoning classifications for the tracts and that the Commission, under the next Planning and Zoning Commission item, would finalize their recommendations for zoning designations in initiating the zoning on the parcels.

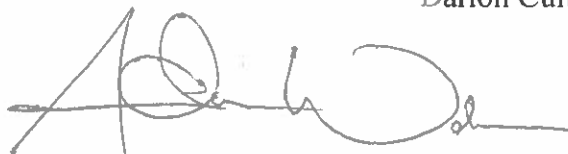
The Council, Commission and members of Town Staff present discussed the identified unzoned parcels, options on zoning classifications and next steps.

ACTION ITEM: Consider and take action by the Planning and Zoning Commission only, instituting proposal for zoning and directing staff to initiate zoning proceedings on: a 1.058-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17; a 0.811-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 2, Tract 100; a 4.69-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 223; a 37.46-acre parcel of land located in abstract A28, Calvin Boles Survey, Tract 133; a 1.0-acre parcel of land, located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 134; and a 16.0-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 1, Tract 8.

Commissioner Friend made a motion to institute zoning on the following tracts 1) the zoning of a 1.058-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17 as One-acre Ranch Estates District (RE-1); Tract 17; 2) a 0.811-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 2 as Planned Center District (PC); 3) a 4.69-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 223; a 37.46-acre parcel of land located in abstract A28, Calvin Boles Survey, Tract 133; a 1.0-acre parcel of land, located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 134 all as Two-acre Ranch Estates District (RE-2); and 4) a 16.0-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 1, Tract 8 as Agricultural (AG). Commissioner Custer seconded the motion and the motion was unanimously approved.

Chairman Israeloff adjourned the Planning and Zoning Commission at 9:04 p.m. Mayor Culbertson adjourned the Council at 9:05 p.m.


Darion Culbertson, Mayor


Adam Wilbourn, Alternate Town Secretary


Sim Israeloff, Planning and Zoning Commission Chairman

