

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 12, 2020**

The Planning and Zoning Commission met in regular session on Thursday, February 13, 2020 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Gregg Custer; Vice-Chairman John Cox as well as Commissioners Eugene Borsattino, Richard Robison, Paul Hendricks, and Geoff Sebastian. Commissioner Jeannette Grazioli was absent. Staff member present was Planning Manager, Israel Roberts; and Town Secretary, Tenitrus Bethel.

1. Call to Order

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

2. Citizens Comment

No one came forward to speak.

3. Consider and take action regarding February 13, 2020 minutes.

Commissioner Robison noted a revision.

Chairman Custer stated the approval of the minutes would be postponed until the next meeting.

Chairman Custer introduced newly appointed Commissioner Paul Hendricks.

4. Public Hearing

- a. Consider and take necessary action on a request for approval of a Preliminary Plat of the Lexington Heights Addition (formerly Chamberlain Place, Ph. 2). The 16.8-acre site is located west of Stoddard Road, south of Country Club Drive and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Mark Cope, Cope Equities, LLC., representing owners Sam and Donna Price.

Mr. Roberts gave a staff report on this item. He stated this request is for a 1,238 sq. ft. home to be utilized as a guest house to a larger home currently under construction. He stated the current home was constructed in 1942 prior to annexation and zoning regulations. He reviewed the ordinances related to guest houses and accessory structures stating that guest houses are limited to a maximum of 900 sq. ft. He reviewed details and options related to this request.

Mr. Roberts stated there 5 letters of support and 2 letters of opposition received within the notification area. He stated the request meets the design standards and staff is recommending approval.

Mr. Roberts stated the applicant was present.

Louis Martinez, applicant, addressed the commission and discussed the request.

The Commission, the applicant and Mr. Roberts had an extended discussion related to this request.

The Commission took a 5-minute recess to review newly received correspondence.

Chairman Custer called the meeting back to order and opened the public hearing.

Resident, 920 Old Stacy, expressed her opposition to the request.
Charla Christner, 3 Woody Crest, expressed her support of the request.

Chairman Custer closed the public hearing.

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

Commissioner Custer reopened the public hearing.

Barbara Isaacs, 811 Beechwood, inquired about the construction of the new structure.

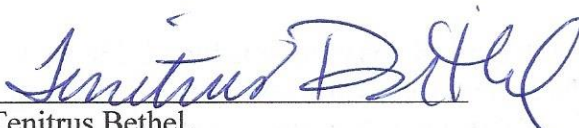
Chairman Custer closed the public hearing.

Commissioner Hendricks made a motion to continue the public hearing to a date certain of April 9, 2020 at 7:00 p.m. at Fairview Town Hall. Commissioner Robison seconded the motion and the motion was unanimously approved.

5. Adjourn.

Chairman Custer adjourned the commission from the meeting at 8:06 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Gregg Custer, Chairman
Planning and Zoning Commission

