

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 8, 2018**

The Planning and Zoning Commission met in regular session on Thursday, February 8, 2018 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Scott Almy, Ricardo Doi, Glenn Carlin and John Cox. Commissioner Gregg Custer was absent. Staff members present were Planning Manager, Israel Roberts, Town Engineer, James Chancellor, and Executive Assistant, Tenitrus Bethel.

1. Call to order.

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

2. Lakes of Fairview: Conduct a public hearing, consider and take necessary action on a request to rezone 64.03-acres of land to the (PC) Planned Center District with modified (RE-1) One-acre Ranch Estates District design standards. The site is generally located east of Stoddard Road, between Country Club Road and Hart Road and is zoned for the (RE-3) Three-acre Ranch Estate District, (RE-1) One-acre Ranch Estate District and (PC) Planned Center District for the Fairview Country Day School. Applicant: Stephen DiNapoli, DiNapoli Development, LLC representing Shannon and Robert Kelly, Diane and Michael Pezzulli and Mark and Morgan Stoddard. (ZA2017-01).

Mr. Roberts gave a staff report on the request to rezone. He stated 57 notifications were mailed out to adjoining property owners approximately 2 weeks ago. As of today, at 5:30 p.m. Mr. Roberts received 1 notice of support, other than from represented property owners, 1 neutral, 1 request of delay and 117 letters of opposition. Of the 117 letters of opposition, 20 were within the notification boundary.

Mr. Roberts stated the application does meet the recommendations of the adopted comprehensive plan and staff is recommending approval subject to the following 12 modifications:

1. Maximum lot coverage: 40%
2. Site shall generally be developed in accordance with the concept plans. All structures and uses on Lots 29 and 39, as shown on the concept plan, existing on the date of adoption of this (PC) district, shall be permitted uses.
3. Maximum density shall be 42 residential lots.
4. 10' wide concrete trail shall be installed along Hart Road.
5. A 25' wide landscape buffer shall be installed along the common property line adjacent to the Fairview Meadows Addition (Lots 4-11), and southern property line adjacent to Hart Road (Lots 11-15). Said buffer shall be planted generally in accordance with the "Typical Lot Screening" Plan. Canopy/Shade Trees shall be a minimum of 3-inch caliper and 12-feet tall at the time of planting. Ornamental and multi-stem trees shall be a minimum of 3-inch caliper, and/or have a minimum of 3

- canes for multi-stem trees and be a minimum of 8-feet tall in height at the time of planting.
6. A cash-in-lieu fee of parkland dedication shall be \$122,686. This fee may be reduced by the construction costs of trails outside the designated boundaries of this tract.
 7. A cul-de-sac longer than 600 feet in length shall be permitted, however, homes constructed on Lots 33-36 shall install a fire suppression sprinkler system.
 8. Lot 41 shall not have driveway access to Country Club Road.
 9. Lots 11-15 shall face internal to the development and will not have driveway access to Hart Road.
 10. All common area lots shall be owned and maintained by a Homeowners Association.
 11. The minimum building setback along Country Club Road for Lots 37-41 shall be 50 feet.
 12. A Development Plan, reflecting trail locations, buffer landscaping, all common area site/landscape elements, and neighborhood entryway signage shall be submitted with the Final Plat.

Mr. DiNapoli, DiNapoli Development, gave a presentation on the Lakes of Fairview.

CITIZENS INPUT

Stirp Blumenthal, 861 Beechwood, expressed his concerns of additional traffic and the potential for increased accidents. He is opposed to the rezoning.

John Harkins, 411 Oak Ridge, stated his opposition to the rezoning.

Joe Jackson, 917 Tranquility, expressed his concern of increased traffic and is opposed to the rezoning.

Richard Connelly, 980 Foxdale, President of Oakwood HOA, expressed Oakwood's concern of increased traffic with the new developments. He stated Oakwood was opposed to the rezoning unless additional infrastructure was established.

Alice Edgar, 1381 Camino Real, expressed her concern of increased traffic on Hart Road particularly with the marathon.

Porter Hull, 1001 Briargrove, expressed concern over traffic on Country Club and asked about the impact on water usage. He also expressed interest in an integrated trail.

Todd Hannah, Fairview Meadows HOA VP, expressed his opposition of the rezoning without the necessary infrastructure to support road traffic.

Nick Patton, 1000 Young Trail, expressed his opposition to the rezoning.

Kelly Karras, 820 Timberwood, expressed her opposition to the rezoning.

Ginger Gouvion, 911 Foxglove, asked if the development would be septic or sewer.

Cynthia Brugge, 960 Patrician Court, expressed her opposition to the rezoning.

Shannon Kelly, 800 Country Club, expressed her support of the rezoning.

Barbara Isaacs, 811 Beechwood, stated her opposition to the rezoning.

Billy Lad, 901 Beechwood, expressed his opposition to the rezoning.

Amanda Jackson, 917 Tranquility, expressed opposition to the rezoning.

Mike Pezzulli, 880 Country Club, expressed his support of the rezoning.

Gary Carter, 1000 Timber, expressed his opposition to rezoning.

Dez Hunt, 940 Englenook, expressed concerns about drainage and is opposed to the rezoning.

Roland Kahana, 705 Elmbrook, expressed his opposition to the rezoning.

Kristine Ludwinski, 521 Lakewood, expressed her opposition to the rezoning.

Michael Peay, 915 Foxglove, President of Tranquility HOA, presented an additional 16 notices of opposition to Mr. Roberts. He expressed traffic concerns along Hart Rd and his opposition of the rezoning.

Clint Wilkins, 930 Circle in The Woods, expressed his opposition of the rezoning.

Diane Hastings, 880 Beechwood, gave a statement regarding tuition-based students in LISD.

Chairman Israloff closed the public hearing.

Commissioner Cox stated expressed his thoughts on owner rights and stated his opposition to the rezoning.

Commissioner Almy stated his concerns of the lack of access points to Country Club and stated his opposition to the rezoning.

Commissioner Friend stated also sated concerns for access points to Country Club and stated he could not support this without an infrastructure plan.

Chairman Israeloff stated his concern with density and is opposed to the rezoning.

Commissioner Doi stated his concern with higher density and expressed his opposition to the rezoning.

Commissioner Friend made a motion to deny the request to rezone 64.03-acres of land to the (PC) Planned Center District with modified (RE-1) One-acre Ranch Estates District design

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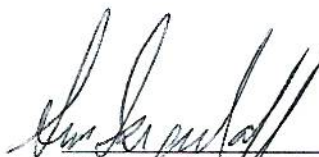
3. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 8:59 p.m.

Respectfully submitted,



Adam Wilbourn
Alternate Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission

