

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 10, 2019**

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

1. Call to Order

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

2. Consider and take action regarding November 8, 2018 minutes.

Chairman Israeloff and Commissioner Cox had minor corrections.

Commissioner Friend made a motion to approve the November 8, 2018 minutes, as amended. Commissioner Cox seconded the motion and the motion was approved unanimously.

3. Consider and take action regarding December 13, 2018 minutes.

Commissioner Friend made a motion to approve the December 13, 2018 minutes.

Commissioner Cox seconded the motion and the motion was approved unanimously.

4. Public Hearing

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of Major Warrants for the development of a convenience store with gasoline sales. The site is generally located at the northwest corner of HWY 5 and Stacy Road and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village sub-district. Applicant: David Bond, Spiars Engineering representing Racetrac Petroleum, Inc. and owners Village FV, LTD.

Mr. Roberts presented a staff report related to the request. He indicated the under original mall concept plan there were multiple concept plans approved for this site which bound the site to the development standards of the previous code; in doing so, by vested right, a convenience store with gas pumps is allowed without a major warrant request. He stated in September 2018 Council approved an amendment to the 380 Agreement which swapped a portion of the sales tax development rights between the site for the Sleep Number Store and the proposed Racetrac site. He indicated the amendment, which expires in February, will vest upon Council approval and the Town will receive 100% of the sales tax revenue. He stated discussion has been had related to wrapping the outdoor seating area around to the front of the building.

Mr. Roberts stated staff is recommending approval in accordance with the provided exhibits including:

- Extend covered seating area on the east side around the southeast corner of the building
- Installation of faux or translucent windows (spandrel) with matching canopies on western elevation
- Gas pump canopy shall include:
 - Pitched roof design
 - Masonry columns
 - Recessed lighting
 - Color pallet as presented
- Outdoor storage and/or display of merchandise is prohibited

The applicant was present.

Andrew Malzer with Racetrac Petroleum gave a presentation reviewing the company history, interior layout and exterior layout. He discussed the landscaping plan and stating there will be 16 fueling dispensers at the site and 10-foot-wide sidewalks along the rear and side of the building.

Brad Williams with Racetrac Petroleum reviewed the previous presentation and discussed the major warrant requests in further detail.

Chairman Israeloff asked the commission for their feedback.

Commissioner Cox expressed concerns related to traffic and the placement of the dumpster.

The Commission, Staff and representatives had an extended discussion related to these items.

Commissioner Doi expressed his concerns related to the illegal left turns from northbound Highway 5 traffic onto Southwind, landscaping, monument sign and pilasters.

The Commission and Mr. Chancellor had an extended discussion on this item.

Commissioner Friend expressed his thoughts related to traffic.

There was discussion between the Commission and staff related to this item.

Commissioner Doi inquired about the trail end and potential for a pedestrian crossing. The Commission and Mr. Chancellor discussed this item.

Chairman Israeloff opened the public hearing.

Rich Connelly, 980 Foxdale, expressed his concerns for driver safety.

Chairman Israeloff closed the public hearing.

Chairman Israeloff reviewed the commissions agreed upon conditions of:

- Termination of the sidewalk prior to reaching Greenville
- Dumpster to face southwest
- Larger monument sign with shrubbery around the base
- Outdoor merchandise limited to an ice freeze located at the front and propane caging located on the side
- Patio extension to the front of the building

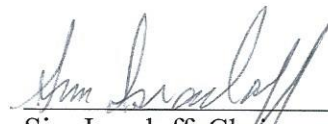
Commissioner Friend made a motion to approve the request for major warrants for the development of a convenience store with gasoline sales subject to staff recommendations and commission added conditions. Commissioner Carlin seconded the motion and the motion was unanimously approved.

5. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:56 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Sim Israeloff, Chairman
Planning and Zoning Commission

