

**FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 11, 2024**

The Planning and Zoning Commission met in regular session on April 11, 2024 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair Eugene Borsattino and Vicechair John Adler; and Commissioners Jon Cocks, Justin Kennedy, Lakia Works, Dennis Swingle, and Willis White.

Staff present: Town Manager, Julie Couch; Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Joshua Stevenson.

1. Call to Order

Chair Borsattino called the meeting to order at 7:00 PM and declared a quorum was present.

There were approximately 80 members of the public present when the meeting was called to order.

2. Citizen's Comments (for Non-Public Hearing Items)

Chair Borsattino called for Citizen's Comments.

Tom Coppin, 6160 Warren Parkway, Frisco, TX, spoke regarding agenda item 4(a).

Randy Otto, 1351 Red Oak Trail, spoke regarding agenda item 5(c).

Steven Arnold, [no number given] Red Oak Trail, spoke regarding agenda item 5(c).

Marlo Ballard, 130 Horseshoe Bend, spoke regarding agenda item 4(a).

3. Action Item – Minutes of the March 14, 2024 Planning and Zoning Commission

- a. Approve the minutes of the March 14, 2024, Regular Meeting of the Planning and Zoning Commission.

The Commission passed the motion by Commissioner Justin Kennedy, seconded by Commissioner Lakia Works, to approve the minutes of the March 14, 2024, Regular Meeting of the Planning and Zoning Commission in a vote of Yes 5, No 0, Abstained 2. Commissioners Swingle and Cocks abstaining.

4. Public Hearings

- a. Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Chair Borsattino called for the item.

The Commission received a request for a continuance of the item and public hearing to the May 9, 2024, meeting of the Planning and Zoning Commission.

The Commission passed the motion by Chairman Eugene Borsattino, seconded by Commissioner Jonathan Cocks, to continue the public hearing to the May 9, 2024, meeting of the Planning and Zoning Commission in a vote of Yes 7, No 0, Abstained 0.

5. Action/Discussion Items

- d. Consider, discuss and take necessary action on a request for approval of a Replat of the Creekwood Addition. The 28.4-acre tract of land is located at the southwest corner of Stacy Road and Country Club Road and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Brock Corbett, Kimley-Horn & Associates, representing owners Creekwood United Methodist Church.

Chair Borsattino called for the item.

Mr. Roberts spoke regarding this item. Staff recommends approval.

The applicant spoke regarding this item

The Commission and staff had discussion regarding this item.

The Commission passed the motion by Commissioner Jonathan Cocks, seconded by Commissioner Dennis Swingle, to approve a Replat of the Creekwood Addition as presented in a vote of Yes 7, No 0, Abstained 0.

4. Public Hearings

- b. Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 2.13-acre lot is located at 1370 Camino Real and is zoned for a (PC) Planned Center District. Owner/Applicant: Jack and Tamara Gregory.

Chairman Borsattino called for the item.

Mr. Roberts spoke regarding this item. Staff recommended approval.

The Commission and staff had discussion regarding this item.

Chairman Borsattino opened the public hearing.

No one requested to speak.

Chairman Borsattino closed the public hearing.

The Commission passed the motion by Vicechair John Adler, seconded by Commissioner Lakia Works, to approve a Conditional Use Permit (CUP) for an accessory structure at 1370 Camino Real as presented, in a vote of Yes 7, No 0, Abstained 0.

- c. Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of Major Warrants to accommodate the development of a one-story office building. The 1.12-acre site is located at 350 Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition sub-district. Application: Casey McBroom, Cross Engineering representing owner Jonathan and Gail Bentley.

Chairman Borsattino called for the item.

Mr. Roberts spoke regarding this item. Staff recommended approval with some revisions.

The Commission and staff had discussion regarding this item.

Chairman Borsattino opened the public hearing.

Edward McGee, 416 Lilac Lane, spoke in opposition.

Robin Kornmeyer, 390 S State Highway 5, spoke in opposition

Kip Jameson, 485 Wisteria Way, spoke in opposition

Lisa O'Malley, 392 S State Highway 5, spoke in opposition

James Drawert, 405 Lavender, spoke in opposition

Katherine J. Preston, No address given, spoke in opposition

Dwight Burns, 407 Lavender, spoke in opposition

Gary Runyan, 412 Lilac Trail, spoke in opposition

Chairman Borsattino closed the public hearing.

The Commission and staff continued discussion regarding this item.

The applicant spoke regarding this item.

The Commission requested to hear from a resident to speak toward the changes.

The Commission, applicant, and staff continued discussion regarding this item.

The Commission passed the motion by Vicechair John Adler, seconded by Commissioner Lakia Works, to approve the three (3) Major Warrants regulating the medical building located at 350 Highway 5 and add the condition the walkway and the trail are removed from the plan in a vote of Yes 7, No 0, Abstained 0.

5. Action/Discussion Items

- a. Consider, discuss and take necessary action on a request for approval of a Final Plat of the Immanuel Lutheran Church Addition. The 4.8-acre tract of land is located at 301 Country Club Road and is zoned for the (RE-1) One-acre Ranch Estate District and the (PC) Planned Center District. Applicant: Jeannette Grazioli, trustee of the Immanuel Lutheran Church.

Chairman Borsattino called for the item.

Mr. Roberts spoke regarding this item. Staff recommends approval.

The Commission and staff had discussion regarding this item.

The Commission passed the motion by Commissioner Justin Kennedy, seconded by Commissioner Jonathan Cocks, to approve a Final Plat of the Immanuel Lutheran Church Addition in a vote of Yes 7, No 0, Abstained 0.

- b. Consider, discuss and take necessary action on a request for approval of a Preliminary Plat of the Orr Road Estates. The 19-77-acre site is located at the southwest corner of Stacy Road and Orr Road (FM 317) and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Michael Westfall, Westfall Engineering representing owners Brian and Janna Jarvis.

Chairman Borsattino called for the item.

Mr. Roberts spoke regarding this item. Staff recommends approval.

The Commission and staff had discussion regarding this item.

The Commission passed the motion by Commissioner Jonathan Cocks, seconded by Vicechair John Adler, to approve a Preliminary Plat of the Orr Road Estates in a vote of Yes 7, No 0, Abstained 0.

- c. Consider, discuss and take necessary action on a request for approval of a Replat of Lot 3 of the Country Club Estates Addition into two (2) lots. The 4.263-acre site is located at 1180 Red Oak Trail and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Chanc Woods.

Chairman Borsattino called for the item.

Mr. Roberts spoke regarding this item. Staff recommends approval.

The Commission and staff had discussion regarding this item.

The Commission passed the motion by Commissioner Jonathan Cocks, seconded by Commissioner Justin Kennedy, to approve a Replat of Lot 3 of the Country Club Estates Addition into two (2) lots in a vote of Yes 5, No 2, Abstained 0. Vicechair John Adler and Commissioner Lakia Works voting no.

6. Adjourn

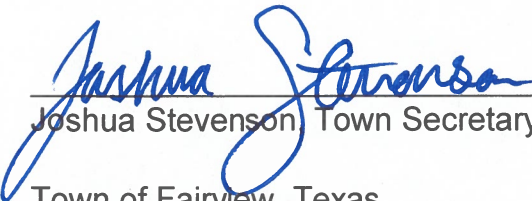
Chair Borsattino adjourned the meeting at 8:14 PM.

These minutes were approved by the Planning and Zoning Commission on May 9, 2024.

APPROVED:


Eugene Borsattino, Chair

ATTEST:


Joshua Stevenson, Town Secretary
Town of Fairview, Texas