FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 10, 2024

The Planning and Zoning Commission met in regular session on October 10, 2024 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair John Adler and Vice Chair Dennis Swingle, and Commissioners Ben Kuehne, Justin Kennedy, Lakia Works, and Willis White.

Commissioners absent: Commissioner Medley

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

1. **Call to Order**

   Chair Adler called the meeting to order at 7:00 PM upon determining a quorum of the Commission was present.

   There were four (4) members of the public present when the meeting was called to order.

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

   Chair Adler called for Citizen's Comments.

   There were none when called for.

3. **Action/Discussion Items**

   a. Approve the minutes of the August 8, 2024, regular meeting of the Planning & Zoning Commission

   Chair Adler called for the item.

   The Commission passed the motion by Vice Chair Swingle, seconded by Commissioner Kennedy, to approve the minutes of the August 8, 2024, regular meeting of the Planning & Zoning Commission in a vote of Yes 6, No 0, Abstained 0.

   b. Consider and discuss a request for approval of a Replat of the Murray Manor Addition (formerly Fairview Townhomes Addition). The 15.2-acre sites are generally located on both sides of Fairview Parkway, north of the Latham Drive intersection and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Mike Molge, Kimley-Horn

& Associates, representing IH Murray Manor LLC.

Chair Adler 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 Vice Chair Swingle, seconded by Commissioner Works, to approve a Replat of the Murray Manor Addition (formerly Fairview Townhomes Addition) in a vote of Yes 6, No 0, Abstained 0.

4. **Public Hearings**

a. Conduct a public hearing, consider and make a recommendation on an amendment to the Planned Development regulations for Heritage Ranch to accommodate the proposed development of a telecommunications/cellular tower. The 13.07-acre site is located on the west side of CR 317, north of Wilson Creek; Tract 7 in the Calvin Boles Survey, Sheet 1, Abstract A0028, and is zoned for a (PD) Planned Development. Applicant: Steven Kinley, Jacobs Communications Inc./New Cingular Wireless, PCS, LLC. Owners: The Heritage Ranch Homeowners Association.

Chair Adler called for the item.

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

The applicant spoke regarding this item.

The Commission, staff, and the applicant had discussion regarding this item.

Chair Adler opened the public hearing.

Reed Ward, a representative of Heritage Ranch, spoke in favor of this item.

Chair Adler closed the public hearing.

The Commission passed the motion by Commissioner Kennedy, seconded by Vice Chair Swingle, to approve an amendment to the Planned Development regulations for Heritage Ranch to accommodate the proposed development of a telecommunications/cellular tower in a vote of Yes 6, No 0, Abstained 0.

5. **Adjourn**

Chair Adler adjourned the meeting at 7:47 PM

These minutes were approved by the Planning and Zoning Commission on November 14, 2024.

APPROVED:

John Adler, Chair

ATTEST:

Joshua Stevenson, Town Secretary

Town of Fairview, Texas