

**FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 12, 2024**

The Planning and Zoning Commission met on December 12, 2024 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair John Adler, and Commissioners Ben Kuehne, Clay Medley, and Willis White.

Commissioners absent: Vice Chair Dennis Swingle and Commissioner Lokia Works

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

1. Call to Order

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

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

Chair Adler spoke regarding Commissioner Kennedy's resignation and thanked him for his dedication and service.

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

Chair Adler called for citizen comments.

There were none when called for.

3. Action/Discussion Items

- a. Approve the minutes of the November 14, 2024, regular meeting of the Planning & Zoning Commission

Chair Adler called for the item.

The Commission passed the motion by Commissioner Medley, seconded by Commissioner White, to approve the minutes of the November 14, 2024, regular meeting of the Planning & Zoning Commission in a vote of Yes 4, No 0, Abstained 0.

- b. Consider, discuss and take action on a request for approval of a Final Plat of

the Sloan Corners East Addition, Phase 1. The 23.6-acre site is generally located west of Highway 5, south of Fairview Crossing, at the future intersection of Fairview Parkway and Madison Avenue and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village-Residential sub-district.

Chair Adler 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 Kuehne, seconded by Commissioner White, to approve a request for approval of a Final Plat of the Sloan Corners East Addition, Phase 1 in a vote of Yes 4, No 0, Abstained 0.

4. **Public Hearings**

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 1.1-acre lot is located at 1160 Rowley Mile and is zoned for the (RE-1) One-acre Ranch Estate District.

Chair Adler called for the item.

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

The Commission and staff had discussion regarding this item.

The applicant spoke regarding this item.

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

Chair Adler opened the public hearing.

No one requested to speak.

Chair Adler closed the public hearing.

Commissioner Medley motioned, seconded by Chair Adler, to approve a request for approval of a Conditional Use Permit (CUP) for an accessory structure.

The vote resulted in a tie with a vote of Yes 2, No 2, Abstained 0. Commissioners Kuehne and White voting No.

The recommendation from the Planning & Zoning Commission submitted to the Town Council will reflect that the vote resulted in a tie to approve the CUP for an

accessory structure located at 1160 Rowley Mile.

- b. Conduct a public hearing, consider and make a recommendation on a Major Warrant to allow for the subject site to develop in accordance with the (RE-1.5) One-and-one-half Acre Ranch Estate District. The 5.9-acre tract of land is located on the east side of HWY 5, south of Sloan Creek and is zoned for the Commercial Planned Development District (CPDD) with the Urban Transition sub-district.

Chair Adler called for the item.

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

The Commission and staff had discussion regarding this item.

Chair Adler opened the public hearing.

No one requested to speak.

Chair Adler closed the public hearing.

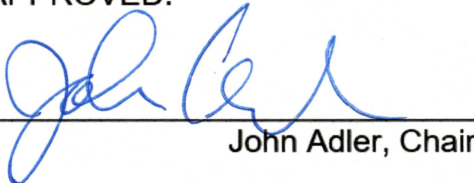
The Commission passed the motion by Commissioner Medley, seconded by Commissioner White, to approve a Major Warrant to allow for the subject site, located on the east side of HWY 5 and south of Sloan Creek, to develop in accordance with the (RE-1.5) One-and-one-half Acre Ranch Estate District in a vote of Yes 4, No 0, Abstained 0.

5. **Adjourn**

Chair Adler adjourned the meeting at 7:41 PM.

These minutes were approved by the Planning and Zoning Commission on January 9, 2025.

APPROVED:



John Adler, Chair

ATTEST:



Joshua Stevenson, Town Secretary