

**FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 10, 2025**

The Planning and Zoning Commission met in regular session on April 10, 2025 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair John Adler and Vice Chair Dennis Swingle, and Commissioners Ben Kuehne, Clay Medley, Lakeria Works, and Willis White.

Commissioners absent: Commissioner Darrell Sims

Staff present: Planning Manager, Israel Roberts; Town Manager, Julie Couch; Town Attorney, Clark McCoy; Police Sergeant, Matthew Shuler; and Town Secretary, Joshua Stevenson.

1. Call to Order

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

There were (10) members of the public present when the meeting was called to order.

Chair Adler called for a moment of silence for past Planning & Zoning Commissioner Justin Kennedy.

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 February 13, 2025, regular meeting of the Planning and Zoning Commission

Chair Adler called for the item.

The Commission passed the motion by Commissioner White, seconded by Commissioner Kuehne, to approve the minutes of the February 13, 2025, regular meeting of the Planning and Zoning Commission in a vote of Yes 6, 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 a sports court. The 3.6-acre site is located at 61 Seattle Slew and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Thomas Goodwin, The Goodwin Family Living Trust.

Chair Adler called for the item.

Vice Chair Swingle recused himself from the discussion and vote on this item. The Vice Chair left the room for the duration of 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 applicant thanked Planning Manager Roberts for his assistance during the process of the application.

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 Works, to approve a Conditional Use Permit (CUP) for a sports court at 61 Seattle Slew in a vote of Yes 5, No 0, Abstained 1. Vice Chair Swingle abstaining.

Vice Chair Swingle rejoined the meeting after the vote was taken.

- b. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure (car port). The 0.49-acre site is located at 491 Bluebird and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Cody Hooper.

Chair Adler called for the item.

Mr. Roberts spoke regarding this item.

The Commission and staff had discussion regarding this item.

The applicant spoke regarding this item.

The Commission, Staff, and the Applicant had continued discussion regarding this item.

Chair Adler opened the public hearing.

Jill Jones, no address given, spoke in opposition to this item.

Steve Ogden, 541 Bluebird Ln., spoke in favor of this item.

John McFadden, 501 Bluebird Ln., spoke in favor of this item.

Scott Brauen, 489 Bluebird Ln., spoke in favor of this item.

Arthur Hood, 521 Bluebird Ln., spoke in favor of this item.

Tony Greene, 420 Bluebird Ln., spoke in favor of this item.

Chair Adler closed the public hearing.

The Commission, Staff, and the Applicant had further discussion.

Vice Chair Swingle made the following motion:

"To approve the CUP on [491] Bluebird Lane with the situation that the third building is completely torn down and removed; and an enclosed 6-foot fence for the length of the property is installed behind Cody's [the property owner's] property."

The motion was seconded by Commissioner Works.

The Commission passed the motion for an approval with conditions on a Conditional Use Permit (CUP) for an accessory structure (car port) at 491 Bluebird in a vote of Yes 6, No 0, Abstained 0.

5. **Closed Session**

In accordance with Texas Government Code:

Chair Adler recessed the meeting at 8:02 PM to enter executive session in accordance with the Texas Government Code:

- a. **A. Section 551.071 – to consult with legal counsel** regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code including CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

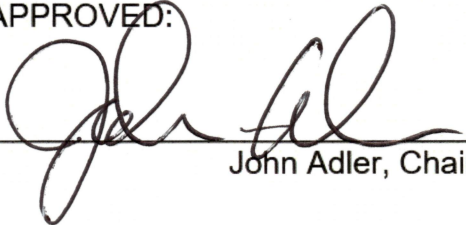
6. **Adjourn**

Chair Adler reconvened the meeting from executive session at 9:13 PM.

Chair Adler adjourned the meeting at 9:13 PM.

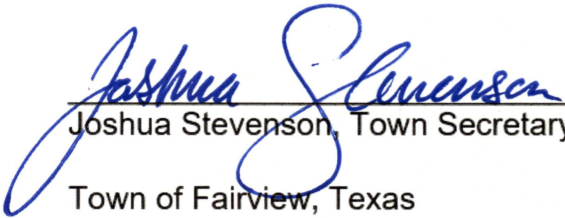
These minutes were approved by the Planning and Zoning Commission on July 10, 2025.

APPROVED:



John Adler, Chair

ATTEST:



Joshua Stevenson, Town Secretary
Town of Fairview, Texas