

FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 24, 2025

The Planning and Zoning Commission met on April 24, 2025 at 6:30 PM at 372 Town Place, Fairview, Texas.

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

Commissioners absent: None.

Staff present: Town Manager, Julie Couch; Assistant Town Manager Adam Wilbourn; Town Attorney, Clark McCoy; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; Fire Chief, Jeff Bell; Police Chief, Chris Chandler; Assistant Police Chief, Matthew Moody; Police Detective, Sonia Golgoun; Communications and Marketing Manager, Karin Anderson; Economic Development Manager, Dave Quinn; and Town Secretary, Joshua Stevenson.

Chair Adler called the meeting to order at 6:30 PM and declared a quorum was present.

At 6:30 PM, the Commission adjourned into executive session in accordance with the Texas Government Code:

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.

Chair Adler reconvened the meeting from executive session and reopened the public portion of the meeting.

Chair Adler adjourned the 6:30 PM meeting.

The Planning and Zoning Commission met on April 24, 2025, at 7:00 PM at 372 Town Place, Fairview, Texas.

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 approximately fifty (50) members of the public present in Chambers 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.

Chair Adler closed Citizen's Comments.

3. **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 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 Adler called for the item.

Mr. Roberts introduced the application for the CUP. Mr. Chancellor spoke regarding the engineering aspect of the application.

The Commission and staff had discussion regarding the application.

Multiple people from the applicant team spoke regarding this item.

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

Chair Adler opened the public hearing.

Marlo Ballard, 130 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.

Lisa Foradori, 190 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.

Dan Trythall, 821 Parchman Place, Lucas, TX 75002, spoke in favor.

Helen Dunham, 151 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.

Candace Bell, 571 Bluebird Lane, Fairview, TX 75069, spoke in opposition.

Steven Foradori was called to speak, but yielded his time to the chair.

Tina Drye, 1725 Stacy Road, Fairview, TX 75069, spoke in favor.

Tiffany Thompson, 826 Dewberry Lane, Fairview, TX 75069, spoke in favor.

Jason Jones, 380 Collinwood, Fairview, TX 750569, spoke in favor.

Nolan Godfrey, 340 Cambridge Drive, Fairview, TX 75069, spoke in favor.

Terry James, 801 Creekwood Drive, Fairview, TX 75069, spoke in favor.

Landon Brian Snow, 120 Weston Drive, Fairview, TX 75069, spoke in favor.

Holly Snow, 120 Weston Drive, Fairview, TX 75069, spoke in favor.

Richard Butler, 681 Oakmont Court, Fairview, TX 75069, spoke in favor.

Nikki Butler, 681 Oakmont Court, Fairview, TX 75069, spoke in favor.

David Gulbransen, 636 Cabernet Court, Fairview, TX 75069, spoke in favor.

Marjorie Smith, 281 Paddock Trail, Fairview, TX 75069, spoke in opposition.

Gretchen Wild, 501 Lakewood Drive, Fairview, TX 75069, spoke in opposition.

Gary Carter, 1000 Timber Lane, Fairview, TX 75069, spoke in opposition.

Lee Moore, 1840 Hammerly Drive, Fairview, TX 75069, spoke in opposition.

Dorris James, 801 Creekwood Drive, Fairview, TX 75069, spoke in favor.

Jerry Qualm was called to speak, but did not respond.

Elizabeth Hardwick, 1702 Harvest Glen Drive, Allen, TX 75002, spoke in favor.

Claudia Mair, 500 Lost Creek Trail, Fairview, TX 75069, spoke in opposition.

Ben Brown, 717 Mustang Drive, Fairview, TX 75069, spoke in opposition.

Stephen Drye, 1725 Stacy Road, Fairview, TX 75069, spoke in favor.

Lance Dow, 458 Long Cove, Fairview, TX 75069, spoke regarding this item.

Chair Adler recessed the meeting for ten (10) minutes.

Chair Adler reconvened the meeting at 9:10 PM from break.

Angela Jones, 380 Collinwoods Drive, Fairview, TX 75069, spoke in favor.

Karin Bailey, 417 Black Diamond Court, Fairview, TX 75069, spoke in favor.

Corrie Roberts was called to speak, but yielded her time to the chair.

Edilma Covalconte, 4000 N. Central Expressway #173, was called to speak, but did not respond.

Joel Schull, 690 Forest Oaks, Drive, Fairview, TX 75069, spoke in opposition.

Sammy Napp, 1210 Stacy Road, Fairview, TX 75069, spoke in opposition.

Cathy Dole ??, 712 Acacia Drive, Anna, TX, spoke in favor.

Isabella [Last name not identified], 355 Windwood Lane, Bells, TX, spoke in favor.

Sharon Baldwin, 590 Forest Oaks Court, Fairview, TX 75069, spoke in opposition.

Injara Peck, 355 Windwood Lane, Bells, TX, spoke in favor.

Chair Adler closed the public hearing.

Chair Adler granted the applicant three (3) minutes to address the commission on comments made.

The Commission had continued discussion regarding this item.

Commissioner Works made the motion to approve the CUP with the following conditions:

1. The roof and façade cannot exceed 44'-7".
2. The steeple and spire cannot exceed 68'-3".
3. The development shall connect to the Allen sewer system.
4. The name of the development shall change to the Fairview Texas Temple.
5. The excess drainage capacity to the west shall be used to limit the storm water discharge to the east.
6. The impervious coverage shall be a maximum of 38.9%.
7. The temple building shall be limited to a maximum of 30, 742 square feet.
8. Lighting:
 - a) All exterior lights shall not exceed 3,000 kelvins.
 - b) No exterior lights shall shine above the horizontal plane.
 - c) Operation of exterior lights shall be limited to one (1) hour before opening (not before 5:00AM), and one (1) hour after closing (no later than 11:00PM) and not operational on days the facility is not open (Sunday, Monday, Holidays).
 - d) No exterior lights mounted above 20' can operate at night regardless of operational hours.
 - e) Parking lot and security lighting must be full cut-off and provide shielding so

that there is no light trespass beyond the property line.

The motion and conditions were seconded by Vice Chair Swingle.

The Commission passed the motion by Commissioner Works, seconded by Vice Chair Swingle, to approve with conditions on a request for approval of a Conditional Use Permit (CUP) for a religious facility in a vote of Yes 7, No 0, Abstained 0.

4. Closed Session

In accordance with 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.

5. Any Necessary Action(s) on Closed-session item(s)

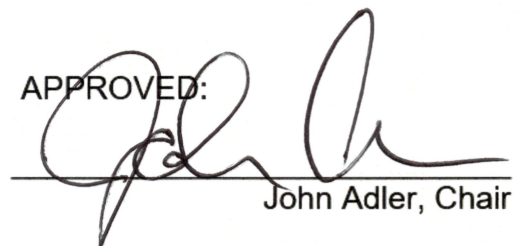
There was no action taken.

6. Adjourn

Chair Adler adjourned the meeting at 10:09 PM

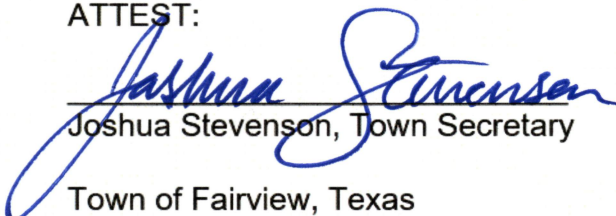
These minutes were approved by the Planning and Zoning Commission on July 10, 2025.

APPROVED:



John Adler, Chair

ATTEST:



Joshua Stevenson, Town Secretary
Town of Fairview, Texas