

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 14, 2021**

The Planning and Zoning Commission met in regular session on Thursday, October 14, 2021, at 6:30 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Vice-Chairman, Paul Hendricks; Commissioners Jon Cocks, John Adler, Justin Kennedy, Lakia Works and Dennis Swingle. Staff member present was Planning Manager, Israel Roberts; Town Secretary, Tenitrus Bethel; Town Engineer, James Chancellor; and Town Attorney, Clark McCoy.

Chairman Borsattino called the meeting to order at 6:30 p.m. and declared a quorum present.

At 6:31 p.m., the Commission then adjourned into executive session regarding a consult with legal counsel.

Chairman Borsattino called the regular session to order at 7:00 p.m.
Mr. McCoy departed the meeting.

CITIZENS COMMENT

No one came forward to speak.

APPROVAL OF MINUTES: Consider, discuss and take necessary action on approval of the September 9, 2021 Regular Meeting minutes

Commissioner Cocks made a motion to approve the September 9, 2021 regular meeting minutes. Commissioner Adler seconded the motion, and the motion was unanimously approved.

DISCUSSION – OLIVE TREE ADDITION: Consider and make a recommendation on a request for approval of a minor Final Plat of the Olive Tree Addition. The 9.7-acre tract of land is located on the north side of E. Stacy Road, west of Orr Road, and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/applicant: Mamoon Kundi.

Mr. Roberts gave a staff report on this item. He stated this request is to split a 9.7-acre tract into 2 lots for development; the request meets all of the RE-2 design standards and staff is recommending approval.

Mamoon Kundi, applicant, was present.

Commissioner Kennedy made a motion to approve the minor final plat of the Olive Tree Addition. Commissioner Adler seconded the motion, and the motion was unanimously approved.

PUBLIC HEARING – MASTER PARK PLAN: Hold a public hearing, consider and make a recommendation on a revision to the Town of Fairview Master Parks Plan.

Mr. Roberts gave a presentation related to this item which reviewed the revised & implementation plan, future parks, open space and trail plan.

Commissioner Borsattino opened the public hearing.

No one came forward to speak.

Commissioner Borsattino closed the public hearings.

The Commission and staff had an extended discussion related completion timeline and development fees.

Commissioner Adler made a motion to recommend approval on a revision to the Fairview Master Parks Plan. Commissioner Cocks seconded the motion, and the motion was unanimously approved.

PUBLIC HEARING – COLLINWOOD ADDITION: Hold a public hearing, consider and make a recommendation on a request for approval to amend the zoning to reflect a revised development plan for a portion of the Collinwood Acres Addition. The 9.6-acre site is located on the west side of County Club Drive, north of Old Stacy Road and is zoned for the (PC) Planned Center District. Applicant: Chuck Branch, Hampton International representing US Tamil, LLC.

Mr. Roberts gave a staff report related to this request. He stated the proposed revision to the development plan reflects the creation of a 5 lot cul de sac addition; lot 1 with an existing home. He reviewed major amendment requirements and stated the request meets the Planned Center (PC) with RE-1.5-acre design standards and the request is in line with the comprehensive plan. He stated staff added a condition that removes direct driveway access to any homesite off of Country Club; all homesite access will be accessed within the cul de sac on the internal street. He stated staff is recommending approval with the added condition.

Chuck Branch, applicant, was present.

The Commission and staff had a discussion related to drainage.

Commissioner Borsattino opened the public hearing.

No one came forward to speak.

Commissioner Borsattino closed the public hearings.

Commissioner Swingle made a motion to approve the request to amend zoning to reflect a revised development plan for a portion of the Collinwood Acres Addition. Commissioner Kennedy seconded the motion, and the motion was approved unanimously.

PUBLIC HEARING – FTC MULTIFAMILY: Hold a public hearing, consider and make a recommendation on a request for approval of Major Warrants on a regulating plan for the development of a multi-family project within the Lincoln Town Center on two sites. Tract 1 is a 5.6-acre site located on the east side of Fairview Station Parkway, between Town Place and Murray Farm Road. Tract 2 is a 3.9-acre site, located at the southwest corner of Murray Farm Road and Indian Spring Road (formerly the community garden area). Both sites are in the (CPDD) Commercial Planned Development District with the Urban Village sub-district. Applicant: Tommy Mann, Winstead PC representing Village FV LTD.

Mr. Roberts gave a staff report and he reviewed the framework plan, CPDD subdistricts and the proposed plan; which included the floorplan layout, parking and the extension of the sidewalk along Murray Farm. He reviewed the major warrant requests, which include: multi-family, parking per unit, surface parking lot and visible structured garage. He stated notices were sent out and to date no correspondence has been received. He stated staff does not have a recommendation for this request.

Matt Gallo and Tommy Mann, applicants, gave a presentation related to the proposed development.

Jason Kayfor, architect/applicant representative, spoke to the commission regarding the proposed design and landscaping.

Jeff Courtwright, LPC EVP, spoke to the commission regarding occupancy and demographics.

The Commission, staff and applicants had an extended discussion related to the request.

Commissioner Borsattino opened the public hearing.

No one came forward to speak.

Commissioner Borsattino closed the public hearings

The Commission has a discussion related to this item.

Commissioner Cocks made a motion to approve the request for major warrants on a regulating plan for the development of a multi-family project within Fairview Town Center. Commissioner Kennedy seconded the motion, and the motion was unanimously approved.

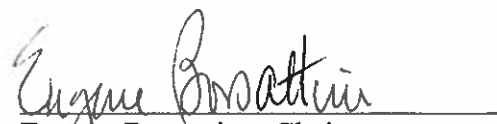
Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 8:27 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary




Eugene Borsattino, Chairman
Planning and Zoning Commission