

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 9, 2021**

The Planning and Zoning Commission met in regular session on Thursday, September 9, 2021, at 7:00 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 and Town Engineer, James Chancellor.

1. Call to Order

Chairman Borsattino called the meeting to order at 7:00 p.m. and declared a quorum present.

2. Citizens Comment

No one came forward to speak.

3. Consider and take action regarding July 12, 2021, special meeting and August 12, 2021 regular minutes.

Commissioner Cocks made a motion to approve the July 12, 2021 special meeting minutes. Commissioner Kennedy seconded the motion, and the motion was unanimously approved.

Commissioner Kennedy made a motion to approve the August 12, 2021 regular meeting minutes. Commissioner Works seconded the motion and the motion was approved 6-0. Commissioner Adler abstained.

4. Action/Discussion

- a. Consider and make a recommendation on a request for approval of a Preliminary Plat of the Triple Crown Estates Addition. The 28+/- tract of land is located on the north side of Stacy Road, west of Kentucky Lane and is zoned for a (PC) Planned Center District. Owner/Applicant: Justin Jinright, JDRP Fairview Derby Development.

Mr. Roberts gave a staff report on this item. He stated the request is an 11 lot single family home development; 10 – 1 acre lots and 1 – 10 acre lot. He stated upon Council review of the rezoning request the condition for a pedestrian access walkway was removed; and the Council added deed restrictions related to lot 11. He stated the Council added the condition that lots 5 and 6 must be no less than 1.9 acres. He further reviewed the request. He stated the cash in lieu of parkland dedication fee of \$32,915 is due before final platting can be filed with the county. He stated staff is recommending approval as presented.

Justin Jinright, applicant, was present and address the commission.

The Commission, applicant staff had a discussion related to drainage.

Commissioner Cocks made a motion to approve the preliminary plat for the Triple Crown Estates Addition. Commissioner Hendricks seconded the motion, and the motion was unanimously approved.

5. Public Hearings

- a. Hold a public hearing, consider and make a recommendation on a request to rezone 44.1-acres of land that is currently zoned (AG) Agriculture to the (RE-2) Two-acre Ranch Estate District. The site is located on the north side of East Stacy Road, east of Heritage Ranch. Applicant: J. Anthony Properties, LLC. Owner: Colleen Crawford and Brayton Campbell.

Mr. Roberts gave a staff report related to this request. He stated the request is to rezone a 44.1-acre tract of land from AG to RE-2. He stated the request is for straight zoning which means there can be no additional conditions added to the request; he further discussed base zoning. He reviewed the conceptual lot layout and the future land use plan. He stated the request conforms to the future land use plan and staff is recommending approval.

Tony Prutch, applicant, was present.
Warren Corwin, project engineer, was present.

The Commission, applicant and staff had an extended discussion related to drainage, traffic and the notification process.

Commissioner Borsattino opened the public hearings.

Jeurgen Leubbe, 1723 Stacy Rd, expressed his thoughts related to the pond and property boundaries.

Gary Wilson, 424 Black Diamond, expressed his opposition to the request.
Wyatt Mordecai, 721 Stacy, expressed his thoughts related to drainage and the property boundaries.

Commissioner Borsattino closed the public hearings.

The Commission and staff had an extended discussion related to this item.

Mr. Corwin addressed the property boundary issue.

Commissioner Hendricks made a motion to approve the request to rezone from AG to Re-2. Commissioner Cocks seconded the motion and the motion was approved 6-1. Commissioner Works opposed.

- b. Hold a public hearing, consider and make a recommendation on a request for approval of a Major Warrant for revised build-to-zone requirements for a proposed townhome project along Fairview Parkway. The 15.2-acre sites are generally located on both sides of Fairview Parkway, north of the Fairview Village Road/Latham Drive intersection and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Justin Cooley, Range Water Development LLC representing Travis Parker Associates, LTD.

Mr. Roberts gave a staff report related to this request. He stated the request if for the construction of townhomes on a 15-acre site between two tracts of land on both sides of Fairview Pkwy located in the commercial district and urban subdistrict. He reviewed the commercial district development and design standards and the difference between major and minor warrants. He reviewed the design standards; and stated the request meets the design standards of the townhome to design standards within the urban village district of the commercial planned development district. He reviewed the street design requirements within the commercial district and major warrant request.

Justin Cooley, applicant, was present.

The Commission and staff had a discussion related to drainage.

Commissioner Borsattino opened the public hearings.

Rich Sutton, 5577 Linhurst, expressed his thoughts related to drainage and setbacks. Heike Knight, 5595 Linhurst, expressed her thoughts related to traffic along Fairview Pkwy.

Carlos Pereyra, 5596 Linhurst, expressed his thoughts related to traffic.

Commissioner Borsattino closed the public hearings.

The Commission and staff and an extended discussion related to this request.

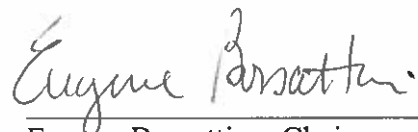
Commissioner Adler made a motion to approve the request for a major warrant for revised build to zone requirements for a proposed townhome project. Commissioner Swingle seconded the motion and the motion was approved unanimously.

6. Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 8:36 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Eugene Borsattino, Chairman
Planning and Zoning Commission

