

**FAIRVIEW TOWN COUNCIL, PLANNING AND ZONING COMMISSION, AND
ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JUNE 11, 2026**

The Town Council, Planning and Zoning Commission, and the Zoning Board of Adjustment met on June 11, 2026 at 7:00 p.m. at 163 Fountain Court, Fairview, Texas.

Council present: Mayor Pro Tem Rich Connelly and Deputy Mayor Pro Tem Sheehan, and Councilmembers Joe Boggs, Jill Hawkins, John Stanley, and Lakia Works

Council absent: Mayor John Hubbard

Planning and Zoning Commissioners present: Chair John Adler and Vice Chair Dennis Swingle, and Commissioners Darrell Sims, Clay Medley, Renee Powell, and Willis White

Planning and Zoning Commissioners absent: Commissioner Ben Kuehne

Zoning Board of Adjustment Members absent: Chair Chris Lee and Vice Chair Donna Pekarek, and Board Members William Basom, Mary Price, Debbie Malafsky, and Lee Moore

Staff present: Town Manager, Julie Couch; Assistant Town Attorney, David Overcash; Interim Planning Manager, Rona Stringfellow; and Town Secretary, Joshua Stevenson.

1. Call to Order - Town Council

Mayor Pro Tem Connelly called the Town Council to order at 7:00 p.m. upon determining a quorum was present.

There were five (5) members of the public present when the meeting was called to order.

2. Call to Order - Planning & Zoning Commission

Chair Adler called the Planning & Zoning Commission to order at 7:00 p.m. upon determining a quorum was present.

3. Call to Order - Zoning Board of Adjustment (if a quorum is present)

A quorum of the Zoning Board of Adjustment was not present and the Board was not called to order.

4. Citizen's Comment (for Non-Public Hearing Items)

Mayor Pro Tem Connelly called for Citizen's Comments.

Mayor Pro Tem Connelly uniformly set the speaking time for citizen comments to three (3) minutes.

Greg Smith spoke regarding agenda item 7(a).

Helen Dunham spoke regarding agenda item 7(a).

Marlo Ballard spoke regarding agenda item 7(a).

5. Discussion Items

- a. Discuss and Consider certain text amendments to the Comprehensive Zoning Ordinance regarding day care, schools and religious assembly uses in residential zoning districts

Mayor Pro Tem Connelly called for this item.

Ms. Couch spoke regarding this item.

Ms. Couch read and explained the changes to the ordinance that were made from the Special Joint meetings on May 19, 2026, and June 4, 2026, regarding day care, schools, and religious assembly uses in residential zoning districts.

The Town Council, Planning & Zoning Commission, and Town Staff had lengthy discussion regarding this item. Discussion included the deletion of discretionary authority of the Council to make adjustments to a CUP application if deemed appropriate in accordance with the provisions of this ordinance. Additionally, there was discussion regarding the provision that outlined the maximum width of the base of an appurtenance. The consensus was that the only discretion that would be permitted in the ordinance was to allow an appurtenance to include any unused building height up to the maximum of 35 feet, which would allow an appurtenance to exceed the mandated maximum 15 feet by that amount, as may be approved by the Council as a part of the CUP. There was also consensus with the maximum calculation of the width of the base of an appurtenance as reflected in the ordinance.

6. Public Hearings

- a. Conduct a public hearing to consider, discuss, and take any necessary action on an ordinance amending certain text to the Comprehensive Zoning Ordinance regarding day care, schools and religious assembly uses in residential zoning districts

Mayor Pro Tem Connelly called for this item and opened the public hearing for the Town Council at 8:06 p.m.

Chair Adler called for this item and opened the public hearing for the Planning & Zoning Commission at 8:06 p.m.

Helen Dunham spoke regarding this item.

Terry Proctor spoke regarding this item.

Chair Adler closed the public hearing for the Planning & Zoning Commission at 8:13 p.m.

Mayor Pro Tem Connelly closed the public hearing for the Town Council at 8:13 p.m.

The Planning & Zoning Commission had discussion regarding this item.

The Commission approved the motion by Chair Adler, seconded by Commissioner Powell in a vote of Yes 6, No 0, Abstained 0, to approve an ordinance as presented amending certain text to the Comprehensive Zoning Ordinance regarding day care, schools and religious assembly uses in residential zoning districts with a condition of a max building height of 35 feet and a max total height of 50 feet, including the provision to allow an appurtenance to include any unused building height up to the maximum of 35 feet, which would allow an appurtenance to exceed the mandated maximum 15 feet by that amount, as may be approved by the Council as a part of the CUP. Chair Adler adjourned the Planning & Zoning Commission at 8:18 p.m.

The Town Council continued discussion regarding this item.

Council the motion by Deputy Mayor Pro Tem Sheehan, seconded by Councilmember Works, to table this item to the Town Council Regular meeting on July 7, 2026 at 7:00 p.m. at Fairview Town Hall at 372 Town Pl. in a vote of Yes 6, No 0, Abstained 0.

7. Adjourn - Planning & Zoning Commission

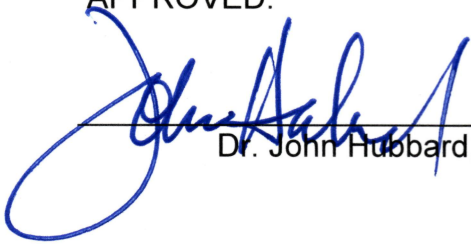
Chair Adler adjourned the Planning & Zoning Commission at 8:18 p.m.

8. Adjourn - Town Council

Mayor Pro Tem Connelly adjourned the Town Council at 8:22 p.m.

These minutes were approved by the Town Council on July 7, 2026.

APPROVED:



Dr. John Hubbard, Mayor

ATTEST:



Laura Calcote, Interim Town Secretary

Town of Fairview, Texas