

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 8, 2021**

The Planning and Zoning Commission met in regular session on Thursday, July 8, 2021, at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Commissioners John Adler, Jon Cocks, Paul Hendricks and Justin Kennedy. Staff member present was Planning Manager, Israel Roberts; and Town Secretary, Tenitrus Bethel. Staff Engineer, Danielle Oglesbee joined via teleconference.

1. Call to Order

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

Chairman Borsattino recognized the newly appointed commissioners.

2. Citizens Comment

No one came forward to speak.

3. Consider and take action regarding June10, 2021 minutes.

Commissioner Cocks made a motion to approve the minutes. Commissioner Hendricks seconded the motion, and the motion was unanimously approved.

4. Vice-Chairman Appointment

Chairman Borsattino made a request for nominations for the position of Vice Chairman. Commissioner Adler nominated Commissioner Hendricks. No further nominations were made, and the appointment was unanimously approved.

5. Action/Discussion

- a. Consider and make a recommendation on a request for approval of a Final Plat of the Twin Oaks Addition. The 16.81-acre site is located on the south side of Country Club Road, east of Stoddard Road and is zoned for a (PC) Planned Center District with modified (RE-1.5) One-and-one-half-acre Ranch Estate District standards. Applicant: Tim Jackson, Tim Jackson Custom Homes representing owners Robert and Shannon Kelly.

Mr. Roberts gave a staff report on this item. He stated the plat reflects the development of 10 single family lots; 1 existing and 9 new and 2 common area lots. He stated accessibility will be via an internal road with a split entry from Country Club. He stated a gated pedestrian access easement will be installed north of Puster Elementary. He discussed the landscape and entry feature plan. He stated staff is recommending approval as presented.

Tim Jackson, applicant representative, was present.

The Commission and staff had a discussion related to this item.

Commissioner Cocks made a motion to approve the final plat for the Twin Oaks Addition. Commissioner Kennedy seconded the motion, and the motion was unanimously approved.

- b. Consider and make a recommendation on a request for approval of a Minor Final Plat of the Bankston Addition. The 3.3-acre tract of land is located at 651 Meandering Way and is zoned for the (RE-1) One-Acre Ranch Estate District. Applicant: David Surdukan, Surdukan Surveying, representing owner Dawn Bankston.

Mr. Roberts gave a staff report on this item. He stated this request is to divide a 3-acre parcel into three 1-acre lots and the request meets the criteria for a minor final plat. He reviewed the requirements and process for requesting a minor final plat. He stated staff is recommending approval.

The Commission and staff had a discussion related to this item.

Commissioner Hendricks made a motion to approve the minor final plat of the Bankston Addition. Commissioner Cocks seconded the motion, and the motion was unanimously approved.

6. Public Hearings

- a. Hold a public hearing, consider and make a recommendation on a request for approval of Major Warrants for a restaurant with a drive-thru for Salad & Go. The 1.3-acre site is generally located on the north side of Stacy Road, west of Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Karis Smith with Jones & Carter, representing Village FV LTD.

Mr. Roberts gave a staff report and presentation related to this item. He stated drive-thru's are not permitted within the commercial district under the current code which requires a major warrant request. He stated the restaurant provides service by way of drive thru or walk-up service; there is no interior seating or service. He reviewed the requested major warrants which includes a reduction in the window and canopy requirements, block standards and main entry. He further discussed the building design, layout and open space requirements. He stated the trail along Stacy Rd provides the applicant with the necessary open space requirement. He stated staff is recommending approval.

Karis Smith, applicant representative, was present and addressed the commission.

Commissioner Cocks made a motion to approve the major warrants for Salad & Go. Commissioner Hendricks seconded the motion, and the motion was unanimously approved.

- b. Hold a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a multi-use sports court. The 2.3-acre site is located at 1240 Stacy Road and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Francis Ngapout.

Mr. Roberts gave a staff report and presentation related to this item. He stated the request is for a 66 x 46 concrete pad for the construction of a basketball court to be located at the southwest corner of the site. He stated the request meets the design standards for the RE-2 zoning district. He stated the court will be enclosed in a ball containment fence and there will be no lighting. He stated the proposed landscaping would be at the west and south of the court. He stated staff is recommending approval with the conditions of a hedge row of Nelly R Stevens along the entire length of the west and south elevations at a minimum height of 5 feet and the prohibition of lights. He stated notifications were sent out and a letter of opposition was received today.

Francis Ngapout, applicant, was present and spoke to the commission regarding the request.

The Commission, staff and the applicant had a general discussion related to this request.

Chairman Borsattino opened the public hearing.

No one came forward to speak.

Chairman Borsattino closed the public hearing.

Commissioner Cocks made a motion to approve the conditional use permit for a multi-use sports court. Commissioner Kennedy seconded the motion, and the motion was approved unanimously.

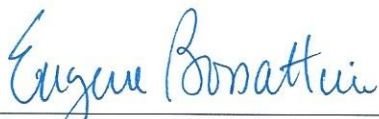
7. Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:33 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary




Eugene Borsattino, Chairman
Planning and Zoning Commission