

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 13, 2021**

The Planning and Zoning Commission met in regular session on Thursday, May 13, 2021 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Commissioners Richard Connelly, Richard Robison, John Cox, John Adler and Jeannette Grazioli. Commissioner Paul Hendricks was absent. Staff member present was Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Tenitrus Bethel.

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 April 8, 2021 minutes.

Commissioner Adler made a motion to approve the minutes. Commissioner Robison seconded the motion, and the motion was unanimously approved.

4. Action/Discussion

- a. Consider and make a recommendation on a request for approval of a Preliminary Plat of the Danielle's Crossing Addition. The 10.4-acre tract of land is located on the north side of art Road, east of Stoddard Road and is zoned for the (RE-1.5) One-and-one-half acre Ranch Estate District and the (RE-1) One-acre Ranch Estate District. Applicant: Tony Prutch, J. Anthony Properties, LLC representing owner Michael

Commissioner Grazioli made a motion to approve the preliminary plat for the Danielle's Crossing Addition. Commissioner Adler seconded the motion, and the motion was approved 5-1. Commissioner Connelly opposed.

- b. Consider and make a recommendation on a request for approval of a Preliminary Plat of the Stoddard Farms Addition. The 31.0-acre tract of land is located at 930 Country Club, on the south side of Country Club, east of Stoddard Road and is zoned for the (PC) Planned Center District. Applicant: Keith Hamilton, Hamilton Duffy, PC representing North Texas Select Materials, LLC.

Mr. Roberts gave a staff report and presentation related to this item. He stated the request is for 14 2-acre single family lots with one common area lot to accommodate the split entry. He reviewed the concept plan. He stated the HOA is responsible for the landscape and trail easement, the emergency access easement and any common areas. He stated per the settlement agreement there was not a requirement for park land dedication but were responsible for the park fees of \$41,892. He indicated the zoning ordinance adopted required the construction of a trail.

Keith Hamilton, applicant representative, was present online.

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

Commissioner Cox made a motion to approve the request for a preliminary plat for the Stoddard Farms addition. Commissioner Connelly seconded the motion and the motion, and the motion was approved unanimously.

- c. Consider and make a recommendation on a request for approval of a Preliminary Plat of the Hawkswood Addition, Phase 2. The 16.2-acre site is located on the north side of Stacy Road, at the end of Broadwing Drive and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Warren Corwin, Corwin Engineering representing Dave Wilcox, Liberty Bankers Life Insurance Company.

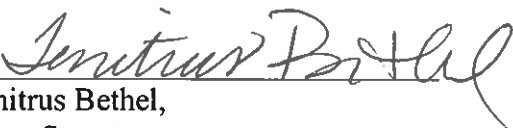
Mr. Roberts gave a staff report and presentation related to this item. He stated the construction of this street was intentionally left incomplete to allow for the construction of the extension in the future; the request is for an extension of Broadwing Dr to a cul de sac for 13 single family lots. He indicated all lots meet the RE-1 minimum design standards and lots will have access only off

Commissioner Connelly made a motion to approve a request for a preliminary plat of the Hawkswood Addition Phase 2. Commissioner Grazioli seconded the motion, and the motion was approved unanimously.

5. Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:35 p.m.

Respectfully submitted,



Tenitrus Bethel,
Town Secretary



Eugene Borsattino, Chairman
Planning and Zoning Commission

