

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

The Planning and Zoning Commission met in regular session on Thursday, April 8, 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, Jeannette Grazioli and Paul Hendricks. Staff member present was Planning Manager, Israel Roberts; Town Manager, Julie Couch; and Town Secretary, Tenitrus Bethel. Staff present via teleconference was Fire Marshal, Travis Green.

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 March 11, 2021 minutes.

Commissioner Hendricks 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 Twin Oaks Addition. The 16.9-acre tract is located at 800 Country Club Road, on the south side of Country Club Road, east of Stoddard Road. Applicant: Tim Jackson, Tim Jackson Custom Homes representing owners Bruce and Shannon Kelly.

Mr. Roberts gave a staff report and presentation related to this item. He stated the preliminary plat reflects 10 single family lots; 9 new lots and 1 existing home site. He stated the plat also contains 2 common area lots; one which contains a pond and small forest area the other is the split entryway from Country Club. He indicated the addition is required to meet all RE-1 design standards except the lot area is allowed at 1.2-acres and all lots meet the requirements. He stated the fee in lieu of park land dedication would be \$29,923, which is calculated based on the 10 lots. He stated an HOA maintained sidewalk will be installed within the pedestrian easement along the west of lot 6.

Mr. Chancellor discussed drainage and stated there were no issues.

The Commission and staff had a discussion related to drainage and the split entry to the development.

Tim Jackson, applicant, addressed the commission regarding the request.

Commissioner Adler made a motion to approve the request for approval of a preliminary plat of the Twin Oaks Addition, a 16.9-acre tract located at 800 Country Club. Commissioner Robison seconded the motion, and the motion was approved unanimously.

5. Public Hearings

- a. Conduct a public hearing, consider and make a recommendation on a request to rezone a 28+/- acre tract of land to a new (PC) Planned Center District for a potential single-family subdivision. The site is located on the north side of Stacy Road, west of Kentucky Lane. Owner/Applicant: Justin Jinright, JDRP Fairview Derby Development.

Mr. Roberts gave a staff report related to this item. He stated the request is to rezone the tract from PC with RE-2 design standards to RE-1.5 and RE-3. He reviewed the proposed layout and stated the tract would be broken into 2 tracts, tract A and B. He stated tract B is a 10.7-acres with an existing home size and 2 accessory structures. He stated tract B would not be included in the future subdivision if approved; and the tract would be zoned PC with RE-3 design standards with a minimum lot size of 10-acres. He stated tract A is a 17.3-acre that would contain 10 residential lots sized from 1.5 acres to 1.9 acres; with proposed zoning of PC with RE-1.5 standards with revised setbacks. He stated the proposed front setbacks would be increased to 40 feet and the rear would be 50 feet; the applicant is also requested a reduction in the side setbacks from the required 50 feet to 35 feet. He reviewed additional develop standards. He stated there is a proposed internal sidewalk between lots 3 and 4 that would run along the west property line and connect to the corner of Sloan Creek Middle School. He indicated the easement and sidewalk would be HOA maintained and would not become apart of the trail system. He reviewed additional details related to the request.

Mr. Roberts stated 35 notifications were sent out and he received 6 letters of support and 3 letters of opposition.

Mr. Chancellor addressed drainage concerns.

The Commission and staff had a discussion related to the driveway connecting to tract B.

Justin Jinright, applicant, addressed the commission regarding the request.

Chairman Borsattino opened the public hearing.

Josh Neal, 401 Kentucky Ln, expressed his support.

Bill Fisher, 460 Kentucky Ln, expressed his support.

Gary Jones, 1181 Stacy Rd, expressed his support.

Robert Ficken, 330 Kentucky, expressed concerns related to side access roads.

Cynthia Brugge, 960 Patrician Ct, expressed thoughts related to zoning.

Ben White, 531 Michelle Way, expressed his thoughts related to drainage.
Marshall Dempsey, 420 Kentucky, expressed his support.
Jennifer Rasmussen, 1250 Stacy, expressed her support and driveway location.
Bill McClain, 301 Kentucky, expressed concerns of additional density.

Chairman Borsattino closed the public hearing.

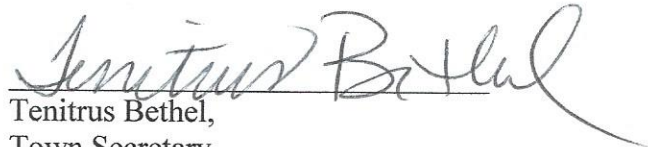
The Commission and staff had an extended discussion related to this item.

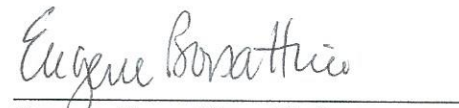
Commissioner Robison made a motion to approve the request to rezone a 28+/- acre tract of land to PC Planned Center for the site located on the north side of Stacy Rd, west of Kentucky Ln. Commissioner Grazioli seconded the motion, and the motion was approved 6-1. Commissioner Adler opposed.

6. Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 8:25 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Eugene Borsattino, Chairman
Planning and Zoning Commission

