

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 10, 2022**

The Planning and Zoning Commission met in regular session on Thursday, March 10, 2022, at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Vice-Chairman, Paul Hendricks; Commissioners Jon Cocks, Lakia Works and Dennis Swingle. Commissioners John Adler and Justin Kennedy were not present. Staff members present were Planning Manager, Israel Roberts; Town Secretary, Tenitrus Bethel; and Town Engineer, James Chancellor.

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

CITIZENS COMMENT

No one came forward to speak.

APPROVAL OF MINUTES: Consider, discuss and take necessary action on approval of the February 10, 2022 Regular meeting.

Commissioner Cocks made a correction to the submitted minutes.

Commissioner Cocks made a motion to approve the February 10, 2021 Regular meeting minutes with noted corrections. Commissioner Swingle seconded and the motion passed unanimously.

PUBLIC HEARING – BLUE GRASS FARMS REPLAT: Hold a public hearing, consider and make a recommendation on a request for approval of a replat of a portion of the Blue Grass Farms Addition into three (3) lots. The 6.4-acre site is located at 431 and 451 Kentucky Lane and is zoned for the (PC) Planned Center District. Applicant: JDRP Kentucky, LLC representing owners Marvin Molodow and JDRP Kentucky, LLC.

Mr. Roberts reviewed a staff report related to this item. He stated the request was required to meet the Council approved concept plan. He stated the request is to split 2 lots to make a total of 3. He stated the cash in lieu of park land dedication would be \$29,920.00. He stated staff is recommending approval.

Applicant was present.

Commissioner Borsattino opened the public hearing.

No one came forward to speak.

Commissioner Borsattino closed the public hearing.

Commissioner Swingle made a motion to approve the replat of the Blue Grass Farms Addition. Commissioner Cocks seconded and the motion passed unanimously.

PUBLIC HEARING – HARPER LANDING REPLAT: Hold a public hearing, consider and make a recommendation a request for approval of a replat of Lots 17, 18, 19, 20 and 21, Block A of the Harper Landing Addition. The 15.05-acre site is located at 501 Michelle Way; 1181, 1191, 1201 and 1211 Harper Landing and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Gabriela Bell, PE of Huitt-Zollars, INC. representing the owner, Salim Family Enterprises, LTD.

Mr. Roberts gave a staff report related to this item. He stated there are 5 existing lots and the applicant is requesting to combine 2 lots and reconfigure lot lines to create a total of 4 lots; the largest of the 4 lots would be 7 acres. He stated due to there being a reduction in overall lots there is no cash in lieu fee required.

The Commission and staff had a discussion related to the reasoning for the replat. Mr. Roberts stated the larger lot size is due to the applicants' desire to drill a well which requires a minimum of 7-acres.

Applicant was present.

Commissioner Borsattino opened the public hearing.

No one came forward to speak.

Commissioner Borsattino closed the public hearing.

The Commission and staff had a discussion related to drainage.

Commissioner Cocks made a motion to approve the replat of the of lots 17, 18, 19, 20 and 21, Block A of the Harper Landing Addition. Commissioner Hendricks seconded and the motion passed unanimously.

PUBLIC HEARING – CUP-500 HOME PLACE: Hold a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 2.09-acre lot is located at 500 Home Place and is zoned for the (RE-2) Two-acre Ranch estate District. Applicant: Brandon Johnson.

Mr. Roberts gave a staff report related to this item. He stated the request is for an accessory structure is greater than 480 sq. ft. and a decreased setback. He reviewed the zoning requirements of RE-2 as it relates to accessory structures. He stated the decreased setback is due to the septic system encroachment. He stated 24 notices were sent out; 7 letters of support were received, 6 within the notification area. He indicated the applicant circulated a petition to the neighbors.

Commissioner Borsattino opened the public hearing.

No one came forward to speak.

Commissioner Borsattino closed the public hearing.

Brandon Johnson, applicant, addressed the Commission and spoke to the request.

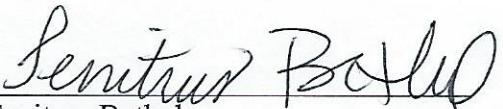
The Commission, applicant and staff had an extended discussion related to structure use, permitting, structure allowances and drainage.

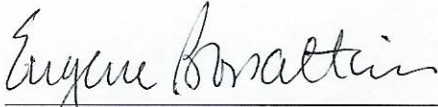
Commissioner Cocks made a motion to approve the conditional use permit for an accessory structure located at 500 Home Place. Commissioner Works seconded and the motion approved 4-1. Commissioner Swingle opposed.

Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:46 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Eugene Borsattino, Chairman
Planning and Zoning Commission

